

AMERICAN CHARTERED BANK

Mundelein, IL, USA

CODE: TIPU1017

Type: Propiedades USA

Location: 3196 IL Route 60 | Mundelein, IL

Asking Price: US\$3,275,000

Cap Rate: 5.25%

Comission: 1.5% + VAT



DESCRIPTION

TierraInfinita is proud to present this unique opportunity to invest directly in a property with a long term lease in the United States. The property is leased to American Chartered Bank and is listed exclusively by Transwestern.

Transwestern is pleased to offer for sale to qualified investors a long-term ground leased property in Mundelein, IL. The fee simple offering is 100 percent leased to American Chartered Bank.

The lease commenced in November of 2004 and has a 30-year primary term, with three 10-year tenant options to extend. Rent increases 15 percent every five years during the primary term as well as the option periods.

The subject property is located just north of IL Route 176 on the northeast quadrant of IL Route 60 and IL Route 83 within Mundelein Crossings shopping center. This regional power center was developed in 2005 and is anchored by Home Depot, Target, TJ Maxx and Staples. The subject property consists of 43,560 square feet of land improved with a 4,976 square foot American Chartered Bank branch. The duration of the corporate guaranteed lease, above average rent escalations, area co-tenants and above average branch deposits make this property a solid long-term investment.

American Chartered Bank has been locally owned and operated since 1987. It is a full-service commercial and retail bank, serving privately owned small- and medium-sized businesses and individual clients throughout the Chicagoland area.

American Chartered Bank will merge with MB Financial Bank, establishing the premier bank dedicated to serving businesses and individuals in Chicagoland. Post merger there will be a network of over 95 locations plus more products and enhanced services and systems. The merger is expected to close in the

second quarter 2016.

Investment Highlights

- Long term lease with American Chartered Bank
- The Bank will merge with MB Financial Bank,
- Post merger there will be a network of over 95 locations
- No Landlord Responsibilities
- Lessee pays contributions

- 15% increase in income every 5 years
- 3 options for renewal of 10 years each
- The property is located in a popular commercial area with a lot of traffic
- The annual income average household in about 5 mile radius is in excess of US \$ 120.000
- Branch's deposits is in excess of US \$ 64 mm



