



CONFIDENTIAL LINCOLN PARK MIXED USE BUILDING AND TAVERN FOR SALE

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,950,000
Number Of Units:	4
Lot Size:	2,610 Square Feet
Year Built:	1895
Building Size:	6,912 Square Feet
Renovated:	2012
Zoning:	B3-2
Market:	Chicago
Submarket:	Lincoln Park

PROPERTY OVERVIEW

SVN Chicago Commercial's Restaurant Resource Group is pleased to offer this architecturally and historically significant mixed-use building for sale. This 7,000 square foot, three-story, 4-unit building, includes a bar/restaurant located on the first and second floors and basement level plus three rental apartments on the third floor. In 2012, the property underwent a major renovation that included a gut demolition of the basement, first, and second floors as well as updates to the residential units. The renovation included new steel staircases and porches replacing non-conforming wood structural systems; upgraded mechanical system; excavated basement with health department compliant prep and storage areas; the addition of a new kitchen with black iron grease ducts; make-up air; employee washroom in the basement plus men's and women's washrooms on the first and second floors, and tasteful interior finishes throughout the restaurant space. The three apartments on the third floor Includes two 1 bedroom 1 bath, and a studio unit.

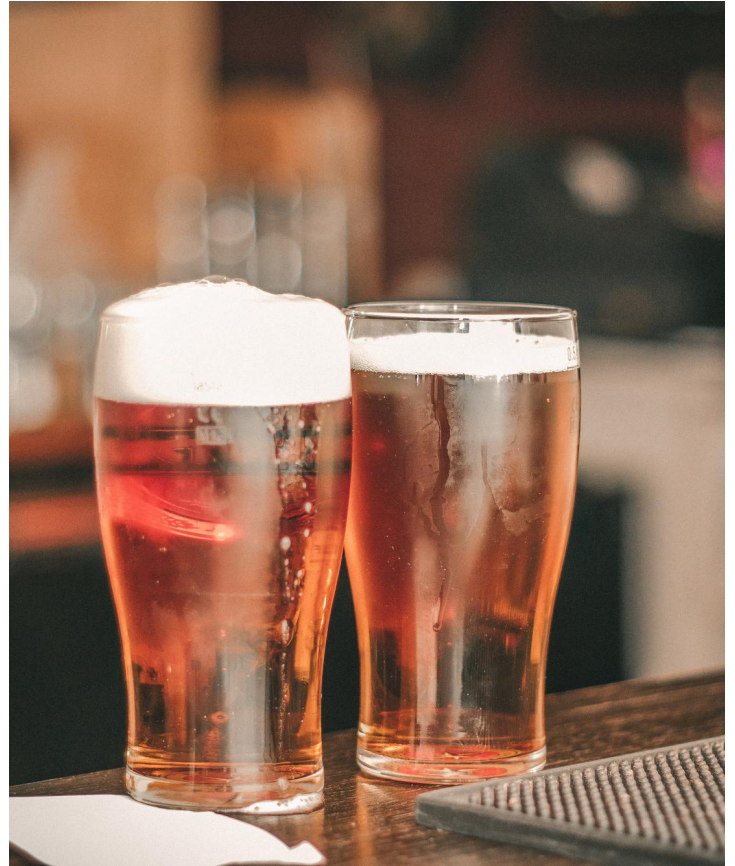
In addition to the real estate, this offering includes the bar/restaurant business. The restaurant licensing includes a City of Chicago Tavern License; Public Place of Amusement, Late Night Hours, and Retail Food. The City's Occupancy Placard allows for 94 patrons on the first floor and 104 seated [138 standing] on the second floor. All of the restaurant's furniture, fixtures, and equipment will be conveyed as part of the sale.

Property Details & Highlights

Property Name:	Lincoln Park Mixed Use Building And Tavern
Property Address:	999 Confidential Street, Chicago, IL 60614
Property Type:	Mixed USe
Business Type:	Bar/Resturant
Building Size:	6,912 SF
Zoning:	B3-2
Rail Access:	N/A
Year Built:	1895
Number of Stories:	3
Number of Units:	4

LOCATION OVERVIEW

The subject property is located in Chicago's Lincoln Park neighborhood, approximately three miles north of the City's central business district. This densely populated area includes some of the City's strongest demographics. Within one-half mile radius of the property, there are over 22,000 residents, with an average household income of over \$140,000. The average age of the residents is 28. Directly south of the property is DePaul University's 32 acre Lincoln Park Campus, with a student population of 16,000 undergraduates and a full and part time staff of 1,800. The neighborhood is experiencing a surge in new residential and retail development, including the redevelopment of the former Chicago Children's Hospital. When completed in 2019, this five acre, \$300 million development will include 540 luxury apartments, and 160,000 square feet of retail. Additional development along Lincoln Avenue includes Baker Developments Elevate apartment building with 191 condo quality units and 16,000 square feet of retail. Additional developments will increase the number of new dwelling units within one-half mile of the property to nearly 1,000.



SALE HIGHLIGHTS

- 2-12 classed mixed-use building assessed at only 10% of market value
- Major building renovation completed in 2012
- Lincoln Park location
- B3-2 zoning
- Tavern, PPA, Late Night, and Retail Food licenses
- Architecturally significant building
- Multiple sources of income
- Dense population. 22,000 residents
- Nearly 1,000 new luxury apartments opening in 2018/19
- Young and affluent population

Confidentiality Agreement and Registration Form

Confidential Mixed Use Building And Tavern

\$2,400,000

Please return the completed document via fax to 312-676-1867

- or -

via email to:

msullivan@svn.com

_____ [collectively referred to as the "Client"] wishes to purchase a business, lease, renew a lease or acquire real property, and to engage SVN to assist and represent the Client in such lease or acquisition according to the terms and conditions set forth.

OR

_____ [collectively referred to as the "Client"] wishes to purchase a business, lease, renew a lease or acquire real property, SVN represents the seller in such lease or acquisition according to the terms and conditions set forth.

All inquiries and offers received with respect to this requirement shall be promptly referred to SVN, with advice to all persons, companies and firms with whom you come in contact that SVN is our exclusive representation. This agreement shall be in effect for two (2) months and may be cancelled by either party within thirty (30) days written notice.

I/We the undersigned Accepting Party/Parties and any related entities, including brokers, [the "Accepting Party"] is interested in obtaining information regarding the sale of various Businesses in order to evaluate the possible acquisition [the "Proposed Transaction"] of the business. The Owner, will not deliver, and will not authorize SVN to deliver, to Accepting Party any information with respect to the businesses which may be confidential and/or proprietary in nature unless Accepting Party executes and delivers this Confidentiality Agreement and Registration Form [the "Agreement"] and the Agreement is executed. By executing and delivering this Agreement and accepting the Evaluation Materials, Accepting Party hereby agrees as follows:

1. **Confidentiality:** Any information with respect to the businesses [collectively, the "Evaluation Materials"] provided to Accepting Party by Owner, Owner's Representative and/SVN any of their respective consultants, agents or employees [collectively, the "Seller Properties"] will be used solely for the purpose of evaluating the possible acquisition of the businesses by Accepting Party, and will not be used or duplicated for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential provided that the foregoing shall not apply (a) to information of a public nature or learned by Purchaser from any source other than seller, or (b) from and after the Closing Date. From and after the Closing Date Purchaser shall keep all financial information relating to the Tenants confidential. Nothing contained in this Section shall prohibit any party from disclosing information (i) to its lenders, members, partners, shareholders agents or consultants or prospective purchasers of any of the Parcels or any interest therein; provided that as a condition to any disclosure of Tenant's or Seller's financial information. Purchaser shall deliver to Seller a confidentiality agreement executed by the party receiving such information, (ii) as required by any applicable securities requirement, law or court order, or (iii) in any action between any of the following parties: Purchaser, Seller, Seller's Affiliate, any Purchaser's Affiliate and/or Tenant. Except as expressly provided in this Agreement, the provisions of this Section shall survive the Closing or any termination of this Agreement.
2. **Return of Evaluation Materials:** If, at any time, Accepting Party elects not to proceed with the Proposed Transaction, or, upon request of request of Owner's Representative, Accepting Party

will promptly deliver to Owner's Representative all Evaluation Materials received by Accepting Party, whether received before or after the date of this Agreement, without retaining copies thereof.

3. **No Disclosure:** Accepting Party shall not (i) disclose the fact that discussions are taking place concerning the possible acquisition of the businesses or any of the terms thereof, or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the businesses with any other person or entity, except for Owner and SVN, except as may be expressly permitted elsewhere in the Agreement and, only in strict accordance with the provisions hereof.

By execution of this Agreement, Accepting Party hereby agrees **NOT TO DISTURB** any Tenant without the Owner's expressed permission.

ACCEPTING PARTY:

SVN Chicago Commerical:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: Listing Broker

Date: _____, 2018

Date: _____, 2018