

STANTON OPTICAL THREE-TENANT CENTER

5946 E STATE STREET, ROCKFORD, IL 61108

TWO NEW 10 YEAR LEASES | SIGNALIZED HARD CORNER | VITAMIN SHOPPE HAS BEEN A TENANT SINCE 2013



Stanton
OPTICAL



Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP



Portillo's

Subject Property

E State Street
30,600 VPD



OSF Saint Anthony
Medical Center
241 Beds



Party City

Valli INTERNATIONAL FRESH MARKET

NOVA nail.bar

OLLIE'S GOOD STUFF CHEAP

BioLife PLASMA SERVICES

Ocean's 20 YEARS IN BUSINESS

Subject Property

 E State Street
30,600 VPD

 N Mulford Rd
21,600 VPD





5946 E STATE STREET
ROCKFORD, IL 61108



\$3,386,457

LIST PRICE



7.25%

CAP RATE



\$376.27

PRICE / SF



\$245,518

NET OPERATING INCOME



6.96 YRS

WALT

Price	\$3,386,457
Cap Rate	7.25%
Price/ SF	\$376.27
Gross Leasable Area	9,000 SF
Year Built Renovated	2013 2024
Lot Size	1.13 Acres +/-
Parcel Numbers	12-28-226-009
Parking	38 Surface Spaces +/-
Current Rent	\$248,145
Total Reimbursements	\$56,416
Effective Gross Income	\$304,562
Expenses	\$59,043
NOI	\$245,518

FINANCIAL SUMMARY

PROPOSED FINANCING

LTV	70%	Debt Coverage Ratio	1.25
Interest Rate Amortization	6.75% 25 Years	Net Cash Flow After Debt Services Return %	\$48,980 4.82%
Down Payment	\$1,015,937	Principal Reduction	\$37,680
First Trust Deed/Mortgage	\$2,370,520	Total Return Return %	\$86,660 8.53%
Debt Service	\$196,538		

CASH FLOW YR 1 - STARTING 7/1/2025

Base Rent	Current	Per SF
Occupied Space	\$248,145	\$27.57
Available Space	-	-
Gross Potential Rent	\$248,145	\$27.57
Expense Reimbursements		
Real Estate Taxes	\$36,482	\$4.05
Insurance	\$4,162	\$0.46
CAM	\$11,400	\$1.27
Management Fee	\$3,759	\$0.42
Administrative Fee	\$613	\$0.07
Total Expense Reimbursements	\$56,416	\$6.27
Effective Gross Income	\$304,562	\$33.84
Expenses		
Real Estate Taxes	\$36,482	\$4.05
Insurance	\$4,162	\$0.46
CAM	\$11,400	\$1.27
Management Fee	\$7,000	\$0.78
Total Expenses	\$59,043	\$6.56
Net Operating Income	\$245,518	\$27.28



REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	Administrative Fee	PSF	Gross Income
Stanton Optical	\$12,161	\$1,387	\$3,800	\$304	-	\$5.88	\$17,652
Vitamin Shoppe	\$12,161	\$1,387	\$3,800	\$1,122	-	\$6.16	\$18,470
iCryo	\$12,161	\$1,387	\$3,800	\$2,333	\$613	\$6.76	\$20,294
Total	\$36,482	\$4,162	\$11,400	\$3,759	\$613	\$6.27	\$56,416

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	Increase			
Stanton Optical Suite A	3,000	33.33%	2/1/2025	1/31/2035	10 Years	Base	Current	\$7,000	\$84,000	\$28.00	-	34%	3, 5-Year	Net
						Increase	2/1/2031	\$7,210	\$86,520	\$28.84	3%			
						Increase	2/1/2032	\$7,428	\$89,130	\$29.71	3%			
						Increase	2/1/2033	\$7,650	\$91,800	\$30.60	3%			
						Increase	2/1/2034	\$7,880	\$94,560	\$31.52	3%			

Notes: Tenant has three percent (3%) annual increases after year five (5). Tenant has three (3) five (5) year options; with three percent (3%) annual increases in each period. Tenant has a one-time option to terminate the lease on the last day of the sixtieth (60) full calendar month after commencement date, with ninety (90) day advance written notice to the landlord.

iCryo Retail, Suite B	3,000	33.33%	5/1/2023	4/30/2033	10 Years	Base	Current	\$4,307	\$51,687	\$17.23	-	21%	2, 5-Year	Net
						Increase	5/1/2026	\$4,436	\$53,238	\$17.75	3%			
						Increase	5/1/2027	\$4,570	\$54,835	\$18.28	3%			
						Increase	5/1/2028	\$4,707	\$56,480	\$18.83	3%			
						Increase	5/1/2029	\$4,848	\$58,174	\$19.39	3%			

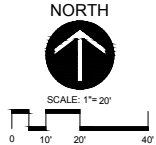
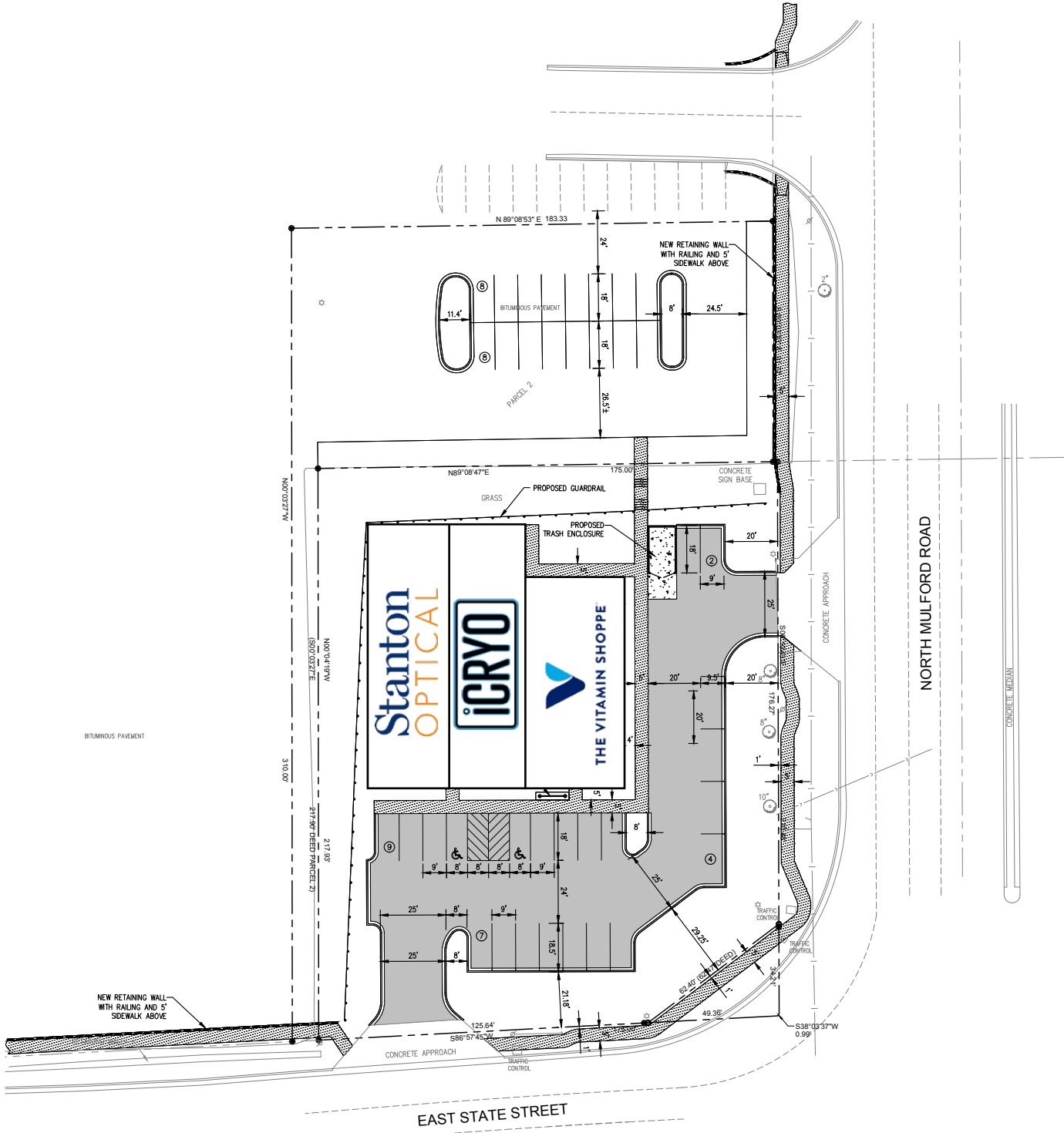
Notes: Tenant has 3% annual rent increases and two five year options in 5/1/2033 & 5/1/2038.

Vitamin Shoppe Retail, Suite C	3,000	33.33%	2/1/2013	1/31/2030	17 Years	Base	Current	\$9,350	\$112,200	\$37.40	-	46%	2, 5-Year	Net
						Option 1	2/1/2030	\$10,285	\$123,420	\$41.14	10%			
						Option 2	2/1/2035	\$11,313	\$135,750	\$45.25	10%			

Notes: Tenant has two 5-year options at ten (10%) increases in each option.

Occupied	9,000	100%						\$248,145	\$27.57				
Vacant	-	-						-	-				
Total	9,000	100%						\$248,145	\$27.57				

SITE PLAN



Property Information:
 Total Site Area: 1.13 Acres
 Total Vehicle Parking: 38
 Total Bicycle Parking: 4



Multiple
New Leases



Stoplight
Intersection



Shadow
Anchored



Heavily Traveled
57,200 VPD



Abundance of
Retailers

INVESTMENT HIGHLIGHTS

- **6.96 WALT | 100% Leased Three-Tenant Strip Center to National Retailers**
 - New 10-Year Leases for Stanton Optical and iCryo
 - › iCryo has Annual Rental Increases
 - Vitamin Shoppe has been Operating at this Location Since 2013 Showing Continued Commitment to this Location
- **Shadow-Anchored by a Grocery Anchored Retail Center| Located in Dominant Retail Trade Area**
 - Shadow-Anchored by Valli International Fresh Market, Party City, and Ollie's with 1.2 Million Visits in 12 Months¹
 - Adjacent to State Street Market 1.9 Million Visits in 12 Months and Forest Plaza with 5.8 Million¹
 - Located in the Heart of the State Street Retail Corridor | Primary Trade Area Servicing Rockford MSA
 - The State Street Retail Corridor Enjoys Robust Occupancy (99%) and Over 3.5 Million Square Feet of Retail
 - Near OSF Saint Anthony Medical Center with 241 Beds
- **Situated on a Signalized Hard-Corner | 57,200 VPD**
 - Access Points from Both Arterials
 - Located on E State Street with 30,600 VPD and Mulford Road 26,600 VPD
- **Densely Populated Area with a Large Workforce**
 - 64,454+ People Living within a Three Mile Radius of the Subject Property
 - Daytime Population Exceeds 167,000 People within a Five Mile Radius
 - Rockford is One of the Top Housing Markets in the United States as per Wall Street Journal

¹ Placer.ia

ROCKFORD, IL

- **Fifth Largest City in Illinois**

- Largest City in Illinois Outside of the Chicago MSA
- Located 66 Miles from Madison, 85 Miles from Downtown Chicago, and 94 Miles from Milwaukee
- Anchors the Rockford MSA
- Situated in Two Counties: Winnebago and Boone

- **Large Employment Hub in a Variety of Industries**

- The Main Largest Industry is Healthcare, With Major Employers Featuring UW Health (3,780 Employees), Mercyhealth (3,000 Employees), OSF Healthcare (2,200 Employees)
- Major Employers in Other Industries Include Rockford Public Schools (4,075 Employees), Collins Aerospace (2,000 Employees), UPS (2,000 Employees), and More

- **Leader in Manufacturing**

- Region Specializes in Fastener Manufacturing, Engineering, and Other Highly Technical Manufacturing Processes
- Diversified into Automotive, Aerospace, Fasteners, Machine Tools, and Heavy Machinery Production

- **Home to Rockford University | Top Regional University in the Midwest**

- 1,249 Total Students | 71 Full-Time Faculty Members

- **Easy Access to Markets | Major Transportation Hub**

- 65 Miles from Chicago O'Hare International Airport & 90 Miles to Milwaukee Mitchell International Airport
- Considered an Inland Port Because of the Interconnectivity of Rail, Air, and Road Systems
- Hub Connects Major Highways, an Abundance of Rail Lines, and the 18th Largest Air Cargo Airport in the United States

- **Home to Chicago-Rockford International Airport (RFD)**

- The Fastest Growing Cargo Airport in the World
- 238,166 Passengers in 2023
- In June of 2024, RFD Announced Passenger Service to Popular International Vacation Destinations such as Cancun/Riviera Maya, Mexico; Punta Cana, Dominican Republic; and Costa Rica
- Monarch Energy, an Alternative Energy Company, Proposed a \$1 Billion Project to Convert Emissions from Nearby Landfills into Sustainable Aviation Fuel for Rockford International Airport
 - › Estimated to Create 400-500 Construction Jobs and More than 50 Permanent Positions
 - › It Would Attract Additional Investment from Global Companies like Amazon and UPS, Greatly Boosting the Rockford Economy

- **Rockford IceHogs | Chicago Blackhawks AHL Affiliate**

- More than 5,000 Fans at Each Home Game in 2023



Rockford Is Now America's Top Housing Market After an Improbable Turnaround

The Illinois metro area, west of Chicago, was one of nearly a dozen in the Midwest ranking among the top

20

"A decade ago, Rockford, Ill., was the underwater mortgage capital of America. Today, it is the **country's top real-estate market**, according to The WSJ/Realtor.com Housing Market Ranking.

Rockford attracts home buyers who are drawn to its affordable housing stock and its growing healthcare, aerospace and logistics industries. The Rockford metro area, about 90 miles from Chicago and Milwaukee, offers easy access to its larger neighbors. A direct train line to Chicago is due to open in a few years.

"We are also seeing a **huge boom in entrepreneurs** who are from here and opening things such as retail stores, small manufacturing companies, gift shops, restaurants and bars," said Thomas McNamara, the city's mayor. "Which is what we need. It's what our community was like in its heyday."

Those factors helped the city's housing market emerge from the 2008-09 financial crisis, said McNamara. The median listing price of a home in the Rockford metro area soared to \$235,000 in March, **up a stunning 51.7%** compared with a year ago, which is the largest gain of any metro area in the ranking's top 20.

Rockford is **one of 11 Midwestern metro areas that dominate the top 20** in the latest WSJ/Realtor.com Housing Market Ranking. The region's relative affordability makes it attractive when home prices in much of the U.S. are near record highs. Three of the four top-ranked cities—all in the Midwest—had median home price listings in March below \$250,000. That compares with the national median listing price of \$424,900, according to Realtor.com."

[READ THE FULL ARTICLE](#)



ROCKFORD DEVELOPMENT



- **District 815 - Brand New Strip Mall, Housing Development**

- A local development team is preparing to create a new residential community that could one day house 220 families. The plan calls for a strip center with a halal and kosher grocery store, a convenience store, dry cleaner and restaurants. The residential portion consists of 28 duplexes, 25 four-unit buildings and 16 four-unit town homes. Construction will take place in four phases beginning early 2025.

- **Colman Yards Redevelopment Project**

- Milwaukee based development group specializes in the adaptive reuse of historical properties and intends to preserve the heritage of the campus. The project, branded as Colman Yards, consists of redeveloping 10 blighted buildings that were constructed between 1907 and 1948. The project also includes the construction 73 new town-homes, 43 three-flats, four mixed-use buildings and two parking garages. The total project is expected to cost approximately \$430 million to complete.
- On November 6, 2023, a private groundbreaking ceremony was held to commence Phase 1A of the project. The \$106 million Phase 1A includes the historic adaptive reuse of three former factory buildings, including the largest structure that faces South Main at the corner of Rock and Loomis streets. A new 336-space parking deck with ground floor retail space will also be built. Phase 1A is expected to be completed in late 2024.



- **NU-State Apartments and Grocer - 119 N. Church St.**

- Construction is underway on the roughly \$13.5 million project. The Project will consist of 35 mostly one-bedroom lofts on the upper levels and an 8,000-square-foot grocery store and a UPS Location on the ground floor.

- **Raising Cain's in Former Stone Eagle Space - 6445 E. State St.**

- Demolition began July 2024 and anticipates a spring 2025 opening.



- **In 2024, Viking Chemical Relocated and Expanded**

- Viking Chemical, a chemical distributor with over 60 years of experience, relocated and expanded by taking over 230,000 square feet of the vacant Rockford Products building. Headquarters in Rockford, IL.

ROCKFORD DEVELOPMENT



- **Water Power Lofts | Opened 2024, Now Leasing - 700 S Main St.**
 - Consists of 60 one- and two-bedroom ultra-luxury apartments, fitness area, rooftop deck and ground floor retail space. The redevelopment of these unique spaces will establish residential lofts and commercial work and gallery space.
- **Collins Aerospace Opens \$18M Ram Air Turbine Wind Tunnel Test Facility, End of 2022**
 - The fully automated, state-of-the-art tunnel allows Collins to streamline the testing of its Ram Air Turbine product family with real-time data analytics. This facility is a key component in making Rockford a leading aerospace hub in the country.

- **Hard Rock Casino Opened August 29, 2024 - 7801 E State St**
 - \$300 Million Casino - 175,000 square feet of gaming and entertainment space, including nearly 1,300 slot machines, 50 live table games including poker, a sportsbook, a variety of food and beverage options, a Rock Shop, a 1,600 seat Hard Rock Live entertainment venue.
- **Numerous Housing Developments**
 - Petterson Meadows Senior Living, a new development for 55+ residence. A 34-acre campus that offers apartments, single-family homes, and duplex homes.
 - A 240-unit apartment complex and assisted living facility at 6654 Garrett Lane.
 - Six two-family homes at 6002 Phaeton Drive.



DIVERSE
EMPLOYMENT
BASE



AEROSPACE



MANUFACTURING



HEALTH CARE



DISTRIBUTION



RETAIL TRADE

ROCKFORD ILLINOIS TOP EMPLOYERS

UWHealth



Mercy



amazon



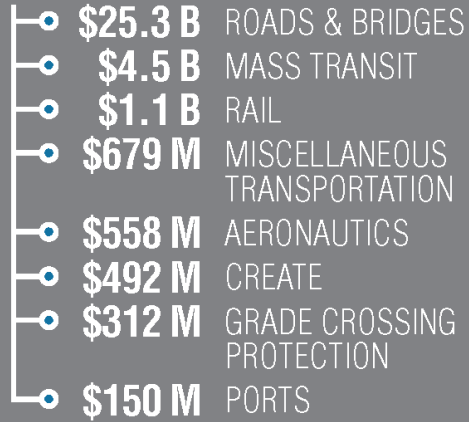
Company	# of Employees
Rockford Public Schools	4,075
UW Health (formerly SwedishAmerican Health System)	3,780
Mercyhealth	3,000
OSF Healthcare	2,200
Collins Aerospace	2,000
Woodward	2,000
UPS	2,000
Amazon	1,535
Wal-Mart Stores	1,470
Stellantis (Formerly Fiat Chrysler)	1,459
Winnebago County	1,429
Harlem Consolidated Schools	1,147
Lowe's	1,110
City of Rockford	1,102
Belvidere Community Unit Schools	950
Magna	816
General Mills/Green Giant	650
Syncreon	600
Taylor Company	500
Bergstrom, Inc.	450
TH Foods	400
Rockford Tool Craft	358
Siffron	340
Accuride Wheel End Solutions	320
GE Aviation	300
Mondelez International	280
DFA (formerly Deans Foods)	180

TRANSPORTATION

ROCKFORD

FUNDING BREAKDOWN

\$33.2 B FOR TRANSPORTATION OVER SIX YEARS



WHY REBUILD ILLINOIS?

Illinois is the transportation hub of the nation and the sixth-largest state in the United States but has not had a comprehensive capital plan since 2009. Illinois infrastructure is in dire shape.

- ❑ \$30 billion maintenance backlogs for our road and transit systems
- ❑ The state is in danger of losing federal funds due to historically insufficient funding commitments by the state and deteriorating system conditions
- ❑ Average motorist paying \$564 in repairs annually due to poor infrastructure

Rebuild Illinois repairs our crumbling roads, bridges and transit.

- ❑ \$44.8 billion invested over six years, with \$33.2 billion of that on transportation across all modes
- ❑ 540,000 direct, indirect, and induced jobs, including almost 431,600 in transportation, supported over six years of Rebuild Illinois
- ❑ Provides necessary funding to secure federal dollars for transportation

ROCKFORD HIGHLIGHTS



Passenger rail: \$275 million to re-establish service between Rockford and Chicago, with stops in Chicago, Elgin, Huntley, Belvidere and Rockford.



Illinois 2: \$72.5 million for reconstruction, bridge replacements from Illinois 72 in Byron to Beltline Road south of Rockford.



U.S. 20 Business: \$58.9 million to reconstruct and widen from Shaw Road east of Winnebago County line to State Street in Belvidere.



U.S. 20: \$31.5 million for reconstruction and resurfacing from Pecatonica Road to Simpson Road southwest of Rockford.



I-39/U.S. 20/U.S. 51: \$19 million to resurface and repair ramps from Baxter Road to I-90 at Harrison Avenue and U.S. 20 from the I-39 southbound ramp to I-39 in Winnebago County.



Illinois 2: \$18.4 million to replace the bridge that carries Illinois 2 over the Rock River in Rockton.



Illinois 75: \$16.5 million to replace the bridge that carries Illinois 75 over the Rock River in Rockton.



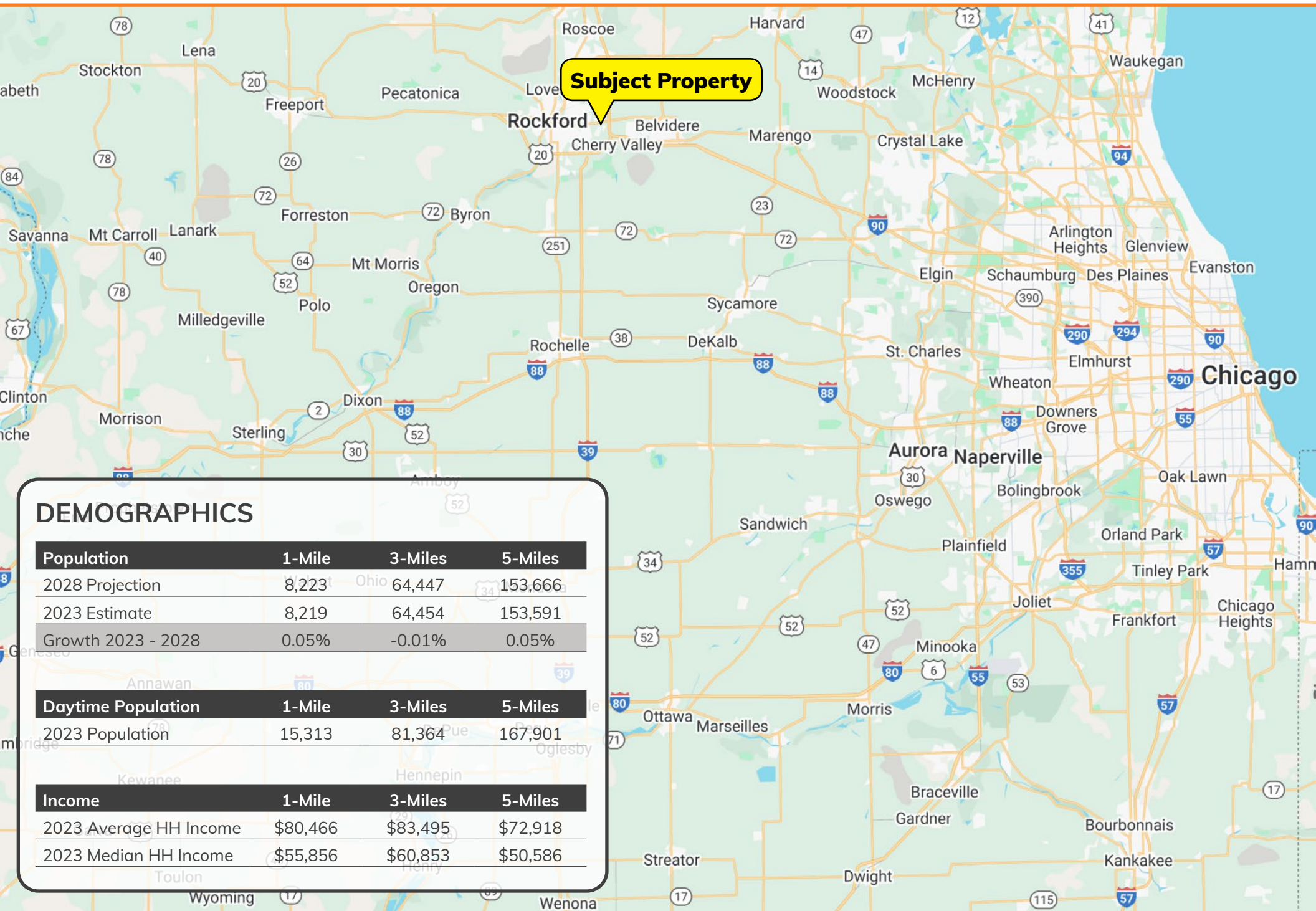
Illinois 251: \$13 million to replace bridges over the Union Pacific Railroad and Rockton Road in Rockton.



U.S. 20 Business: \$8 million for reconstruction, widening and intersection improvement from Day Avenue to Independence Avenue in Rockford.



REGIONAL MAP



Subject Property

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2028 Projection	8,223	64,447	153,666
2023 Estimate	8,219	64,454	153,591
Growth 2023 - 2028	0.05%	-0.01%	0.05%

Daytime Population	1-Mile	3-Miles	5-Miles
2023 Population	15,313	81,364	167,901

Income	1-Mile	3-Miles	5-Miles
2023 Average HH Income	\$80,466	\$83,495	\$72,918
2023 Median HH Income	\$55,856	\$60,853	\$50,586

AERIAL

OSF Saint Anthony Medical Center
241 Beds



OLLIE'S
GOOD STUFF CHEAP

McDonalds **GREASE MONKEY**

Party City **bp**

Valli **KinderCare**
INTERNATIONAL FRESH MARKET LEARNING CENTERS

Giordano's

Mulford Road
21,600 VPD

CHASE **JIMMY JOHN'S**

crumbl cookies **Portillo's**

Low Mahati's PIZZERIA **FedEx**

SKECHERS

State Street Market - 1.9M Annual Visitors

HARBOR FREIGHT TOOLS **MATTRESS FIRM**
Quality Tools at Ridiculously Low Prices

at&t **DOLLAR TREE** **PETSMART** **MOD**

Jersey Mike's **SMOOTHIE KING** **H&R BLOCK** **LENSCRAFTERS**

Schnucks **JOANN** **FIREHOUSE SUBS** **noodles & COMPANY**

Burlington **SALLY BEAUTY SUPPLY** **FAMOUS footwear** **Wendy's**

Walgreens **northwestbank**

Mobil **Arby's**

Culver's

Shoppes at Rockford Township
3.7 Annual Visitors

Subject Property

E State Street
30,600 VPD

Trainer Road
8,250 VPD

CHRYSLER

Jeep

DODGE

RAM

RED LOBSTER
FRESH FISH - LIVE LOBSTER

Forest Plaza - 5.8M Annual Visitors

STENCER'S **petco** **DICK'S SPORTING GOODS** **five BELOW** **Binny's Beverage Depot** **SHOE CARNIVAL** **KOHL'S**

Marshalls **EUROPEAN WAX CENTER** **verizon** **Bath & Body Works** **ME Massage Envy** **TORRID**

Michaels **SIERRA TRADING POST** **OUTBACK STEAKHOUSE** **GameStop** **TACO BELL** **Starbucks** **POTBELLY** **maurices**

OLD NAVY **Buckle** **Aaron's** **Olive Garden** **GNC** **OfficeMax** **BUFFALO WILD WINGS GRILL & BAR**



TENANT PROFILE



THE VITAMIN SHOPPE

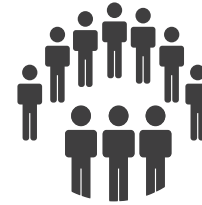
- Leading Omni-Channel Specialty Retailer and Wellness Lifestyle Company
- \$1.1 Billion in Revenue (2023)
- Located in 45 States, the District of Columbia and Puerto Rico
- Founded in 1977 as a Single Store in New York City
- Stores Offer Products from 700 National Brands in Addition to Vitamin Shoppe's Own Proprietary Brands
- Over 780 Stores Across the United States
- 4,022 Employees
- Division of Franchise Group Incorporated (NYSE : FRG)



National
Tenant



\$1.1 Billion
in Revenue



4,022
Employees



780+
Locations



Tenant/Guarantor: Vitamin Shoppe Industries LLC

VITAMINSHOPPE.COM

TENANT PROFILE

Stanton OPTICAL

- Provides Stylish Frames at Competitive and Affordable Prices
- Affiliated Doctor Network Provides Complete Eye Exams Including a Vision Health Check for a Full-Service Experience
- Known for Personalized, Guided Experience to Make Getting New Glasses Quick and Easy
- Over 280+ Locations in the United States
- Locations in 30 States Across the Country
- Founded in Mishawaka, Indiana in 2007
- \$157 Million Revenue in 2023

Tenant/Guarantor: Daniel & Max, LLC/Now Optics Holdings, LLC



National
Tenant



\$157 Million
in Revenue



280+
Locations



18 Years
Experience



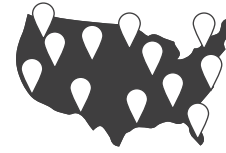
STATONOPTICAL.COM

TENANT PROFILE



- Health and Wellness Brand that Offers a Variety of Services Including Cryotherapy, IV Infusions, and Red Light Therapy
- Offers a Patented and Clinically Proven Treatment that Helps People Recover from Injuries, Chronic Pain, Skin Conditions and More
- Founded in League City, Texas in 2015
- Helped over 150,000 People
- Over 300 Locations Across the United States
- Awarded #978 out of the 5,000 Fastest-Growing Private Companies in America by Inc Magazine in 2021

Tenant/Guarantor: Panacea Cryotherapy, Inc./Personal Guarantee



National
Tenant



Expanding
Tenant



300+
Locations



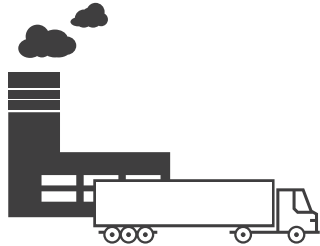
150,000+
People Helped



[ICRYO.COM](https://www.icryo.com)

CELEBRATING, AND GROWING, ILLINOIS' \$1 TRILLION ECONOMY

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation. In 2023, Illinois' income was \$890 billion.



Illinois' infrastructure, location and support are why the state ranks **4th in the U.S.** in total number of transportation and warehousing establishments and **1st in the Midwest.**

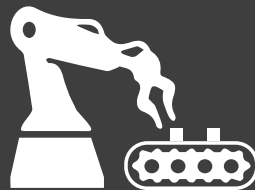


If Illinois were a country, we would have the **24th largest economy** in the world.



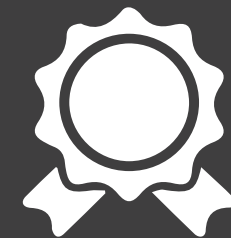
Chicago's MSA has the third largest population in the U.S. and serves as a central transportation hub with one of the most diverse economies and well-educated workforces in the country.

WHY ILLINOIS?



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

Illinois Ranks #2 in nation for corporate expansions and relocations for the second year. 382 companies relocated or expanded in Illinois in fiscal year 2023.



Illinois is among the leading states in national economic development rankings, including Site Selection Magazine, CNBC's Top States for Business and more.



ILLINOIS 2023 ECONOMIC DEVELOPMENT MILESTONES

- **In 2023, EDGE & REV Incentivized Investments Tripled to Nearly \$3 Billion Since 2022**
 - Over the course of a year, the number of new jobs created by Economic Development for a Growing Economy (EDGE) and Reimagining Energy and Vehicles (REV) jumped nearly 60 percent
 - In addition to REV and EDGE, in 2019 Governor Pritzker enacted incentives to attract data centers, and Illinois saw investments in that industry topping \$1.5 billion in 2023 (up from \$500 million in 2022), including the opening of Meta's new \$1 billion DeKalb data center.
- **Illinois Earned Nine Credit Rating Upgrades Since June 2021**
- **Record Support for Small Businesses Through the Advantage Illinois Program**
 - \$35.7 million to small businesses - nearly 1.5 times the number of loans issued in 2022 and the most loans issued in a year since the program's inception in 2012.
- **Illinois Achieved Record Hotel Revenue in FY23**
 - In FY23, Illinois reached its highest-ever hotel revenue figures (\$308 million) - surpassing the pre-pandemic record in FY19. According to the latest available data, Illinois welcomed 111 million visitors who spent \$44 billion in 2022 - representing 14 million additional travelers spending \$12 billion more than calendar year 2021.
- **Now Among Leading States in National Economic Development Rankings**
 - In 2023, Illinois topped the lists of major economic development rankings, including Site Selection Magazine, CNBC's Top States for Business and more. Highlights include:
 - #1 in Midwest for workforce development (Site Selection Magazine)
 - #2 state in the nation for corporate investments, with Chicago clocking in as the top metro in the country for corporate investments for the 10th year in a row (Site Selection Magazine)
 - CNBC Rankings:
 - › #2 in the nation for infrastructure (up from #3 in '22)
 - › #2 in the nation for education (up from #6 in '22)
 - › #6 in the nation for access to capital (up from #8 in '22)
 - › #9 in the nation for cost of living (up from #20 in '22)
- **Illinois Announced Record-High Film Expenditures for 2022**
 - Nearly \$700 million for 2022 - \$130 million more than pre-pandemic levels in 2019.
- **Ranked Fifth in the Nation for Pre-K Through Grade 12 Education**
 - Also continue to beat national trends in higher education, with enrollment in our public universities increasing for the third consecutive year.

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