



Shorewood Commons

1101-1157 Brook Forest Ave.
Shorewood, Illinois

Salient Facts

SQUARE FEET
— 45,000ft²

ACQUISITION DATE
— MARCH, 2014

TYPE
— RETAIL

INVESTMENT TYPE
— CORE PLUS

TOTAL CAPITALIZATION:
— \$5.825.000

OCCUPANCY
— 90%

Investment Highlights

10%+ annual cash on cash returns

Average weighted in-place lease term of 7+ years

Diverse roster of national and regional tenants

One of Chicago's fastest growing communities (Will County)

Streamlined operations and enhanced cash flow

Purchased remaining outlets for future value-add component

Integris acquired Shorewood Commons under a core plus investment strategy to provide investors with stable cash-on-cash returns and long term value appreciation.

Integris acquired the original development tract which included Home Goods and various in-line retailers, the center is shadow anchored by a Target. Positioned on the main retail thoroughfare through Will County with multiple points of lighted access.

At acquisition Integris procured 10 year CMBS financing at 75% LTV whereby locking in a historically low interest rate to further enhance returns and stabilize cash flow. The Investment is currently in the harvesting stage with pending leasing activity which will bring occupancy to 100%.

For more information, contact David Tomlinson 314.665.3811 or Jason Fine 314.665.3072.