

The Cunningham

2341-2345 S. MICHIGAN AVE.
CHICAGO, ILLINOIS

MOTOR ROW/McCORMICK SQUARE

cawley  CHICAGO

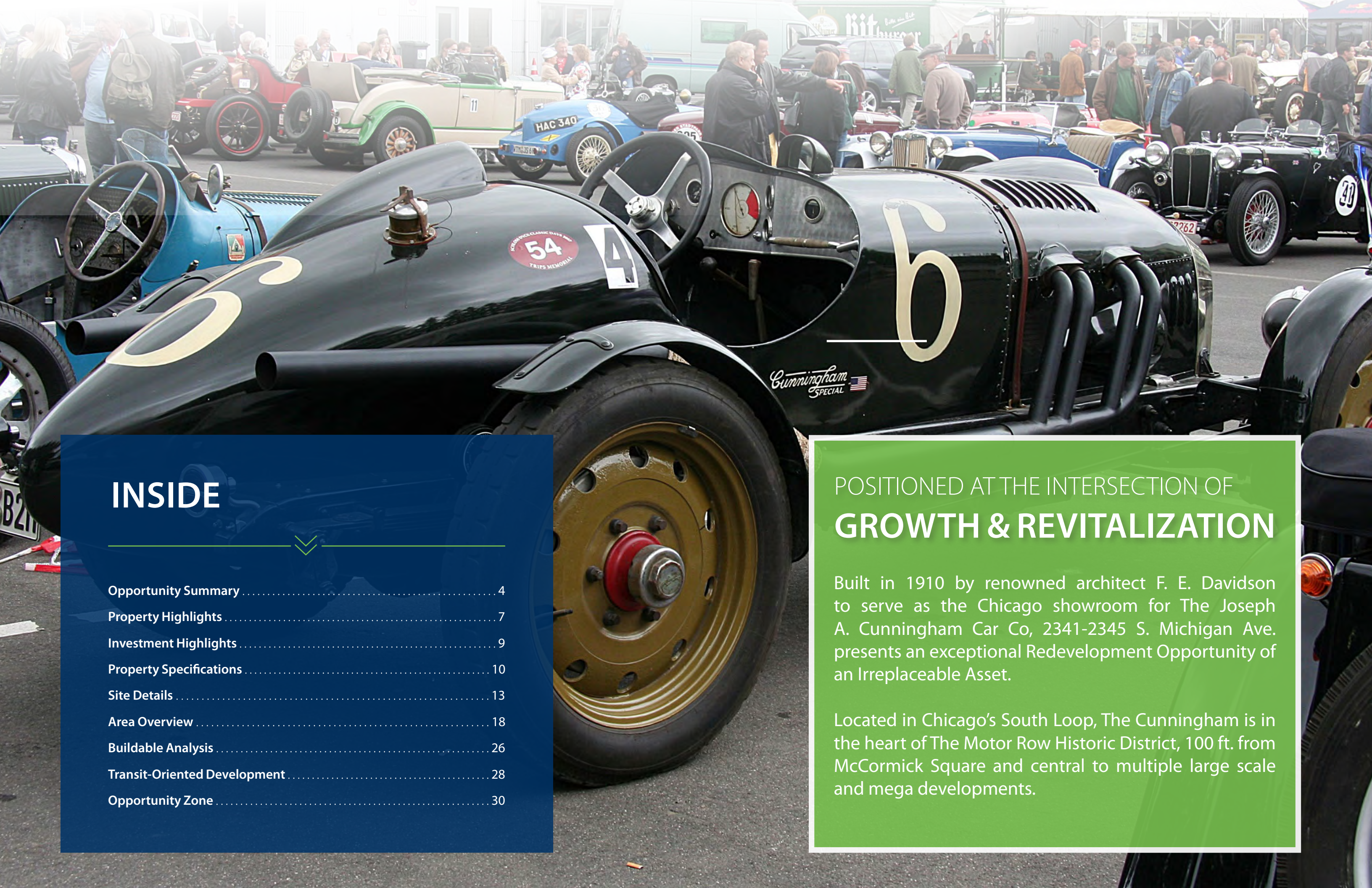
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OPPORTUNITY ZONE INVESTMENT



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POSITIONED AT THE INTERSECTION OF **GROWTH & REVITALIZATION**

Built in 1910 by renowned architect F. E. Davidson to serve as the Chicago showroom for The Joseph A. Cunningham Car Co, 2341-2345 S. Michigan Ave. presents an exceptional Redevelopment Opportunity of an Irreplaceable Asset.

Located in Chicago's South Loop, The Cunningham is in the heart of The Motor Row Historic District, 100 ft. from McCormick Square and central to multiple large scale and mega developments.

The Cunningham

ICONIC LOCATION WITH BOUNDLESS POTENTIAL

ICONIC LOCATION WITH BOUNDLESS POTENTIAL

Cawley Chicago is pleased to present, 2341-2345 S. Michigan Ave. an exceptional redevelopment opportunity of an Irreplaceable Asset within Chicago's Motor Row Historic District. Built in 1910 by renowned architect F. E. Davidson to serve as the showroom for The Joseph A. Cunningham Car Co, this 4-story, 35,000 Sq. Ft. building offers dramatic, high ceilings, exposed brick, heavy timber beams, and an abundance of natural light provided by the generous setbacks and window lines on three sides of the building. From the rooftop are sweeping views of Lake Michigan, Downtown, McCormick Square and Chicago's South Side.

Favorable in-place zoning allows for endless potential with optionality and scalability. The in-place Downtown Service (DS) zoning permits numerous potential commercial uses, while the existing FAR-5 designation, in addition to the potential for Bonus FAR, provides the opportunity to increase the total building area.

Dating back to 1905, Motor Row is considered to be the largest, intact early "motor colony." It is a living example of the growth and evolution of the automobile showroom and industry. Today, the Cunningham is positioned at the intersection of Growth & Revitalization in Chicago's South Loop, in the heart of The Motor Row Historic District, 100 ft. from McCormick Square, and central to multiple large-scale and Mega-Developments that are shifting Chicago's center to the south.

Once considered just a location for conventions, McCormick Square has rebranded and revitalized the neighborhood as the new destination for entertainment, dining, living, visiting, exhibitions and hospitality. McCormick Place, as the largest convention center in North America, stands strong as a sound and critical investment in the economic vitality and stability of Illinois.

To the south, the Southbridge and the Bronzeville Lakefront developments have bridged the interconnectivity of the South Loop, Chinatown & Bronzeville neighborhoods. To the north, The 78, Riverline, The Old Post Office and Union Station Tower have transformed the city's Riverfront while shifting focus to the south.

ECONOMIC INCENTIVE

The Cunningham offers a unique redevelopment opportunity with built-in value and multiple economic incentives. The distinct designation within Chicago's Motor Row Historic District offers eligibility for multiple Federal, State and City economic incentives to promote investment and preservation of this Irreplaceable Asset, including Historic Tax Credits, Permit Fee Waiver Program and Class L Property Tax Designation.

With its prominent location on Michigan Ave, designation as a Pedestrian Street and proximity to multiple rail lines within a half mile walk, 2341-2345 S. Michigan Ave. can qualify as a Transit Oriented Development (TOD), eligible to receive multiple TOD benefits, including Bonus FAR and reduction in parking requirements.

The Cunningham is also within Chicago's 24th/Michigan TIF District, intended to improve land uses around McCormick Place. Additionally, as a redevelopment opportunity, the Cunningham may be eligible to receive low-cost, long-term financing options, as a participant new in the Chicago PACE program.

Magnifying the investment potential, and differentiating this opportunity from other redevelopment locations is 2341-2345 S. Michigan Ave.'s inclusion within a **QUALIFIED OPPORTUNITY ZONE**. This investment tool established by Congress provides significant tax incentives for investors to re-invest their unrealized capital gains and encourage job creation and long-term investment into the community.



The Cunningham

2341-2345 S. MICHIGAN AVE.

Property Highlights

ASKING PRICE	\$5,775,000 (\$165/SF)
ADDRESS	2341-2345 S. Michigan Ave.
TOTAL LAND AREA	8,435 Sq. Ft.
TOTAL BUILDING SIZE	35,000 Sq. Ft.
BUILDING STORIES	4 Stories + Basement
BUILDING TYPE	Brick & Heavy Timber
YEAR BUILT/RENOVATED	1910/2000
ZONING	DS-5
NEIGHBORHOOD	South Loop
DISTRICT	Motor Row Historic District



2341-2345 S. MICHIGAN AVE.

Investment Highlights

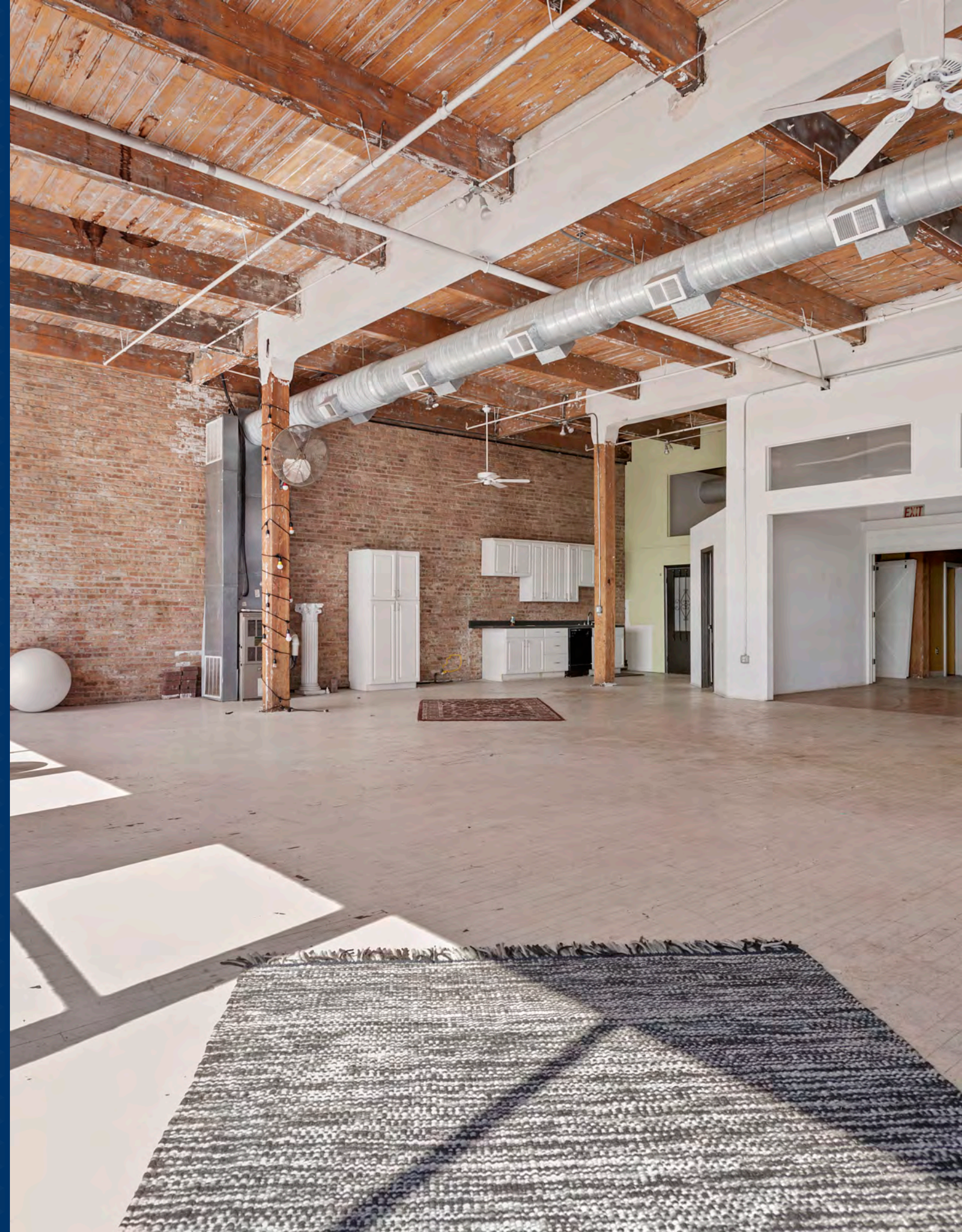
- REDEVELOPMENT OPPORTUNITY
 - Four-story, 35,000 SF Brick & Heavy Timber Building
 - Potential for alley vacation program
- IRREPLACEABLE ASSET in Chicago's Iconic Motor Row Historic District
- FAVORABLE IN-PLACE ZONING - DS-5
 - Scalability of existing Total Building Area
 - Optionality of potential uses
- FEDERAL, STATE AND CITY INCENTIVE PROGRAMS
 - QUALIFIED OPPORTUNITY ZONE
 - Near South Side Qualified Opportunity Zone Tract
 - LANDMARK DISTRICT
 - The Illinois Historic Preservation Tax Credit Program (IL-HTC)
 - Federal Historic Rehabilitation Tax Credit (F-HTC)
 - Permit Fee Waiver Program
 - Class L Property Tax Incentive
- CITY OF CHICAGO
 - TIF - 24th / Michigan Tax Increment Financing (TIF) District
 - Chicago PACE
- TRANSIT-ORIENTED DEVELOPMENT
 - Eligibility for Transit-Oriented Development (TOD) Benefits
- PEDESTRIAN STREET DESIGNATION
 - Preserve and enhance the character of neighborhood streets and intersections
 - Extends TOD requirements promoting the eligibility of potential benefits
 - New streetscape completion Spring 2021
- LOCATION
 - PUBLIC TRANSIT – Multiple CTA Rail, CTA BUS, METRA, and Bike Stations within walking distance
 - ACCESSIBILITY – Immediate access to multiple highways, major transportation corridors
 - LIFESTYLE – Area has become destination for food, dining, entertainment and hospitality
 - MCCORMICK SQUARE – As home to largest convention center in North America, McCormick Place, new hotels, Wintrust Arena, and an array of dining and entertainment, McCormick Square is fundamental to Illinois economic growth & revitalization of neighborhood and community
 - SHIFTING BOUNDARIES – Central to multiple large scale & mega-developments that are transforming the South Loop & shifting the Center of Chicago south
 - STRONG DEMOGRAPHICS – Affluent and dense neighborhood with Avg. Household Income +\$100,000, strong daytime population and robust business sector

The Cunningham

2341-2345 S. MICHIGAN AVE.

Property Specifications

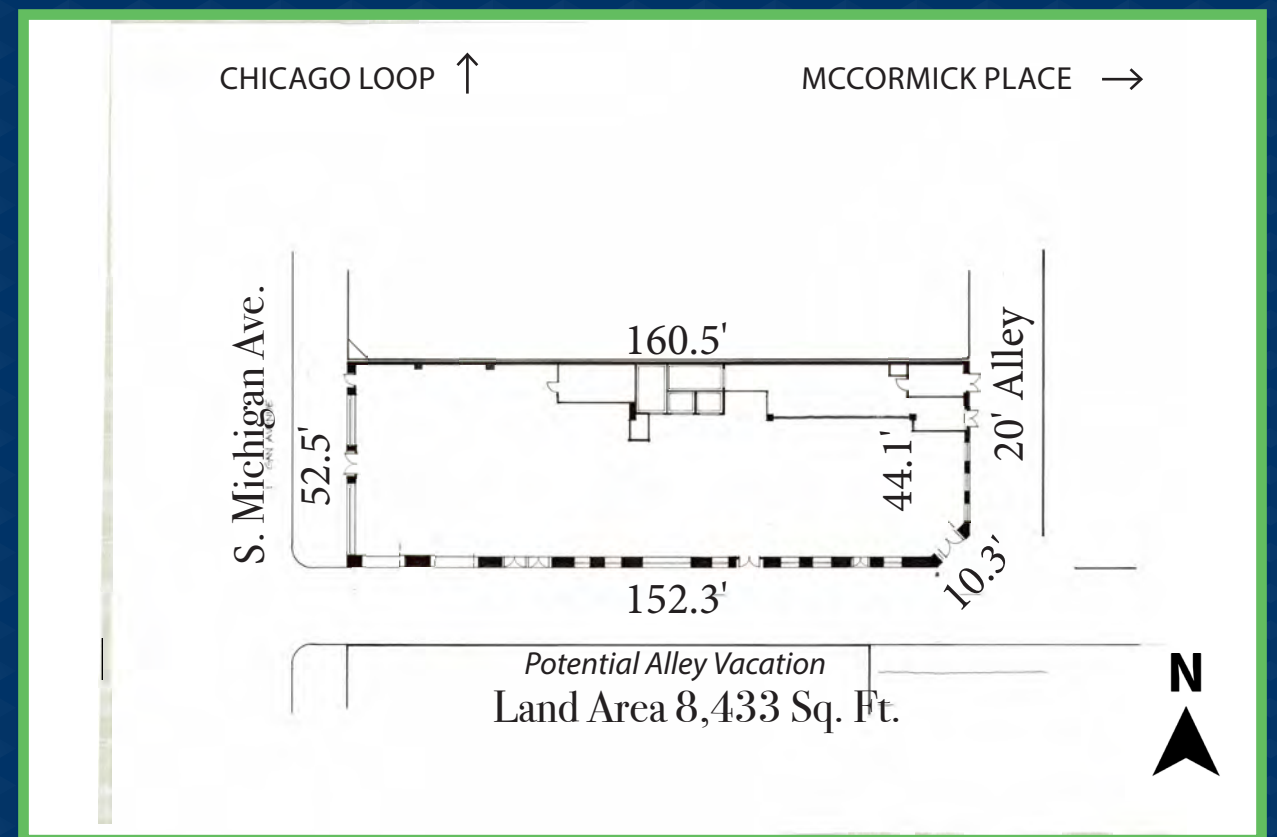
PROPERTY ADDRESS	2341-2345 S. Michigan Ave. Chicago, IL.
PARCEL ADDRESS	2341-2345 S. Michigan Ave.
PARCEL ID NUMBER	17.27.110.013.0000
TOTAL LAND AREA	8,435 Sq. Ft.
LOT DIMENSIONS	160.5' x 52.5'
FRONTAGE	52.5' - S. Michigan Ave.
TOTAL BUILDING SIZE	35,000 Sq. Ft. (Above Grade)
TOTAL PERMITTED BUILDABLE AREA	42,175 Sq. Ft.
FLOOR PLATE	Approx. 8,400 Sq. Ft.
BUILDING STORIES	4 Stories + Basement
BUILDING TYPE	Brick & Heavy Timber
YEAR BUILT	1910
RENOVATED	2000
CEILING HEIGHTS	1st Floor: Approx. 17' Floors 2-4: Approx. 14'-16'
LOADING	One (1) Side Load Drive-In Door One (1) Rear Load Drive-In Door
ELEVATOR	One (1) Freight Elevator Approx. 13' x 23'
SPRINKLERED	Yes
ZONING	DS-5
PROPERTY TAXES	\$60,084.60 (2018)
PROPERTY TAX CLASSIFICATION	593
PROPERTY TAX CODE	76042
WARD	3rd, Ald. Pat Dowell
COMMUNITY	South Chicago
NEIGHBORHOOD	South Loop
DISTRICT	Motor Row Historic District
NEIGHBORHOOD ORGANIZATIONS	South Loop Neighbors Greater South Loop Association Prairie District Neighborhood Alliance South Loop Business Exchange McCormick Square Community





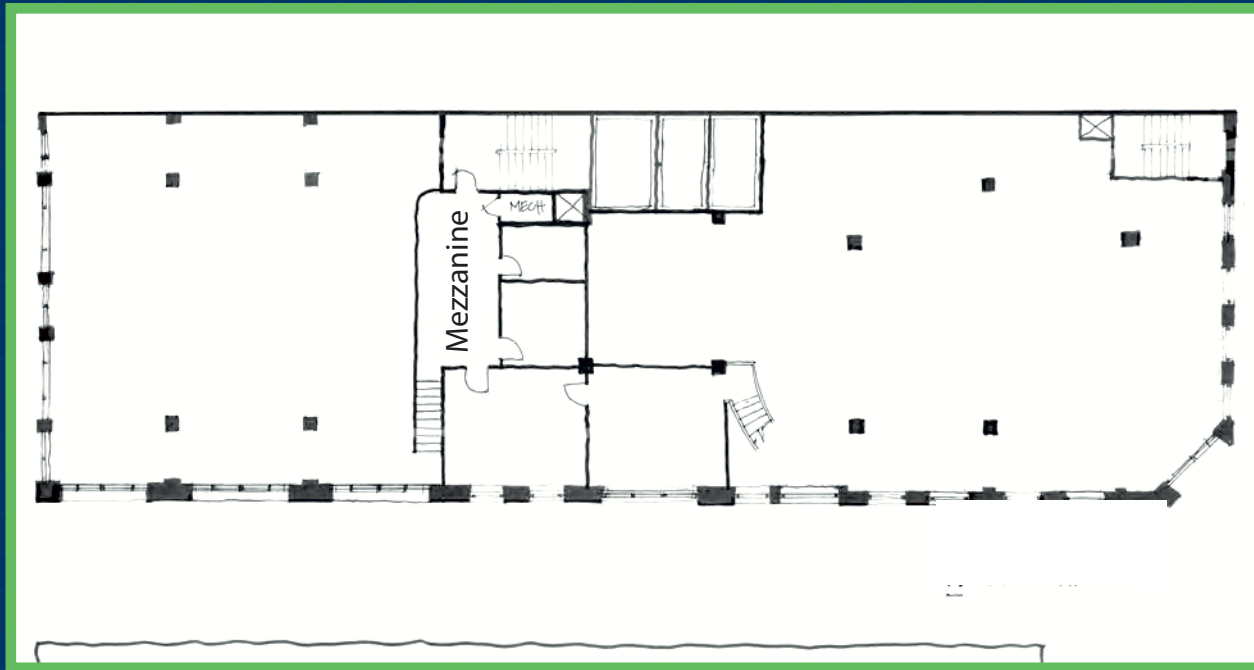
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SITE DETAILS

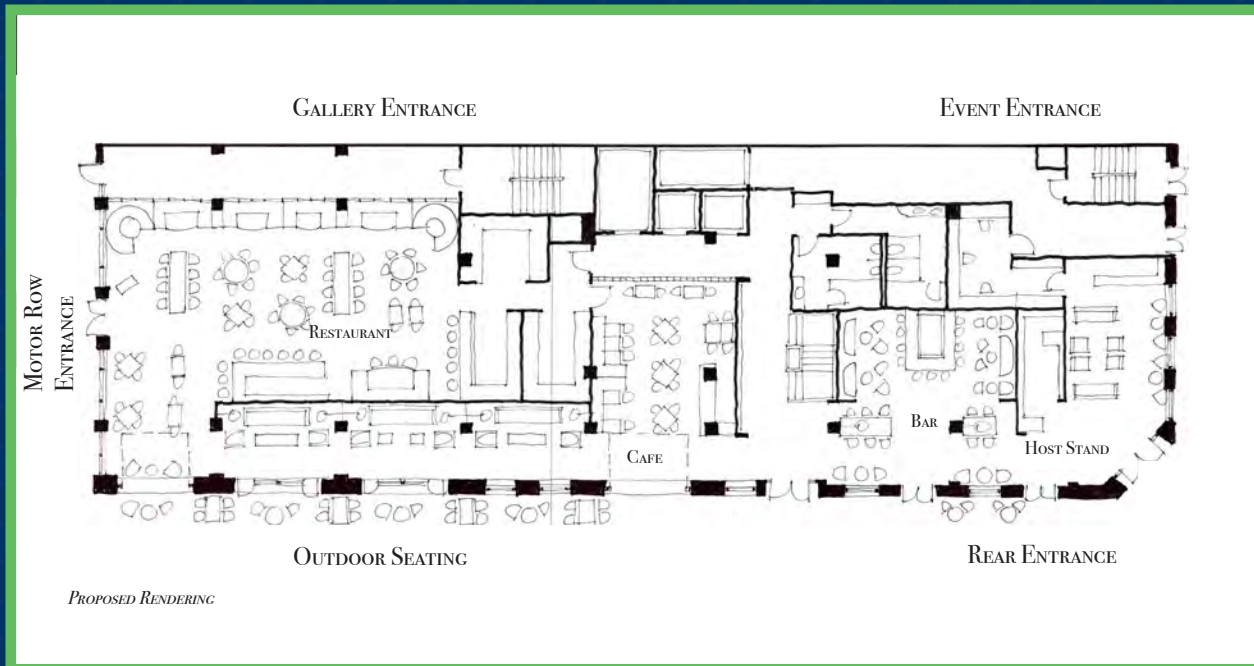


The Cunningham

FIRST FLOOR

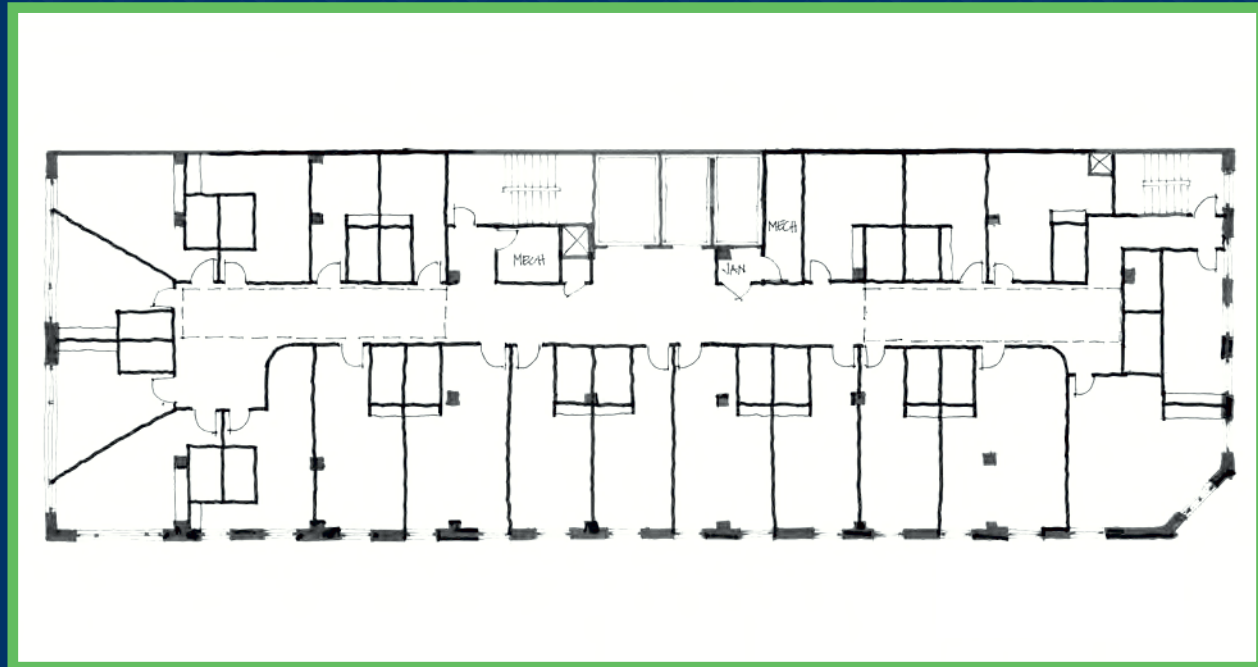


Rendering



The Cunningham

FLOORS 2-4
POTENTIAL FOR 22 SUITES



THE CENTER OF CHICAGO IS SHIFTING SOUTH

Walk Score
87

Very Walkable
Most errands can be accomplished on foot.

Transit Score
79

Excellent Transit
Transit is convenient for most trips.

Bike Score
84

Very Bikeable
Biking is convenient for most trips.



Cermak/McCormick - Green Line	0.1 mile (<1,000')
Cermak/Chinatown - Red Line	0.25 miles (<1,500')
18th St - Metra (ME Line)	0.9 miles
McCormick Place - Metra (ME Line) & SSL	0.4 miles
Roosevelt - Green and Red Lines	1.1 miles
27th St - Metra (ME Line)	1.3 miles
Museum Campus/11th St - Metra (ME Line) & SSL	1.5 miles
Halsted St - Metra (BNSF Line)	1.7 miles
Union Station	2.7 miles



State & 23rd - 29	0.1 mile
Cermak Green Line - 21	0.1 mile
Michigan & 23rd - 1, 4	0.1 mile
Michigan & Cermak - 3	0.2 miles
Clark & Cermak - 24	0.4 miles
Cermak & Archer - 62	0.6 miles



Wabash & Cermak	0.1 mile
Indiana & 26th	0.5 miles
Wentworth & 24th	0.7 miles



I- 290	2.1 miles
I-90/94 West	1.4 miles
I-90/94 East	2.2 miles
I-55	0.8 miles
McCormick Place	<200'
Illinois Institute of Technology	1.1 miles
Soldier Field	1.2 miles
Guaranteed Rate Field	1.5 miles
Downtown Loop	2.2 miles
Museum Campus	2.7 miles
University of Illinois at Chicago	2.3 miles



cta CERMAK/CHINATOWN
Approx. 1,500'

cta CERMAK/MCCORMICK
Approx. 1,000'

Metra MCCORMICK PLACE
Approx. 2,100'

The Cunningham



Soldier Field and
Museum Campus

Wintrust Arena

Marriott Marquis
Chicago

Cermak-McCormick Place
Green Line Station

McCormick Place
North Building

McCormick Place
Lakeside
Center

Hyatt Regency
McCormick Place

Arie Crown
Theater

Hilton
Garden Inn

Hampton
by HILTON

MOTOR
ROW
DISTRICT

Hyatt Conference
Center

McCormick
Square

McCormick Place
South Building

McCormick Place
West Building

The Cunningham

55



THE COLLECTION AT
McCORMICK SQUARE

THE NEW DESTINATION FOR ENTERTAINMENT, DINING, LIVING, VISITING, EXHIBITIONS & HOSPITALITY **McCORMICK SQUARE**



An area at the crossroads of transformational moments in Chicago's history, this global destination now has a name: McCormick Square.

THE COLLECTION AT MCCORMICK SQUARE

- Over 2.6 million square feet of exhibition space
- Combined 2,463 hotel rooms
- Brand new Wintrust Arena with up to 10,000 seats
- 4,249 seat award-winning theater (Arie Crown)
- More than 28 dining options
- The largest Rooftop Garden across the globe
- Campus linked by dramatic pedestrian promenades & sky bridges
- 3,000,000 visitors in 2018

MCCORMICK SQUARE BY THE NUMBERS

McCormick Square is a sound and critical investment in the economic vitality and stability of Illinois.

- Economic Impact: Approximately \$9.4 billion dollars in economic impact between 2014 and 2018
- Labor income and economic output: McCormick Square is projected to generate approximately \$656 million in labor income, more than \$1.034 million in value added, and \$1.726 billion in economic output in the state economy.
- Employment and jobs created: The total employment impact in Illinois is estimated to be nearly 15,260 jobs in 2018. For every job directly supported at McCormick Square campus, an additional 0.5 jobs are created in the state economy.
- Value added to economy: The total value added impact, which measures contribution to gross state product, is projected to be nearly \$1.033 billion.
- Value added to economy: The total value added impact, which measures contribution to gross regional product, is projected to be nearly \$957 million.
- Tax revenue: McCormick Square will generate an estimated \$112 million in state and local tax revenues in 2018.



MCCORMICK PLACE: The facility is comprised four buildings, the West, South, North Buildings and the Lakeside Center. These buildings have a combined total of 2.6 million square feet of exhibit space, 1.2 million square feet all on one level, making it the nation's largest, and most flexible use convention center.

The entire McCormick Place campus is linked by dramatic pedestrian promenades and sky bridges, containing retail shops and other visitor amenities.



WINTRUST ARENA: The Wintrust Arena serves as a multi-purpose general session hall for business meetings and conventions as well as a venue for concerts, sporting events and other major special events. The new Wintrust Arena will feature a first-class NCAA basketball court that will be the new home court for the DePaul University basketball teams.

QUICK FACTS

- 10,000 seat arena
- 22 state of the art suites
- 479 club seats



HYATT REGENCY MCCORMICK PLACE:

QUICK FACTS

- 800,000 Sq. Ft., 32-Story
- 1,258 guest room
- 43,500 total square feet of event space
- 25,000-square-foot Conference Center features 23 breakouts



MARRIOTT MARQUIS CHICAGO HOTEL:

QUICK FACTS

- 40 stories over the city's lakefront
- 1,205 stylish guest rooms
- 93,000 sq ft of meeting space



HILTONS AT MCCORMICK PLACE: Hilton's first tri-branded hotel - Hilton Garden Inn, Hampton Inn and Home2 Suites:

QUICK FACTS

- 23-Stories
- 466-rooms
- Home to VU Rooftop Restaurant & Lounge and Fatpour Tap Works

INTERSECTION OF GROWTH & REVITALIZATION

ONE CENTRAL STATION

ONE CENTRAL STATION

Proposed, 34-acre mixed-use project built on a platform over Metra tracks near Soldier Field and McCormick Place. Creation of the transit center would bring together CTA, Metra and Amtrak trains, while also creating the platform on which Landmark would build up to 20 million square feet of new office, residential and hotel high-rises, as well as other buildings.

ASPIRE RESIDENCES

ASPIRE

Complete: Leasing has begun at the new, 24-story, 275-unit apartment tower at 2111 S. Wabash Avenue in Chicago's South Loop. The transit-oriented development is slated to welcome its first move-ins summer of 2020.

78
The 78 Chicago

THE 78

In Development: 62-acre mixed-use development is bordered by Clark Street, Roosevelt Road, 16th Street and the Chicago River. The 78 will include 12 acres of public space, 5-acre public riverfront with restaurants and entertainment, and 13 million square feet of buildings, including approximately 1 million square feet anticipated as the potential home of the nation's newest research institute, Discovery Partners Institute.

BRONZEVILLE LAKEFRONT

Proposed: Phase I of the 144 acre, \$3.5 billion development of the former Michael Reese Hospital in Bronzeville were submitted to City Council in July. Plans for Phase I of the mixed-use include the ARC Innovation Center, anticipated to be anchored by a 500,000 square-foot Israel Sheba Medical Center. As part of the project, developers plan to build several parks, a new Metra train station on 31st Street, would also include new offices, residences, retail and health care facilities. The last surviving structure from the old Reese hospital, the Singer Pavilion, would be repurposed and incorporated into the development.

CHICAGO
GRIT

MCCORMICK SQUARE

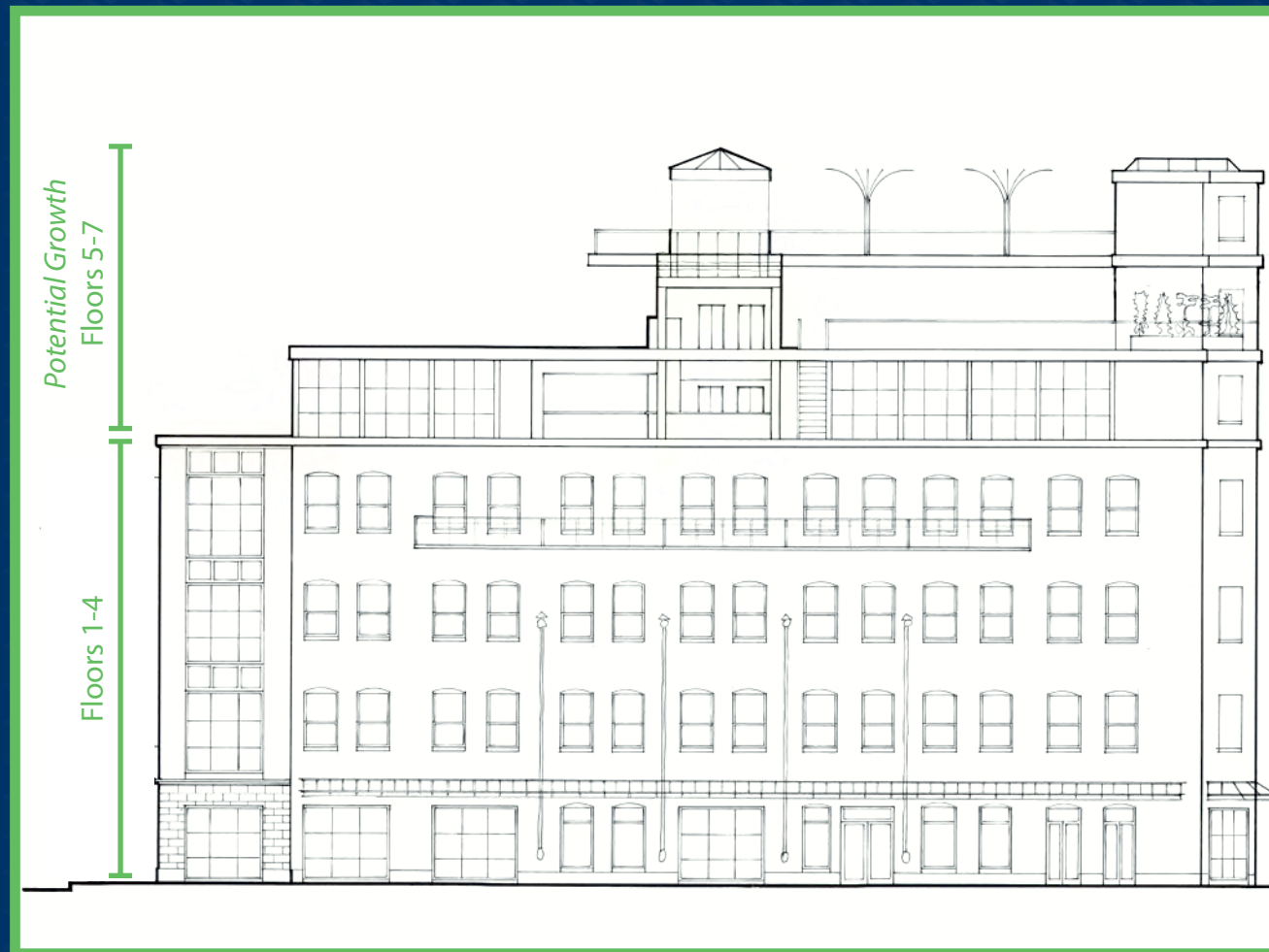
The McCormick Square neighborhood serves as an artery, driving economic growth as the home to the largest convention center in North America, McCormick Place, and the new Collection at McCormick Square featuring the new Hyatt Regency McCormick Place, Wintrust Arena and Marriott Marquis Chicago.

SOUTHBRIDGE

SOUTHBRIDGE

In Development: Located at the bustling intersection of Cermak and State Streets, the mixed-use development of the former Harold Ickes Homes just steps from CTA Green and Red Line Stations and multiple bus routes, this dynamic destination brings new life to an area known for its vibrancy and history. Southbridge is a new and unique mixed-use development that is planned to provide approximately 877 residential units across income levels, approximately 65,000 square feet of retail, and multiple recreational areas.

ZONING SUMMARY & BUILDABLE ANALYSIS



BUILDABLE ANALYSIS FOR DS-5	
Site Area	8,435 SF
FAR (As-of-Right)	5.0
Total Floor Area	42,175 SF
Max FAR (Bonus)	8.1 (3.1)
Max Total Floor Area	68,323.5 SF
Number of Floors	7

BULK

Zoning District Classification
 Use Group
 Floor Area Ratio (F.A.R.)
 MLA Per Unit (SF)
 MLA Reduction Per Unit (SF) for TSL
 Maximum Floor Area Bonus
 Setbacks

Maximum Building Height
 On-Site Open Space (SF)

Average DU Size
 Floor-to-Floor Hts of Ground Floor Space
 Max Nr. of Efficiency Units (%)

PARKING/LOADING

Off-Street Parking
 Residential
 Minimum Automobile Parking Ratio
 Maximum Accessory Parking Ratio
 Minimum Bike Parking
 Nonresidential
 Minimum Automobile Parking Ratio
 Maximum Accessory Parking Ratio
 Minimum Bike Parking

USE TABLES & STANDARDS

Residential
 Hotel/Motel
 Office
 Residential Storage Warehouse
 Religious Assembly
 College & Universities
 School
 Cultural Exhibits & Libraries
 Medical Service
 Parking
 (Outside Central Parking Area District 1-246 Parking Spaces)
 Parking
 (Outside Central Parking Area District 250+ Parking Spaces)
 Retail Sales, General
 Auto Supply/Accessory Sales

AS-OF-RIGHT ZONING

DS-5
 Commercial & Services Uses
 5.0
 200 SF/DU ; 135 SF/EU ; 100 SF/SROU
 -
 3.1
 No Front & Side Setback
 30' Rear Setback (Floors Containing DU)
 No Maximum
 36 SF/DU (5' on Any Side Min if Private,
 15' if Common)
 500 SF
 -
 20% (Does Not Apply to TOD Projects)

-
 -
 -
 None for first 70,000 SF or 2 x lot area,
 which is greater than 0.8 spaces per 1,000 SF
 None
 None

Not Allowed
 P
 P
 P
 S
 P
 S
 P
 P
 S
 PD
 P
 P

Metra MCCORMICK PLACE
Approx. 2,100'

The Cunningham

cta CERMAK/CHINATOWN
Approx. 1,500'

cta CERMAK/MCCORMICK
Approx. 1,000'

TRANSIT-ORIENTED DEVELOPMENT

Established in 2013, with Amendment 9304 introduced by Chicago Mayor Rahm Emanuel to City Council and passed by Committee of Zoning, Landmarks and Building Standards, January 23, 2019, the Transit-Oriented Development (TOD) Zoning Code has been expanded to certain streets with bus service frequencies and ridership comparable to rail line.

TOD Initiatives

- Development around Chicago's transit assets
- Reduce carbon footprint, and household costs associated with car ownership
- Increase access to public transportation
- Promote development and affordability in communities

TOD Requirements

- Location within 1,320' of a CTA, Metra or certain CTA bus line corridor stops, or within 2,640' of a CTA, Metra or certain CTA bus line corridor stops along a "pedestrian street" / "pedestrian retail street."
- Locations within 660 feet of a CTA, METRA or certain CTA bus line corridors stops are eligible for additional benefits

Benefits for qualified TOD Projects

- Minimum Lot Area (MLA) Reduction
- Floor Area Ratio (FAR) may be increased an additional 1.0
- Increase in Building Height
- Minimum off-street automobile parking ratios reduced by 50%
- As much as 100% of required off-street parking may be reduced for residential uses with approval as special use
- Minimum off-street parking ratios for non-residential uses may be reduced by 50% to 100%
- Limits on efficiency units do not apply to TOD projects within 660' of station or stop

QUALIFIED OPPORTUNITY ZONE

Established in the Federal Tax Cuts and Jobs Act of 2017, the State of Illinois has nominated 321 Opportunity Zones. The Opportunity Zones program encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designated census tracts.

The property at 2341-2345 S. Michigan Ave. is located within Opportunity Zone Tract 17031841000, consisting of the primary boundaries of W. Cermak Rd. to the north, S. Federal St. to the west, E. 26th St. to the south, and Lake Michigan to the east.

The Cunningham

Opportunity Zone Highlights

- Opportunity Zones provide a tax incentive for investors to re-invest their unrealized capital gains into dedicated Opportunity Funds.
- Temporary Deferral - A temporary deferral of inclusion in taxable income for capital gains reinvested into a Qualified Opportunity Fund Zone. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.
- Step-Up In Basis - A step-up in basis for capital gains reinvested in a Qualified Opportunity Fund Zone. The basis is increased by 10% in the investment in the Opportunity Fund is held by the tax payer for at least 5 years and by an additional 5% if held for at least 7 years.
- Permanent Exclusion - A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a Qualified Opportunity Fund Zone if the investment is held for at least 10 years. This exclusion only applied to gains accrued after an investment in an Opportunity Fund.



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