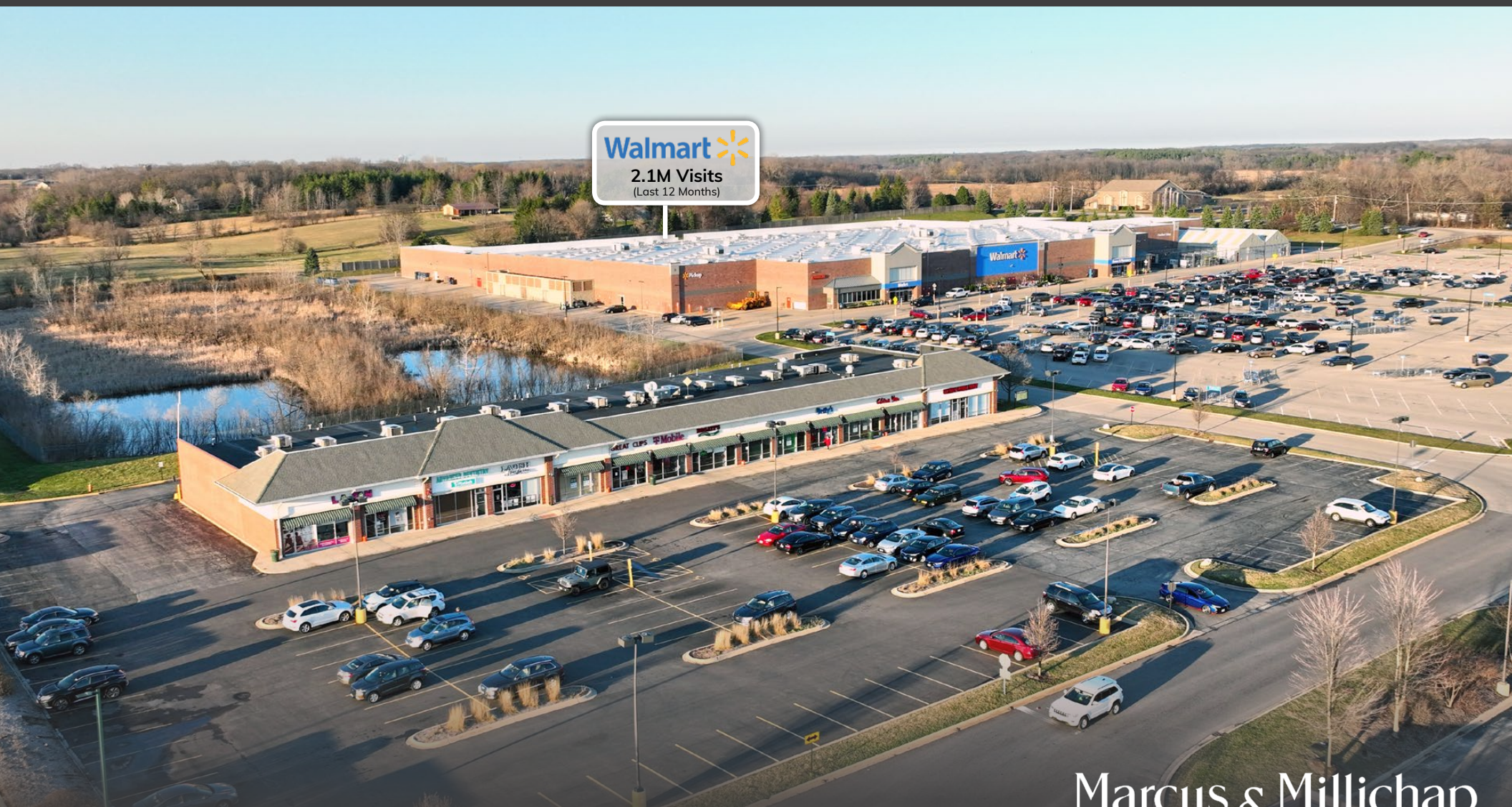


VALUE ADD WALMART & MENARDS OUTPARCEL

417 IL-173, ANTIOCH, IL 60002

MED-TAIL CENTER | 8.0 CAP CURRENT | 10.07 CAP PRO-FORMA | SCHEDULED RENTAL INCREASES | NET LEASES



Walmart 
2.1M Visits
(Last 12 Months)



Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP



AspenDental®

MATTRESS FIRM
SHERWIN WILLIAMS.



Walmart 
2.1M Visits
(Last 12 Months)



SportClips
HAIRCUTS
verizon
POPEYES
Jersey Mike's
SUBS

MENARDS®
670.1K Visits
(Last 12 Months)

Subject Property



JIMMY JOHN'S

GREAT LAKES
credit union



AUTO PARTS



MAVIS
TIRES &
BRAKES
at DISCOUNT PRICES

IL-ROUTE 173 | 14,500 VPD



417 IL-173
ANTIOCH, IL 60002



\$4,380,000

LIST PRICE



8.00%

IN PLACE CAP RATE



\$201.63

PRICE / SF



\$350,040

NET OPERATING INCOME

Price	\$4,380,000
In Place Cap Rate	8.00%
Pro Forma Cap Rate	10.07%
Price/ SF	\$201.63
Gross Leasable Area	21,723 SF
Year Built	2004
Lot Size	3.34 Acres +/-
Parcel Numbers	02-16-201-002 02-16-201-010
Parking	136 Surface Spaces +/-
Current Rent	\$412,606
Total Reimbursements	\$162,525
Vacancy/Collection Allowance	(\$83,400)
Effective Gross Income	\$575,131
Expenses	\$225,091
NOI	\$350,040

FINANCIAL SUMMARY

FINANCING

Marcus & Millichap
Capital Corporation

DEAN GIANNAKOPOULOS

Senior Managing Director- Debt & Equity Structured Finance

333 West Wacker Drive, Suite 200, Chicago, IL 60606

O: (312) 327 5423

M: (312) 218 7443

E: Dean.Giannakopoulos@marcusmillichap.com

License: IL: 475.136018

CASH FLOW YR 1 - STARTING 10/1/2025

Base Rent	Current	Per SF	Pro Forma	Per SF
Occupied Space	\$412,606	\$23.51	\$496,006	\$22.83
Available Space	\$83,400	\$20.00	-	-
Gross Potential Rent	\$496,006	\$22.83	\$496,006	\$22.83
Expense Reimbursements				
Real Estate Taxes	\$82,136	\$3.78	\$104,935	\$4.83
Insurance	\$12,184	\$0.56	\$15,566	\$0.72
CAM	\$44,600	\$2.05	\$57,021	\$2.62
Management Fee	\$15,757	\$0.73	\$20,364	\$0.94
Administrative Fee	\$7,848	\$0.36	\$7,848	\$0.36
Total Expense Reimbursements	\$162,525	\$7.48	\$205,734	\$9.47
Gross Potential Income	\$658,531	\$30.31	\$701,740	\$32.30
Vacancy/Collection Allowance	(\$83,400)	(\$3.84)	(\$21,052)	(\$0.97)
Effective Gross Income	\$575,131	\$26.48	\$680,688	\$31.33
Expenses				
Real Estate Taxes	\$118,767	\$5.47	\$118,767	\$5.47
Insurance	\$17,618	\$0.81	\$17,618	\$0.81
CAM	\$64,706	\$2.98	\$64,706	\$2.98
Management Fee	\$24,000	\$1.10	\$24,000	\$1.10
Total Expenses	\$225,091	\$10.36	\$225,091	\$10.36
Net Operating Income	\$350,040	\$16.11	\$455,597	\$20.97
Leasing Costs				
Tenant Improvements	-	-	\$125,100	\$30.00
Leasing Commissions	-	-	\$20,850	\$5.00
Total Leasing Costs	-	-	\$145,950	\$6.72

CAM	Current	Per SF
Snow Removal	\$20,719	\$0.95
Parking Lot Sweeping	\$13,263	\$0.61
Electric, Water, Sewer	\$12,111	\$0.56
Landscaping Contract	\$8,440	\$0.39
Miscellaneous R&M	\$3,881	\$0.18
Trash Removal	\$2,736	\$0.13
Fire Safety	\$2,150	\$0.10
Plumbing Repairs - Sewer Line	\$842	\$0.04
Roof R&M	\$564	\$0.03
Total CAM	\$64,706	\$2.98

CAM BREAKDOWN

Assumptions:

- Pro Forma vacancy allowance is three percent (3%) of Gross Potential Income.
- Leasing costs include \$30 PSF for tenant improvement allowance and five percent (5%) leasing commission for 5-year leases.
- Underwriting excludes parking lot repair expense (\$54,706.96). The parking lot repair is a one-time capital expenditure.

EXPENSE REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	Administrative Fee	PSF	Gross Income
Doctors of Physical Therapy	\$15,309	\$2,271	\$8,340	\$3,093	\$685	\$10.61	\$29,698
Vacant	-	-	-	-	-	-	-
China Yan Restaurant	\$6,561	\$973	\$3,574	\$1,326	\$881	\$11.10	\$13,315
Vacant	-	-	-	-	-	-	-
Betty's Bistro	\$7,616	\$1,130	\$4,149	\$1,539	\$1,023	\$11.10	\$15,457
Justice Cannabis Co.	\$13,318	\$1,976	\$7,256	\$1,851	\$0	\$10.02	\$24,401
Rosati's Pizza	\$6,572	\$975	\$3,580	\$1,328	\$882	\$11.10	\$13,337
T-Mobile	\$6,670	\$989	\$3,634	\$1,348	\$896	\$11.10	\$13,537
Great Clips	\$6,462	\$959	\$3,372	\$1,306	\$845	\$10.95	\$12,944
Vacant	-	-	-	-	-	-	-
Lavish Nail Studio	\$8,748	\$1,298	\$4,766	\$1,768	\$1,175	\$11.10	\$17,754
Antioch Advanced Dentistry	\$10,880	\$1,614	\$5,928	\$2,199	\$1,461	\$11.10	\$22,081
L.A. Tan	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Total	\$82,136	\$12,184	\$44,600	\$15,757	\$7,848	\$7.48	\$162,525



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			
Doctors of Physical Therapy Retail, Suite 101	2,800	12.89%	8/1/2020	7/31/2030	10 Years	Base	Current	\$3,850	\$46,200	\$16.50	-	9%	1, 5-Year	Net
						Option 1	8/1/2030	\$4,235	\$50,820	\$18.15	10%			
Notes: Tenant has a three percent cumulative cap on controllable CAM, excluding snow removal, landscaping, lighting, and utilities.														
Vacant Retail, Suite 102	1,186	5.46%	-	-	-	Base	Current	\$1,977	\$23,720	\$20.00	-	5%	-	Net
						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														
China Yan Restaurant Retail, Suite 103	1,200	5.52%	6/1/2010	11/30/2027	18 Years	Base	Current	\$1,650	\$19,800	\$16.50	-	4%	2, 5-Year	Net
						-	12/1/2025	\$1,850	\$22,200	\$18.50	12%			
						Option 1	12/1/2027	\$2,057	\$24,684	\$20.57	11%			
						-	12/1/2028	\$2,098	\$25,176	\$20.98	2%			
						-	12/1/2029	\$2,140	\$25,680	\$21.40	2%			
Vacant Retail, Suite 104	1,384	6.37%	-	-	-	Base	Current	\$2,307	\$27,680	\$20.00	-	6%	-	Net
						-	-	-	-	-	-			
Notes: Vacant space is based on rent assumption.														
Betty's Bistro Retail, Suite 105	1,393	6.41%	12/28/2012	11/30/2028	16 Years	Base	Current	\$2,809	\$33,711	\$24.20	-	7%	1, 5-Year	Net
						Option 1	12/1/2028	\$3,090	\$37,082	\$26.62	10%			
Justice Cannabis Co. Retail, Suite 106-107	2,436	11.21%	1/23/2025	1/31/2035	10 Years	Base	Current	\$4,060	\$48,720	\$20.00	-	10%	2, 5-Year	Net
						-	8/1/2029	\$4,466	\$53,592	\$22.00	10%			
						Option 1	2/1/2035	\$4,913	\$58,951	\$24.20	10%			
						Option 2	2/1/2040	\$5,404	\$64,846	\$26.62	10%			

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			
Rosati's Pizza Retail, Suite 108	1,202	5.53%	10/1/2016	12/31/2027	11 Years	Base	Current	\$2,209	\$26,508	\$22.05	-	5%	2, 5-Year	Net
						-	1/1/2026	\$2,275	\$27,303	\$22.71	3%			
						-	1/1/2027	\$2,344	\$28,122	\$23.40	3%			
						Option 1	1/1/2028	\$2,414	\$28,966	\$24.10	3%			
						-	1/1/2029	\$2,486	\$29,835	\$24.82	3%			

T-Mobile Retail, Suite 109	1,220	5.62%	2/1/2010	12/31/2027	18 Years	Base	Current	\$3,030	\$36,358	\$29.80	-	7%	1, 5-Year	Net
						Option 1	1/1/2028	\$3,333	\$39,994	\$32.78	10%			

Great Clips Retail, Suite 110	1,182	5.44%	3/27/2019	7/31/2029	10 Years	Base	Current	\$2,167	\$26,004	\$22.00	-	5%	2, 5-Year	Net
						-	8/1/2026	\$2,210	\$26,524	\$22.44	2%			
						-	8/1/2027	\$2,255	\$27,056	\$22.89	2%			
						-	8/1/2028	\$2,300	\$27,600	\$23.35	2%			
						Option 1	8/1/2029	\$2,345	\$28,143	\$23.81	2%			

Notes: Tenant pays for their own trash removal.

Vacant Retail, Suite 111	1,600	7.37%	-	-	-	Base	Current	\$2,667	\$32,000	\$20.00	-	7%	-	Net
						-	-	-	-	-	-			

Notes: Vacant space is based on rent assumption.

Lavish Nail Studio Retail, Suite 112	1,600	7.37%	6/1/2014	10/31/2029	15 Years	Base	Current	\$3,367	\$40,400	\$25.25	-	8%	None	Net
						-	6/1/2026	\$3,400	\$40,800	\$25.50	1%			
						-	6/1/2027	\$3,433	\$41,200	\$25.75	1%			
						-	6/1/2028	\$3,467	\$41,600	\$26.00	1%			

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			
Antioch Advanced Dentistry Retail, Suite 113	1,990	9.16%	12/1/2004	12/31/2028	24 Years	Base	Current	\$5,635	\$67,626	\$33.98	-	14%	1, 5-Year	Net
						-	1/1/2026	\$5,805	\$69,655	\$35.00	3%			
						-	1/1/2027	\$5,979	\$71,744	\$36.05	3%			
						-	1/1/2028	\$6,158	\$73,897	\$37.13	3%			
						Option 1	1/1/2029	\$6,343	\$76,113	\$38.25	3%			

Notes: Tenant has a seven percent cumulative cap on controllable CAM, excluding snow removal, landscaping, and utilities.

L.A. Tan Retail, Suite 115	2,530	11.65%	3/1/2018	9/30/2027	10 Years	Base	Current	\$5,245	\$62,941	\$24.88	-	13%	None	Modified
						-	10/1/2026	\$5,402	\$64,829	\$25.62	3%			

Notes: Tenant is responsible for their pro rata share of any increases in the real estate tax amount exceeding the 2021 real estate tax amount.

Occupied	17,553	81%						\$412,606	\$23.51					
Vacant	4,170	19%						\$83,400	\$20.00					
Total	21,723	100%						\$496,006	\$22.83					



SITE PLAN



MENARDS
670.1K Visits
(Last 12 Months)

Walmart
2.1M Visits
(Last 12 Months)

Reilly
AUTO PARTS

CHASE

REDWING
DENTAL CARE

Culver's
FROZEN CUSTARD
BUTTERBREADS

L.A. TAN
The Permanent Hair Color Professionals

Antioch
Lavish Nail Studio

VACANT

Great Clips

T-Mobile

ROSATI'S

Justice Cannabis Co.

Betty's

VACANT

China Yan Chinese Restaurant

VACANT

DPT

IL-ROUTE 173 | 14,500 VPD



National
Tenants



Value-Add
Opportunity



Shadow
Anchored



Abundance of
Retailers



Highly
Populated

INVESTMENT HIGHLIGHTS

- **81% Occupied Med-Tail Center | Outlot to Menards and Walmart Supercenter with Upside Potential**
 - Opportunity to Add Value by Leasing the Remaining Three Suites Totaling 4,170 Square Feet
 - Healthy Mix of Current Tenants Including National and Many Service-Based Retailers
 - › National Tenants Include Doctors of Physical Therapy, T-Mobile, Great Clips, and L.A. Tan
 - This Walmart had 2.1 Million Visits in the Last 12 Months | Menards had Over 670,000 (Placer.ai)
- **Attractive Lease Terms Featuring Tenant Rent Increases**
 - Seven Tenants have Scheduled Rental Increases Ranging from 1% to 12%
 - All but One Tenant Operate Under a Net Lease
- **Prime Location | Strong Surrounding Drivers | Easily Accessible**
 - Accessible from the Signalized Intersection with 14,500 Vehicles Passing Daily
 - Neighboring Tenants Include Culvers, Chase, O'Reilly Auto Parts, Popeyes, Arby's, Jersey Mikes, ALDI, Starbucks, and More
 - 2.2 Miles from Antioch's Metra Train Station for the North Central Line
 - › 654,537 Passengers in 2024 | 22% Increase from 2023 Ridership
 - 1.6 Miles from Antioch Community High School Which Serves 1,309 Students
 - 5.2 Miles from Interstate 94 with 78,200 Vehicles Passing per Day
- **Surrounded by Attractive, Affluent Demographics**
 - 48,427 People Live Within a Five Mile Radius of the Subject Property
 - 5,721 People Work Within a One Mile Radius of the Subject Property
 - Average Household Income of \$125,890 Within a Five Mile Radius of the Subject Property
- **Highly Frequented Tourist Area | Many Nearby Lakes, Including the "Chain O' Lakes"**
 - Illinois' Largest Concentration of Natural Lakes
 - › 6,500 Acres of Water and 488 Miles of Shoreline

ANTIOCH, IL

- **Located Midway Between Chicago and Milwaukee**

- Located 46 Miles South of Milwaukee and 52 Miles North of Chicago | Part of Chicago MSA
- Direct Access to Downtown Chicago, O'Hare International Airport, and Many Other Chicago Suburbs via the North Central Service (NCS) Metra Route
 - › 654,537 Ridership in 2024
- Close Proximity to Interstate 94
- Near the Chain O' Lakes
 - › Illinois' Largest Concentration of Natural Lakes, 6,500 Acres of Water and 488 Miles of Shoreline

- **Local Attractions Include a Variety of Places Ranging from Wineries to Wilderness**

- Some Popular Attractions Include Raven Glen Forest Preserve, Vigneto del Bino Vineyard and Winery, Great Lakes Antiques Boutique, and Antioch Theatre
 - › Other Attractions Less than 15 Miles from Antioch Include Wilmot Mountain Ski Resort, Six Flags Great America, Great Wolf Lodge, and McHenry Outdoor Theater

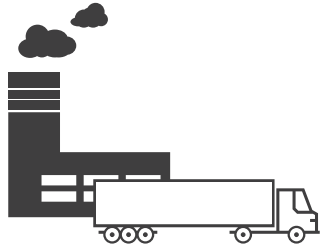
- **Economic Development Plan Anchors**

- The **Route 173** Corridor will Continue to Serve as the Premier Commercial Corridor in the Area, as well as Offer Potential for New Retail Development
- The **Antioch Business Park** will Continue to Attract New Light Industrial Users
- **Downtown Antioch** will Continue to Provide Numerous Opportunities to Attract Unique Small Businesses including Restaurants and Niche Retail
- Expand the Number of Existing **Auto Dealerships** Along Route 173
- The City is Utilizing Multiple Services/Businesses to Grow and Strengthen the City, Including:
 - › Gruen & Gruen Associates, a Nationally Recognized Economic Development Firm
 - › Retail Strategies, a Nationally Recognized Retail Recruitment Firm
 - › Business Districts, Inc a Leading Downtown Economic Development Firm



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 2024, 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.



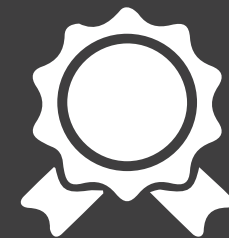
Chicago's MSA has the third largest population in the U.S. and serves as a central transportation hub with one of the most diverse economies and well-educated workforces in the country.

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 in 2022 and 2023. 382 companies relocated or expanded in Illinois in fiscal year 2023. Home to Over 30 Fortune 500 companies, more than 2,000 international industry leaders, 1,900 major corporate headquarters and 1.2 million small businesses.



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



ILLINOIS 2024 ECONOMIC DEVELOPMENT MILESTONES



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly **\$5 billion since 2023**. **New jobs quadrupled**, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs **doubled corporate investments** from \$6.3 billion in 2023 to **\$12.5 billion in 2024**.
- **Clean energy investments doubled** from \$2 billion to **\$4 billion**, with growth in key sectors such as quantum computing, tourism, and exports.



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- **Rivian (\$1.5B)** and **Avina Clean Hydrogen (\$820M)** invested in EV and sustainable aviation fuel production.
- **Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials** expanded operations in Illinois.
- **Wieland Rolled Products (\$500M)** and **Voortman Steel Machinery** strengthened Illinois' advanced manufacturing sector.
- **PsiQuantum's MICRO Act partnership** will create a **\$20B quantum computing hub** in Chicago.



TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of **\$78.7 billion in 2023**, ranking **#1 in the Midwest & #5 in the U.S.**
- **FY24 hotel tax revenue reached \$321.5 million**, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed **112 million visitors** in 2023, generating **\$47 billion in spending—a \$3 billion increase** from 2022.
- **International tourism surged 39%**, with 2.16 million visitors **spending \$2.7 billion in 2023**, a **47% increase** from the previous year.

ILLINOIS 2024 ECONOMIC DEVELOPMENT MILESTONES



NATIONAL & GLOBAL ECONOMIC RECOGNITION

- Ranked #1 in the Midwest for workforce development (Site Selection Magazine).
- Ranked #2 in the U.S. for corporate investments, with Chicago as the #1 metro for corporate investments for 11 consecutive years (Site Selection Magazine).
- CNBC Rankings Improvements:
 - > #4 for Access to Capital (up from #6 in 2023), #5 for Low Cost of Living (up from #9 in 2023), #6 for Tech & Innovation (up from #14 in 2023), and A- rank for Cost of Living (improved from 2023)
- Moved up 15 spots in Best States for Business since 2018.
- Chicago named “Best Big City in the U.S.” for the 8th consecutive year (Condé Nast Traveler).



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Reconnect Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE

MSA	RANK
Minneapolis-St. Paul-Bloomington, MN-WI	1
San Francisco-Oakland-Hayward, CA	2
Pittsburgh, PA	3
Chicago-Naperville-Elgin, IL-IN-WI	4
Denver-Aurora-Lakewood, CO	5
Houston-The Woodlands-Sugar Land, TX	6
New York-Newark-Jersey City, NY-NJ-PA	7
Cincinnati, OH-KY-IN	8

PER CAPITA PERSONAL INCOME

MSA	INCOME	RANK
San Francisco-Oakland-Berkeley, CA	\$111,050	1
Boston-Cambridge-Newton, MA-NH	\$85,724	2
New York-Newark-Jersey City, NY-NJ-PA	\$82,322	3
Seattle-Tacoma-Bellevue, WA	\$80,420	4
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$76,771	5
Denver-Aurora-Lakewood, CO	\$69,822	6
Los Angeles-Long Beach-Anaheim, CA	\$69,805	7
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$69,705	8
Chicago-Naperville-Elgin, IL-IN-WI	\$67,671	9
Minneapolis-St. Paul-Bloomington, MN-WI	\$67,214	10
Baltimore-Columbia-Towson, MD	\$66,695	11
San Diego-Chula Vista-Carlsbad, CA	\$66,266	12
Austin-Round Rock-Georgetown, TX	\$64,913	13

COST OF LIVING INDEX

CITY	INDEX	RANK
St. Louis MO-IL	85	1
San Antonio TX	89.3	2
Cedar Park TX	90.5	4
Houston TX	91.7	5
Conroe TX	93.6	6
Salisbury NC	94.9	7
Denver CO	110	26
Plano TX	112.3	27
Middlesex-Monmouth NJ	114.2	28
Morristown NJ	114.6	29
Sacramento CA	118.2	30
Bergen-Passaic NJ	119.9	31
Miami-Dade County FL	120.4	32
Chicago IL	126.4	33
Portland OR	127.4	34
Alexandria VA	143.5	35
San Diego CA	144.7	36
New York (Queens) NY	145.5	37
Arlington VA	147.1	38
Seattle WA	150.7	39
Boston MA	150.8	40
Los Angeles-Long Beach CA	151.9	41
Washington DC	158.8	42
New York (Brooklyn) NY	174.9	43
San Francisco CA	184.2	44
New York (Manhattan) NY	237.8	45

CHICAGO MSA

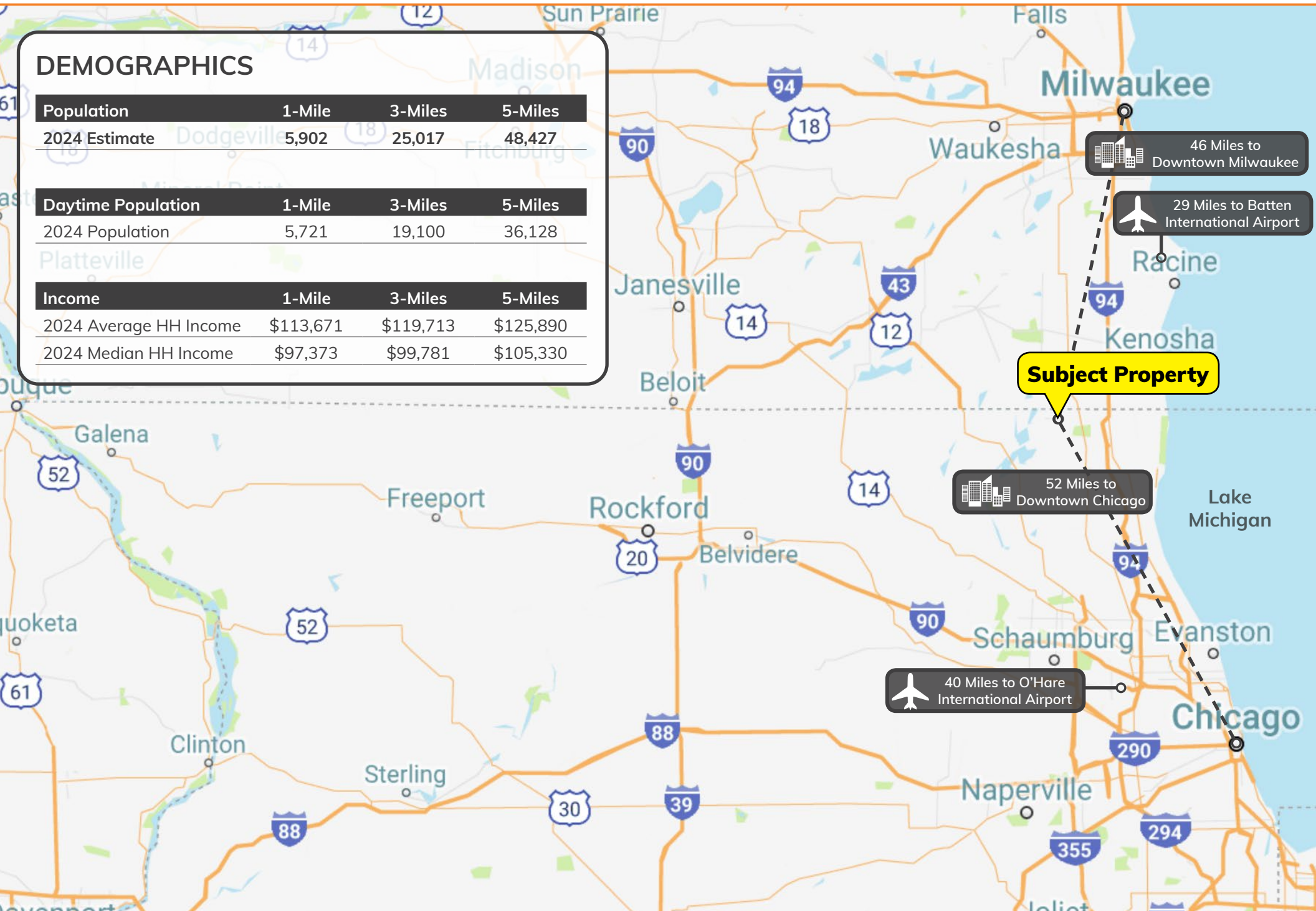
REGIONAL MAP

DEMOGRAPHICS

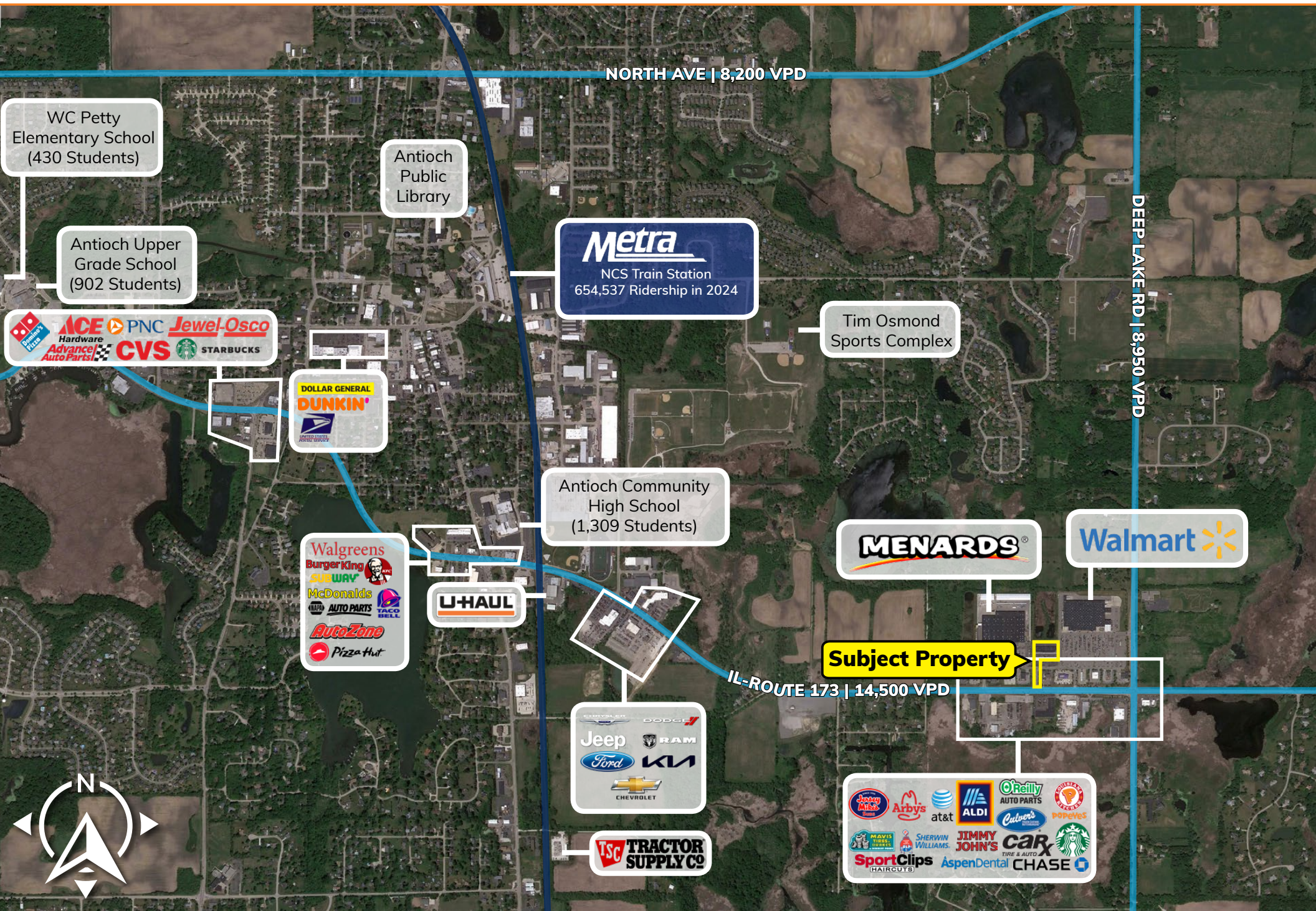
Population	1-Mile	3-Miles	5-Miles
2024 Estimate	5,902	25,017	48,427

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	5,721	19,100	36,128

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$113,671	\$119,713	\$125,890
2024 Median HH Income	\$97,373	\$99,781	\$105,330



AERIAL



TENANT PROFILE



Stock Symbol:	TMUS NASDAQ
Market Cap (4/7/2025)	\$283.28 Billion
Enterprise Value (4/7/2025)	\$393.27 Billion
Revenue (2024)	\$81.40 Billion
Net Income (2024)	\$11.33 Billion

- The Number Two Wireless Provider in the United States
- Q4 2024 Service Revenues of 16.9 Billion | Grew by 6% Year-Over-Year
- Q4 2024 Postpaid Net Customers Additions of 1.9 Million
- Expects to Add 5.5-6 Million Postpaid Net New Customers in 2025
- T-Mobile Continues Reign as Overall Network Leader with Largest 5G Footprint Covering 98% of Americans
- More than 75,000 Employees
- Ranked by Forbes: America's Best Large Employers #502 (2025), America's Best Employers for Tech Workers #85 (2024) and Best Employers for Diversity #324 (2024)

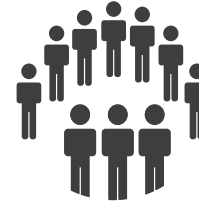
Tenant/Guarantor: T-Mobile West, LLC



Global
Tenant

Forbes

Rated on
Forbes



75,000
Employees



\$81.40 Billion
in Revenue



TMOBILE.COM

TENANT OVERVIEWS



rosatispizza.com

- Casual Dining Pizza Chain Specializing in Chicago Style Pizza
- Menu Features Appetizers, Wings, Salads, Pizzas, Pastas, Sandwiches, Dinners, and Desserts
- 130 Locations Across 20 States
- Ranked 269 on the Top 500 Franchise List by Entrepreneur (2024)
- Founded in 1964 | Began Franchising in 1979
- Headquartered in Warrenville, Illinois

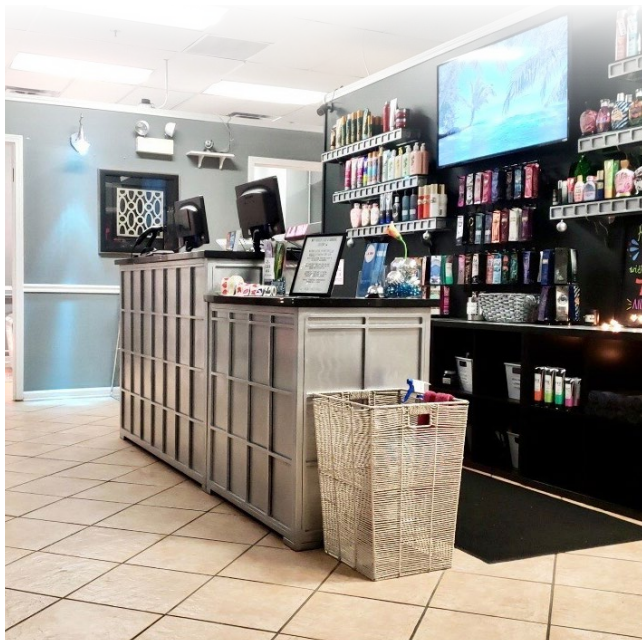
DBA	Rosati's Pizza
Tenant/Guarantor	JASH, Inc.
Number of Locations	130



latan.com

- State-of-the-Art Tanning Salon Chain
- Tanning Services Include Spray Tans and Sun Beds
- Wellness Services Include Cryotherapy and Detoxes
- Offers SUN Club with Unlimited Access and Discounts
- Over 130 Locations Across Four States
- Established in the Early 1990's

DBA	L.A. Tan
Tenant/Guarantor	Tan Ax, Inc.
Number of Locations	130+



greatclips.com

- World's Largest Salon Brand
- Over Two Million Customers Served Weekly
- Ranked #33 on The 2025 Franchise 500
- Open Seven Days a Week, Including Nights
- More than 4,400 Salons in the US and Canada
- Established in 1982 in Minneapolis, Minnesota

DBA	Great Clips
Tenant/Guarantor	NMS Investments, Inc.
Number of Locations	4,400+



TENANT OVERVIEWS



anewkindoffun.com

- Offering Slots and Video Poker Along with Food
- 60 Locations Operating Under Four Brands: Betty's, Penny's, Emma's, and Jena's
- Regional Tenant Located Throughout Illinois

winatbettys.com
winatpennys.com
winatemmas.com

DBA	Betty's
Tenant/Guarantor	Blackhawk Restaurant Group, LLC Series AC Antioch
Number of Locations	60



doctorsofphysicaltherapy.com

- Offering Physical Therapy in Clinic, In-Home or Online
- 76 Locations in Six States - Midwest Tenant
- 25,000+ Patients Treated

DBA	Doctors of Physical Therapy
Tenant/Guarantor	Doctors of Physical Therapy
Number of Locations	76



antiochadvanceddentistry.com

China Yan Chinese Restaurant

chinayanonlineil.com

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