



single-tenant mixed-use / office

CONFIDENTIAL OFFERING MEMORANDUM

Elevate group

UPTOWN | URBAN CHICAGO

4710 NORTH
SHERIDAN

investment summary



Elevate is pleased to present the opportunity to acquire the 100% leased single-tenant property located at 4710-4712 N. Sheridan Road ("the Property"), in the dense and trendy Uptown neighborhood of Chicago, Illinois. The Property is located just 5 miles north of Chicago's central business Loop and situated in one of Chicago's iconic entertainment districts, home to The Aragon Ballroom and The Riviera Theatre.

The mixed-use three-story building is ±7,188 square feet situated on ±4,500 square feet of land and features a rare drive-in warehouse on the ground floor and 2 floors of office spaces located directly above. The uppers levels have been converted from apartments into office space, which can easily be reverted back to apartments in the future. The Property is 100% occupied by The Planting Hope Corporation, Inc., an innovative plant-based food and beverage company. In November 2021, the company launched an IPO and is currently listed on the Toronto Stock Exchange (CVE:MYLK). The Property was used as a relocation from their previous headquarters less than two miles away in Andersonville.

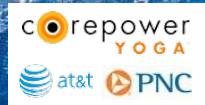
The Property benefits from a robust commercial corridor, an exciting entertainment district and numerous public transit options including the CTA Lawrence and Wilson Redline Station, both located less than ½-mile away. Conveniently located less than ½-mile from Lake Shore Drive, one of Chicago's main traffic arteries, Uptown is easily accessible by numerous transportation channels. In recent years, the historic Uptown submarket has started to see several new luxury developments, including the recent Mondrian, an artfully designed multi-family building.

The surrounding area offers strong and dense demographics with nearly 74,000 residents and an average household income of over \$91,000 within a 1-mile radius.

PROPERTY SUMMARY	
PURCHASE PRICE	\$1,500,000
CAP RATE	7.37%
NET OPERATING INCOME	\$110,535
APPROXIMATE EQUITY RAISE	\$490,000
GROSS LEASEABLE AREA	7,188 Sq. Ft.
ROI IRR	8.5% 16.5%
ANNUAL RENTAL INCREASE	2.0%
OCCUPANCY TENANCY	100% One (1) Office Tenant
OWNERSHIP OFFERED	Fee Simple, Free & Clear of Debt
MARKET	Chicago, IL
SUBMARKET / COUNTY	Uptown Cook County
ADDRESS	4710-4712 N Sheridan Road, Chicago, IL 60640
DEMOGRAPHICS (1-mile)	Population – 73,810 Average Household Income – \$91,245
PUBLIC TRANSIT	CTA "L" Red Line Station @Lawrence – 1,040,727 riders CTA "L" Red Line Station @Wilson – 2,043,387 riders CTA Bus Routes – #36, #81 & #151



LAKE SHORE
DRIVE



4710 NORTH
SHERIDAN



WEISS MEMORIAL
HOSPITAL

CTA STATION WILSON
2MM+ RIDERS

SHERIDAN RD

LELAND AVE

KENMORE AVE

THE MONDRIAN
30 UNITS

investment highlights



**NOTABLE TENANT -
EXPLOSIVE GROWTH**



**FULL BUILDING
RENOVATION**



**SURROUNDING
ECONOMIC DRIVERS**



**UPTOWN'S
BOOMING MARKET**



**EXCELLENT DEMOGRAPHICS
+ PREMIER ACCESSIBILITY**



NOTABLE TENANT - EXPLOSIVE GROWTH The Planting Hope Company, Inc., occupying 100% of the GLA, is a fast-growing company that develops innovative plant-based food and beverage products. The Company has recently launched their IPO and is trading on the Toronto stock exchange. They have secured strategic partnerships with leading distributors and global providers to promote their products on an international scale. The Property is the designated US headquarters for the Company.



FULL BUILDING RENOVATION The Property has undergone significant renovation in 2021 for the tenant's use of the space. The ground floor features an open warehouse with approximately 15 foot ceiling heights to store products and an overhead drive-in loading docks in the rear. The upper two levels have been converted apartments into spacious offices with an abundance of natural light as well as a front and rear outdoor deck. The recent renovations to the building provide mitigated risk for capital expenses to the landlord.



SURROUNDING ECONOMIC DRIVERS The Uptown neighborhood encompasses numerous economic drivers, including Weiss Memorial Hospital, a leading healthcare institution in Chicago's northside since 1952, Harry S. Truman Community College (7,500+ annual enrollments), and Walt Disney Magnet School (1500+ students and staff). Known for its historic entertainment venues, Uptown is home to the iconic Aragon Ballroom and The Riviera Theater. Hundreds of events and concerts are held at these two venues each year, attracting thousands of visitors.

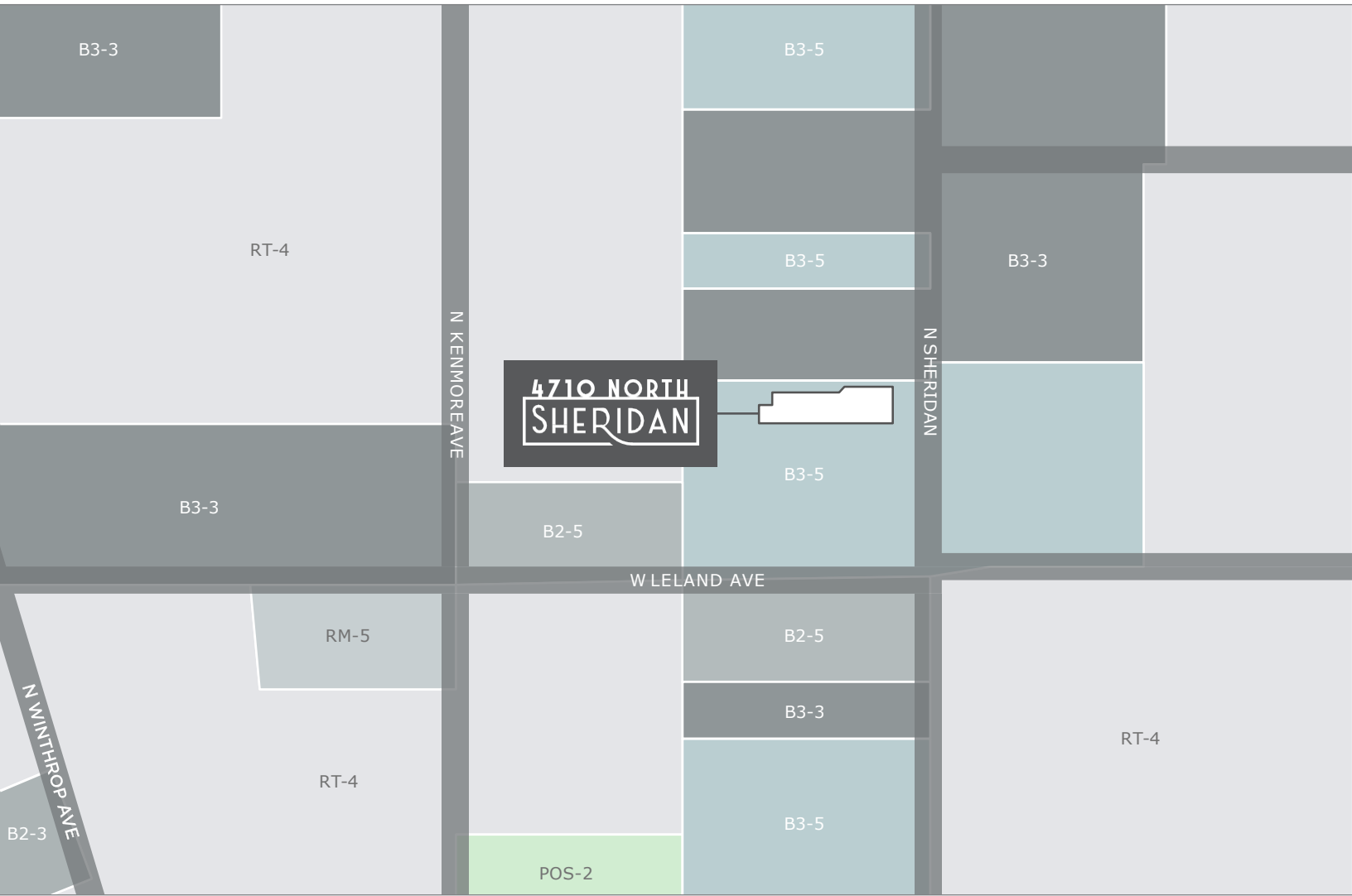


UPTOWN'S BOOMING MARKET In recent years, Uptown has seen several new developments, attracting new residents and retailers. Directly next door, the Mondrian multi-family development with 30 luxury units was delivered in 2021. The Mondrian, along with a similar 20-unit luxury new development, located just a few blocks away, recently sold for the highest price per unit in the last 10 years. Within a ½-mile radius, there are major retailers, including Jewel-Osco, Target, Aldi, Ross, Mariano's, and many more. Uptown, known for its diversity, is home to a plethora of dining cuisines that embodies its residents' various cultures.



EXCELLENT DEMOGRAPHICS + PREMIER ACCESSIBILITY The area surrounding the Property has a strong demographic profile, with a population of 73,810 people and an average household income of \$91,245 within a 1-mile radius. The Property features top-tier accessibility via the CTA Redline Station at Lawrence and Wilson, which together sees over 3 million annual riders. Just ½-mile to the east, is access to Lakeshore Drive, which sees 75,800 vehicles per day.

zoning map



public transit map

