ILLINOIS INVESTMENT OFFERING

3535 NORTH CENTRAL STREET | CHICAGO, ILLINOIS 60634

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Investment Highlights

**INVESTMENT GRADE LEASE GUARANTEE**
Rental income guaranteed by CitiBank with over 2,100 locations.

**STRONG DEPOSIT AMOUNTS**
This Citibank branch has exceptional deposits in the amount of $283,000,000.

**2% ANNUAL INCREASES**
The lease allows for 2% annual increases in the initial term of the lease and through the first option. The remaining term on this lease is approximately 2.5 years with four (5-year) options. Rent will increase to $132,514 March 24, 2023.

**SIGNALIZED CORNER WITH COMBINED TRAFFIC COUNT OF ±46,700 VPD**
This branch sits near the signalized intersection of West Addison (±23,800) and North Central Avenue (±22,900) with a combined traffic count of ±46,700 vehicles per day.

**DENSE INFILL LOCATION WITH SOLID DEMOGRAPHICS**
Subject property is located in a dense infill location in Chicago with over 316,000 households with a median household income of over $70,000 within a five-mile radius.

**LOCATED IN CHICAGO MSA WITH OVER 9.6 MILLION PEOPLE**
Located ten miles northwest of downtown Chicago in a densely populated area of the Chicago Metropolitan Statistical Area which has a population of over 9.6 million people and is the third largest MSA in the United States. The subject property is also located nine miles southeast of O’Hare International Airport at the midway point between the airport and downtown Chicago.

**CITIBANK COMPETITION**
There are no other Citibank branches in a four-mile radius, the next closest branch is located 4.5 miles southeast of the subject.

**ACROSS THE STREET FROM COMMUNITY FIRST MEDICAL CENTER**
Located directly across from subject property is Community First Medical Center which has 296 licensed beds and specializes in cardiology, orthopedic surgery and offers emergency services.
Lease Summary

ADDRESS
3535 North Central Avenue
Chicago, IL 60634

TENANT
Citibank (NYSE: C)

LEASE COMMENCEMENT
March 24, 2015

LEASE EXPIRATION
March 23, 2025

TERM REMAINING
±2.5 Years

LEASE TYPE
Absolute Net Lease

ANNUAL RENT
$129,916

MONTHLY RENT
$10,826

OPTIONS
Four (5-Year) Options

RENT INCREASES
2% Annually In Initial Term and 1st Option, 90% of FMV in Options 2-4

LANDLORD RESPONSIBILITIES
None

YEAR BUILT
1986

PARCEL NUMBERS
13-21-300-5, 6, 7, 8, 9, 10

Rent Schedule

<table>
<thead>
<tr>
<th>Term</th>
<th>YEARS</th>
<th>MONTHLY RENT</th>
<th>ANNUAL RENT</th>
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<tbody>
<tr>
<td>Initial Term</td>
<td>3/24/2023 - 3/23/2024</td>
<td>9</td>
<td>$11,042</td>
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<tr>
<td>Option 1</td>
<td>3/24/2025 - 3/23/2026</td>
<td>11</td>
<td>$11,489</td>
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<tr>
<td>Option 1</td>
<td>3/24/2026 - 3/23/2027</td>
<td>12</td>
<td>$11,718</td>
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<tr>
<td>Option 1</td>
<td>3/24/2027 - 3/23/2028</td>
<td>13</td>
<td>$11,983</td>
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<tr>
<td>Option 1</td>
<td>3/24/2029 - 3/23/2030</td>
<td>14</td>
<td>$12,192</td>
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<tr>
<td>Option 1</td>
<td>3/24/2030 - 3/23/2031</td>
<td>15</td>
<td>$11,436</td>
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<tr>
<td>Options 2-4</td>
<td>3/24/2031 - 3/23/2045</td>
<td>16-30</td>
<td>90% of FMV*</td>
</tr>
</tbody>
</table>

*Fair Market Value (FMV) rent shall not be lower than previous year's rent of $149,233.
Location Overview and Demographics

Chicago, Illinois is the most populous city in the state of Illinois with over 2.7 million residents. Chicago is an international hub for finance, commerce, industry, technology, telecommunications and transportation, with O’Hare International Airport being the busiest airport in the world. As of 2020, the Chicago MSA had the third largest gross metropolitan product in the United States at nearly $689 billion. The Chicago MSA is home to many Fortune 5000 companies that include Abbott Laboratories, Allstate, Boeing, Motorola Solutions, US Foods and Walgreens.

COMMUNITY FIRST MEDICAL CENTER - Located directly across from subject property, Community First Medical Center has 296 licensed beds and specializes in cardiology, orthopedic surgery and offers emergency services.

WILBUR WRIGHT COLLEGE - (2 miles northeast of the subject property) Wilbur Wright College is a public community college in Chicago and part of the City Colleges of Chicago system. The school offers two-year associate's degrees, occupational training in IT, medical, manufacturing and business fields. Wilbur Wright College has an enrollment of approximately 8,700 students and 880 full time and part time faculty and staff.

<table>
<thead>
<tr>
<th>Total Population</th>
<th>Median Household Income</th>
<th>Total Households</th>
<th>Average Age</th>
<th>Traffic Counts Vehicles/Day</th>
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</thead>
<tbody>
<tr>
<td>1 MILE 48,846</td>
<td>1 MILE $71,344</td>
<td>1 MILE 15,025</td>
<td>1 MILE 36.00</td>
<td>N CENTRAL AVE ±23,800</td>
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<tr>
<td>3 MILES 375,387</td>
<td>3 MILES $66,346</td>
<td>3 MILES 122,189</td>
<td>3 MILES 39.00</td>
<td>W ADDISON ST ±22,900</td>
</tr>
<tr>
<td>5 MILES 886,498</td>
<td>5 MILES $70,954</td>
<td>5 MILES 316,790</td>
<td>5 MILES 40.00</td>
<td>INTERSTATE 90 ±264,700</td>
</tr>
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</table>

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.
Company Summary*

About the Tenant

Citibank is the consumer divisional of Citigroup Inc., a diversified financial services holding company that, provides various financial products and services to consumers, corporations, governments, and institutions in North America, Latin America, Asia, Europe, the Middle East, and Africa.

Citigroup in two segments, Global Consumer Banking (GCB) and Institutional Clients Group (ICG). The GCB segment offers traditional banking services to retail customers through retail banking, Citibranded cards, and Citi retail services. It also provides various banking, credit card, lending, and investment services through a network of local branches, offices, and electronic delivery systems. The ICG segment offers wholesale banking products and services, including fixed income and equity sales and trading, foreign exchange, prime brokerage, derivative, equity and fixed income research, corporate lending, investment banking and advisory, private banking, cash management, trade finance, and securities services to corporate, institutional, public sector, and high-net-worth clients.

As of December 31, 2021, it operated 2,154 branches primarily in the United States, Mexico, and Asia. Citigroup Inc. was founded in 1812 and is headquartered in New York, New York.

*Source: www.citi.com & Yahoo Finance

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Tenant Profile

<table>
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<tr>
<th>WEBSITE</th>
<th><a href="https://www.citi.com/">https://www.citi.com/</a></th>
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</thead>
<tbody>
<tr>
<td>LOCATIONS</td>
<td>±2,154 in 19 Countries</td>
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<tr>
<td>CITIBANK ATMS</td>
<td>72,000+</td>
</tr>
<tr>
<td>STOCK SYMBOL (NYSE)</td>
<td>C</td>
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<tr>
<td>CREDIT RATING (MOODY’S)</td>
<td>A</td>
</tr>
<tr>
<td>REVENUE (2021)</td>
<td>$71.9 Billion</td>
</tr>
<tr>
<td>ASSETS</td>
<td>$2.29 Tillion</td>
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<tr>
<td>EMPLOYEES</td>
<td>±210,000</td>
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