



Rendering of Future Development

CIBC BANKING CENTER | A+ (S&P)

RETAIL; BANK | CHICAGO, IL

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by B Plus E LLC in compliance with all applicable fair housing and equal opportunity laws.



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SPENCER HENDERSON

Director
415.315.9287
shenderson@benetlease.com

CAMILLE RENSHAW

CEO & Co-Founder
646.701.4536
crenshaw@benetlease.com

SCOTT SCURICH

President & Co-Founder
415.302.6498
sscurich@benetlease.com

TIM HAIN, CPA

IL License #: 471.018640



WENDY A. BERGER, LEED AP

President & CEO, WBS Equities, LLC
312.560.5671
wendy@wbsequities.com

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OFFERING PRICE

\$2,117,000

CAP RATE

4.25%

EXECUTIVE SUMMARY

TENANT NAME	CIBC
ADDRESS	NEC of S. King Dr. and E. Pershing Road, Chicago, IL
CREDIT RATING	A+ (S&P)
OFFERING PRICE	\$2,117,000
OFFERING CAP	4.25%
PPSF	\$604.85
NOI	\$90,000
LEASE TYPE	Ground Lease
RENT INCREASES	2% Annually
REMAINING LEASE TERM	20 Years*
BUILDING SIZE	+/- 3,500 SF
LAND AC	+/- 0.81 AC
PROPERTY TYPE	Retail; Bank
YEAR BUILT	2020

*Termination option at Year 15. Tenant must give 12 months' notice.



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HIGHLIGHTS

20-YEAR CORPORATELY GUARANTEED GROUND LEASE

This investment features a 20-year corporately guaranteed ground lease with CIBC, one of the “big five” Canadian banks with over 11 million clients and 45,000 employees. CIBC has the option to terminate the lease in year 15, however the tenant must give 12 months’ notice.

A+ INVESTMENT GRADE CREDIT RATING

CIBC Bank has an investment grade credit rating of A+ from the S&P. An investment grade credit rating provides investment security and stability.

BRAND NEW CONSTRUCTION

This CIBC Banking Center is a new location expected to open October 2020. This build-out features CIBC’s most modern facade.

TOP-TIER MARKET - CHICAGO MSA

The subject property is located within the Chicago MSA, which has a population of over 9.4M residents. There is currently a population of +/- 673,921 within a 5-mile radius of the asset.

+/- \$200M DEPOSIT AVERAGE IN COOK COUNTY

According to the FDIC, CIBC Bank is among the top 5 banks in Cook County with over \$16B in deposits representing a 5.6% market share. The average deposit count for CIBC branches in Cook County is +/- \$200M. If the subject location maintains this average, it would hold the highest deposits of branches in the surrounding area.

EQUIPPED WITH DRIVE-THRU

Due to the ensuing COVID-19 pandemic, banks are experiencing a trend to go to drive-thru only for the safety of the customers and the bank employees. The drive-thru component better positions the asset for the future as more business models switch to a contactless service as a result of COVID-19.

SHADOW-ANCHORED BY FULL-SERVICE GROCERY RETAILER - MARIANO’S

This location is shadow-anchored by full-service grocer Mariano’s, a subsidiary of grocery giant Kroger. Despite the COVID-19 pandemic, grocery-anchored retail has seen rises in consumer traffic. This location will likely benefit from the steady consumer traffic generated by Mariano’s.

EXCELLENT ACCESSIBILITY

This CIBC branch is located on West Pershing Road, which experiences +/-10,198 VPD. Additionally, it is positioned within walking distance of two public rail stops.

LOCATED IN OPPORTUNITY ZONE

Investors have the unique opportunity to take advantage of the tax incentives associated with owning a property in an Opportunity Zone.



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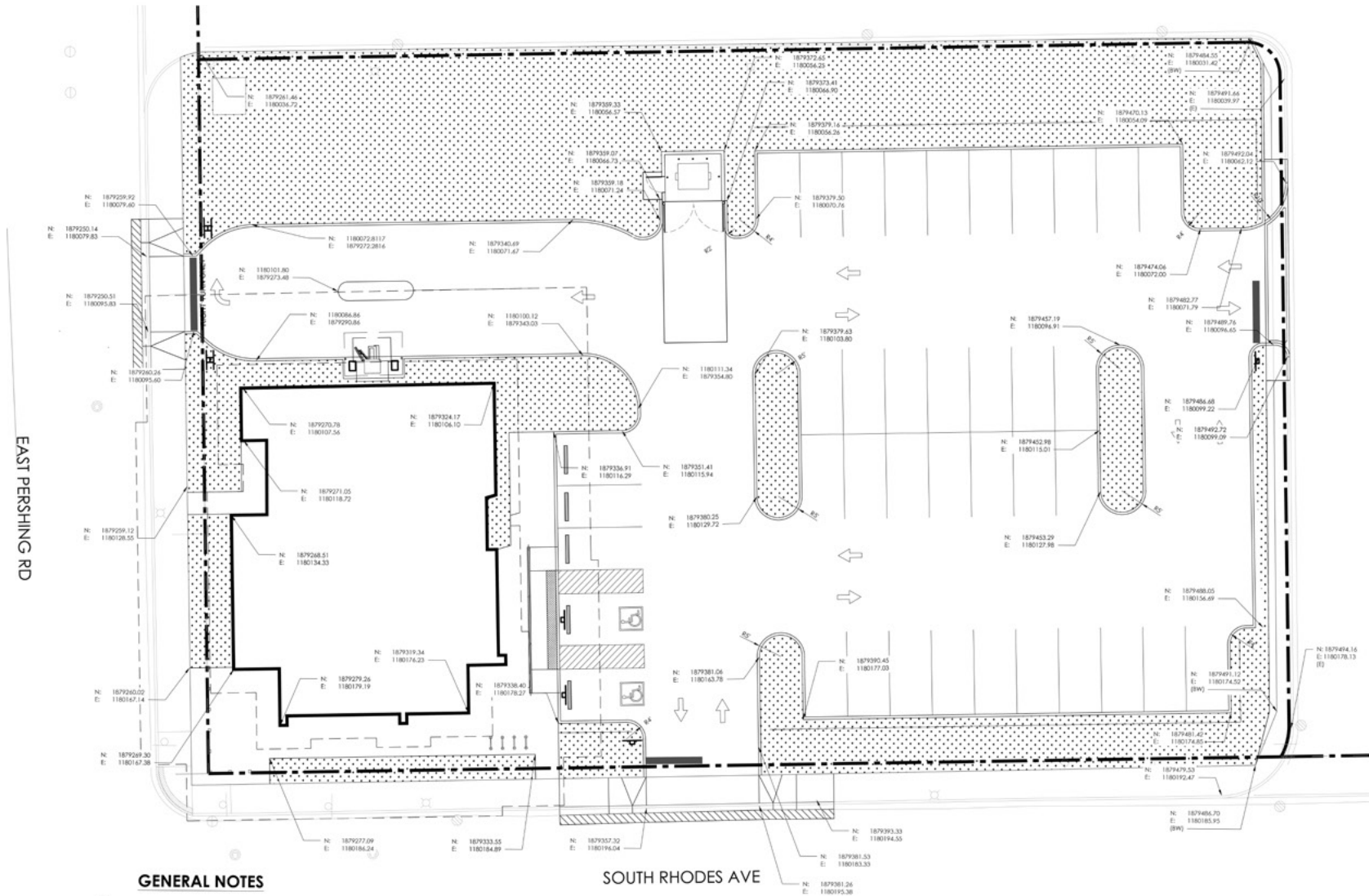


CIBC

NOI	\$90,000
RPSF	\$25.71
LEASE COMMENCEMENT	10/1/2020
ORIGINAL LEASE TERM	20 Years*
REMAINING LEASE TERM	20 Years
RENT INCREASES	2% Annually
RENEWAL OPTIONS	4; 5-Year
LEASE TYPE	Ground Lease
LANDLORD RESPONSIBILITIES	None

*Termination option at Year 15. Tenant must give 12 months' notice.

SITE PLAN



GENERAL NOTES

1. RADI FROM FACE OF CURB UNLESS OTHERWISE NOTED.
2. COORDINATE POINTS TO FACE OF CURB UNLESS OTHERWISE NOTED.

SOUTH RHODES AVE

EAST PERSHING RD

1 COORDINATE PLAN
SCALE: 1" = 10'-0"



DBSI
INCORPORATED
4150 West Kenneth Place, Chandler, AZ 85226
P. 602.244.7263 | www.dbsi-inc.com



CIBC
458 E PERSHING RD, CHICAGO, IL 60653
BRONZEVILLE

PROJECT NO:
2912.040.00

Issue date
10.23.2019
Drawn By: Y. DANA
Checked By: C. BOVA
revisions

10.23.2019
STORMWATER APPROVAL

COORDINATE PLAN
C108



THE CANADIAN IMPERIAL BANK OF COMMERCE, commonly referred to as CIBC, is one of the “Big Five” banks in Canada. The bank is headquartered at Commerce Court in Toronto, Ontario. It is also one of the two major banks originally founded in Toronto alongside Toronto-Dominion Bank. The Canadian Imperial Bank of Commerce was formed through the June 1, 1961 merger of the Canadian Bank of Commerce (founded 1867) and the Imperial Bank of Canada (founded 1873), the largest merger between chartered banks in Canadian history. The bank has four strategic business units: Canadian Personal and Small Business Banking, Canadian Commercial Banking and Wealth Management, U.S. Commercial Banking and Wealth Management, and Capital Markets. It has international operations in the United States, the Caribbean, Asia, and the United Kingdom. CIBC serves more than eleven million clients and has over 45,000 employees. The company ranks at number 172 on the Forbes Global 2000 listing.

We shrank the bank

Now you can squeeze your banking in wherever it fits, thanks to Online and Mobile Banking!

Sign up today.

Banking that fits your life.®

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HEADQUARTERS	Toronto, Canada
FOUNDED	1961
EMPLOYEES	+/- 45,000
OWNERSHIP	Public
STOCK TICKER	NYSE: CM
52-WEEK RANGE	\$46.45 - \$87.62
MARKET CAP	28.73B

CHICAGO, IL Located on the shores of Lake Michigan, Chicago is the third most populous city in the United States. The Chicago MSA has more than 10 million people inhabiting 77 distinct neighborhoods. The city is an international hub for finance, commerce, technology, and transportation. Chicago has the largest network of highways and railroads in the United States as well as one of the busiest airports in the world. In 2017, Chicago was the second most visited city in the United States, drawing in 55 million domestic and international visitors. There are numerous colleges and universities in the area; headlining the list is the University of Chicago, Northwestern University, and the University of Illinois at Chicago. In addition to these universities, Chicago is home to some of America’s most well known professional sports franchises such as the Bulls, Bears, Blackhawks, Cubs, and White Sox. Chicago has the third-largest gross metropolitan product in the United States and its economy is consistently rated as one of the most balanced due to its high level of diversification. The city is a major player in the world of banking and finance. The Chicago Stock Exchange, the Chicago Board Options Exchange, and the Chicago Mercantile Exchange are all located in the central business district of the city. In 2017, Chicago exchanges traded over one quadrillion dollars worth of derivatives. Manufacturing, printing, publishing, and food processing also are major components of the city’s economy. Notable companies headquartered in the area include: Walgreens, Boeing, United Airlines, McDonald’s, and Caterpillar. The metropolitan area has the third-largest labor pool in the United States with about 4.63 million workers.



CHICAGO-BASED FORTUNE 500 COMPANIES

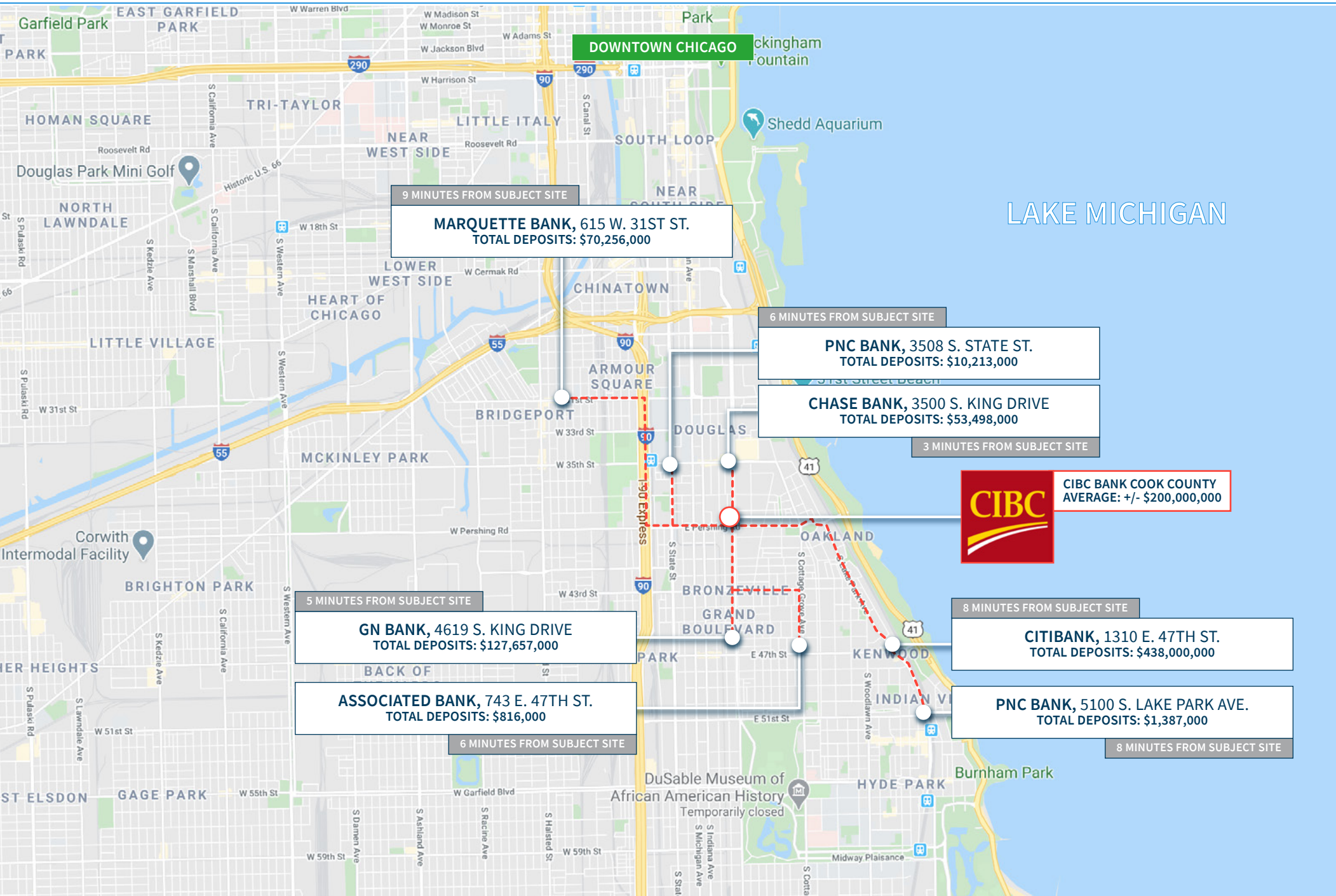
COMPANY NAME	REVENUE	RANK
WALGREENS BOOTS ALLIANCE	\$11B	#19
BOEING	\$93B	#27
ARCHER DANIELS MIDLAND	\$60B	#48
ALLSTATE	\$38B	#79
UNITED HOLDINGS INTERNATIONAL	\$37B	#81
EXELON	\$33B	#92
KRAFT HEINZ	\$26B	#114
MONDELEZ INTERNATIONAL	\$26B	#117
U.S. FOOD HOLDINGS	\$24B	#124
MCDONALD’S	\$22B	#131

- POPULATION:** 3rd Most Populous City in the United States
- SPORTS TEAMS:** 8 Major League Sports Teams
- PRODUCT:** Gross Metropolitan Product of \$679.7B in 2017

SURROUNDING TENANT MAP



SURROUNDING BANK MAP



POPULATION

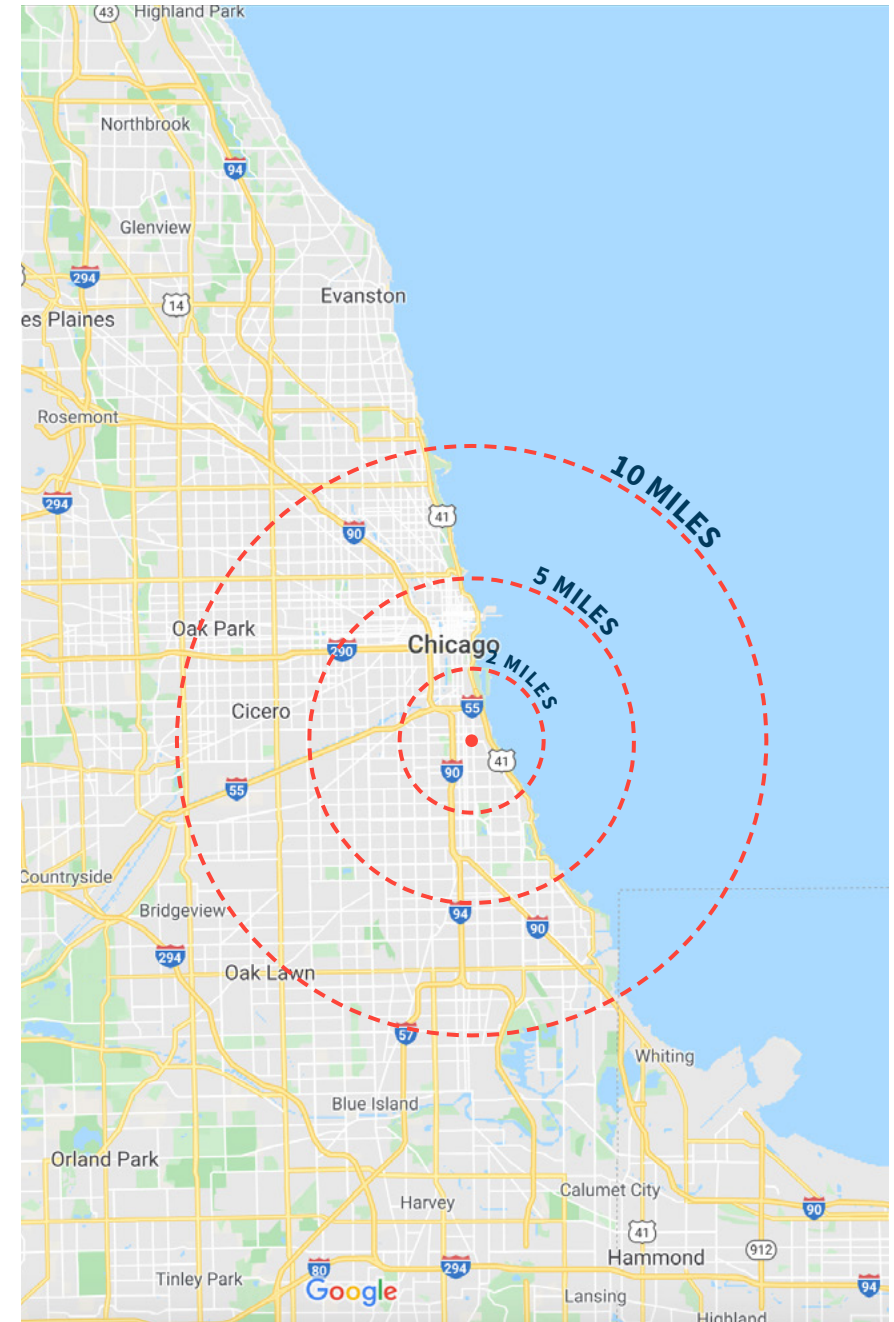
	2 MILES	5 MILES	10 MILES
2020 TOTAL POPULATION	118,562	673,921	2,187,862
2025 POPULATION	119,649	675,770	2,165,892
POP GROWTH 2020-2025	0.92%	0.27%	(-1.00%)
AVERAGE AGE	38.10	36.10	36.40

HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2020 TOTAL HH	51,607	273,042	842,318
HH GROWTH 2020-2025	0.45%	0.88%	(-0.87%)
MEDIAN HH INCOME	\$40,713	\$54,656	\$59,229
AVG HOUSEHOLD SIZE	2.10	2.30	2.40
2020 AVG HH VEHICLES	1.00	1.00	1.00

HOUSING

	2 MILES	5 MILES	10 MILES
MEDIAN HOME VALUE	\$290,527	\$304,939	\$252,660
MEDIAN YEAR BUILT	1956	1961	1953

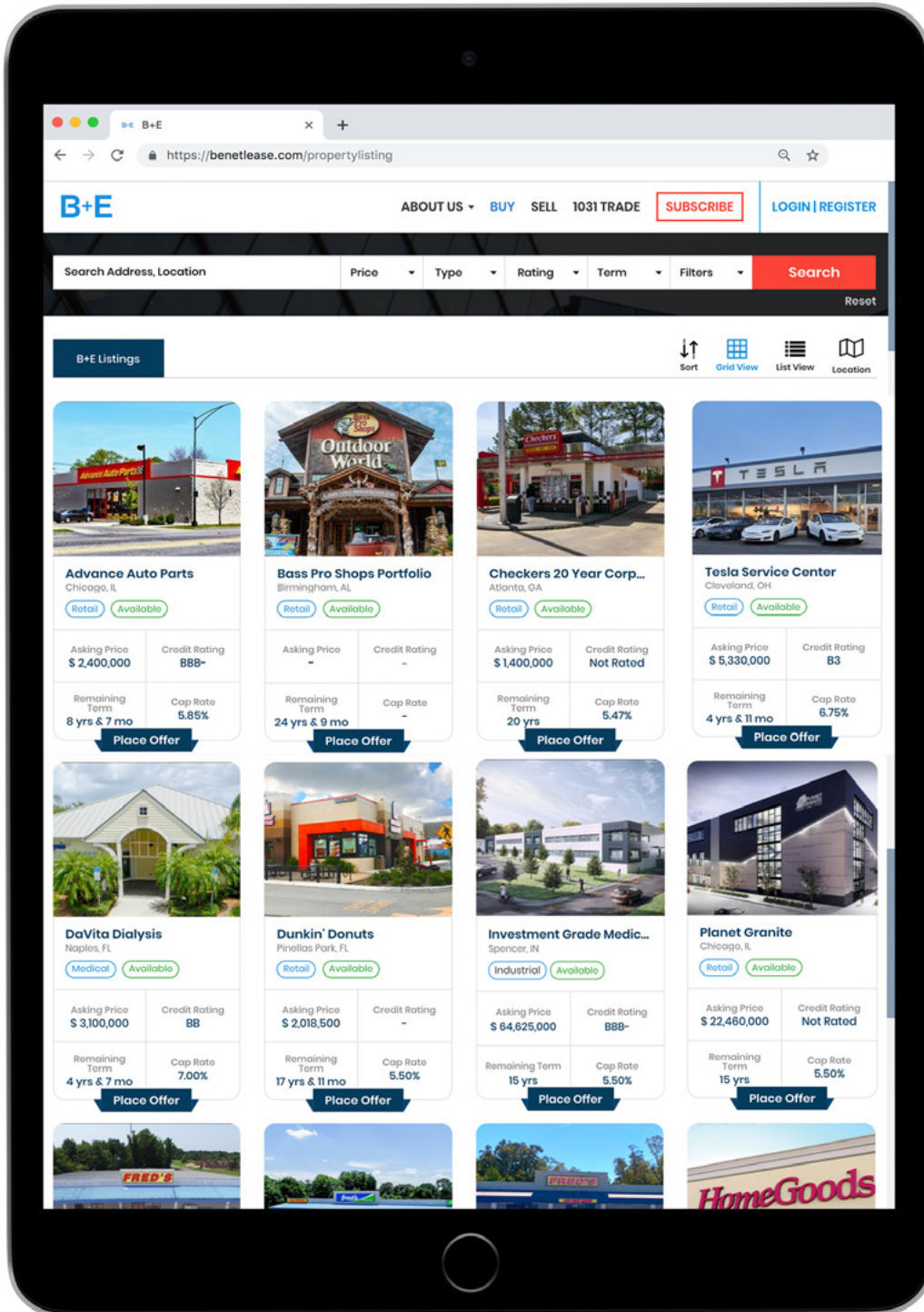


OUR STORY

B+E is a modern investment brokerage firm, specializing in net lease real estate and 1031 exchanges. We help clients buy and sell single tenant real estate. Founded by deeply experienced brokers, B+E redefines trading through an intuitive end-to-end transaction platform comprising of user-friendly dashboards and an AI-driven exchange — all leveraging the largest data set in the net lease industry.

Complementing senior talent with exceptional technology, B+E’s proprietary process affords greater speed, unrivaled transaction efficiencies, and stronger asset value. With offices in New York, Chicago, Tampa, Atlanta, Denver, and San Francisco, our brokers trade property for our clients across the US. B+E allows virtually anyone to confidently trade net lease real estate.





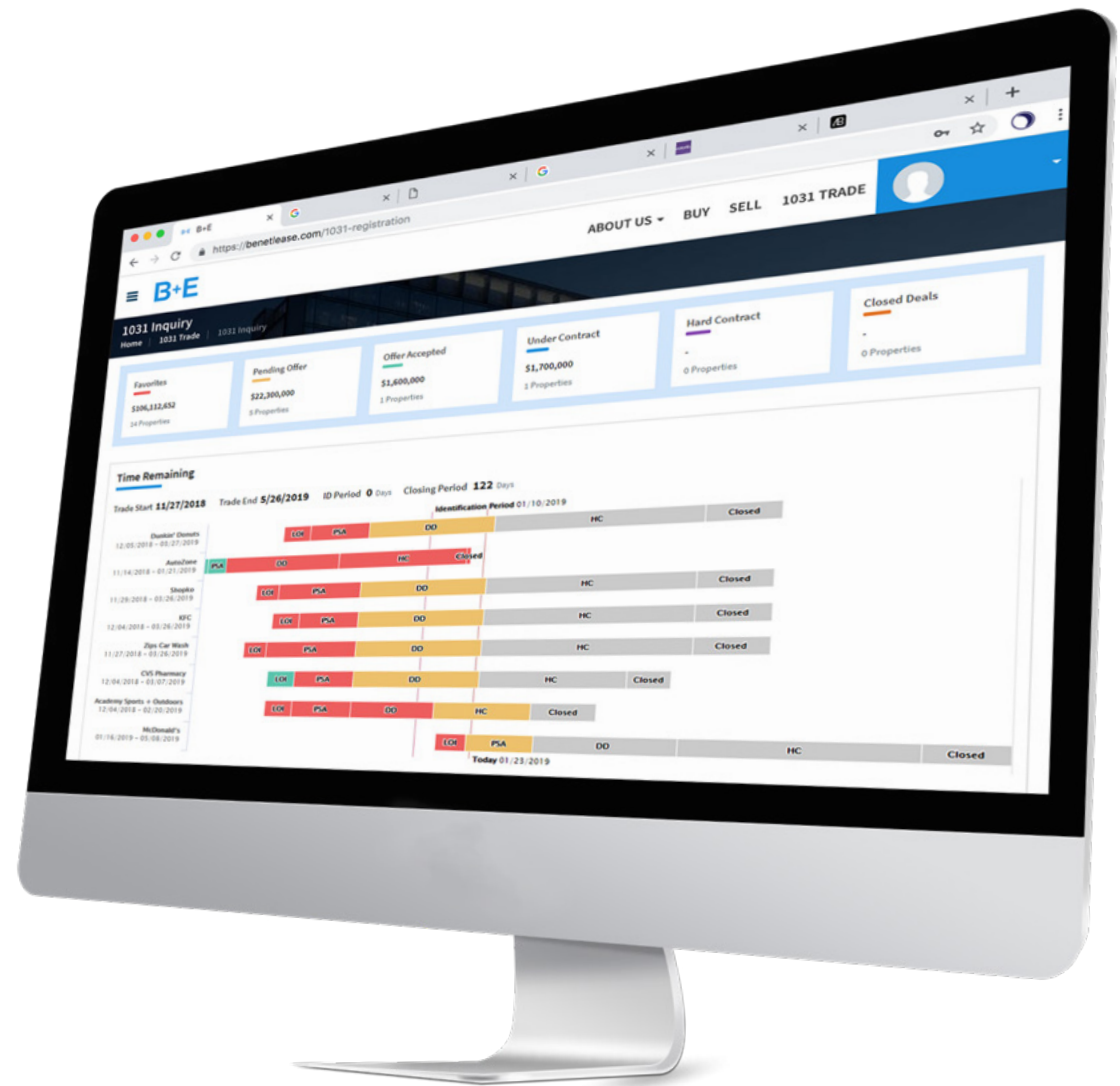
B+E

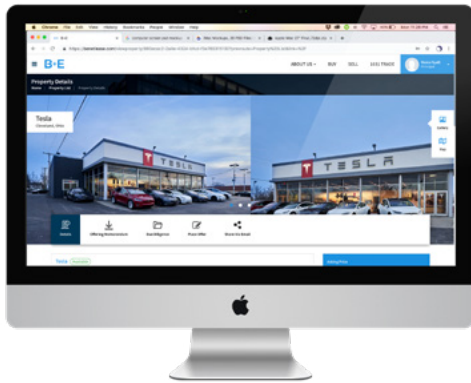
HOW B+E WORKS

BRINGING THE NATIONAL MARKET TO TIME-SENSITIVE BUYERS.

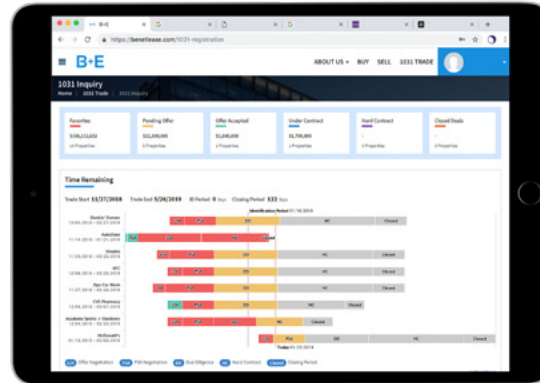
B+E’s brokers use new technologies like artificial intelligence to track all active net lease listings on the U.S. market in real-time. Currently, there are roughly 3,000 to 4,000 NNN listings on the market. The B+E platform enables buyers to review the entire net lease market in real-time and compare properties, deal terms, and overall value of a trade. B+E’s seasoned brokers help high net-worth individuals, families, and institutions to build portfolios that satisfy their acquisition criteria and long-term investment objectives.

“This is the first brokerage platform designed to help buyers sweep the national NNN market and match properties to their specific criteria,” said B+E’s CEO Camille Renshaw. “Using collaborative dashboards and AI-driven tools, a seasoned broker personally assists every buyer from search to close.”

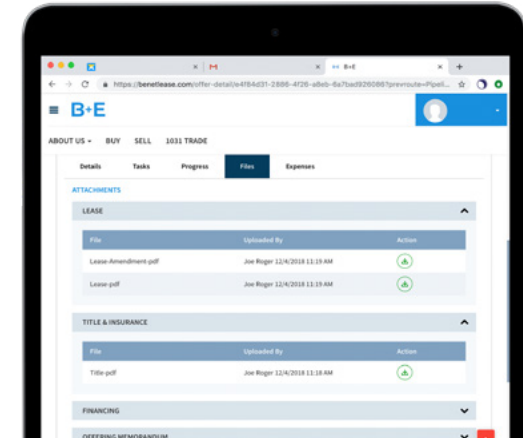




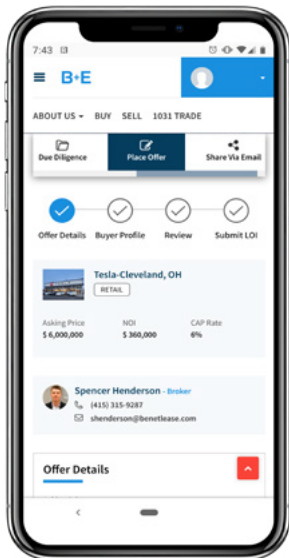
Only Platform Customized to Buy and Sell NNN Properties



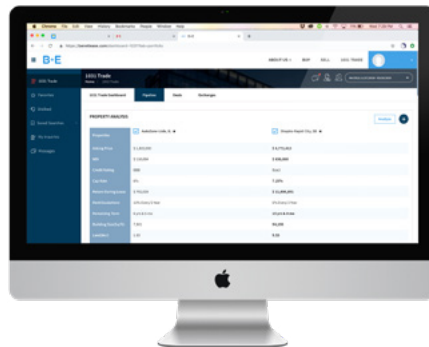
Track Your Transactions End - To - End



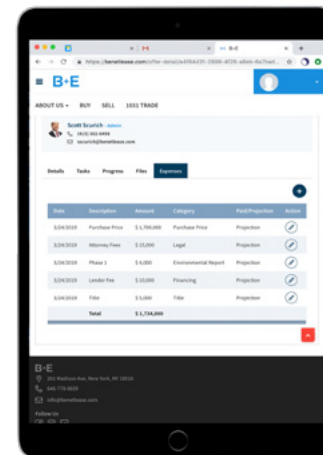
Store All Documents in One Place



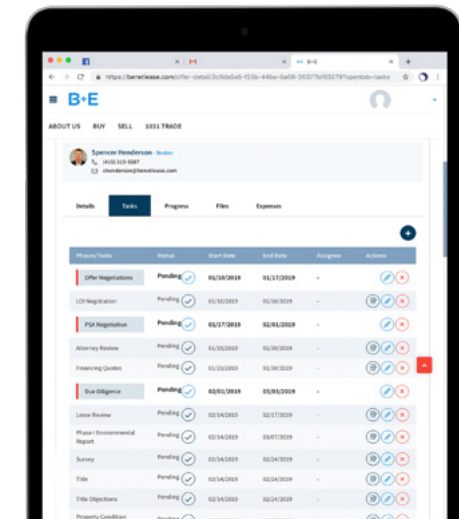
Place Offers Instantly



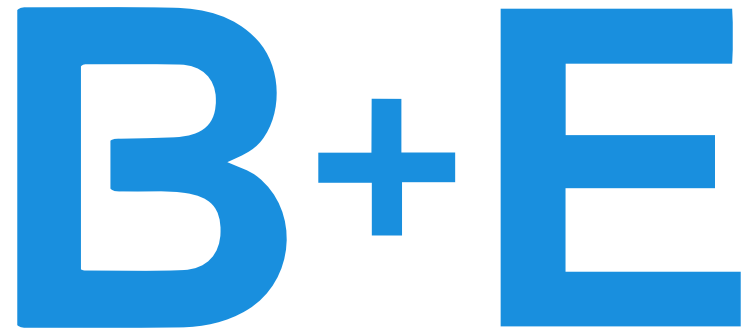
Analyze Properties



Calculate Expenses



Manage Tasks For Your Team



TRADE NET LEASE WITH CONFIDENCE

New York

261 Madison Ave., 9th Floor
New York, NY 10016

Chicago

980 North Michigan Ave.
Chicago, IL 60611

Atlanta

1175 Peachtree St. NE
Atlanta, GA 30361

Tampa

2303 North Florida Ave.
Tampa, FL 33602

Denver

1200 17th Street
Denver, CO 80202

San Francisco

303 Sacramento St., 4th Floor
San Francisco, CA 94111

646.770.0659 | info@benetlease.com