



Roseland Medical and Retail Center

100-136 West 111th Street
Chicago, IL



CHICAGO
TREND

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**We're entrepreneurs
with a mission**

**We're a socially-minded enterprise,
passionate about revitalizing
communities through inclusive
urban development.**

We launched in 2016 with a seed
investment from the philanthropic sector.

FOUNDING FUNDERS

MacArthur
Foundation




THE CHICAGO
COMMUNITY TRUST
AND AFFILIATES

Racial Wealth Gap

- The devaluation of commercial real estate in Black neighborhoods **driven largely by racism** and structural barriers to capital access. [1]
- Historic redlining and barriers to access **has decreased the opportunity for residents** to invest in their own communities
- Black residents largely **do not own commercial property** and have few connections to Black retail business professionals
- The racial wealth gap has **limited the opportunities for Black entrepreneurs**
 - ▶ Black Americans net worth is **70% lower** than non-black households [2]
 - ▶ **Real estate and entrepreneurial assets** are the biggest pathways to wealth for most Americans
 - ▶ **TREND intends to bolster wealth building opportunities** for Black entrepreneurs, investors and communities.





Chicago TREND shopping centers serve as local centers of impact, focused on driving positive change for economies, individuals, communities and impact-minded investors.



CHICAGO TREND

ECONOMICS

Shopping
Centers

PEOPLE

Community
Members

COMMUNITY

Neighborhoods

INSTITUTIONAL INVESTORS

Portfolio



VISION

By 2026: TREND Plans to Own 16 Community Serving Shopping Centers

...and jump start the formation of the first Urban Community Retail REIT creating wealth for 1,000 Black entrepreneurs, community residents and other impact investors.

TREND Current Portfolio

Butterfield Plaza

Olympia Fields, IL

Acquired in 2020
19,468 SF
93% Occupied



Demonstrate that TREND can own and create opportunities for Black professionals, tenants and contractors

Chatham Market

Chicago, IL

Acquired in 2020
9,755 SF
100% Occupied



Helped Black entrepreneurs open a franchise Ownership, leasing and management by Black entrepreneurs; credit tenants

2111-2115 S. State St

Chicago, IL

Acquired in 2021
12,881 SF
75% Occupied



Helped Black entrepreneurs own commercial property in appreciating neighborhood; opportunity for future high-rise development

Walbrook Junction

Baltimore, MD

Acquired in 2021
47,070 SF
89% Occupied



Obtained over \$1.6M of grant funding for safety and façade improvements
Leasing space to Black-owned bank

Edmondson Village

Baltimore, MD

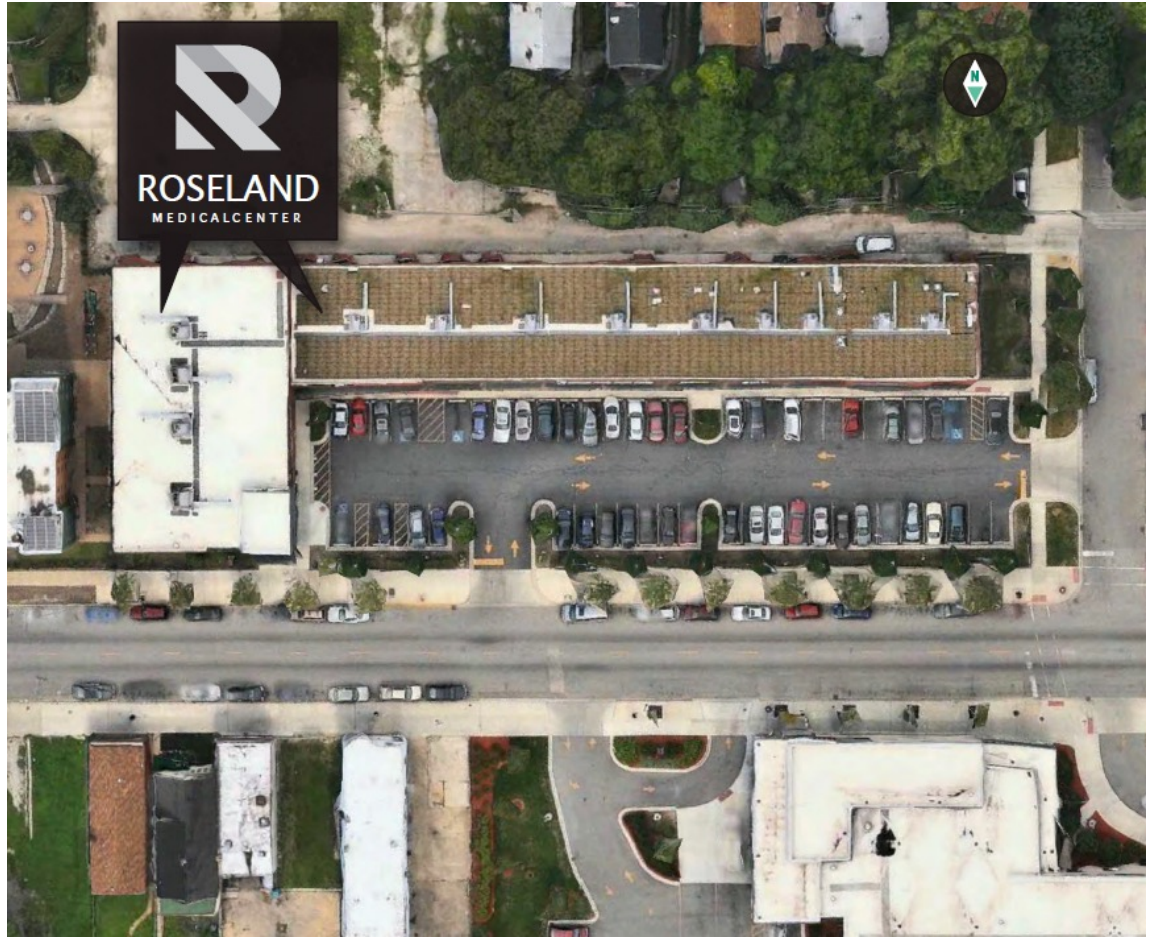
Acquired in 2023
139,417 SF
60% Occupied



Secured \$9.5M of public subsidy to modernize the shopping center. Attract new grocer, restaurant and healthcare service provider to anchor the redevelopment.

Property Overview

- 27,000 square feet
- 100% occupied
- Stable cashflow (see Slide 14)
- One-stop-shop healthcare campus
- Directly across the street from Roseland Medical Center
- 20,000 square feet vacant land parcel for future development
- Complements Far South Side development momentum (see Slide 13)



100-136 West 111th Street

Tenant Overview

4 medical tenants

- Chicago Family Health Center
- Cermak Immediate Care
- Roseland Pharmacy One
- Fresenius Kidney Care

4 retail tenants

- 3 restaurants
- 1 nail salon



Cermak Immediate Care



Seashell Restaurant

Demographic Profile

Demographic Profile [3]

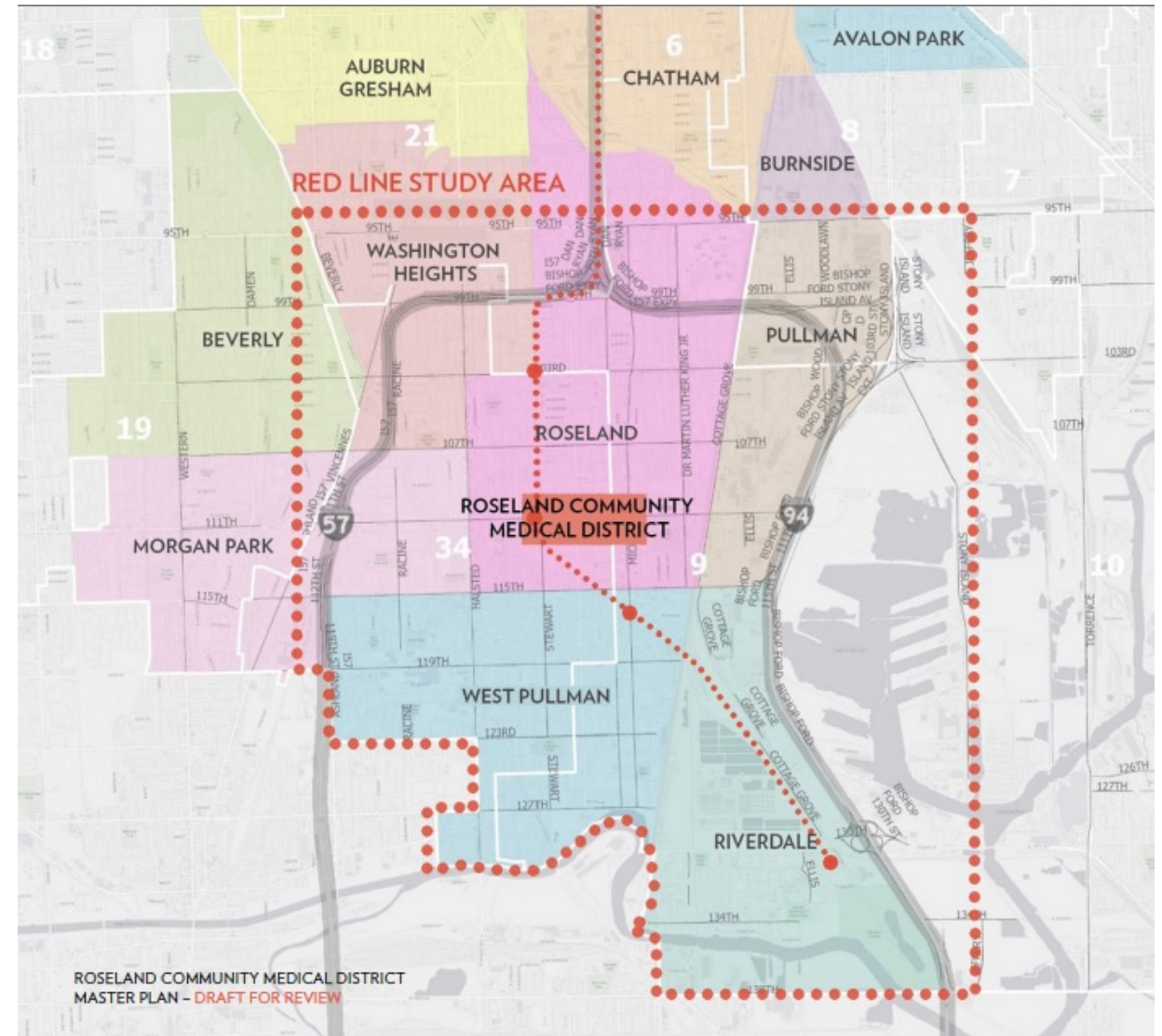
Radius	<u>1 Mile</u>	<u>3 Mile</u>
Estimated Population	32,058	162,541
Median Age	37	38
Estimated Households	10,304	55,534
Estimated Median HH Income	\$38,636	\$49,736



Source: [3] Demographic Report CoStar Group (2024)

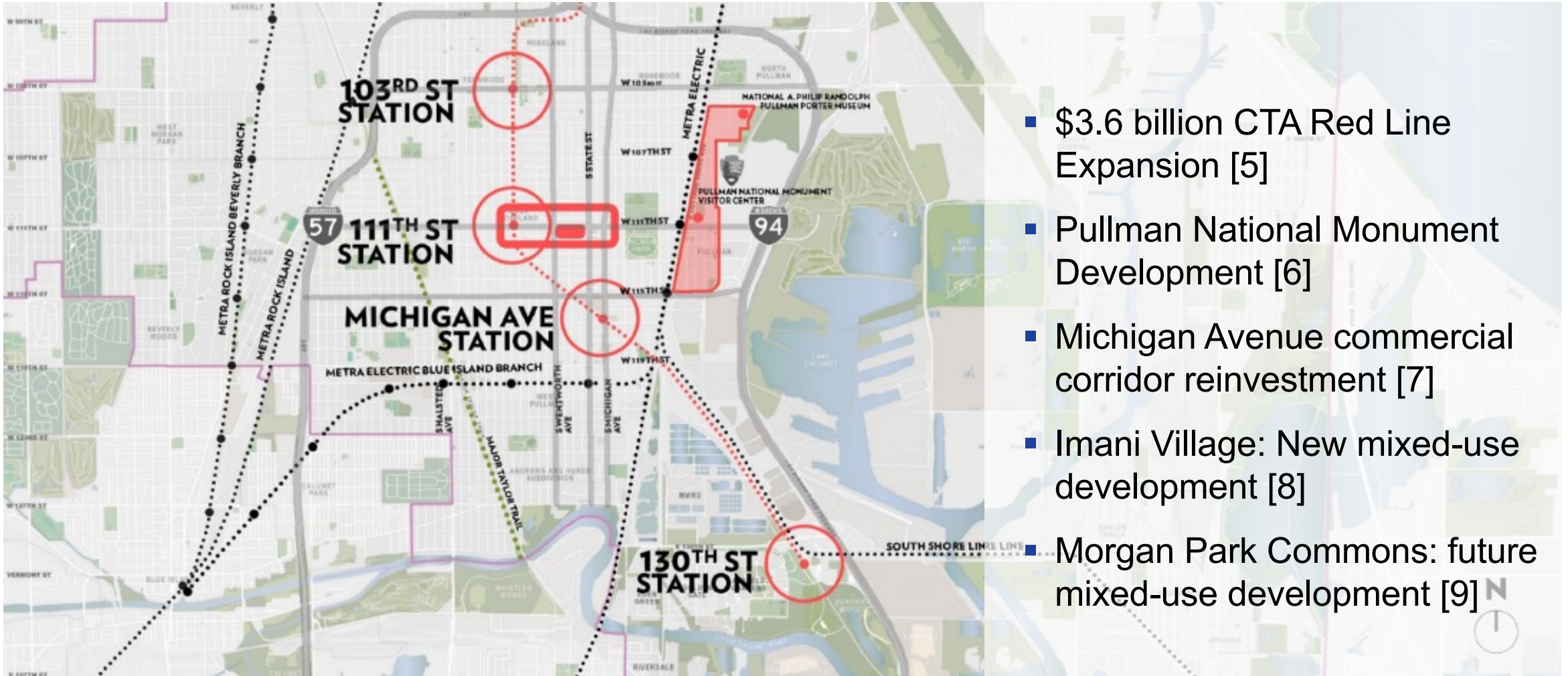
Roseland Medical District

- Established in 2011 by the Illinois State Legislature [4]
- Received a \$25 million State of Illinois appropriation in 2023 to implement new development activity in the District
- Strategy to attract and retain healthcare providers, medical research facilities, and emerging health tech enterprises
- Aligned with broader neighborhood planning (e.g., transportation, housing, workforce development)
- Provides care to 300,000 people across 12 neighborhoods



Far South Side Development Momentum

- Medical District Boundary
- Roseland Hospital
- Future CTA Red Line
- Regional Commuter Train
- Pullman National Monument



- \$3.6 billion CTA Red Line Expansion [5]
- Pullman National Monument Development [6]
- Michigan Avenue commercial corridor reinvestment [7]
- Imani Village: New mixed-use development [8]
- Morgan Park Commons: future mixed-use development [9]

How Will This Work For You?

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	TOTAL
Cash Inflows									
Investor Capital	\$2,550,083.00								
First Mortgage Debt	\$3,809,609.59								
Rent	\$679,788.08	\$692,394.74	\$701,742.85	\$652,804.38	\$746,215.13	\$772,637.42	\$758,504.53	\$812,184.52	\$5,816,271.66
CAM recovery @ 65%	\$229,123.75	\$235,997.46	\$243,077.39	\$250,369.71	\$257,880.80	\$265,617.22	\$273,585.74	\$281,793.31	\$2,037,445.38
Less vacancy	-\$33,989.40	-\$34,619.74	-\$35,087.14	-\$32,640.22	-\$37,310.76	-\$38,631.87	-\$37,925.23	-\$40,609.23	-\$290,813.58
Total Inflows	\$7,234,615.01	\$893,772.46	\$909,733.09	\$870,533.87	\$966,785.17	\$999,622.77	\$994,165.04	\$1,053,368.61	\$7,562,903.45
Management fee	\$34,996.90	\$36,046.80	\$37,128.21	\$38,242.05	\$39,389.32	\$40,571.00	\$41,788.13	\$43,041.77	\$311,204.17
Landscape maintenance	\$30,000.00	\$30,900.00	\$31,827.00	\$32,781.81	\$33,765.26	\$34,778.22	\$35,821.57	\$36,896.22	\$266,770.08
Utilities	\$65,000.00	\$66,950.00	\$68,958.50	\$71,027.26	\$73,158.07	\$75,352.81	\$77,613.40	\$79,941.80	\$578,001.84
Repairs & maintenance	\$70,000.00	\$72,100.00	\$74,263.00	\$76,490.89	\$78,785.62	\$81,149.19	\$83,583.66	\$86,091.17	\$622,463.52
Security services	\$55,000.00	\$56,650.00	\$58,349.50	\$60,099.99	\$61,902.98	\$63,760.07	\$65,672.88	\$67,643.06	\$489,078.48
Insurance	\$15,000.00	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63	\$17,389.11	\$17,910.78	\$18,448.11	\$133,385.04
Property tax	\$78,901.18	\$81,268.21	\$83,706.26	\$86,217.45	\$88,803.97	\$91,468.09	\$94,212.13	\$97,038.50	\$701,615.80
Miscellaneous	\$3,600.00	\$3,708.00	\$3,819.24	\$3,933.82	\$4,051.83	\$4,173.39	\$4,298.59	\$4,427.55	\$32,012.41
Total Recoverable	\$352,498.08	\$363,073.02	\$373,965.21	\$385,184.17	\$396,739.69	\$408,641.88	\$420,901.14	\$433,528.17	\$3,134,531.35
Leasing commissions	\$2,000.00	\$2,060.00	\$2,121.80	\$2,185.45	\$2,251.02	\$2,318.55	\$2,388.10	\$2,459.75	\$17,784.67
Legal fees	\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27	\$11,255.09	\$11,592.74	\$11,940.52	\$12,298.74	\$88,923.36
Marketing & Sponsorships	\$3,000.00	\$3,090.00	\$3,182.70	\$3,278.18	\$3,376.53	\$3,477.82	\$3,582.16	\$3,689.62	\$26,677.01
Asset management fee	\$18,000.00	\$18,540.00	\$19,096.20	\$19,669.09	\$20,259.16	\$20,866.93	\$21,492.94	\$22,137.73	\$160,062.05
Accounting fees	\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27	\$11,255.09	\$11,592.74	\$11,940.52	\$12,298.74	\$88,923.36
Total Non-Recoverable	\$43,000.00	\$44,290.00	\$45,618.70	\$46,987.26	\$48,396.88	\$49,848.79	\$51,344.25	\$52,884.58	\$382,370.45
Effective Gross Revenue	\$874,922.43	\$893,772.46	\$909,733.09	\$870,533.87	\$966,785.17	\$999,622.77	\$994,165.04	\$1,053,368.61	\$7,562,903.45
Less Total Expenses	-\$395,498.08	-\$407,363.02	-\$419,583.91	-\$432,171.43	-\$445,136.57	-\$458,490.67	-\$472,245.39	-\$486,412.75	-\$3,516,901.80
Net Operating Income	\$479,424.35	\$486,409.45	\$490,149.19	\$438,362.45	\$521,648.60	\$541,132.11	\$521,919.66	\$566,955.86	\$4,046,001.65
Plus: Depreciation Tax Benefits	\$21,826.92	\$21,826.92	\$21,826.92	\$21,826.92	\$21,826.92	\$21,826.92	\$21,826.92	\$21,826.92	\$174,615.38
MTG Interest Deduction Tax Benefit	\$36,788.10	\$34,812.90	\$32,837.70	\$30,862.50	\$33,247.60	\$31,814.63	\$29,479.61	\$27,144.59	\$256,987.61
Less Debt Services	-\$351,451.00	-\$351,451.00	-\$351,451.00	-\$351,451.00	-\$359,791.00	-\$359,791.00	-\$359,791.00	-\$359,791.00	-\$2,844,968.00
Net Cash Flow	\$186,588.37	\$191,598.27	\$193,362.80	\$139,600.87	\$216,932.13	\$234,982.66	\$213,435.19	\$256,136.37	\$1,632,636.65
Cash Flow Distribution from Sale of Vacant Land							\$602,882.70		
Liquidation Proceeds								\$4,296,887.23	
Total Projected Cash Flow for Distribution	\$186,588.37	\$191,598.27	\$193,362.80	\$139,600.87	\$216,932.13	\$234,982.66	\$816,317.89	\$4,553,023.60	\$6,532,406.58
To 49% Investors (pro-rata)	\$91,428.30	\$93,883.15	\$94,747.77	\$68,404.42	\$106,296.74	\$115,141.50	\$399,995.77	\$2,230,981.56	\$3,200,879.22
To a \$1,000 investor	\$73.14	\$75.11	\$75.80	\$54.72	\$85.04	\$92.11	\$320.00	\$1,784.79	\$2,560.70
To a \$10,000 investors	\$731.43	\$751.07	\$757.98	\$547.24	\$850.37	\$921.13	\$3,199.97	\$17,847.85	\$25,607.03

NOTE: The foregoing is a mathematical calculation based on our current assumptions about future events. Some of these assumptions will prove to have been inaccurate, possibly for the reasons described in Exhibit B, Risks of Investing. Hence, the results of investing will likely differ from those illustrated above, for better or for worse, possibly by a large amount.

TREND Leadership Team



Lyneir Richardson
Co-Founder and CEO



Tay Craig
VP of Acquisitions and Asset
Management



William Beckford
VP of Asset Management
Baltimore



William McIntosh III
VP of Finance and Operations



Emma G. Roberts
COO, TREND CDC



Michelle E. L. Merritt
Community and Economic
Development Consultant



Robert Weissbourd
Co-Founder



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Thank you!

