

PRIME PARKING PORTFOLIO

CSRA Chicago Parking I, DST is comprised of two parking garages located in densely populated and heavily trafficked districts of downtown Chicago. The parking facilities are in close proximity to popular tourist destinations located within well-established Chicago submarkets with high barriers to entry for parking competitors.

DETAILS

- **NUMBER OF PARKING SPACES:** 614
- **LOCATION:** Downtown Chicago
- **PERCENTAGE LEASED:** 100%
- **LEASE:** 10 year lease commencing September 2014
- **LESSEE:** Buddy's Parking

FEATURED PROPERTIES

100 East Walton Street, Chicago, Illinois 60611 - 350 Stalls



1 North Halsted Street, Chicago, Illinois 60611 - 264 Stalls



100 East Walton Street, Chicago, Illinois 60611

INVESTMENT HIGHLIGHTS

- Net lease with parking operator provides stable cash flow with annual escalations
- Parking revenues tend to remain stable during recessionary periods
- No tenant improvement allowance required to attract a parking operator
- No leasing commissions when entering into a lease with a parking operator
- Typically low capital expenditure requirements in parking facilities
- Ability to adjust rates hourly creates a potential hedge against inflation
- No reliance on a single source of revenue – numerous monthly and transient customers
- Population growth drives vehicle registrations, increasing demand for parking



EAST WALTON STREET GARAGE

100 East Walton Street, Chicago, Illinois 60611

- Centrally located parking garage in the Gold Coast historic shopping and dining district less than a block off Michigan Avenue and two blocks off Lake Shore Drive
- Directly across from Bloomingdale's, steps away from fashion retailers and restaurants
- Seven-story valet parking garage is part of a mixed-use development containing retail and office space, and 31 floors of individually owned condominiums
- Opportunities to own parking facilities in this location rarely come to market
- Buddy's Parking has agreements in place with local valet stands at restaurants to drive occupancy
- The Illinois Department of Transportation reports heavy traffic, with an average daily count of 37,900 passenger vehicles along North Michigan Avenue

PROPERTY DETAILS

- **STRUCTURE:** Net lease
- **RENT ESCALATIONS:** 3.5% annual rent increases

1 North Halsted Street, Chicago, Illinois 60611



NORTH HALSTED STREET GARAGE

1 North Halsted Street
Chicago, Illinois 60611

- Located in Chicago's vibrant West Loop neighborhood, near multiple condo, hotel and office development projects
- Part of a 38-story mixed use development known as Skybridge creates built in demand from condo owners
- With limited indoor parking options in the West Loop, Skybridge benefits by having two floors of covered parking
- Whole Foods currently leases the ground floor and is expected to open its doors in 2015. Whole Foods only has 88 below ground parking spaces; likely to require additional parking
- The Illinois Department of Transportation reports heavy traffic – average daily count of 21,000 passenger vehicles along North Halsted Street

PROPERTY DETAILS

- **STRUCTURE:** Net lease
- **RENT ESCALATIONS:**
3.5% annual rent increases



NEARBY CHICAGO ATTRACTIONS

Walton Street:

Bloomington's
The Drake Hotel
Numerous Acclaimed Restaurants

North Halsted Street Garage:

Whole Foods Market
Soho House Chicago Hotel
Numerous Acclaimed Restaurants

MARKET OVERVIEW

The third most populous city in the United States, Chicago has an estimated population of 2.7 million residents. Incorporated in 1837, the city has evolved into an international center for finance, commerce, industry, technology and telecommunications.

One of the world's primary transportation hubs, Chicago is home to O'Hare International Airport, the second busiest airport in the world, and is served by the largest number of U.S. highways and railroad freight trains within a region.

In 2012, Chicago produced the third highest gross metropolitan product in the nation (approximately \$571 billion) and served as host to more than 46 million international and domestic visitors.

ABOUT CAPITAL SQUARE REALTY ADVISORS, LLC (CSRA)

Capital Square is a real estate advisory company specializing in the creation and management of real estate investments. Capital Square uses the DST and other investment structures to fit the needs of its high net worth individual and institutional investors. Capital Square is also active in third-party property and asset management, key elements in a successful real estate investment.

FOR FURTHER INFORMATION, CONTACT

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Consider the Risks

An investment in the Interests involves substantial investment and tax risks, including, without limitation, the following risks:

- There are various risks associated with owning, financing, operating, and leasing commercial properties in Illinois.
- The Interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Property Manager to collect the rent and operate, manage, lease, and maintain the Property.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the property.
- There are various conflicts of interest among the Trust, the Sponsor, the Signatory Trustee, and their Affiliates.
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from properties similar to and near the property.
- There may be environmental risks related to the property.