

LA FITNESS ANCHORED RETAIL CENTER

JEWEL-OSCO SHADOW ANCHORED | 9.86-YR WALT | AVG HH INCOME OF \$173,240



1547-1557 S LAKE STREET
MUNDELEIN, IL 60060

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

TABLE OF CONTENTS

THE OFFERING	3
FINANCIAL SUMMARY	7
○ Cash Flow YR 1	8
○ Expense Reimbursements	9
○ Rent Roll	10
INVESTMENT OVERVIEW	12
○ Site Plan	13
TENANT PROFILES.....	14
LOCATION OVERVIEW.....	16
○ Aerial	17
○ Mundelein, IL	18
○ Hawthorn Mall	19
○ Why Illinois	20
○ Why Chicago MSA	23

** TABLE OF CONTENTS HYPERLINKED*





\$14,838,000

LIST PRICE



8.01%

CAP RATE



\$170.27

PRICE / SF



\$1,188,809

NET OPERATING INCOME

THE OFFERING

This regional shopping center is anchored by LA Fitness and features a 9.86-year weighted average lease term (WALT). Most tenants operate under long-term net leases, providing stable, predictable income. LA Fitness signed a 16-year lease in 2023, while Kids Empire and The Dog Stop each signed 10-year leases in 2024 and 2023, respectively. All leases include renewal options and scheduled rental increases.

The property is part of Townline Square Shopping Center, which draws over 2 million annual visitors. LA Fitness is the most visited location for the brand within a 15-mile radius, outperforming nine other sites.

Strategically positioned at a signalized intersection with traffic counts exceeding 60,000 vehicles per day, the site offers exceptional visibility and access. The center benefits from strong retail synergy and is located just minutes from the \$250 million redevelopment of Hawthorn Mall. It sits within an affluent trade area, where the average household income reaches \$173,240 within a five-mile radius.



Townline Square

CFX

goldfish swimschool

O'Reilly AUTO PARTS

PANERA BREAD | DRIVE THRU

DOLLAR TREE

ORTHODONTIC EXPERTS
LEASING INFORMATION
Leslie Karr 312-636-4764

LA FITNESS

PICKLR



The Townes at Oak Creek
222 Town Home Condos
Under Construction

W Townline Road
34,400 VPD

S Lake Street
27,700 VPD

SUBJECT PROPERTY



Jewel-Osco

DOLLAR TREE

H&R BLOCK

goldfish swimschool

PLAY IT AGAIN SPORTS

CFX



SUBJECT PROPERTY

W Townline Road
34,400 VPD



S Lake Street
27,700 VPD





1547-1557 S LAKE STREET
MUNDELEIN, IL 60060



\$14,838,000

LIST PRICE



8.01%

CAP RATE



\$170.27

PRICE / SF



\$1,188,809

NET OPERATING INCOME



9.86 YRS

WALT

FINANCIAL SUMMARY

PRICE	\$14,838,000
CAP RATE	8.01%
Price/ SF	\$170.27
Gross Leasable Area	89,357 SF
Year Built	2019
Lot Size	7.48 Acres +/-
Parcel Numbers	11-31-403-002-0000 15-06-204-003-0000
Parking	404 Surface Spaces +/-
Current Rent	\$1,241,231
Total Reimbursements	\$238,804
Vacancy/Collection Allowance	(\$36,584)
Effective Gross Income	\$1,443,450
Expenses	\$254,641
NOI	\$1,188,809



PROPOSED FINANCING

LTV	70%	Debt Service	\$829,928
Interest Rate Amortization	6.35% 25 Years	Debt Coverage Ratio	1.43
Down Payment	\$4,451,400	Net Cash Flow After Debt Services Return %	\$358,881 8.06%
First Trust Deed/Mortgage	\$10,386,600	Principal Reduction	\$175,426
		Total Return Return %	\$534,307 12.00%

CASH FLOW YR 1 - STARTING 2/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$1,241,231	\$14.24
Gross Potential Rent	\$1,241,231	\$14.24
Expense Reimbursements		
Real Estate Taxes	\$124,620	\$1.43
Insurance	\$20,843	\$0.24
CAM	\$65,298	\$0.75
Management Fee	\$28,042	\$0.32
Total Expense Reimbursements	\$238,804	\$2.74
Gross Potential Income	\$1,480,035	\$16.98
Vacancy/Collection Allowance*	(\$36,584)	(\$0.42)
Effective Gross Income	\$1,443,450	\$16.56

Expenses		
Real Estate Taxes	\$124,533	\$1.43
Insurance	\$20,828	\$0.24
CAM	\$65,253	\$0.75
Management Fee	\$44,027	\$0.51
Total Expenses	\$254,641	\$2.92

NET OPERATING INCOME \$1,188,809 \$13.64

*Vacancy factor excludes LA Fitness.



EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	PSF	GROSS INCOME
Kids Empire	\$17,186	\$2,874	\$9,005	\$6,076	\$2.93	\$35,140
The Dog Stop	\$24,907	\$4,166	\$13,051	\$8,805	\$2.95	\$50,928
The Picklr Club	\$31,133	\$5,207	\$16,313	\$11,007	\$3.07	\$63,660
LA Fitness	\$51,395	\$8,596	\$26,930	\$2,154	\$2.40	\$89,075
TOTAL	\$124,620	\$20,843	\$65,298	\$28,042	\$2.67	\$238,804



RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Kids Empire Retail, Suite A	12,000	13.77%	1/6/2024	1/31/2034	8 Years	Base	Current	\$13,750	\$165,000	\$13.75	-	13%	2, 10-Year	Net
						-	2/1/2029	\$15,125	\$181,500	\$15.13	10%			
						Option 1	2/1/2034	\$16,638	\$199,650	\$16.64	10%			
						-	2/1/2039	\$18,301	\$219,615	\$18.30	10%			
						Option 2	2/1/2044	\$20,131	\$241,577	\$20.13	10%			

Notes: Tenant has a three percent non-cumulative cap on direct expenses. Tenant's share of operating expenses shall not increase by more than five percent.

The Dog Stop Retail, Suite B	17,240	19.78%	11/7/2023	11/6/2033	8 Years	Base	Current	\$14,999	\$179,986	\$10.44	-	15%	2, 5-Year	Net
						-	11/7/2028	\$16,799	\$201,583	\$11.69	12%			
						Option 1	11/7/2033	\$18,806	\$225,672	\$13.09	12%			
						Option 2	11/7/2038	\$21,063	\$252,752	\$14.66	12%			

Notes: Rent commencement date is an estimate. Tenant has a five percent non-cumulative cap on controllable CAM.

The Picklr Club Retail, Suite C	20,760	23.82%	11/1/2024	10/31/2029	4 Years	Base	Current	\$19,601	\$235,211	\$11.33	-	19%	2, 5-Year	Net
						-	11/1/2026	\$20,189	\$242,267	\$11.67	3%			
						-	11/1/2027	\$20,795	\$249,535	\$12.02	3%			
						-	11/1/2028	\$21,418	\$257,021	\$12.38	3%			
						Option 1	11/1/2029	\$22,061	\$264,732	\$12.75	3%			

Notes: Tenant has a five percent cap on controllable CAM.

Continue on next page

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
LA Fitness Retail, Suite D	37,142	42.62%	2/17/2023	2/28/2039	13 Years	Base	Current	\$54,939	\$659,271	\$17.75	-	53%	3, 5-Year	Net
						-	3/1/2028	\$59,582	\$714,984	\$19.25	8%			
						-	3/1/2033	\$64,225	\$770,697	\$20.75	8%			
						Option 1	3/1/2038	\$68,867	\$826,410	\$22.25	7%			
						Option 2	3/1/2043	\$73,510	\$882,123	\$23.75	7%			

Notes: Tenant has a three percent non-cumulative cap on controllable CAM. Taxes shall not include any increases in taxes or assessments due to a change in ownership of the project, a refinancing of the project or any other triggering event occurring more frequently than one every five years. Management fees shall not exceed eight percent of the total annual common area expenses excluding insurance, utilities, and costs of management or administration, capital amortization, and taxes.

Landlord Room Retail, Suite E	-	-	-	-	-	Base	Current	-	-	-	-	-	-	-
----------------------------------	---	---	---	---	---	------	---------	---	---	---	---	---	---	---

Notes: Currently a landlord room but conceptually can be rented. It is approximately 2,215 SF and faces Towline Road. Please see site plan for location in center.

Occupied	87,142	100%						\$1,241,231	\$14.24
Vacant	-	-						-	-
Total	87,142	100%						\$1,241,231	\$14.24



LA FITNESS ANCHORED RETAIL CENTER WITH LONG-TERM LEASES | 9.86-YR WALT

- Recent leasing momentum with long-term leases | 9.86-year WALT
 - › Kids Empire signed a 10-year net lease in 2024 with 2, 10-year renewal options
 - › LA Fitness signed a 16-year net lease in 2023 with 3, 5-year renewal options
 - › The Dog Stop signed a 10-year net lease in 2023 with 2, 5-year renewal options
- All tenants operate under a net lease with scheduled rental increases in-place

POSITIONED AT A HEAVILY TRAVELED SIGNALIZED INTERSECTION

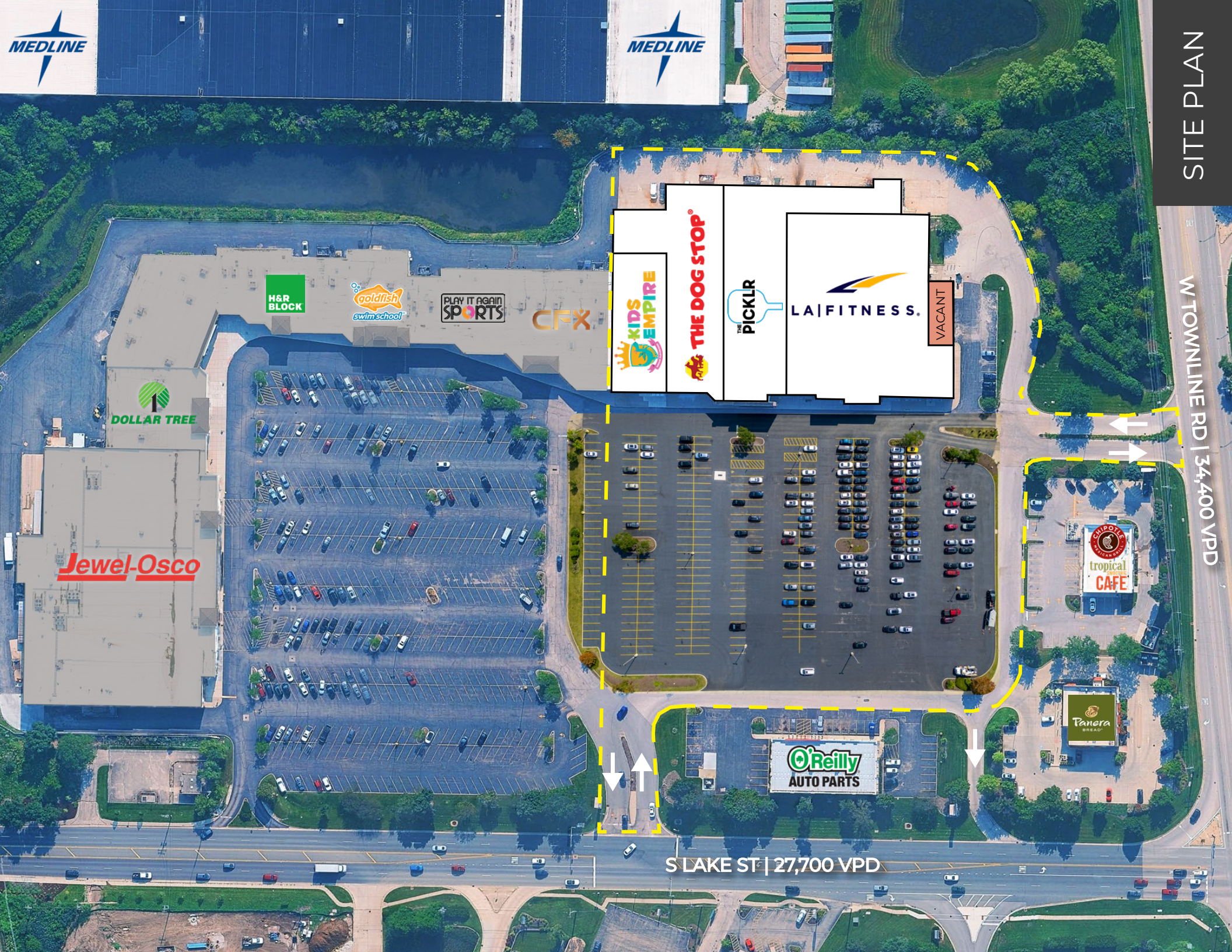
- Located at the signalized intersection of S Lake Street and W Townline Road which sees a combined traffic volume of 62,100 vehicles per day
- Situated on a large 7.48-acre lot with 404 available parking spaces
- 5 points of ingress/egress

LOCATED ON A RETAIL THOROUGHFARE | CLOSE PROXIMITY TO HAWTHORN MALL

- Positioned within Townline Square Shopping Center which attracts 2 million annual visitors¹
 - › Shadow anchored by Jewel-Osco which attracts 959.7K annual visitors¹
- 2.1 miles from Hawthorn Mall which attracts 2.8 million annual visitors¹
 - › Hawthorn Mall is undergoing a \$250 million redevelopment to transform into a premier luxury mixed-use destination (See page 19 for more details)
- Other notable retailers in the area include Dunkin', ExtraSpace Storage, Culver's, Popeyes, Rise Dispensary, Target, Walgreens, Starbucks, Walmart and more
- 2.8 miles from Rivertree Court which ranks in the top 9% of shopping centers nationwide by visits¹ | 3.6 million annual visitors¹
 - › Notable tenants include Best Buy, Burlington, T.J. Maxx, Michaels and more
- 2.8 miles from Mellody Farm which ranks in the top 7% of shopping centers nationwide by visits¹ | 4 million annual visitors¹
 - › Notable tenants include Whole Foods, Barnes & Noble, HomeGoods, West Elm and more
- Six schools located within 1.8 miles of the subject property serve over 2,912 students

EXTREMELY AFFLUENT DEMOGRAPHIC WITH A GROWING POPULATION

- Average household income of \$173,240 within a five-mile radius
- From 2010 to 2020, the population within a five-mile radius grew by 4.12%, with continued growth projected in the coming years
- 66,674 people live and 70,833 people work within a three-mile radius



SITE PLAN

W TOWNLINE RD | 34,400 VPD

S LAKE ST | 27,700 VPD





























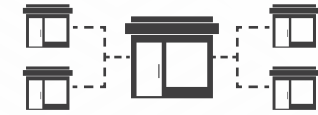
LA|FITNESS®

LAFITNESS.COM

- » Largest non-franchised fitness club operator in the world
- » 800+ locations nationwide across 25 states
- » Opened its first location in Los Angeles in 1984
- » Offers a wide range of state-of-the-art equipment, top amenities, and a variety of fitness classes
- » Many LA Fitness clubs feature amenities such as swimming pools, saunas, basketball courts, racquetball courts, and childcare services
- » Personal training available | One-on-one coaching from a certified personal trainer with customized workouts and nutrition plans
- » Headquartered in Irvine, California



800+
Locations



Expanding
Tenant



41 Years
Experience



National
Tenant





KIDSEMPIRE.US

- » Franchised indoor playground for children
- » 19 locations across four states
- » Headquartered in Hollywood, California
- » Founded in 2016



THEDOGSTOP.COM

- » America's favorite all-inclusive, award-winning pet care facility
- » Locally owned and operated
- » 25 locations across 12 states with plans to open 50 more locations in the near future
- » Founded in 2009

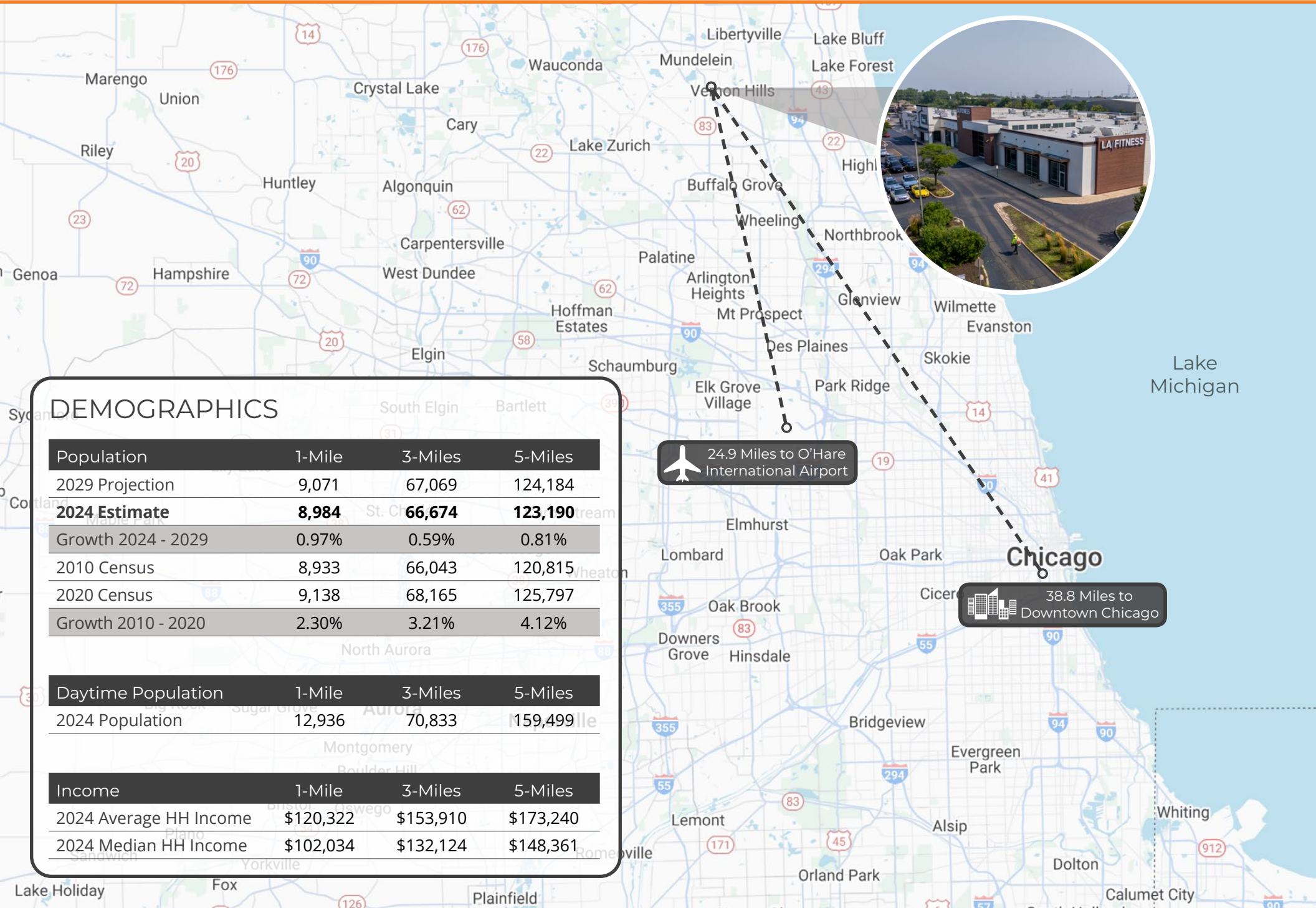


THEPICKLR.COM

- » Rapidly growing indoor pickleball club
- » 94 locations across 30 states
- » Over 80 new locations planned to open by the end of 2025, with more than 400 franchise licenses signed across North America
- » Offers state-of-the-art indoor courts



LOCATION OVERVIEW





DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	9,071	67,069	124,184
2024 Estimate	8,984	66,674	123,190
Growth 2024 - 2029	0.97%	0.59%	0.81%
2010 Census	8,933	66,043	120,815
2020 Census	9,138	68,165	125,797
Growth 2010 - 2020	2.30%	3.21%	4.12%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	12,936	70,833	159,499

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$120,322	\$153,910	\$173,240
2024 Median HH Income	\$102,034	\$132,124	\$148,361

 24.9 Miles to O'Hare International Airport

 38.8 Miles to Downtown Chicago

AERIAL



Placer.ca

S Milwaukee Ave
28,200 VPD

MENARDS

MARIANO'S

LOWE'S

White Deer Run
Golf Course

S Lake Street
27,700 VPD

Mellody Farm
4M Annual Visitors
Top 7% of shopping centers
nationwide by visits!

WHOLE FOODS MARKET **BARNES & NOBLE** **J.CREW**
crumbl **SHAKE SHACK** **Lazy DOG**
west elm **HomeGoods**

Hawthorn Mall
2.8M Annual Visitors¹

macy's LOFT
MAGGIANO'S **H&M**
LITTLE ITALY **AMC THEATRES** **Bath & Body Works** **AVE & NISTER**
JCPenney

Townline Square
2M Annual Visitors¹

DOLLAR TREE
Jewel-Osco
CFX **H&R BLOCK**

Hawthorn Elementary
School North
(390 students)

Hawthorn Middle
School North
(623 students)

SUBJECT PROPERTY

Hawthorn School of
Dual Language
(409 students)

STARBUCKS **COLD STONE**
WALGREENS

W Townline Road
34,400 VPD

TARGET

EXTRASPACE STORAGE **POPEYE'S** **RISE**
Pita Inn **Calver's**

Hawthorn Middle
School North
(656 students)

Hawthorn Aspen
Elementary School
(337 students)

Hawthorn Elementary
School North
(497 students)

DUNKIN' **AutoZone**
usbank **CHASE** **THE SALVATION ARMY**
EXTRASPACE STORAGE **TACO BELL** **BELL**
DOUBLE TREE by Hilton **Burger King** **Comfort**

Townline Commons
2.1M Annual Visitors¹

Walmart **BOB'S DISCOUNT FURNITURE**
HARBOR GOLF FREIGHT GALAXY

Rivertree Court
3.6M Annual Visitors
Top 9% of shopping centers
nationwide by visits!

BEST BUY **TJ-maxx** **Burlington** **Michaels**

VILLAGE IN LAKE COUNTY | NORTHERN SUBURB OF CHICAGO

- Situated 40 miles from downtown Chicago and 59 miles from downtown Milwaukee

WELL-POSITIONED FOR CONVENIENT ACCESS TO AND FROM DOWNTOWN CHICAGO AND THE GREATER CHICAGO AREA

- U.S. Route 45 and Illinois Route 176 run through the village
- Mundelein Metra Station | The North Central Service Line provides rail service between Antioch and Chicago's Union Station

ABUNDANCE OF DEVELOPMENTS UNDER CONSTRUCTION, PROPOSED, OR RECENTLY COMPLETED | RETAIL, RESIDENTIAL, AND MORE

- Mundelein Crossing | Three outlots totaling 38,000 SF proposed | Construction expected to begin in 2027
- 50,000 SF retail development proposed | Construction expected to begin in 2026
- Springs at Mundelein | 147 apartment units currently under construction | Expected completion in 2025
- 6,000 SF retail outlot currently under construction | Expected completion in 2026
- Station 250 | 166 apartment units completed in 2024
- 4,000 SF Thorntons service station completed in 2024

ATTRACTIONS INCLUDING A WATER PARK, BEACH, AND MORE

- Barefoot Bay Aquatic Center | Six-acre water park
- Diamond Lake Beach and Recreational Center
- Countryside Golf Club and Steeple Chase Golf Club
- Millennium Trail and Greenway Forest Preserve
- Mundelein Heritage Museum

HOST OF MANY EVENTS THROUGHOUT THE YEAR

- Events include A-May-Zing Mundelein, Community Days, Concerts in the Park, Farmers Markets, a Fine Arts Festival, Tree Lighting Ceremony, Memorial Day Parade, Mundelein Grand Prix, National Night Out, Park on Park Cruise Nights, Santa's Cottage, and many more
 - > "Community Days" brings in thousands of visitors each year and is ranked one of the best festivals in Lake County

HOME TO THE UNIVERSITY OF ST. MARY OF THE LAKE AND MUNDELEIN SEMINARY

- Serves at least 1,000 students each year
- The conference center provides training and development services to approximately 35,000 individuals each year



(GRADES FROM NICHE.COM)

Hawthorn Mall Redevelopment

- Plans to Transition the Mall into a Mixed-Use, Dominant Destination with Enhanced Common Areas Offering Events, Arts, Innovation and Community Partnerships
 - › Currently Boasts more than 120 Specialty Retailers, Including a State-of-the-Art AMC Hawthorn 12 Theater and a 40,000-Square Foot Dave & Buster's
- Officially Broke Ground March of 2021 | Expected to be Completed by 2028
- Four Phase Redevelopment
- \$250 Million Makeover
 - › Proposed Plan Includes 635K SF Retail, 25K SF Grocer, 109K SF Open-Air Retail, Multilevel Indoor Park Experience, and 561 Multifamily Residences
- 303-Unit Luxury Apartments and 55,000 Square Feet of Main Street Retail will Take the Place of Former Sears Site



Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
664 business expansions or relocations in 2024

#4 in the Nation

Access to Capital
— Up from #6 in 2023

#6 in the Nation

Tech & Innovation
— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing Infrastructure

#4 in the Nation

Transportation & Warehousing Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
Companies

As well as, 2,000+ international industry
leaders, 1,900 major corporate headquarters
and 1.2 million small businesses.



WHY ILLINOIS

5th Highest GDP in the Nation (2024)

\$1.1 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.



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.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

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.



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete 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.

**THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE'
IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST**

#1

U.S. Metro for corporate relocations for 12th Consecutive Year

30 Relocations
110 Expansions

255,967

Businesses in the Chicago metro area, the

4th

most in the U.S.

3rd

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

145,545

Graduates and secondary program finishers in the Chicago metro area in 2023

1.2B sqft

Chicago industrial real estate market, the largest in the United States

\$4.32B

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

Chicagoland area is growing, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O'Hare International Airport is the **10th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O'Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.

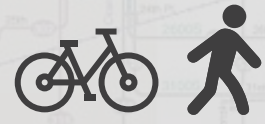
10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

450M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nations Largest Public Transportation System**

Chicago Union Station is the nation's **3rd busiest station** overall, and it is Amtrak's 4th busiest



Chicago's MSA, is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

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

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: _____ DATE _____

BUYER: _____ DATE: _____

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: _____ DATE: _____

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP



EXCLUSIVELY LISTED BY

SEAN SHARKO

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2238
sean.sharko@marcusmillichap.com
IL 471.010712

AUSTIN WEISENBECK

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2169
austin.weisenbeck@marcusmillichap.com
IL 475.140200

FINANCING CONTACT

DEAN GIANNAKOPOULOS

Senior Managing Director- Debt & Equity Structured Finance - MMCC
O: (312) 327 5423 | M: (312) 218 7443 | E: Dean.Giannakopoulos@marcusmillichap.com
License: IL: 475.136018

DESIGNATED MANAGING BROKER

STEVEN WEINSTOCK

Chicago Oakbrook
O: (630) 570-2200 | E: Steven.Weinstock@marcusmillichap.com
IL 471.011175