

9540 S. CICERO
AVE. OAK LAWN,
ILLINOIS

TITLEMAX OFFERING MEMORANDUM

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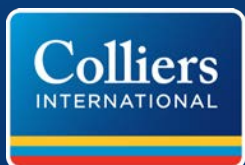
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> EXECUTIVE SUMMARY

Offering Memorandum



EXECUTIVE SUMMARY

Colliers International is pleased to present for sale a freestanding, single tenant, NN leased, TitleMax Title Loans property located 9540 South Cicero Avenue in Oak Lawn, IL. This Titlemax location is on Cicero Avenue just south of 95th street. This intersection is one of the densest intersections in the city of Oak Lawn. Furthermore, the building sits on approximately 2 acres of land providing additional FAR to be tapped.

TitleMax Title Loans has been at this location since the summer of 2013 and the lease extends through August 31st, 2022 - this demonstrates their success and commitment to the site. The lease is made even more attractive with 3% annual escalations.

The property is positioned in the middle of a hub of retail including area tenants such as: Cornery Bakery and Café, Staples, Jiffy Lube, Marshalls, Planet Fitness, White Castle, Wells Fargo Hoam Loans, Walgreens, Webb Chevrolet, Fed Ex, Mancari's Jeep Dodge, Advocate Medical Hospital and many other national retailers.

The subject property is located at 9540 South Cicero Avenue in Oak Lawn, IL and is being offered at \$1,795,000. This prices the TitleMax at a 7.00% cap rate and the land at only \$125,000.

OFFERING SUMMARY

ASKING PRICE:	\$1,800,000
CAP RATE:	7.00 % plus \$125,000 for additional land
NOI:	\$116,691
ESCALATIONS:	3% annual bumps
LEASE EXPIRATION:	8/31/2022
OPTIONS:	None
BUILDING SIZE:	2,000 SF
GUARANTEE:	TMX Finance LLC



INVESTMENT HIGHLIGHTS

STRONG INVESTMENT FUNDAMENTALS

- › One of the best retail corridors in all of Chicagoland
- › Stable asset with value add component
- › 498,814 population in a 5-mile radius
- › Traffic counts on Cicero Avenue are 38,300 VPD and on 95th Street are 36,200 VPD
- › Lease is corporately guaranteed by TMX Finance

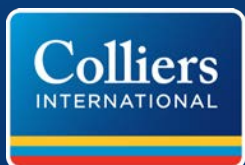
STRATEGIC LOCATION – ESTABLISHED TRADE AREA

- › Located along South Cicero Avenue – just off of 95th Street (36,200 vehicles per day)
- › Super dense population and trade area
- › About ¼ mile from Advocate Medical Hospital
- › Immediately across from Marshalls, Staples and Planet Fitness
- › Area tenants include: Cornery Bakery and Café, Staples, Jiffy Lube, Marshalls, Planet Fitness, White Castle Wells Fargo Hoam Loans, Walgreens, Webb Chevrolet, Fed Ex, Mancari's Jeep Dodge, Advocate Medical Hospital, and many others



> PROPERTY INFORMATION

Offering Memorandum

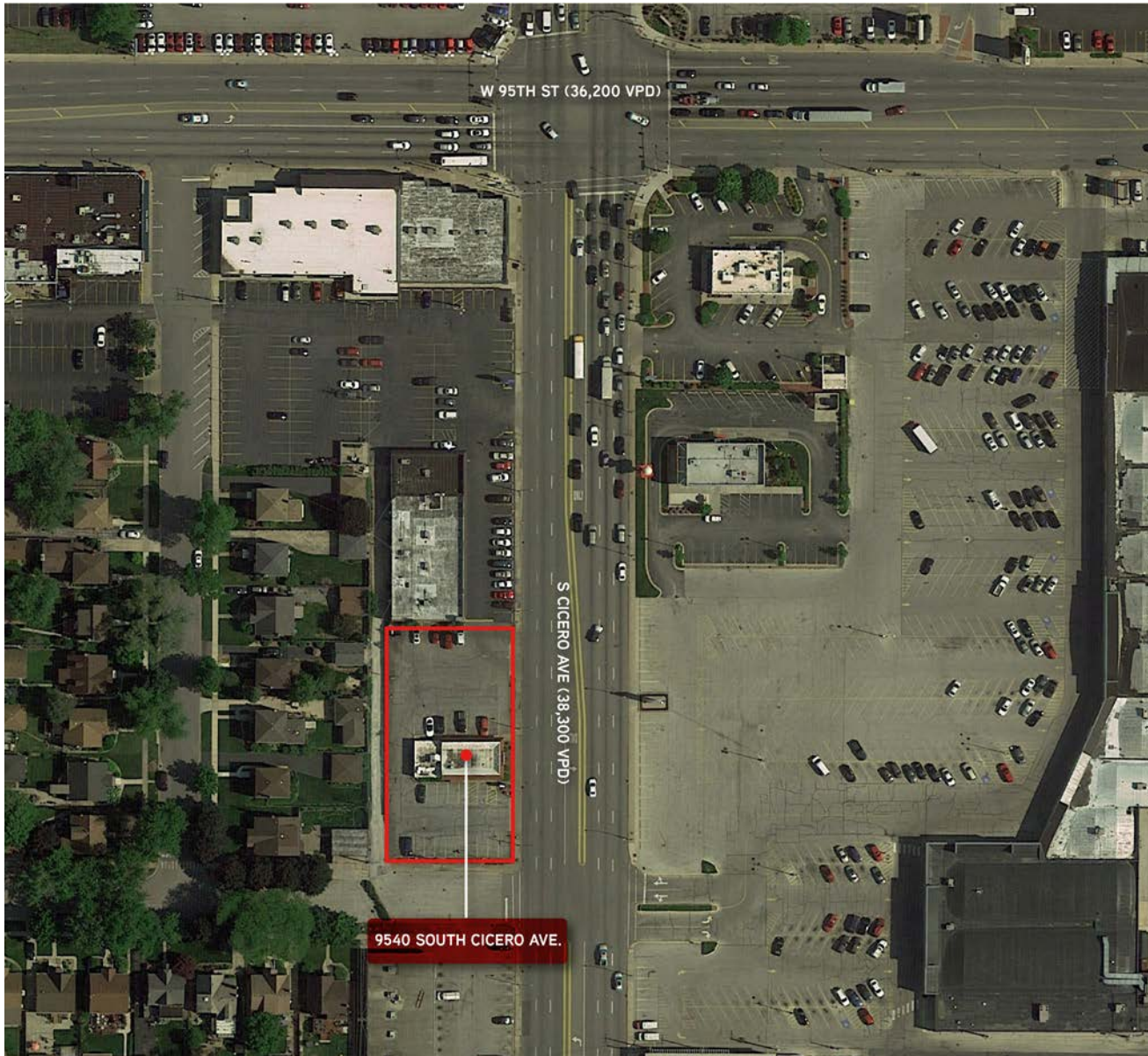


PROPERTY DESCRIPTION

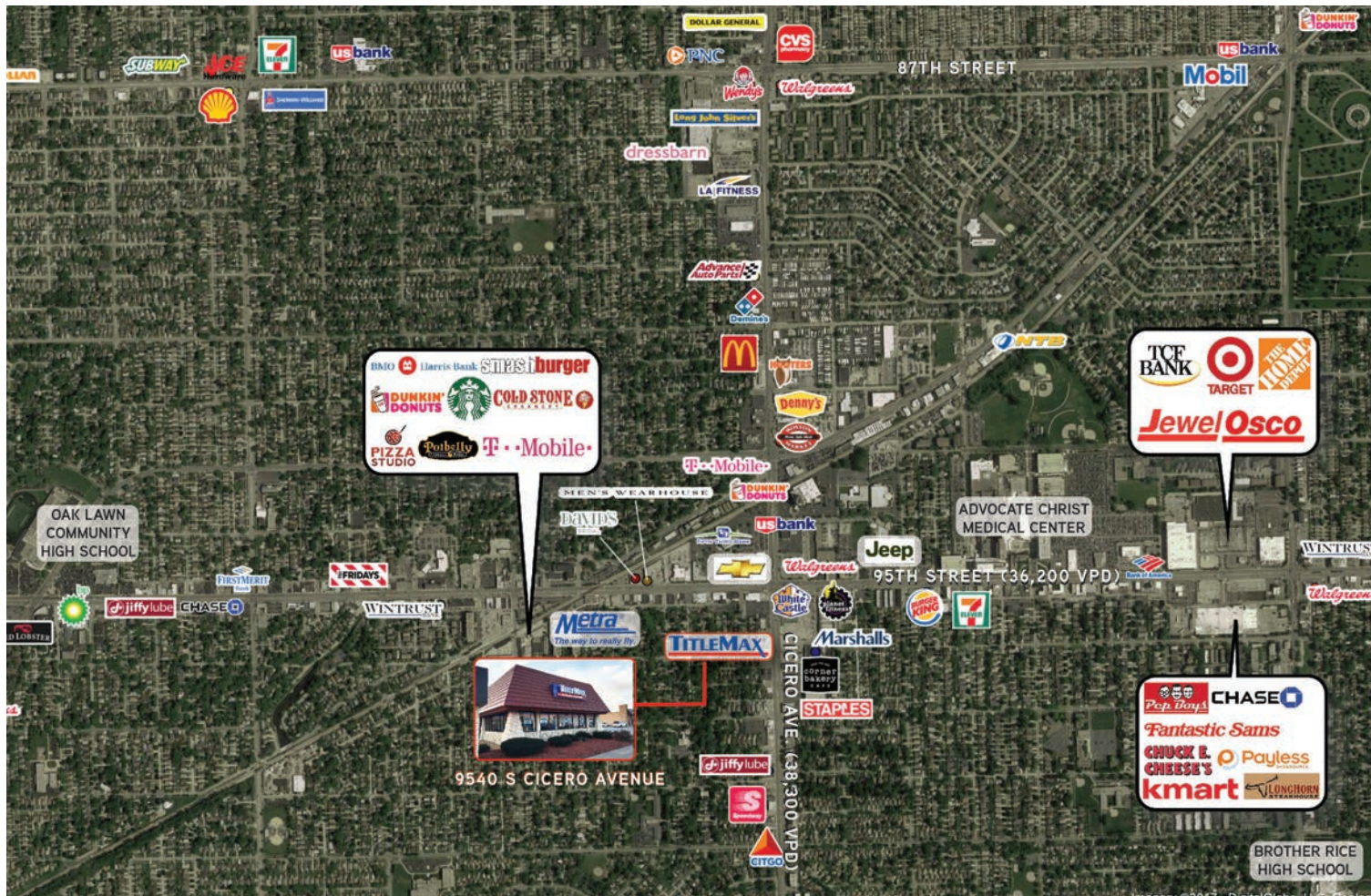


PROPERTY ADDRESS:	9540 South Cicero Avenue, Oak Lawn, IL
OFFERING PRICE:	\$1,800,000
NOI:	\$116,691
CAP RATE:	7.00% plus \$125,000 for additional land
BUILDING SIZE:	2,000 SF
LEASE TERM REMAINING:	5.6 Years
LEASE EXPIRATION:	8/31/2022
LEASE TYPE:	NN

PROPERTY AERIAL



RETAIL MAP



TENANT OVERVIEW

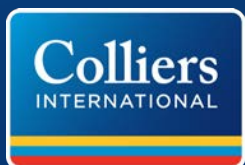


TitleMax Finance is a privately owned title lending business based in Savannah, Georgia, is one of the country's largest auto title lenders, with more than 1,300 storefronts in 18 states. TMX Finance offers title and personal loans through a host of state subsidiaries under the names TitleMax, TitleBucks, and InstaLoan. Single-payment auto title loans are usually due in 30 days, with some carrying an annual percentage rate of up to 300 percent. To qualify for the loan, a consumer must bring in a lien-free vehicle and its title as collateral. TitleMax serves individuals who generally have limited access to consumer credit from banks, thrift institutions, credit card lender and other traditional sources of consumer credit. TitleMax offers a title loan product which allows customers to meet their liquidity needs by borrowing against the value of their vehicles while retaining use of their vehicle during the term of the loan. Many locations are in former fast food outlets which the company renovates.



> LOCATION OVERVIEW

Offering Memorandum





LOCATION OVERVIEW

OAK LAWN, IL

Just outside the southwest edge of Chicago, Oak Lawn holds a place as one of Chicago's most charming suburbs. Oak Lawn is a village in Cook County, Illinois, United States. The area's residential population is primarily made up of commuters who take advantage of the village's location and amenities. The population was 56,690 at the 2010 census. It shares borders with the city in two areas, but is surrounded mostly by other suburbs.

With major arteries connecting Oak Lawn to metro Chicago and other outlying areas, the neighborhood puts residents close to the hustle and bustle of city life while still maintaining a close-knit-community feel. Retailers and other commercial businesses make up approximately one-third of the village, offering residents and visitors alike places to shop, dine and explore. The area's close proximity to Midway Airport makes long-distance travel convenient. Oak Lawn remains attractive to a wide range of residents, including young professionals, families and retirees.

Oak Lawn is known for its community hospital, which serves the residents of Chicago and its suburbs. Christ Community Hospital (now known as Advocate

Christ Medical Center) was built in Oak Lawn in 1960 and has expanded with the development of Hope Children's Hospital, along with becoming a part of Advocate Health Care. Christ Hospital also has a state-of-the-art Level 1 trauma center, providing trauma patients with advanced emergency medical care. The emergency department treats more patients than any other hospital in Illinois.

TRANSPORTATION

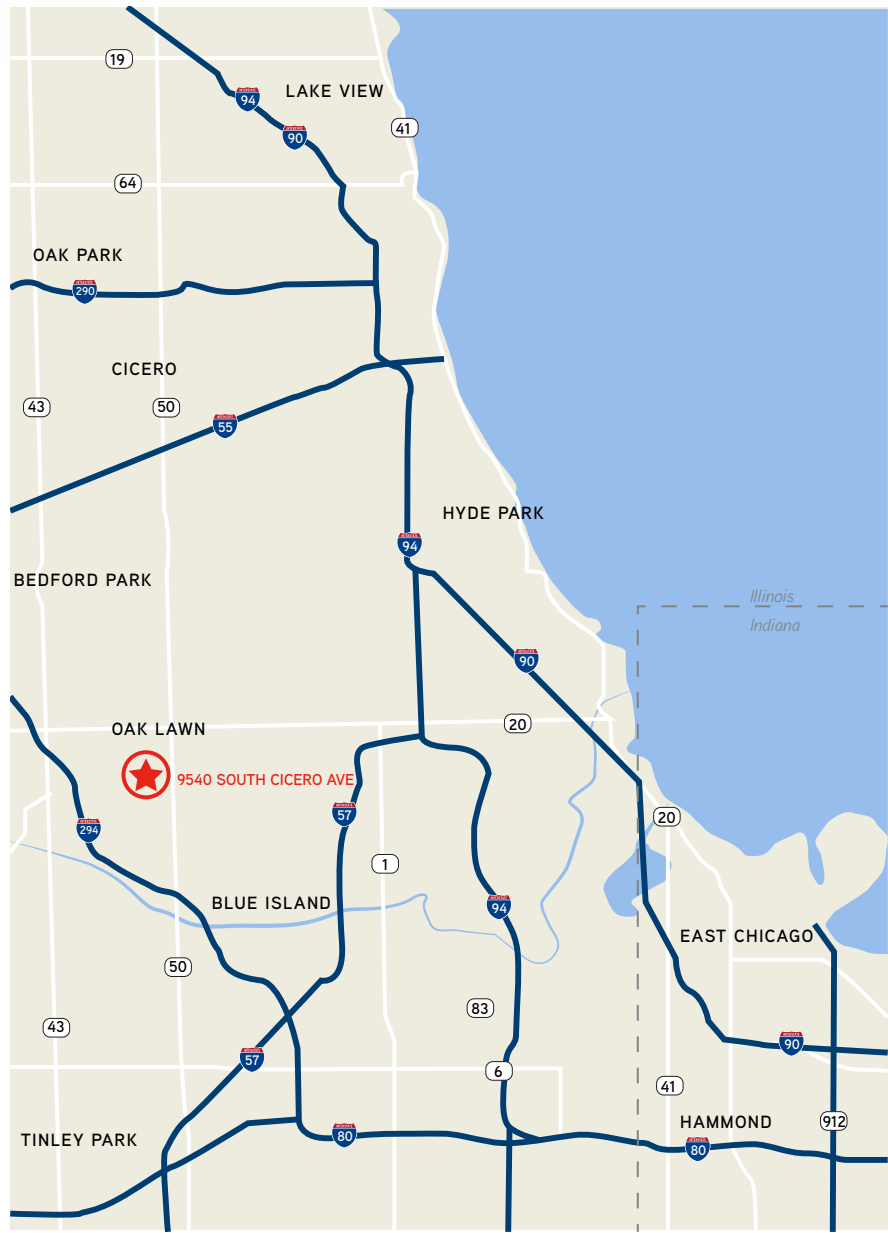
Residents have several commuting options in and around the Oak Lawn area, including Interstates 55 and 294, which run through the neighborhood. Other interstates are close by, giving residents quick access to Chicago's metro area and other neighborhoods.

Public transportation options also abound in Oak Lawn, including Pace buses and Metra trains. These options connect commuters to various CTA train and bus lines and different destinations throughout the area. Hailing a cab or using Uber gives patrons the chance to quickly and safely arrive at different venues throughout the village and city.





AREA MAP



DEMOGRAPHICS

POP FACTS: DEMOGRAPHIC REPORT 2017

9540 S CICERO AVE, OAK LAWN, IL, 60453-3101

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
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POPULATION

2022 Projection	19,744	184,974	498,230
2017 Estimate	19,782	185,565	498,814
2010 Census	19,800	186,069	499,506
2000 Census	19,330	182,668	507,271
Growth 2017 - 2022	-0.19%	-0.32%	-0.12%
Growth 2010 - 2017	-0.09%	-0.27%	-0.14%
Growth 2000 - 2010	2.43%	1.86%	-1.53%

HOUSEHOLDS

2022 Projection	8,303	66,999	175,725
2017 Estimate	8,291	67,020	175,161
2010 Census	8,235	66,779	173,675
2000 Census	8,222	67,397	177,733
Growth 2017 - 2022	0.15%	-0.03%	0.32%
Growth 2010 - 2017	0.67%	0.36%	0.86%
Growth 2000 - 2010	0.16%	-0.92%	-2.28%

2017 EST. POPULATION BY SINGLE CLASSIFICATION RACE

Total	19,782	185,565	498,814			
White Alone	15,761	79.67%	132,391	71.34%	280,163	56.17%
Black or African American Alone	1,406	7.11%	24,671	13.30%	136,271	27.32%
American Indian and Alaska Native Alone	71	0.36%	627	0.34%	1,881	0.38%
Asian Alone	473	2.39%	3,579	1.93%	7,170	1.44%
Native Hawaiian and Other Pacific Islander Alone	2	0.01%	52	0.03%	157	0.03%
Some Other Race Alone	1,628	8.23%	19,895	10.72%	61,757	12.38%
Two or More Races	441	2.23%	4,350	2.34%	11,415	2.29%

POP FACTS: DEMOGRAPHIC REPORT 2017

9540 S CICERO AVE, OAK LAWN, IL, 60453-3101

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
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2017 EST. POPULATION HISPANIC OR LATINO

Total	19,782	185,565	498,814			
Hispanic or Latino	4,050	20.47%	46,656	25.14%	141,366	28.34%
Not Hispanic or Latino	15,732	79.53%	138,909	74.86%	357,448	71.66%

2017 TENURE OF OCCUPIED HOUSING UNITS

Total	8,291	67,020	175,161			
Owner Occupied	6,678	80.55%	54,178	80.84%	125,423	71.60%
Renter Occupied	1,613	19.45%	12,842	19.16%	49,738	28.40%

AVERAGE HOUSEHOLD SIZE

Total	2.37	2.73	2.81
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DEMOGRAPHICS

POP FACTS: DEMOGRAPHIC REPORT 2017

9540 S CICERO AVE, OAK LAWN, IL, 60453-3101

RADIUS 1 (0.0-1.0 miles) RADIUS 2 (0.0-3.0 miles) RADIUS 3 (0.0-5.0 miles)

2017 EST. HOUSEHOLDS BY HOUSEHOLD INCOME

	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
Total	8,291		67,020		175,161	
CY HHs, Inc < \$15,000	776	9.37%	5,854	8.73%	19,001	10.85%
CY HHs, Inc \$15,000 - \$24,999	843	10.17%	6,321	9.43%	19,829	11.32%
CY HHs, Inc \$25,000 - \$34,999	954	11.51%	6,197	9.25%	17,678	10.09%
CY HHs, Inc \$35,000 - \$49,999	1,163	14.03%	8,561	12.77%	23,616	13.48%
CY HHs, Inc \$50,000 - \$74,999	1,382	16.67%	12,173	18.16%	32,614	18.62%
CY HHs, Inc \$75,000 - \$99,999	1,260	15.19%	9,807	14.63%	22,990	13.12%
CY HHs, Inc \$100,000 - \$124,999	726	8.75%	7,157	10.68%	15,824	9.03%
CY HHs, Inc \$125,000 - \$149,999	521	6.28%	4,637	6.92%	9,561	5.46%
CY HHs, Inc \$150,000 - \$199,999	397	4.78%	3,982	5.94%	8,415	4.80%
CY HHs, Inc \$200,000 - \$249,999	142	1.72%	1,337	2.00%	2,969	1.70%
CY HHs, Inc \$250,000 - \$499,999	106	1.27%	857	1.28%	2,203	1.26%
CY HHs, Inc \$500,000+	20	0.24%	136	0.20%	460	0.26%

2017 EST. AVERAGE HOUSEHOLD INCOME

Total	\$72,420	\$76,893	\$70,594
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2017 EST. MEDIAN HOUSEHOLD INCOME

Total	\$57,378	\$63,506	\$55,715
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2017 MEDIAN HH INC. BY SINGLE RACE, CLASS, OR ETHNICITY

White Alone	\$60,257	\$64,076	\$61,202
Black or African American Alone	\$37,498	\$65,378	\$45,024
American Indian and Alaska Native Alone	\$48,337	\$56,787	\$53,903
Asian Alone	\$87,905	\$60,563	\$61,631
Native Hawaiian and Other Pacific Islander Alone	\$61,282	\$81,088	\$81,734
Some Other Race Alone	\$44,174	\$55,218	\$54,329
Two or More Races	\$81,986	\$65,839	\$57,959
Hispanic or Latino	\$58,216	\$60,403	\$56,528
Not Hispanic or Latino	\$57,265	\$64,256	\$55,491



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 9540 South Cicero Avenue Oak Lawn, IL. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 9540 South Cicero Avenue Oak Lawn, IL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.