



Midlothian Office Building

14730 Kilbourn Ave., Midlothian, IL 60445



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Midlothian Office Building

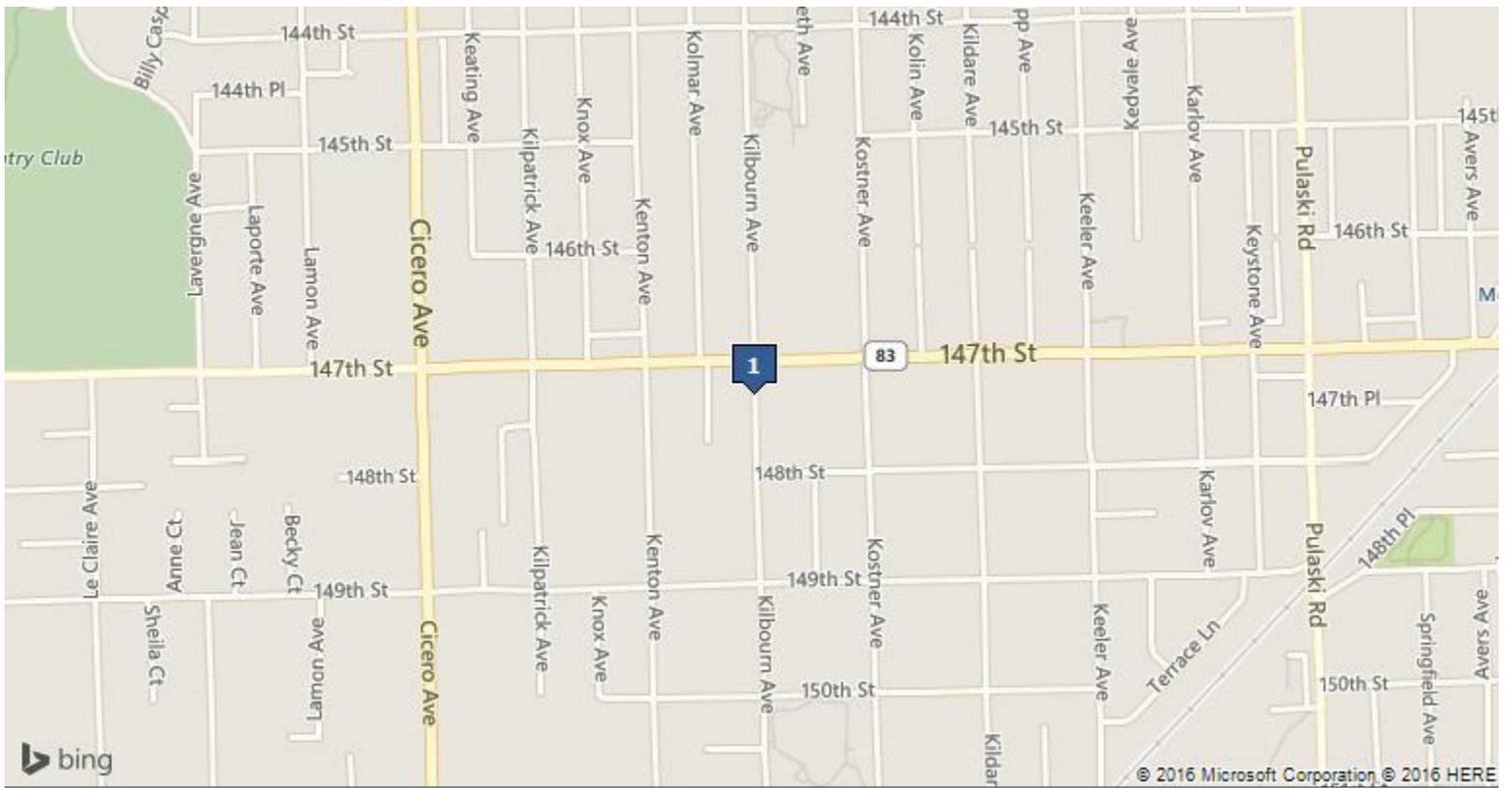
Price Not Disclosed

Owner Occupants / Investors: Office Building in Midlothian! MAKE AN OFFER! Rare opportunity to set your own price! Multi-tenant office building with 4,848 sf rentable plus 750sf brick garage (add'l income potential). Tenants on MTM. Heat: individual forced air systems. Each unit features 80sf bathroom. 2 first floor units are 1,188sf each; 2 second floor units are 1,236sf each. Parking lot has 18 stalls. Zoned B-1: Neighborhood Business District. 2014 Taxes: \$30,564.64 Tax appeal has been filed by seller. Bank owned property being sold AS IS WHERE IS. Property to be conveyed via QUIT CLAIM DEED only.

For more information visit:

<http://www.arepartners.com>

| | |
|--------------------|---------------------|
| Price: | Price Not Disclosed |
| Building Size: | 4,944 SF |
| Property Type: | Office |
| Property Sub-type: | Office Building |
| Property Use Type: | Investment |
| Distressed: | Yes |
| Occupancy: | 75% |
| No. Stories: | 2 |
| Building Class: | C |
| Tenancy: | Multiple |

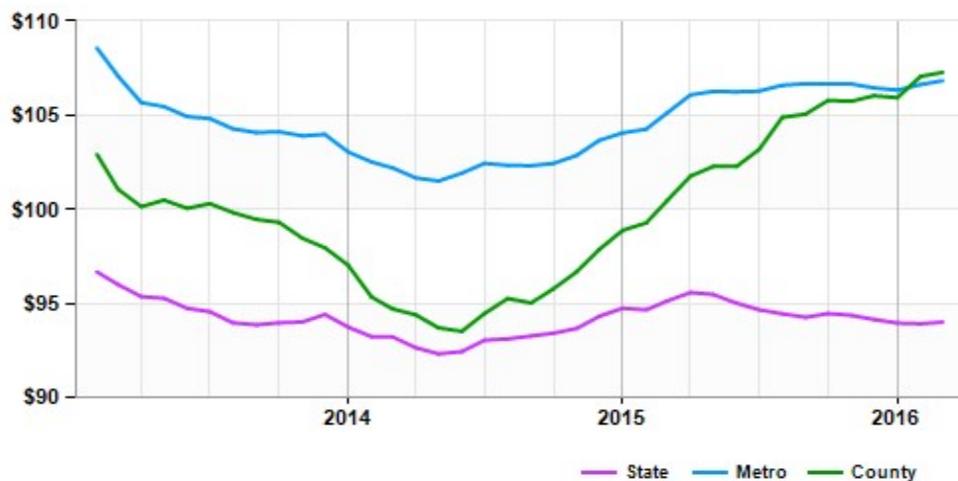


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The subject property is located in a mixed use of Midlothian, a suburb approximately 25 miles southwest of Chicago.

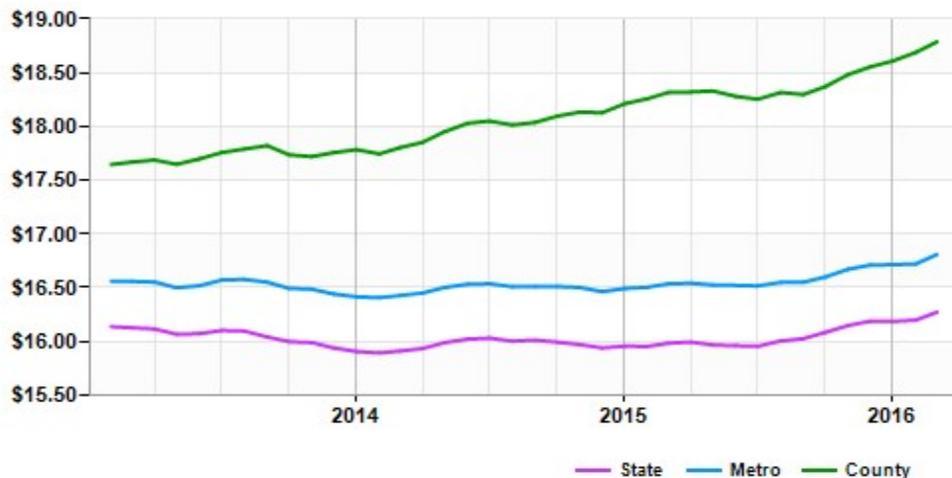
Market Trends

Asking Prices Office for Sale Midlothian, IL (\$/SF)



| | Mar 16 | vs. 3 mo. prior | Y-O-Y |
|--------|--------|-----------------|-------|
| State | \$94 | -0.2% | -1.2% |
| Metro | \$107 | +0.4% | +1.6% |
| County | \$107 | +1.2% | +6.8% |

Asking Rent Office for Lease Midlothian, IL (\$/SF/Year)



| | Mar 16 | vs. 3 mo. prior | Y-O-Y |
|--------|---------|-----------------|-------|
| State | \$16.27 | +0.5% | +1.8% |
| Metro | \$16.81 | +0.6% | +1.7% |
| County | \$18.79 | +1.3% | +2.6% |

Demographics

| Population | 1-mi. | 3-mi. | 5-mi. |
|--|--------|--------|---------|
| 2015 Male Population | 6,859 | 40,854 | 123,927 |
| 2015 Female Population | 7,002 | 42,085 | 133,129 |
| % 2015 Male Population | 49.48% | 49.26% | 48.21% |
| % 2015 Female Population | 50.52% | 50.74% | 51.79% |
| 2015 Total Population: Adult | 10,504 | 62,375 | 195,389 |
| 2015 Total Daytime Population | 15,466 | 77,607 | 249,528 |
| 2015 Total Employees | 7,839 | 29,777 | 98,350 |
| 2015 Total Population: Median Age | 38 | 37 | 38 |
| 2015 Total Population: Adult Median Age | 47 | 47 | 48 |
| 2015 Total population: Under 5 years | 877 | 5,560 | 16,325 |
| 2015 Total population: 5 to 9 years | 928 | 5,794 | 17,221 |
| 2015 Total population: 10 to 14 years | 969 | 5,746 | 17,428 |
| 2015 Total population: 15 to 19 years | 955 | 5,768 | 17,882 |
| 2015 Total population: 20 to 24 years | 840 | 5,220 | 16,536 |
| 2015 Total population: 25 to 29 years | 946 | 5,712 | 16,929 |
| 2015 Total population: 30 to 34 years | 984 | 6,005 | 17,405 |
| 2015 Total population: 35 to 39 years | 845 | 5,375 | 15,600 |
| 2015 Total population: 40 to 44 years | 962 | 5,623 | 16,474 |
| 2015 Total population: 45 to 49 years | 1,041 | 5,774 | 17,373 |
| 2015 Total population: 50 to 54 years | 1,062 | 5,995 | 18,842 |
| 2015 Total population: 55 to 59 years | 973 | 5,608 | 18,187 |
| 2015 Total population: 60 to 64 years | 678 | 4,469 | 15,021 |
| 2015 Total population: 65 to 69 years | 569 | 3,570 | 12,069 |
| 2015 Total population: 70 to 74 years | 386 | 2,407 | 8,202 |
| 2015 Total population: 75 to 79 years | 297 | 1,722 | 6,156 |
| 2015 Total population: 80 to 84 years | 221 | 1,245 | 4,492 |
| 2015 Total population: 85 years and over | 328 | 1,346 | 4,914 |
| % 2015 Total population: Under 5 years | 6.33% | 6.70% | 6.35% |
| % 2015 Total population: 5 to 9 years | 6.70% | 6.99% | 6.70% |
| % 2015 Total population: 10 to 14 years | 6.99% | 6.93% | 6.78% |
| % 2015 Total population: 15 to 19 years | 6.89% | 6.95% | 6.96% |
| % 2015 Total population: 20 to 24 years | 6.06% | 6.29% | 6.43% |
| % 2015 Total population: 25 to 29 years | 6.82% | 6.89% | 6.59% |
| % 2015 Total population: 30 to 34 years | 7.10% | 7.24% | 6.77% |
| % 2015 Total population: 35 to 39 years | 6.10% | 6.48% | 6.07% |
| % 2015 Total population: 40 to 44 years | 6.94% | 6.78% | 6.41% |
| % 2015 Total population: 45 to 49 years | 7.51% | 6.96% | 6.76% |
| % 2015 Total population: 50 to 54 years | 7.66% | 7.23% | 7.33% |
| % 2015 Total population: 55 to 59 years | 7.02% | 6.76% | 7.08% |
| % 2015 Total population: 60 to 64 years | 4.89% | 5.39% | 5.84% |
| % 2015 Total population: 65 to 69 years | 4.11% | 4.30% | 4.70% |
| % 2015 Total population: 70 to 74 years | 2.78% | 2.90% | 3.19% |
| % 2015 Total population: 75 to 79 years | 2.14% | 2.08% | 2.39% |

Demographics

| Population (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|--|--------------|--------------|--------------|
| % 2015 Total population: 80 to 84 years | 1.59% | 1.50% | 1.75% |
| % 2015 Total population: 85 years and over | 2.37% | 1.62% | 1.91% |
| 2015 White alone | 10,392 | 53,042 | 145,457 |
| 2015 Black or African American alone | 1,653 | 18,001 | 81,884 |
| 2015 American Indian and Alaska Native alone | 28 | 252 | 752 |
| 2015 Asian alone | 281 | 1,635 | 4,618 |
| 2015 Native Hawaiian and OPI alone | 12 | 26 | 94 |
| 2015 Some Other Race alone | 1,079 | 7,822 | 18,551 |
| 2015 Two or More Races alone | 416 | 2,161 | 5,700 |
| 2015 Hispanic | 2,379 | 17,857 | 41,885 |
| 2015 Not Hispanic | 11,482 | 65,082 | 215,171 |
| % 2015 White alone | 74.97% | 63.95% | 56.59% |
| % 2015 Black or African American alone | 11.93% | 21.70% | 31.85% |
| % 2015 American Indian and Alaska Native alone | 0.20% | 0.30% | 0.29% |
| % 2015 Asian alone | 2.03% | 1.97% | 1.80% |
| % 2015 Native Hawaiian and OPI alone | 0.09% | 0.03% | 0.04% |
| % 2015 Some Other Race alone | 7.78% | 9.43% | 7.22% |
| % 2015 Two or More Races alone | 3.00% | 2.61% | 2.22% |
| % 2015 Hispanic | 17.16% | 21.53% | 16.29% |
| % 2015 Not Hispanic | 82.84% | 78.47% | 83.71% |
| 2015 Not Hispanic: White alone | 10,625 | 54,200 | 147,742 |
| 2015 Not Hispanic: Black or African American alone | 1,291 | 16,815 | 80,715 |
| 2015 Not Hispanic: American Indian and Alaska Native alone | 15 | 98 | 274 |
| 2015 Not Hispanic: Asian alone | 218 | 1,165 | 3,382 |
| 2015 Not Hispanic: Native Hawaiian and OPI alone | 3 | 8 | 38 |
| 2015 Not Hispanic: Some Other Race alone | 26 | 59 | 228 |
| 2015 Not Hispanic: Two or More Races | 143 | 942 | 3,171 |
| % 2015 Not Hispanic: White alone | 81.09% | 67.02% | 57.34% |
| % 2015 Not Hispanic: Black or African American alone | 9.85% | 20.79% | 31.32% |
| % 2015 Not Hispanic: American Indian and Alaska Native alone | 0.11% | 0.12% | 0.11% |
| % 2015 Not Hispanic: Asian alone | 1.66% | 1.44% | 1.31% |
| % 2015 Not Hispanic: Native Hawaiian and OPI alone | 0.02% | 0.01% | 0.01% |
| % 2015 Not Hispanic: Some Other Race alone | 0.20% | 0.07% | 0.09% |
| % 2015 Not Hispanic: Two or More Races | 1.09% | 1.16% | 1.23% |

| Population Change | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|--------------|--------------|--------------|
| Total: Employees (NAICS) | n/a | n/a | n/a |
| Total: Establishments (NAICS) | n/a | n/a | n/a |
| 2015 Total Population | 13,861 | 82,939 | 257,056 |
| 2015 Households | 4,918 | 28,914 | 92,348 |

Demographics

Population Change (Cont.)

| | 1-mi. | 3-mi. | 5-mi. |
|----------------------------------|--------|-------|--------|
| Population Change 2010-2015 | 190 | 2,030 | 6,717 |
| Household Change 2010-2015 | -24 | 204 | 754 |
| % Population Change 2010-2015 | 1.39% | 2.51% | 2.68% |
| % Household Change 2010-2015 | -0.49% | 0.71% | 0.82% |
| Population Change 2000-2015 | 759 | 2,070 | -625 |
| Household Change 2000-2015 | 292 | 598 | 782 |
| % Population Change 2000 to 2015 | 5.79% | 2.56% | -0.24% |
| % Household Change 2000 to 2015 | 6.31% | 2.11% | 0.85% |

Housing

| | 1-mi. | 3-mi. | 5-mi. |
|--------------------------------------|--------|--------|--------|
| 2015 Housing Units | 4,789 | 29,398 | 95,739 |
| 2015 Occupied Housing Units | 4,626 | 28,316 | 91,566 |
| 2015 Owner Occupied Housing Units | 3,556 | 22,368 | 69,769 |
| 2015 Renter Occupied Housing Units | 1,070 | 5,948 | 21,797 |
| 2015 Vacant Housings Units | 163 | 1,082 | 4,173 |
| % 2015 Occupied Housing Units | 96.60% | 96.32% | 95.64% |
| % 2015 Owner occupied housing units | 76.87% | 78.99% | 76.20% |
| % 2015 Renter occupied housing units | 23.13% | 21.01% | 23.80% |
| % 2000 Vacant housing units | 3.40% | 3.68% | 4.36% |

Income

| | 1-mi. | 3-mi. | 5-mi. |
|---|----------|----------|----------|
| 2015 Household Income: Median | \$59,649 | \$56,016 | \$55,205 |
| 2015 Household Income: Average | \$70,304 | \$68,376 | \$71,152 |
| 2015 Per Capita Income | \$25,459 | \$24,194 | \$25,795 |
| 2015 Household income: Less than \$10,000 | 306 | 2,144 | 7,280 |
| 2015 Household income: \$10,000 to \$14,999 | 149 | 1,256 | 4,069 |
| 2015 Household income: \$15,000 to \$19,999 | 243 | 1,496 | 4,799 |
| 2015 Household income: \$20,000 to \$24,999 | 300 | 1,499 | 4,811 |
| 2015 Household income: \$25,000 to \$29,999 | 241 | 1,319 | 4,151 |
| 2015 Household income: \$30,000 to \$34,999 | 225 | 1,535 | 5,086 |
| 2015 Household income: \$35,000 to \$39,999 | 166 | 1,175 | 3,810 |
| 2015 Household income: \$40,000 to \$44,999 | 253 | 1,317 | 4,235 |
| 2015 Household income: \$45,000 to \$49,999 | 218 | 1,172 | 3,851 |
| 2015 Household income: \$50,000 to \$59,999 | 371 | 2,566 | 7,841 |
| 2015 Household income: \$60,000 to \$74,999 | 564 | 2,956 | 9,396 |
| 2015 Household income: \$75,000 to \$99,999 | 842 | 4,320 | 12,405 |
| 2015 Household income: \$100,000 to \$124,999 | 479 | 2,744 | 8,554 |
| 2015 Household income: \$125,000 to \$149,999 | 226 | 1,595 | 4,784 |
| 2015 Household income: \$150,000 to \$199,999 | 253 | 1,342 | 4,638 |
| 2015 Household income: \$200,000 or more | 82 | 478 | 2,638 |
| % 2015 Household income: Less than \$10,000 | 6.22% | 7.42% | 7.88% |
| % 2015 Household income: \$10,000 to \$14,999 | 3.03% | 4.34% | 4.41% |

Demographics

| Income (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|--------------|--------------|
| % 2015 Household income: \$15,000 to \$19,999 | 4.94% | 5.17% | 5.20% |
| % 2015 Household income: \$20,000 to \$24,999 | 6.10% | 5.18% | 5.21% |
| % 2015 Household income: \$25,000 to \$29,999 | 4.90% | 4.56% | 4.49% |
| % 2015 Household income: \$30,000 to \$34,999 | 4.58% | 5.31% | 5.51% |
| % 2015 Household income: \$35,000 to \$39,999 | 3.38% | 4.06% | 4.13% |
| % 2015 Household income: \$40,000 to \$44,999 | 5.14% | 4.55% | 4.59% |
| % 2015 Household income: \$45,000 to \$49,999 | 4.43% | 4.05% | 4.17% |
| % 2015 Household income: \$50,000 to \$59,999 | 7.54% | 8.87% | 8.49% |
| % 2015 Household income: \$60,000 to \$74,999 | 11.47% | 10.22% | 10.17% |
| % 2015 Household income: \$75,000 to \$99,999 | 17.12% | 14.94% | 13.43% |
| % 2015 Household income: \$100,000 to \$124,999 | 9.74% | 9.49% | 9.26% |
| % 2015 Household income: \$125,000 to \$149,999 | 4.60% | 5.52% | 5.18% |
| % 2015 Household income: \$150,000 to \$199,999 | 5.14% | 4.64% | 5.02% |
| % 2015 Household income: \$200,000 or more | 1.67% | 1.65% | 2.86% |

| Retail Sales Volume | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|---------------|---------------|
| 2015 Childrens/Infants clothing stores | \$1,321,756 | \$7,769,578 | \$24,539,183 |
| 2015 Jewelry stores | \$481,609 | \$2,822,409 | \$9,105,208 |
| 2015 Mens clothing stores | \$1,585,270 | \$9,289,736 | \$29,551,536 |
| 2015 Shoe stores | \$1,596,681 | \$9,397,128 | \$29,813,499 |
| 2015 Womens clothing stores | \$2,719,720 | \$15,934,912 | \$51,000,111 |
| 2015 Automobile dealers | \$21,332,512 | \$124,848,681 | \$399,326,690 |
| 2015 Automotive parts and accessories stores | \$4,186,124 | \$24,495,380 | \$78,322,023 |
| 2015 Other motor vehicle dealers | \$596,089 | \$3,498,201 | \$11,212,078 |
| 2015 Tire dealers | \$1,866,768 | \$10,934,739 | \$34,944,531 |
| 2015 Hardware stores | \$89,150 | \$528,412 | \$1,686,321 |
| 2015 Home centers | \$892,435 | \$5,237,164 | \$16,802,228 |
| 2015 Nursery and garden centers | \$1,066,531 | \$6,246,653 | \$20,323,179 |
| 2015 Outdoor power equipment stores | \$488,961 | \$2,867,982 | \$9,180,215 |
| 2015 Paint andwallpaper stores | \$104,714 | \$613,280 | \$1,937,709 |
| 2015 Appliance, television, and other electronics stores | \$2,876,211 | \$16,847,919 | \$53,971,394 |
| 2015 Camera andphotographic supplies stores | \$220,337 | \$1,285,714 | \$4,127,662 |
| 2015 Computer andsoftware stores | \$7,789,849 | \$45,619,966 | \$145,704,191 |
| 2015 Beer, wine, and liquor stores | \$1,348,057 | \$7,885,931 | \$25,304,801 |
| 2015 Convenience stores | \$5,960,114 | \$34,912,836 | \$111,044,821 |
| 2015 Restaurant Expenditures | \$5,603,912 | \$32,840,371 | \$105,156,329 |
| 2015 Supermarkets and other grocery (except convenience) stores | \$21,963,687 | \$128,966,088 | \$411,245,177 |
| 2015 Furniture stores | \$1,992,335 | \$11,733,009 | \$37,606,970 |
| 2015 Home furnishings stores | \$7,070,758 | \$41,517,895 | \$133,061,180 |
| 2015 General merchandise stores | \$36,855,521 | \$216,398,306 | \$693,783,963 |
| 2015 Gasoline stations with convenience stores | \$18,869,555 | \$110,639,695 | \$351,859,326 |
| 2015 Other gasoline stations | \$13,610,405 | \$79,833,375 | \$253,843,593 |
| 2015 Department stores (excl leased depts) | \$36,373,912 | \$213,575,897 | \$684,678,755 |
| 2015 General merchandise stores | \$36,855,521 | \$216,398,306 | \$693,783,963 |
| 2015 Other health and personal care stores | \$1,441,824 | \$8,437,443 | \$27,106,176 |

Demographics

| Retail Sales Volume (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|--------------|---------------|
| 2015 Pharmacies and drug stores | \$5,782,304 | \$33,913,344 | \$108,812,850 |
| 2015 Pet and pet supplies stores | \$1,580,332 | \$9,261,129 | \$29,555,299 |
| 2015 Book, periodical, and music stores | \$239,847 | \$1,402,590 | \$4,540,094 |
| 2015 Hobby, toy, and game stores | \$673,490 | \$3,950,909 | \$12,572,601 |
| 2015 Musical instrument and supplies stores | \$67,570 | \$397,642 | \$1,278,313 |
| 2015 Sewing, needlework, and piece goods stores | \$128,386 | \$757,573 | \$2,422,805 |
| 2015 Sporting goods stores | \$658,535 | \$3,845,852 | \$12,316,514 |