

PORTAGE PARK

4029-37 & 4047-55
N MILWAUKEE AVE.

PHENOMENAL RETAIL LOCATION
AT SIX CORNERS INTERSECTION
28,668 SF COMMERCIAL SPACE

CAFE & COFFEE

FASHION

GALLERY

OFFERING MEMORANDUM



CBRE





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PORTAGE
PARK

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CBRE, AS EXCLUSIVE AGENT,

is pleased to announce the opportunity to acquire 4029-37 N. Milwaukee and 4047-55 N. Milwaukee, two redevelopment opportunities at the famous Six Corners intersection on the Northwest side neighborhood of Portage Park. Six Corners is located at the highly visible, heavily trafficked intersection of Milwaukee Avenue, Cicero Avenue, and Irving Park Road in Chicago. The trade area itself is extremely dense, well-educated and affluent. The site offers tremendously high visibility with heavy drive by traffic with over 70,000 passing cars per day at Irving Park, Milwaukee, and Cicero. This is a historic shopping district with a dynamic retail trade area.

ROBUST RETAIL MARKET

Clark Street Development has broken ground on a brand new retail development a half block away from the . This exciting new development will include 100,000 square feet of first level retail space for anchor, junior anchor, and small shop retailers as well as 265 parking space located on the second level of the development. Clark Street is asking in the mid \$30's per square foot NNN for small shop spaces and mid \$20's per square foot for larger spaces and is currently working with several tenant categories to pre-lease the development. This actively is drawing attention from a myriad of retailers to this high profile intersection, which bodes well for the redevelopment of the properties for sale. Existing national retailers in the area include Jewel, Sears, Sleepy's, Sprint, Chipotle, PetSmart, Marshall's, and Chipotle. This development along with others in the area is going to restore Six Corners to its status as an "iconic" shopping designation in Chicago.

The future of this corner is finally heading in the right direction. About 25 businesses opened in Six Corners last year when a typical year sees three or four. Neighborhood hotspots like Six Corners are getting a lot more attention from developers as downtown markets become saturated and more expensive. Demand remains, but at lower rents, therefore people are looking to move to neighborhoods in order to stay in the city. Major neighborhood intersections attract national, local, and regional tenants because that corner becomes a veritable downtown for a city within a city.



PROPERTY DESCRIPTION - 4029-37 N MILWAUKEE

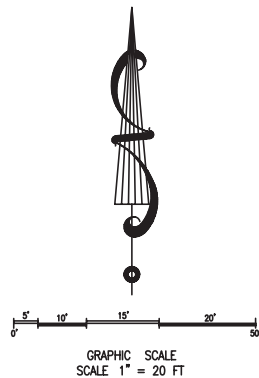
PORTAGE
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LOT SIZE	The combined site(s) is rectangular shaped and has a total of 125 feet of frontage along Milwaukee Avenue and is 125 feet deep for a total of 15,625 square feet.	
ACCESS	125 feet of frontage along Milwaukee and a public alley.	
TOPOGRAPHY	Level	
VIEW	North – 5-story mixed-use commercial/residential South – Alley, then retail East – Mixed-use West – Portage Park Theater	
DRAINAGE	The land is drained with no known poor soil conditions.	
FLOOD RATING	A review of the Flood Hazard Map shows the property is not in a FEMA flood prone area; the property is found on Flood Insurance Rate Map Number: 17031C0515J, 08/19/2008	
ZONING	B3-3	
EASEMENTS	Normal utility	
UTILITIES	Electric: Commonwealth Edison Gas: Peoples Gas Water: Municipal – City of Chicago Sanitary sewer: Metropolitan Sanitary District	
IMPROVEMENTS	Street access: Average Surface: Asphalt Maintenance: City Storm sewer: Yes	Curb/Gutters: Concrete Sidewalks: Concrete Streetlights: Overhead



PROPERTY SURVEY - 4029-37 N MILWAUKEE

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SITE NOTES:

Area = 15,625 sq. ft.

Bearings are assumed, based on the
Northeasterly line of N. Milwaukee Ave.
being North 49°24'17" West.

Flood Zone Designation:

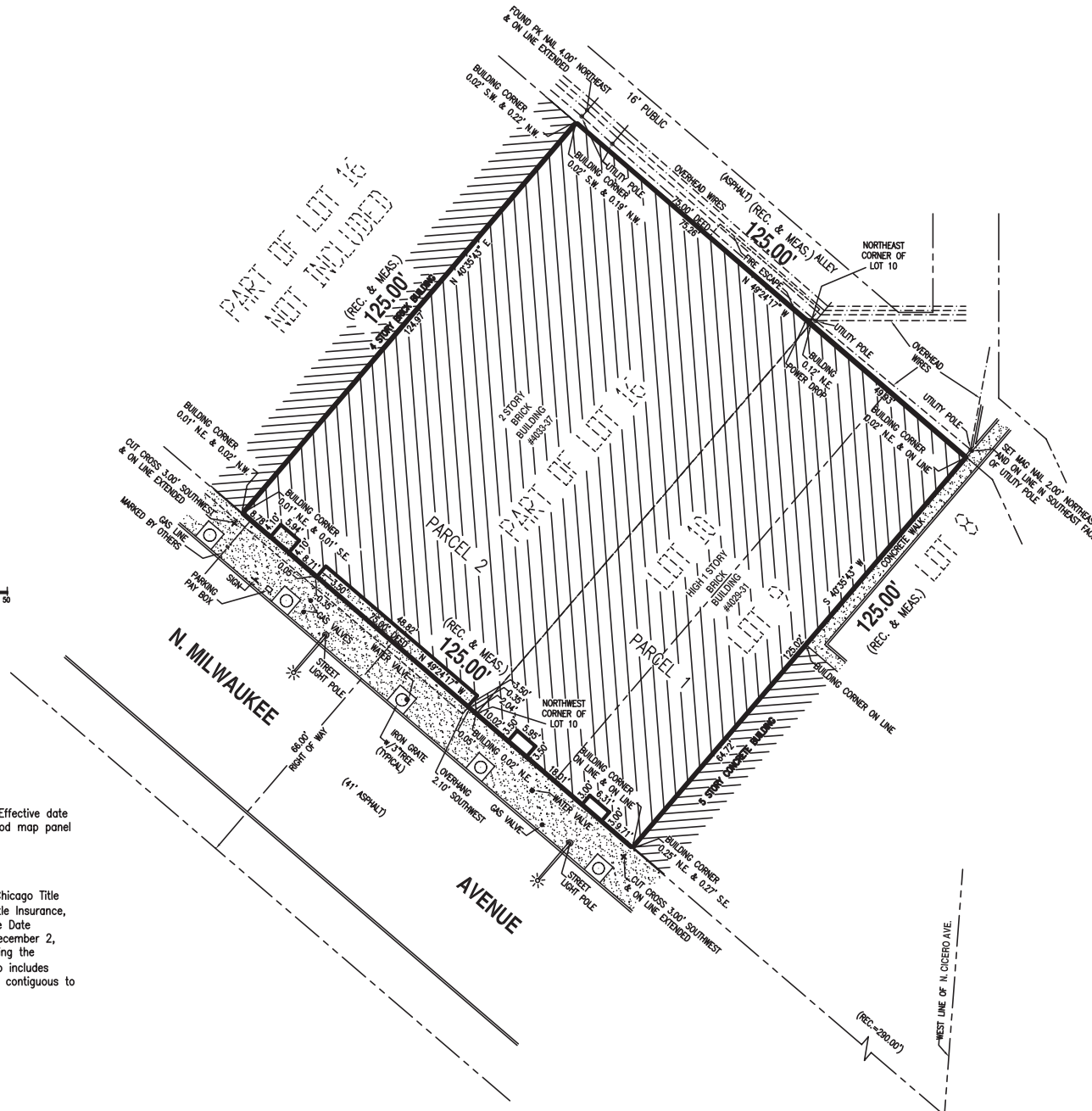
Referenced Flood Insurance Rate Map
No. 17031C0403 F- Panel not printed*
*Per FIRM Map Index No. 17031CNDX1, Effective date
November 6, 2000, above referenced flood map panel
contains no special flood hazard areas.

Reference:

For matters of title we have relied on Chicago Title
Insurance Company's Commitment for Title Insurance,
Order No. 1401 008976097 D2, Effective Date
October 3, 2014, with revisions made December 2,
2014, for all recorded documents affecting the
described parcels (Said Commitment also includes
another parcel numbered 3 which is not contiguous to
this property).

Text Legend:

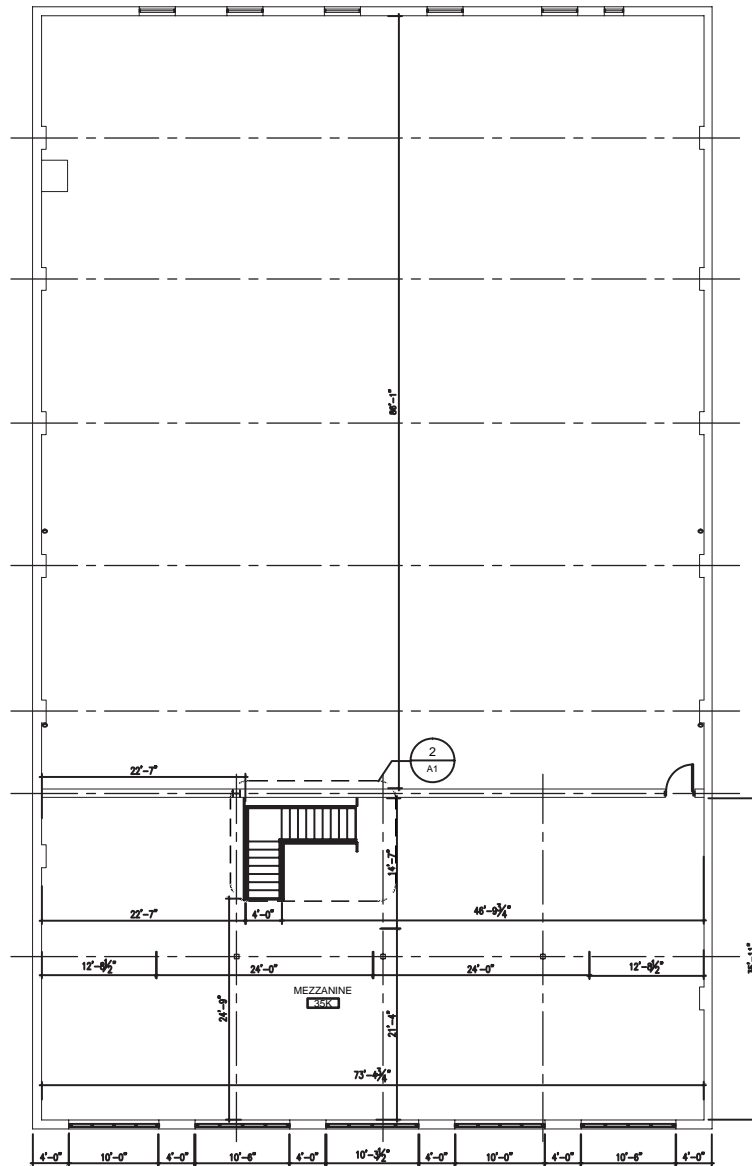
N.E. = Northeast
N.W. = Northwest
S.E. = Southeast
S.W. = Southwest
REC. = Record
MEAS. = Measured



PORTAGE
PARK

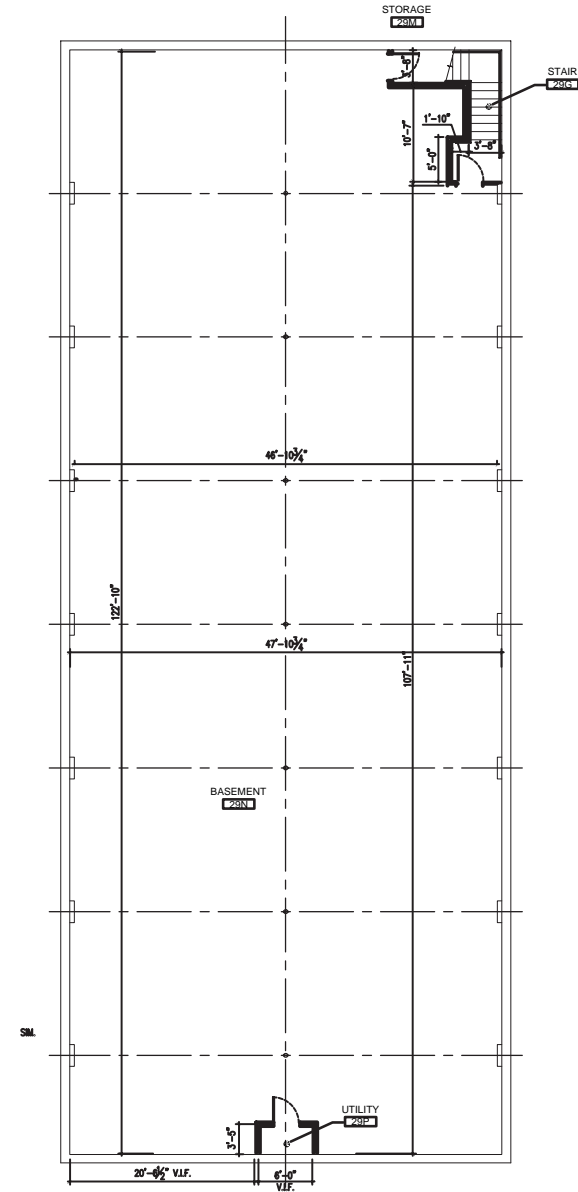
ROOF & BASEMENT PLANS - 4029-37 N MILWAUKEE

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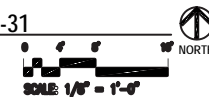
1 ROOF/MEZZANINE PLAN

1/8" = 1'-0"



2 BASEMENT PLAN - 4029-31

1/8" = 1'-0"



PROPERTY DESCRIPTION - 4047-55 N MILWAUKEE

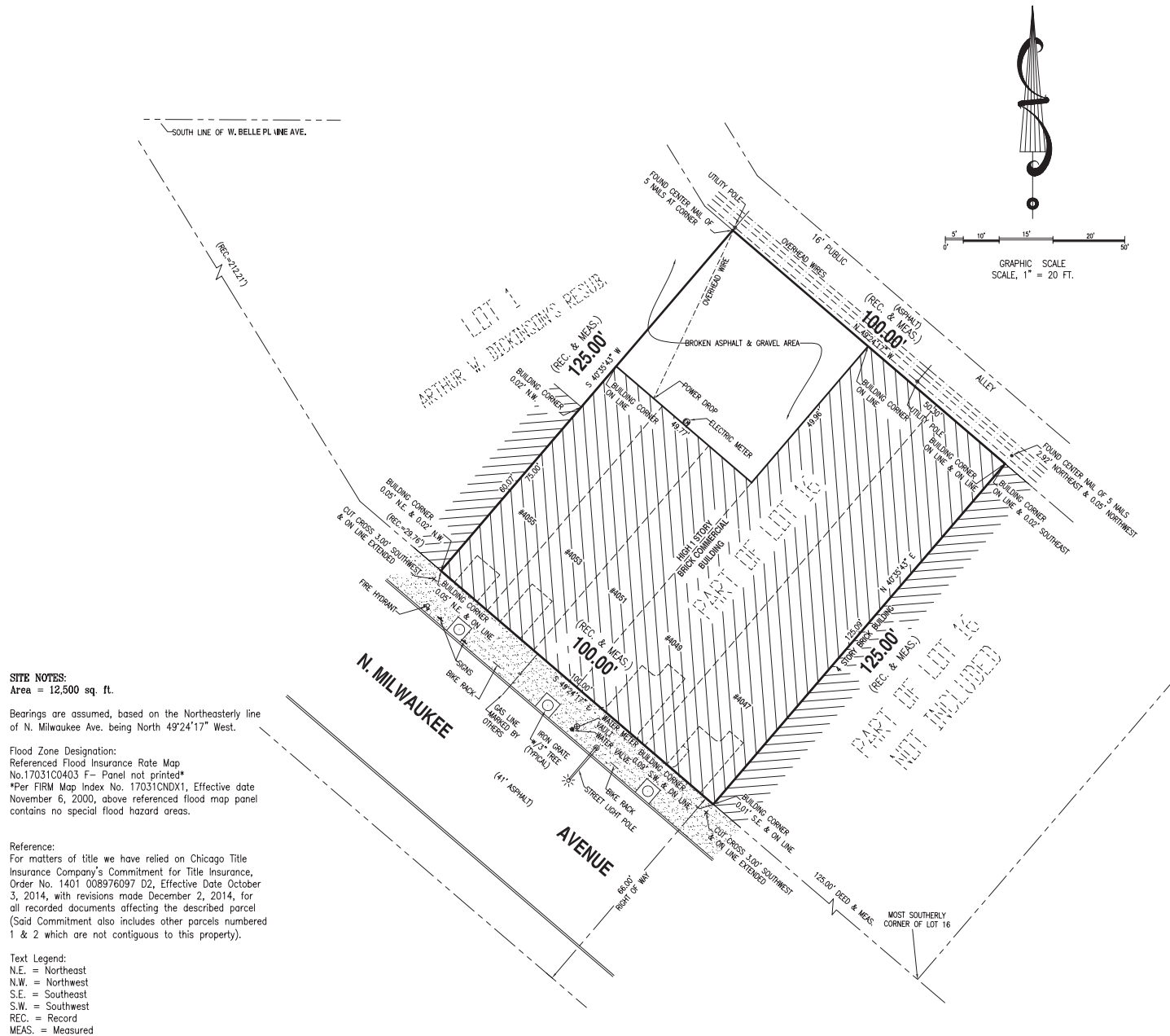
PORTAGE
PARK

LOT SIZE	Located along the east side of Milwaukee Avenue with approximately 100 feet of frontage along Milwaukee by 125 feet deep containing approximately 12,500 square feet.	
ACCESS	100 feet of frontage along Milwaukee and a public alley.	
TOPOGRAPHY	Level.	
VIEW	Across the street are vintage, mixed use properties and the Portage Park movie theatre building.	
DRAINAGE	The land is drained with no known poor soil conditions.	
FLOOD RATING	A review of the Flood Hazard Map shows the subject property is not in a FEMA flood prone area; the subject property is found on Flood Insurance Rate Map Number: # 17031C0403F, 6/00.	
ZONING	B3-3	
EASEMENTS	Normal utility	
UTILITIES	Electric: ComEd Gas: Peoples Gas Water: City of Chicago Sanitary sewer: Metropolitan Sanitary District	
IMPROVEMENTS	Street access: Average Surface: Asphalt Maintenance: City of Chicago Storm sewer: Yes	Curb/Gutters: Concrete Sidewalks: Concrete Street lights: Overhead



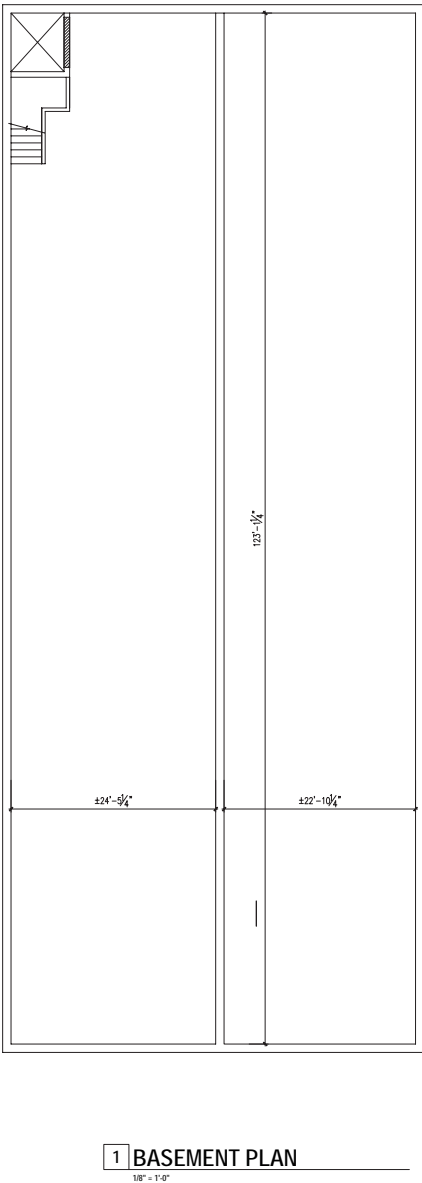
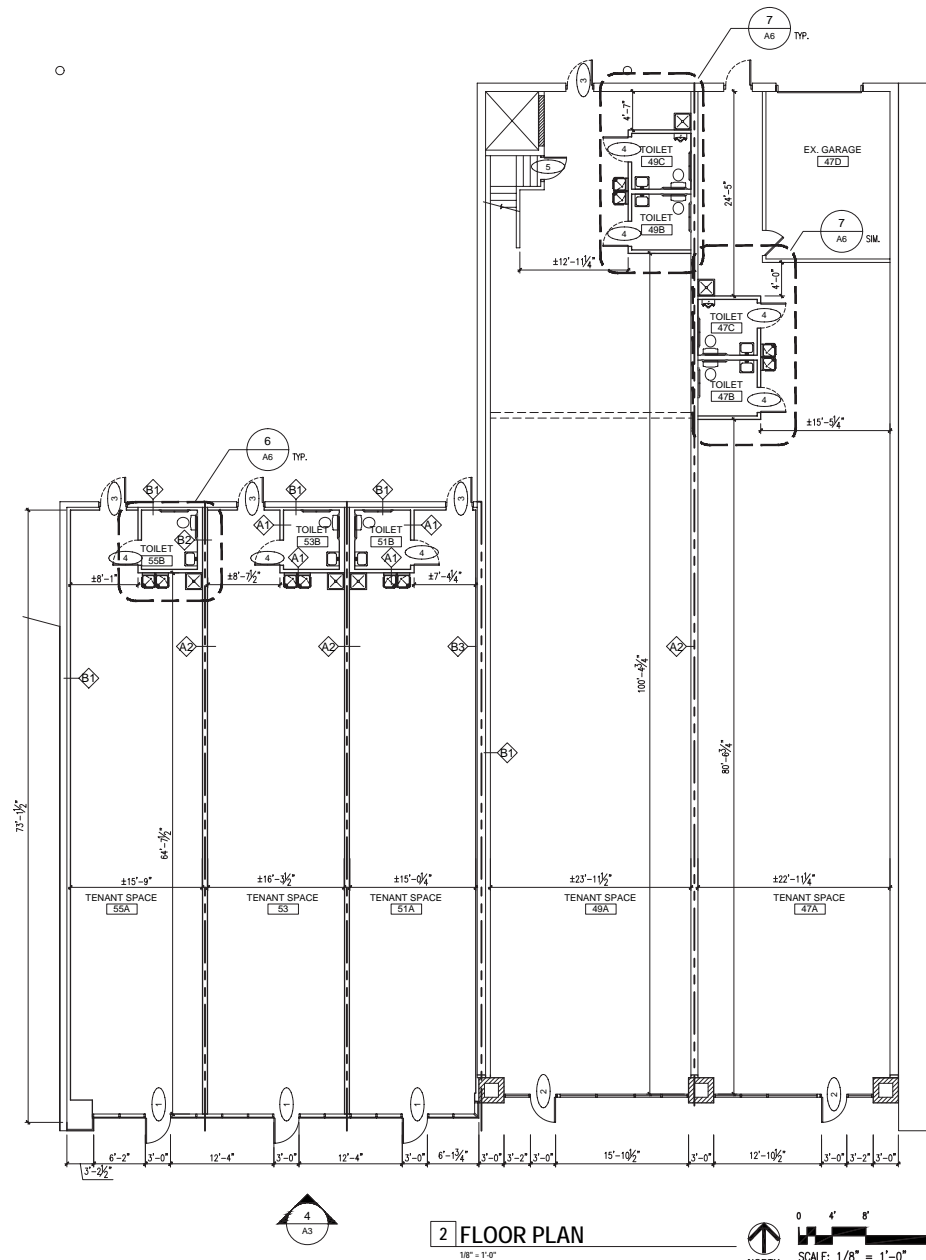
PROPERTY SURVEY - 4047-55 N MILWAUKEE

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FLOOR PLANS - 4047-55 N MILWAUKEE

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MARKET OVERVIEW

The property is located in the Portage Park community on Chicago's northwest side. Portage Park is bounded roughly by Cicero Avenue and the railroad tracks (approximately 4700 west) to the east, Belmont Avenue and Irving Park Road to the south, Austin and Nagle Avenues to the west, and Lawrence Avenue to the north. The Portage Park community is approximately 7.5 miles northwest of the downtown central business district.

The community gets its name from the popular Portage Park located on the northeast corner of Irving Park Road and Central Avenue. The park provides local residents with an array of activities, including softball and football leagues, tennis and swimming.

This community is an established and stable commercial and residential district. The primary commercial streets in the neighborhood include Cicero Avenue, Central Avenue, Austin Avenue, Irving Park Road, Belmont Avenue, Laramie Avenue, and Addison Street. The commercial sector is improved with a mixture of retail, office, professional office, and mixed-use commercial/apartment buildings. The majority of the commercial spaces are less than 5,000 square feet in size. Many of the commercial spaces are owner user occupied and cater to the needs of the local residents. There are some national chain and regional retailers located in the community.

Several new commercial structures, including single user and multi-tenant strip centers, have been constructed in the Portage Park community. These developments have occurred primarily along Irving Park Road, Belmont Avenue, Cicero Avenue, and Central Avenue.

The primary retail sector of Portage Park is located at "Six Corners" at the intersection of Irving Park Road, Cicero Avenue, and Milwaukee Avenue. The primary "anchor" tenant in this immediate neighborhood is Sears. A new strip center has also been constructed to the east of Sears. Tenants in this strip center include a large Jewel Food Store and Osco Drugs, Marshall's, and Famous Footwear. There are several banks in this immediate locale. Some other commercial uses include a new Walgreen's drug store, many clothing shops, boutiques, and professional offices, including attorney and medical facilities.

The residential sector of the Portage Park community is improved with a wide variety of architectural styles. Single family residences include brick bungalows, English Tudors, ranches, and vintage frame residences. There are also many two and three-unit apartment buildings. Some larger apartment complexes are also located in this community. Maintenance levels typically range from good to average.



DEMOGRAPHICS	0.25 MI	0.5 MI	1 MI
population	2,706	11,584	46,705
households	1,321	4,700	19,003
average HH income	\$70,662	\$75,034	\$75,166
average home value	\$329,022	\$345,501	\$346,532
population growth est. (2016-2021)	-0.13%	0.27%	0.17%

Some industrial-type buildings are also located in Portage Park. They are located primarily along Belmont and in the northeastern sector to the south of Lawrence. Most range between 3,000 and 7,500 square feet. There are also a few larger properties in excess of 20,000 square feet. Most of these industrial properties are owner occupied.

According to the 2010 US Census reports, the population of Portage Park was 64,124 which is a slight decrease from the 2000 population figure of 65,340. The median household income is reported to be \$52,356. The median age is reported to be approximately 47 years.

According to the MLS online records, 461 detached homes sold in the past 12 months. The sales prices ranged between \$114,712 and \$615,000 with an average sales price of \$302,152. The median sale price was \$276,000. In the same time period, 97 attached homes sold. The sale prices ranged between \$30,000 and \$420,000 with an average sales price of \$159,377 and a median sales price of \$140,000.

The median home value in the Portage Park community over the past year was \$276,000. This is still down 16.6% from the peak year of 2007 when the median sale price for a detached home was \$330,750. Distressed sales, (either foreclosure or short sales) made up over 19% of all detached home sales in Portage Park over the past year.

However, there is some very positive news over the past year for detached home values. The most recent 12 months have seen an 8.45% increase in detached home values compared with the median value seen in the prior 12 months. This upward trend has also been seen in some other types of real estate in the area.

The properties are located along the east side of Milwaukee Avenue approximately a half block north of the six corners of Irving, Cicero, and Milwaukee in the southeastern section of the Portage Park community. The properties are approximately 7-8 miles northwest of the downtown central business district.

Milwaukee Avenue is a major arterial northeast-southwest bound street with one lane of traffic in each direction and metered parking available on either side of the street. Irving Park Road is an east westbound two-lane arterial road with one parking lane in each direction at this location. Pedestrian traffic is also fairly strong along Milwaukee Avenue. This is due in part to the proximity of the Six Corners

shopping district including the Sears store at the northeast corner of Cicero and Irving Park Road. Currently, there are 5-6 national retailers found in this general area. Namely these retailers include Sears, Walgreen's, Family Dollar are located near the corner of Cicero, Irving Park and Milwaukee.

The City of Chicago Department of Housing and Economic Development along with the Offices of the 45th and 38th Ward Aldermen, the Six Corners Association and residents of the Portage Park and Irving Park communities have created a new Economic Development Master Plan for the Six Corners commercial district, located at the intersections of Cicero and Milwaukee Avenues and Irving Park Road. The goal of the Master Plan is to create and propose effective strategies, programs, and initiatives that revitalize and enhance one of Chicago's oldest and most important neighborhood shopping districts. The Master Plan also seeks to build on the district's significant assets, including its retail anchors, long-time businesses and cultural attractions, and intact stock of historic commercial buildings.



TRANSPORTATION

The Portage Park neighborhood is accessible via mass transit through the Blue Line. The Montrose station is located on Portage Park's northeastern edge in the Kennedy Expressway median. The Milwaukee District/North Line has a station stop at Mayfair, just west of the Kennedy Expressway. The #78 Montrose Avenue goes east to the lake, the #86 Narragansett Avenue takes Portage Parkers south to the CTA Green Line 'El' train station, and the #85 Central Avenue bus line goes north to the suburb of Niles.

There is also the #152 Addison Street bus, which runs east/west, and the #56 Milwaukee Avenue bus, which takes a northwest/southeast route into the West Loop. If you have to catch a plane, you can jump on a southbound #54 Cicero Avenue bus that will take you straight to Midway Airport.

HISTORY

Portage Park is notable for the Six Corners outdoor shopping district, centered at the intersection of Irving Park Road, Cicero Avenue and the diagonal Milwaukee Avenue, the Portage Theater, and of course its namesake—Portage Park. The name of the park was taken from the major portage linking the Des Plaines and Chicago rivers along what is today Irving Park Road. The area was so swampy that in wet weather, Native American sand trappers were easily able to paddle through the area in either direction without leaving their canoes. In those days, the Des Plaines was perhaps the most significant way to the Illinois, and then on to the Mississippi.

Portage Park has the largest Polish community in the Chicago Metropolitan Area according to the 2000 census. Portage Park is home to the Polish American Association, the Polish Jesuit Millennium Center, the Polish Army Veterans Association in the beautiful building of the former Irving State bank, in addition to the multitude of Polish shops and businesses throughout the district. One of the area's parks is named Chopin Park after Frédéric Chopin, Poland's most famous pianist and composer.

In 1850, along with construction of the Northwest Plank Road (present Milwaukee Avenue), Jefferson Township was incorporated at the legendary Dickinson Tavern. Jefferson Township was part of a large swath of land annexed to the city in 1889 in advance of the World's Columbian Exposition. Much of the area was still largely rural in the early 20th century until the extension of streetcar lines into the area



along Milwaukee, Irving, and Cicero lured in immigrants from the overcrowded tenements of the city's ethnic enclaves.

Soon Scandinavian, German, Italian, Polish, and Irish families from the industrial areas by the Chicago River such as Polish Downtown and Goose Island were buying lots in the vicinity to build their homes. Area developers such as Szajkowski, Schorsch as well as Koester and Zander subdivided what had been farmland into subdivisions of what became part of Chicago's famous "bungalow belt."

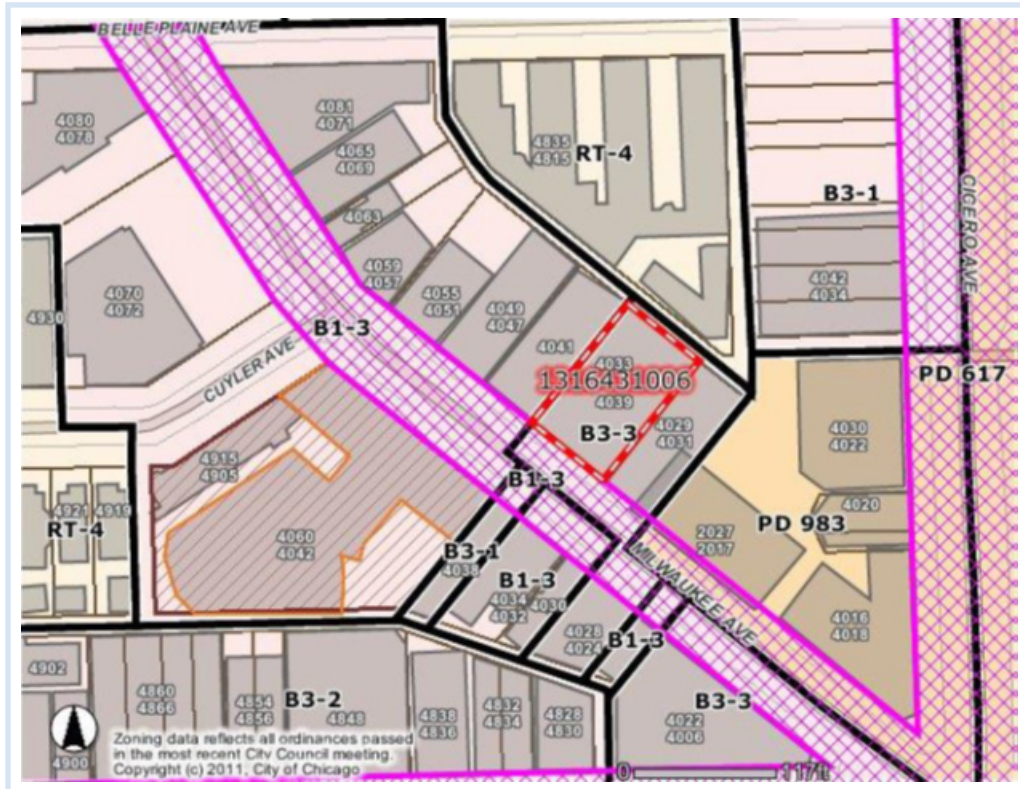
NEIGHBORHOOD

The neighborhood of Portage Park is a primarily residential area. The area's building stock is composed primarily of bungalows and two-flats. There are two large districts in Portage Park: one, Six Corners, at the intersection of Irving, Cicero, and Milwaukee, and another at Belmont and Central extending south into Belmont-Cragin.

The area was home to a number of movie palaces, among which were the Portage, Patio, and Belpark theaters. While the Belpark is now closed, the Portage Theater has been renovated with public TIF funds and is now home to a performing arts center showing arthouse and silent films. The Patio was privately restored and showing first-run movies.

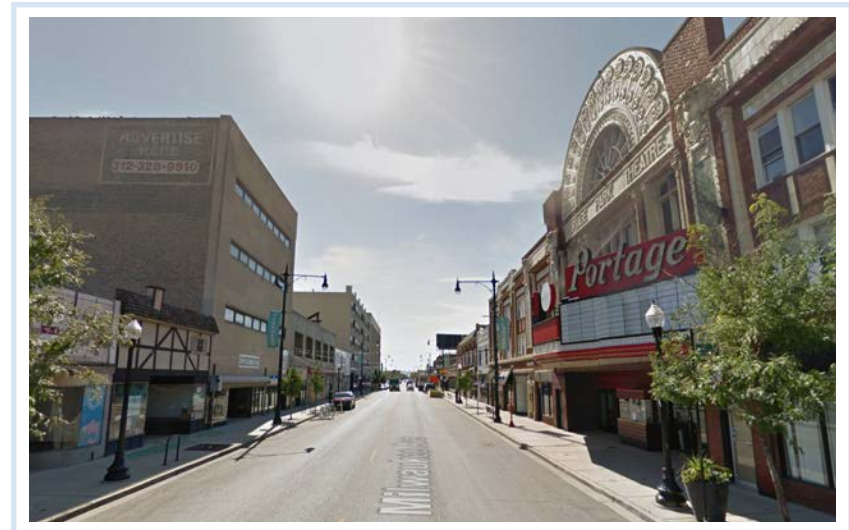
Portage Park is also home to a cluster of architecturally significant churches, and is one of the few neighborhoods on the city's North Side highlighted in Marilyn Chiat's *The Spiritual Traveler: Chicago and Illinois*. The spires and steeples of these monumental edifices such as St. Pascal's, St. Ladislaus, St. John of Rila the Wonderworker, St. Bartholomew, St. Ferdinand, and Our Lady of Victory tower over the neighborhood, giving the area much of its charm.





COMMUNITY SHOPPING DISTRICT

The primary purpose of the B3 Community Shopping district is to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than found in B1 and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in B1 and B2 districts. Development in B3 districts will generally be destination-oriented, with a large percentage of customers arriving by automobile. Therefore, the supply of off-street parking will tend to be higher in B3 districts than in B1 and B2 districts. The B3 district permits residential dwelling units above the ground floor. The B3 district is intended to be applied to large sites that have primary access to major streets. It may also be used along streets to accommodate retail and service use types that are not allowed in B1 and B2 districts. The B3 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 bulk and density designations (see Sec. 17-3-0401).



FINANCIALS

4029-4037 & 4047-55
N MILWAUKEE

4029, 4037 & 4047-55 N MILWAUKEE - PRO FORMA

PORTAGE
PARK

Tenant	Suite	GLA	Lease Dates		Minimum Rent			Total
			Start	End	Annual	Monthly	PSF	Revenue
4029 D	1	6,241	01/01/19	12/31/29	\$187,230	\$15,603	\$30.00	\$187,230
4029 Basement	2	6,241	01/01/19	12/31/29	\$31,205	\$2,600	\$5.00	\$31,205
4037 C	3	9,408	01/01/19	12/31/29	\$282,240	\$23,520	\$30.00	\$282,240
4037 Second Floor	4	3,000	01/01/19	12/31/29	\$45,000	\$3,750	\$15.00	\$45,000
4047 B	5	6,287	01/01/19	12/31/29	\$188,610	\$15,718	\$30.00	\$188,610
4055 A	6	3,732	01/01/19	12/31/29	\$111,960	\$9,330	\$30.00	\$111,960

Total	34,909	100.0%
Vacant	0	0.0%
Occupied	34,909	100.0%

Totals: \$846,245 \$70,520 \$846,245

Vacancy	3.00%	\$25,387
MGMT Fee	5.00%	\$41,043
Total Expenses		\$66,430

Sources and Uses

NOI \$779,815

	PSF	Total
Acquisition Costs	\$120.00	\$4,189,080
Hard Costs	\$72.50	\$2,530,903
Soft Costs	\$30.00	\$1,047,270
Total Costs	\$222.50	\$7,767,253
Construction Loan	65%	\$5,048,714
Equity Required		\$2,718,538
Annual Debt Service		-\$325,231
Cash Flow After Debt		\$454,584
Return on Equity		16.72%

4029 N MILWAUKEE - PRO FORMA

PORTAGE
PARK

Tenant	Suite	GLA	Lease Dates		Minimum Rent		PSF	Total
			Start	End	Annual	Monthly		Revenue
4029 D	1	6,241	01/01/19	12/31/29	\$187,230	\$15,603	\$30.00	\$187,230
Basement	2	6,241	01/01/19	12/31/29	\$31,205	\$2,600	\$5.00	\$31,205
Total		12,482	100.0%	Totals:	\$218,435	\$18,203		\$218,435
Vacant		0	0.0%					
Occupied		12,482	100.0%					
							Vacancy	3.00% \$6,553
							MGMT Fee	5.00% \$10,594.10
							Total Expenses	\$17,147
							NOI	\$201,288

Sources and Uses

	PSF	Total
Acquisition Costs	\$120.00	\$1,497,840
Hard Costs	\$72.50	\$904,945
Soft Costs	\$30.00	\$374,460
Total Costs	\$222.50	\$2,777,245
Construction Loan	65%	\$1,805,209
Equity Required		\$972,036
Annual Debt Service		-\$116,289
Cash Flow After Debt		\$84,999
Return on Equity		8.74%

4037 N MILWAUKEE - PRO FORMA

PORTAGE
PARK

Tenant	Suite	Lease Dates		Minimum Rent		Total		Revenue
		GLA	Start	End	Annual	Monthly	PSF	
4037 C	1	9,408	01/01/19	12/31/29	\$282,240	\$23,520	\$30.00	\$282,240
Second Floor	2	3,000	01/01/19	12/31/29	\$45,000	\$3,750	\$15.00	\$45,000
Total		12,408	100.0%	Totals:	\$327,240	\$27,270		\$327,240
Vacant		0	0.0%					
Occupied		12,408	100.0%					
							Vacancy	\$9,817
							MGMT Fee	\$15,871.14
							Total Expenses	\$25,688
							NOI	\$301,552

Sources and Uses

	PSF	Total
Acquisition Costs	\$120.00	\$1,488,960
Hard Costs	\$72.50	\$899,580
Soft Costs	\$30.00	\$372,240
Total Costs	\$222.50	\$2,760,780
Construction Loan	65%	\$1,794,507
Equity Required		\$966,273
Annual Debt Service		-\$115,600
Cash Flow After Debt		\$185,952
Return on Equity		19.24%

4047-55 N MILWAUKEE - PRO FORMA

PORTAGE
PARK





Tenant	Suite	Lease Dates		Minimum Rent		Total		
		GLA	Start	End	Annual	Monthly	PSF	Revenue
4047 B	1	6,287	01/01/19	12/31/29	\$188,610	\$15,718	\$30.00	\$188,610
4055 A	2	3,732	01/01/19	12/31/29	\$111,960	\$9,330	\$30.00	\$111,960
Total		10,019	100.0%	Totals: \$300,570		\$25,048		\$300,570
Vacant		0	0.0%					
Occupied		10,019	100.0%					
							Vacancy	3.00%
							MGMT Fee	5.00%
							Total Expenses	\$23,595
							NOI	\$276,975

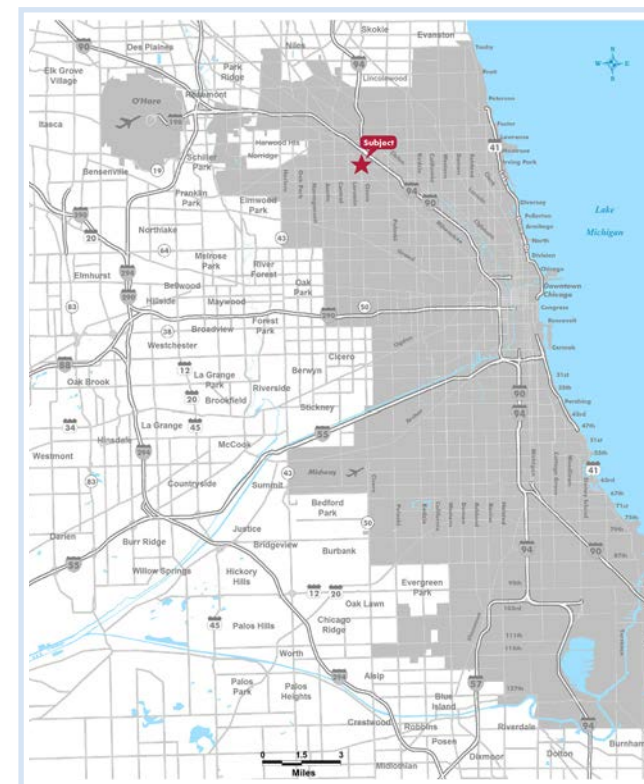
Sources and Uses

	PSF	Total
Acquisition Costs	\$120.00	\$1,202,280
Hard Costs	\$72.50	\$726,378
Soft Costs	\$30.00	\$300,570
Total Costs	\$222.50	\$2,229,228
Construction Loan	65%	\$1,448,998
Equity Required		\$780,230
Annual Debt Service		-\$93,342
Cash Flow After Debt		\$183,633
Return on Equity		23.54%

AREA DEMOGRAPHICS

PORTAGE
PARK

<div> PLACE OF WORK</div>		.25 Miles		.5 Miles		1 Mile		1.5 Miles	
2016 Businesses		248		486		1,434		3,673	
2016 Employees		6,402		10,031		18,781		36,066	
<div> POPULATION</div>									
2016 Population - Current Year Estimate		2,498		11,161		46,660		116,968	
2021 Population - Five Year Projection		2,483		11,304		47,053		118,341	
2010 Population - Census		2,539		10,941		46,113		114,844	
2000 Population - Census		2,832		11,531		47,839		118,255	
2010-2016 Annual Population Growth Rate		-0.26%		0.32%		0.19%		0.29%	
2016-2021 Annual Population Growth Rate		-0.12%		0.25%		0.17%		0.23%	
<div> AGE</div>									
2016 Population		2,498		11,161		46,660		116,968	
Age 0-4		151	6.0%	830	7.4%	3,260	7.0%	7,970	6.8%
Age 5-9		141	5.6%	769	6.9%	3,075	6.6%	7,617	6.5%
Age 10-14		129	5.2%	700	6.3%	2,874	6.2%	7,293	6.2%
Age 15-19		141	5.6%	676	6.1%	2,720	5.8%	7,100	6.1%
Age 20-24		193	7.7%	776	7.0%	3,134	6.7%	8,146	7.0%
Age 25-29		229	9.2%	856	7.7%	3,604	7.7%	9,195	7.9%
Age 30-34		206	8.2%	882	7.9%	3,834	8.2%	9,449	8.1%
Age 35-39		184	7.4%	855	7.7%	3,546	7.6%	8,733	7.5%
Age 40-44		187	7.5%	825	7.4%	3,276	7.0%	8,253	7.1%
Age 45-49		162	6.5%	776	7.0%	3,220	6.9%	7,843	6.7%
Age 50-54		170	6.8%	748	6.7%	3,119	6.7%	7,760	6.6%
Age 55-59		182	7.3%	734	6.6%	3,107	6.7%	7,601	6.5%
Age 60-64		154	6.2%	616	5.5%	2,671	5.7%	6,526	5.6%
Age 65-69		120	4.8%	457	4.1%	1,959	4.2%	4,969	4.2%
Age 70-74		70	2.8%	276	2.5%	1,281	2.7%	3,282	2.8%
Age 75-79		36	1.4%	172	1.5%	842	1.8%	2,221	1.9%
Age 80-84		21	0.8%	103	0.9%	562	1.2%	1,466	1.3%
Age 85 and Older		23	0.9%	111	1.0%	576	1.2%	1,543	1.3%
2016 Median Age		36.6		35.5		36.2		36.0	
<div> RACE AND ETHNICITY</div>									
2016 Population		2,498		11,161		46,660		116,968	
White		1,721	68.9%	7,697	69.0%	31,879	68.3%	76,457	65.4%
Black or African American		76	3.0%	284	2.5%	1,017	2.2%	2,525	2.2%
Asian		151	6.0%	653	5.9%	2,988	6.4%	8,909	7.6%
American Indian or Alaska Native		15	0.6%	85	0.8%	314	0.7%	811	0.7%
Pacific Islander		0	0.0%	2	0.0%	23	0.0%	70	0.1%
Other Race		424	17.0%	1,903	17.1%	8,362	17.9%	23,066	19.7%
Two or More Races		112	4.5%	536	4.8%	2,077	4.5%	5,130	4.4%
Hispanic		1,013	40.6%	4,931	44.2%	20,107	43.1%	54,485	46.6%
White Non-Hispanic		1,219	48.8%	5,091	45.6%	21,792	46.7%	49,305	42.2%



AREA DEMOGRAPHICS

PORTAGE
PARK



HOUSEHOLDS

	.25 Miles	.5 Miles	1 Mile	1.5 Miles
2016 Households - Current Year Estimate	1,097	4,225	17,421	41,779
2021 Households - Five Year Projection	1,089	4,276	17,574	42,264
2010 Households - Census	1,116	4,148	17,210	41,052
2000 Households - Census	1,169	4,251	17,769	42,566
2010-2016 Annual Household Growth Rate	-0.27%	0.29%	0.20%	0.28%
2016-2021 Annual Household Growth Rate	-0.15%	0.24%	0.18%	0.23%
2016 Average Household Size	2.26	2.63	2.67	2.79



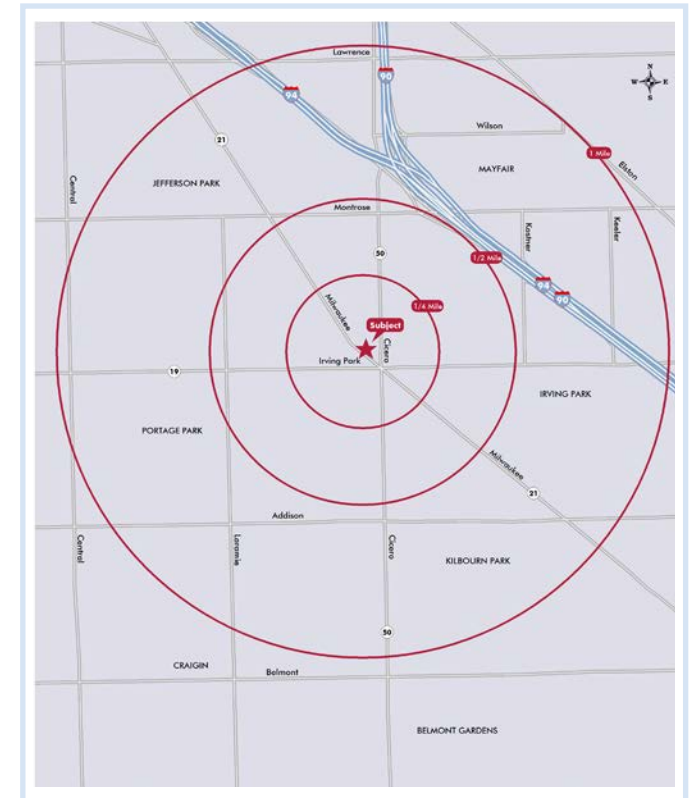
HOUSEHOLD INCOME

2016 Households	1,097	4,225	17,421	41,779
Under \$15,000	98 8.9%	418 9.9%	1,820 10.4%	4,660 11.2%
\$15,000-\$24,999	183 16.7%	443 10.5%	1,517 8.7%	4,318 10.3%
\$25,000-\$34,999	147 13.4%	442 10.5%	1,841 10.6%	4,442 10.6%
\$35,000-\$49,999	123 11.2%	512 12.1%	2,380 13.7%	5,692 13.6%
\$50,000-\$74,999	169 15.4%	912 21.6%	3,539 20.3%	8,234 19.7%
\$75,000-\$99,999	99 9.0%	469 11.1%	2,292 13.2%	5,352 12.8%
\$100,000-\$149,999	175 16.0%	572 13.5%	2,374 13.6%	5,510 13.2%
\$150,000-\$199,999	51 4.6%	233 5.5%	850 4.9%	2,000 4.8%
\$200,000 and Over	50 4.6%	223 5.3%	809 4.6%	1,571 3.8%
2016 Average Household Income	\$70,779	\$76,152	\$75,069	\$71,135
2021 Average Household Income	\$76,314	\$82,371	\$81,310	\$76,865
2016 Median Household Income	\$49,442	\$55,933	\$56,005	\$53,806
2021 Median Household Income	\$50,934	\$59,146	\$59,441	\$56,641
2016 Per Capita Income	\$29,670	\$29,106	\$28,050	\$25,460
2021 Per Capita Income	\$31,934	\$31,446	\$30,383	\$27,500



HOUSING VALUE

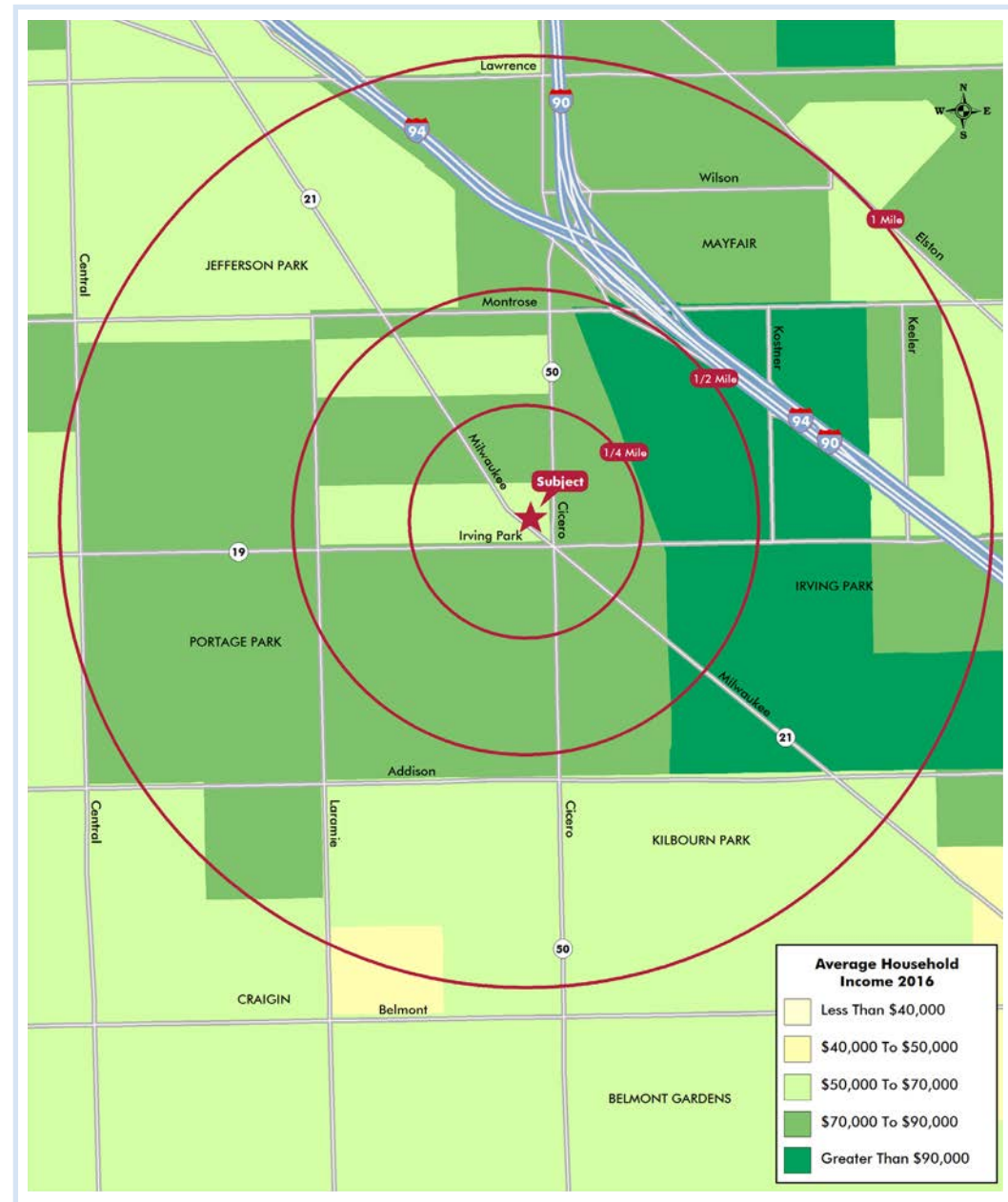
2016 Owner Occupied Housing Units	378	1,909	8,313	19,977
Under \$50,000	9 2.4%	62 3.2%	202 2.4%	632 3.2%
\$50,000-\$99,999	9 2.4%	37 1.9%	187 2.2%	515 2.6%
\$100,000-\$149,999	30 7.9%	114 6.0%	504 6.1%	1,160 5.8%
\$150,000-\$199,999	25 6.6%	137 7.2%	825 9.9%	2,167 10.8%
\$200,000-\$249,999	39 10.3%	194 10.2%	1,070 12.9%	2,923 14.6%
\$250,000-\$299,999	56 14.8%	259 13.6%	1,232 14.8%	3,025 15.1%
\$300,000-\$399,999	119 31.5%	534 28.0%	1,928 23.2%	4,835 24.2%
\$400,000-\$499,999	54 14.3%	295 15.5%	1,156 13.9%	2,312 11.6%
\$500,000-\$749,999	32 8.5%	232 12.2%	914 11.0%	1,842 9.2%
\$750,000-\$999,999	3 0.8%	28 1.5%	170 2.0%	283 1.4%
\$1,000,000 and Over	2 0.5%	17 0.9%	127 1.5%	283 1.4%
2016 Median Value of Owner Occ. Housing Units	\$317,647	\$328,371	\$307,132	\$292,835
2016 Average Value of Owner Occ. Housing Units	\$328,770	\$349,830	\$346,332	\$328,051



AREA DEMOGRAPHICS - AVG. HOUSEHOLD INCOME

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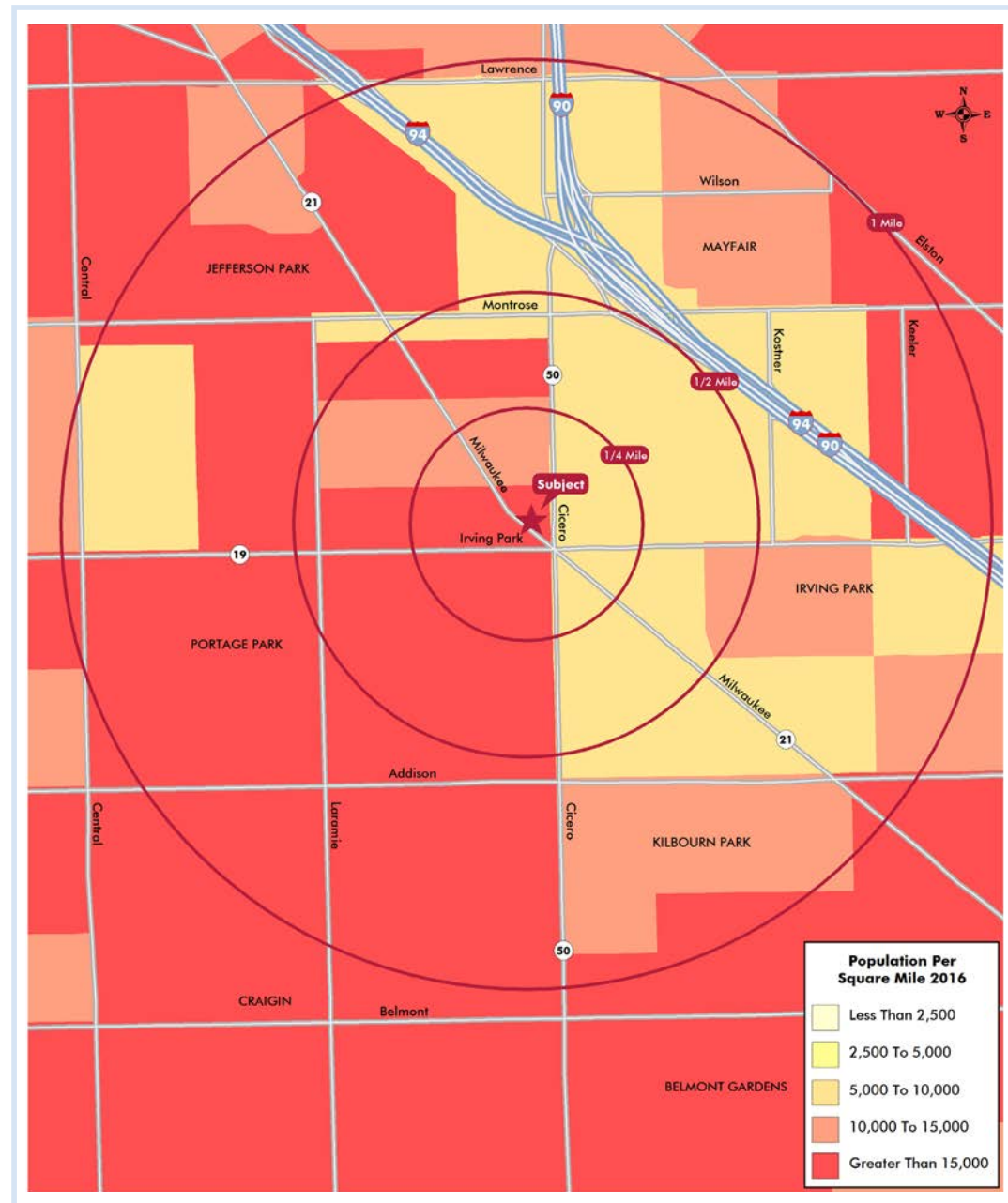
WITHIN A ¼ MILE RADIUS, APPROXIMATELY 75% OF THE HOUSEHOLDS GENERATE INCOME BETWEEN **\$70,000** AND **\$90,000**. THIS AFFLUENT PART OF TOWN ENTICES RETAILERS TO ESTABLISH A PRESENCE IN THIS MARKET.



AREA DEMOGRAPHICS - POPULATION DENSITY

PORTAGE
PARK

THERE IS AN EXTREMELY DENSE POPULATION WITHIN A $\frac{1}{4}$ MILE RADIUS OF THE PROPERTY AS THERE ARE OVER **15,000** PEOPLE PER SQUARE MILE IN A MAJORITY OF THE TRADE AREA. THE MEDIAN AGE OF RESIDENT WITHIN A $\frac{1}{2}$ MILE RADIUS IS 35.5 YEARS OLD. WITHIN A $\frac{1}{4}$ MILE RADIUS YOU HAVE **95% EMPLOYMENT** AMONGST THE POPULATION OVER THE AGE OF 16. THESE STATISTICS BODE WELL FOR RETAILERS WHO ARE TRYING TO FIND A LIVELY, WELL-OFF AREA TO ESTABLISH THEIR BUSINESS.





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