

MCLEAN SQUARE NEIGHBORHOOD STRIP RETAIL

ANCHORED BY DOLLAR TREE | 100% OCCUPIED | AVG HH INCOME OF \$116,300



943-955 N. MCLEAN BLVD
ELGIN, IL 60123

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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* PHOTO ALTERED TO INCLUDE TOTAL WIRELESS

THE OFFERING

This 100% occupied shopping center is anchored by a top-performing Dollar Tree, which has operated here since 2014 and ranks in the top 16% nationwide by annual visits. The property has strong leasing momentum with new long-term commitments from EVgo, Total Wireless, Great Wall Chinese Restaurant, and Papa Saverio's Pizza. Nine of the ten tenants include annual rent increases, supporting a fully net-leased and stable income stream. EVgo will install 12 fast-charging stalls onsite, creating a prominent EV charging hub with limited nearby competition. The center sits on a 2.14-acre parcel with visibility along N. McLean Blvd (18K VPD) and nearby access to Interstate 90 (105K VPD). It is surrounded by national retailers, dense industrial employment, and key drivers such as Judson University and Advocate Sherman Hospital. The trade area is exceptionally strong, with more than 78,000 residents and 87,000 employees within three miles and an average household income of \$116,300 within five miles.



Culver's
McDonalds

Burger King
TACO BELL

Tyler Creek Plaza
868.5K annual visitors
WINTRUST
BUTERA Market
DUNKIN' DONUTS
WING STOP
SUBWAY
ROSATI'S

Speedway

NAPA
AUTO PARTS

Big Timber Rd
15,500 VPD

Printpack
Preserving and Enhancing People's Lives

N McLean Blvd
18,000 VPD

SUBJECT PROPERTY

			
\$4,030,000	7.50%	\$172.20	\$302,325
LIST PRICE	CAP RATE	PRICE / SF	NET OPERATING INCOME



943-955 N MCLEAN BLVD,
ELGIN, IL 60123



\$4,030,000

LIST PRICE



7.50%

CAP RATE



\$172.20

PRICE / SF



\$302,325

NET OPERATING INCOME

FINANCIAL SUMMARY

PRICE	\$4,030,000
CAP RATE	7.50%
Price/ SF	\$172.20
Gross Leasable Area	23,403 SF
Year Built	1990
Lot Size	2.14 Acres
Parcel Numbers	06-10-177-001
Parking	72 Surface Spaces +/- 12 EVgo Parking Spaces
Current Rent	\$315,760
Total Reimbursements	\$132,048
Vacancy/Collection Allowance	(\$7,309)
Effective Gross Income	\$440,499
Expenses	\$138,174
NOI	\$302,325



PROPOSED FINANCING

LTV	70%	Debt Service	\$218,109
Interest Rate Amortization	6.00% 25 Years	Debt Coverage Ratio	1.39
Down Payment	\$1,209,000	Net Cash Flow After Debt Services Return %	\$84,216 6.97%
First Trust Deed/Mortgage	\$2,821,000	Principal Reduction	\$50,215
		Total Return Return %	\$134,431 11.12%

CASH FLOW YR 1 - STARTING 4/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$315,760	\$13.49
Available Space	-	-
Gross Potential Rent	\$315,760	\$13.49
Expense Reimbursements		
Real Estate Taxes	\$70,653	\$3.02
Insurance	\$8,646	\$0.37
CAM	\$42,130	\$1.80
Management Fee	\$8,200	\$0.35
Administrative Fee	\$2,420	\$0.10
Total Expense Reimbursements	\$132,048	\$5.64
Gross Potential Income	\$447,808	\$19.13
Vacancy/Collection Allowance	(\$7,309)	(\$0.31)
Effective Gross Income	\$440,499	\$18.82

Expenses		
Real Estate Taxes	\$70,653	\$3.02
Insurance	\$8,646	\$0.37
CAM	\$42,130	\$1.80
Management Fee	\$16,746	\$0.72
Total Expenses	\$138,174	\$5.90

NET OPERATING INCOME \$302,325 \$12.92

*Vacancy Factor is equal to 3% of Gross Income excluding Dollar Tree and EVgo.



CAM	CURRENT	PER SF
Parking Lot Electric	\$3,886	\$0.17
Fire Alarm Monitoring	\$840	\$0.04
Landscaping	\$7,000	\$0.30
Pest Control	\$540	\$0.02
Portering Services (Parking Lot Sweeping)	\$4,589	\$0.20
Repair & Maintenance	\$1,849	\$0.08
Snow Plowing	\$6,250	\$0.27
Water	\$16,179	\$0.69
Surveillance System Monitoring	\$995	\$0.04
TOTAL CAM	\$42,130	\$1.80

**CAM
BREAKDOWN**

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
Total Wireless	\$3,019	\$369	\$1,800	\$716	\$270	\$6.17	\$6,174
Verstela Staffing	\$5,217	\$638	\$3,111	\$1,236	-	\$5.90	\$10,202
Windy City Jewelry & Loan	\$7,831	\$958	\$4,670	\$1,856	-	\$5.90	\$15,315
Smoke N Vape	\$3,985	\$488	\$2,376	\$945	-	\$5.90	\$7,793
Canno's Haircuts	\$3,771	\$461	\$2,248	\$894	-	\$5.90	\$7,374
Papa Saverio's Pizza	\$3,985	\$488	\$2,376	\$945	-	\$5.90	\$7,793
First Cleaners 2	\$3,170	\$388	\$1,890	\$751	-	\$5.90	\$6,199
Great Wall Chinese Restaurant	\$3,620	\$443	\$2,158	\$858	-	\$5.90	\$7,079
Dollar Tree	\$36,055	\$4,412	\$21,500	-	\$2,150	\$5.37	\$64,117
EVgo Charging Stations	-	-	-	-	-	-	-
TOTAL	\$70,653	\$8,646	\$42,130	\$8,200	\$2,420	\$5.64	\$132,048



ABBOTT DR



GREAT WALL CHINESE RESTAURANT

FIRST CLEANERS 2

PAPA SAVERIO'S PIZZA

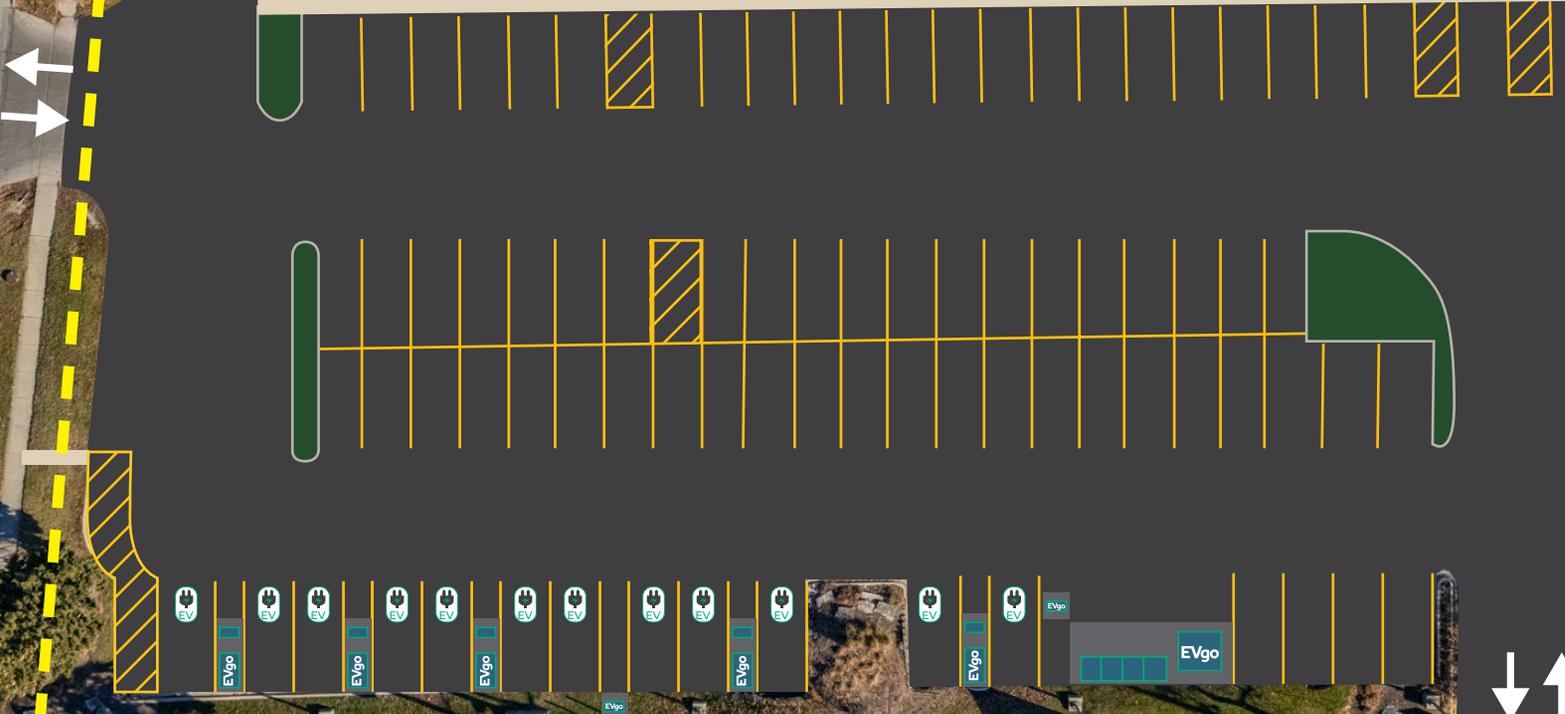
CANNO'S HAIRCUTS

SMOKE N VAPE

WINDY CITY JEWELRY & LOAN

A.S.G. STAFFING

TOTAL WIRELESS



N MCLEAN BLVD | 18,000 VPD

SITE PLAN

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			
Total Wireless	1,000	4.27%	10/21/2025	10/31/2030	4.6 Years	Base	Current	\$1,333	\$16,000	\$16.00	-	6%	1, 5-Year	Net
Retail, Suite 943A						-	11/1/2026	\$1,373	\$16,480	\$16.48	3%			
T: Zahran Logistics LLC G: Personal						-	11/1/2027	\$1,415	\$16,974	\$16.97	3%			
						-	11/1/2028	\$1,457	\$17,484	\$17.48	3%			
						-	11/1/2029	\$1,501	\$18,008	\$18.01	3%			

Notes: Lease Commencement Date is 10/21/2025. Rent Commencement Date is 160 Days after Lease Commencement Date (4/1/2026). One (1) five-year renewal option with 3% annual contractual rent growth.

Verstela Staffing	1,728	7.38%	6/8/2021	12/15/2028	2.7 Years	Base	Current	\$2,398	\$28,771	\$16.65	-	11%	1, 3-Year	Net
Retail, Suite 943B						-	12/16/2026	\$2,470	\$29,635	\$17.15	3%			
T: ASG Staffing Inc.						-	12/16/2027	\$2,543	\$30,516	\$17.66	3%			
						Option 1	12/16/2028	\$2,619	\$31,432	\$18.19	3%			
						-	12/16/2029	\$2,698	\$32,375	\$18.74	3%			

Notes: One (1) three-year renewal option with 3% annual contractual rent growth.

Windy City Jewelry & Loan	2,594	11.08%	11/1/2020	10/31/2030	4.6 Years	Base	Current	\$2,380	\$28,560	\$11.01	-	11%	1, 3-Year	Net
Retail, Suite 943C						-	11/1/2026	\$2,451	\$29,417	\$11.34	3%			
T/G: Pledge Financial IL, LLC						-	11/1/2027	\$2,525	\$30,298	\$11.68	3%			
						-	11/1/2028	\$2,600	\$31,206	\$12.03	3%			
						-	11/1/2029	\$2,678	\$32,140	\$12.39	3%			

Notes: One (1) three-year renewal option beginning at \$12.76 PSF with 3% annual contractual rent growth.

Smoke N Vape	1,320	5.64%	8/4/2021	11/30/2027	1.7 Years	Base	Current	\$1,445	\$17,345	\$13.14	-	6%	1, 3-Year	Net
Retail, Suite 945						-	12/1/2026	\$1,488	\$17,860	\$13.53	3%			
T: Smoke N Vape G: Personal						Option 1	12/1/2027	\$1,533	\$18,401	\$13.94	3%			
						-	12/1/2028	\$1,580	\$18,955	\$14.36	3%			
						-	12/1/2029	\$1,627	\$19,523	\$14.79	3%			

Notes: One (1) three-year renewal option beginning at \$13.94 PSF with 3% annual contractual rent growth.

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			
Canno's Haircuts Retail, Suite 947 T: Canno's Hair Cuts G: Personal	1,249	5.34%	12/1/2019	11/30/2029	3.7 Years	Base	Current	\$1,689	\$20,271	\$16.23	-	8%	1, 5-Year	Net
						-	12/1/2026	\$1,723	\$20,676	\$16.55	2%			
						-	12/1/2027	\$1,757	\$21,090	\$16.89	2%			
						-	12/1/2028	\$1,793	\$21,512	\$17.22	2%			
						Option 1	12/1/2029	\$1,828	\$21,942	\$17.57	2%			

Notes: One (1) five-year renewal option beginning at \$17.57 PSF with 3% annual contractual rent growth.

Papa Saverio's Pizza Retail, Suite 949 T: Papa Saverio's G: Personal	1,320	5.64%	10/1/2024	9/30/2029	3.5 Years	Base	Current	\$2,116	\$25,397	\$19.24	-	9%	1, 5-Year	Net
						-	10/1/2026	\$2,180	\$26,159	\$19.82	3%			
						-	10/1/2027	\$2,245	\$26,944	\$20.41	3%			
						-	10/1/2028	\$2,313	\$27,753	\$21.02	3%			
						Option 1	10/1/2029	\$2,382	\$28,585	\$21.66	3%			

Notes: One (1) five-year renewal option beginning at \$21.66 PSF with 3% annual contractual rent growth.

First Cleaners 2 Retail, Suite 951 T: First Cleaners 2 G: Personal	1,050	4.49%	12/21/2021	3/31/2027	1.0 Years	Base	Current	\$1,434	\$17,212	\$16.39	-	6%	1, 5-Year	Net
						-	4/1/2026	\$1,477	\$17,727	\$16.88	3%			
						Option 1	4/1/2027	\$1,522	\$18,259	\$17.39	3%			
						-	4/1/2028	\$1,567	\$18,806	\$17.91	3%			
						-	4/1/2029	\$1,614	\$19,371	\$18.45	3%			

Notes: One (1) five-year renewal option beginning at \$17.39 PSF with 3% annual contractual rent growth.

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			
Great Wall Chinese Restaurant Retail, Suite 953 T: Great Wall Chinese G: Personal	1,199	5.12%	8/1/2020	12/31/2030	4.8 Years	Base	Current	\$1,703	\$20,431	\$17.04	-	7%	N/A	Net
						-	1/1/2027	\$1,754	\$21,044	\$17.55	3%			
						-	1/1/2028	\$1,806	\$21,675	\$18.08	3%			
						-	1/1/2029	\$1,860	\$22,326	\$18.62	3%			
-	1/1/2030	\$1,916	\$22,995	\$19.18	3%									

Dollar Tree Retail, Suite 955 T: Dollar Tree Stores Inc. #07352	11,943	51.03%	2/1/2014	5/31/2029	3.2 Years	Base	Current	\$7,962	\$95,544	\$8.00	-	36%	2, 5-Year	Net
						Option 1	6/1/2029	\$8,460	\$101,516	\$8.50	6%			
						Option 2	6/1/2034	\$8,957	\$107,487	\$9.00	6%			
						-	-	-	-	-	-			

Notes: Two (2) remaining 5-year renewal options. CAM is capped at 3% annually, excluding water, snow removal, and parking lot electric, which are uncapped. 10% administrative fee.

EVgo Charging Stations T: EVgo Services, LLC	-	-	11/1/2026 (Estimated)	10/31/2036 (Estimated)	10 Years	Base	Current	\$3,675	\$44,100	-	-	14%	2, 5-Year	-
						-	11/1/2027	\$3,749	\$44,982	-	2%			
						-	11/1/2028	\$3,823	\$45,882	-	2%			
						-	11/1/2029	\$3,900	\$46,799	-	2%			
						-	11/1/2030	\$3,978	\$47,735	-	2%			

Notes: EVgo is currently out for permits with the City of Elgin. Seller will credit the Buyer an amount equal to the total rent from Closing Date to the Operational Date. 11/1/2026 is the estimated Operational Date (Rent Commencement Date).

Occupied	23,403	100%						\$315,760	\$13.49
Vacant	-	-						-	-
Total	23,403	100%						\$315,760	\$13.49



100% OCCUPIED SHOPPING CENTER ANCHORED BY DOLLAR TREE

- Dollar Tree has been operating at this location since 2014, showing strong commitment to the site
 - › This Dollar Tree ranks in the top 16% of locations nationwide by visits and attracts 293.5K annual visitors¹
- New leasing momentum
 - › EVgo signed a 10-year lease with rent commencing in Q4 2026 | The tenant offers annual rental increases
 - › Total Wireless signed a 5-year lease in 2025
 - › Great Wall Chinese Restaurant signed a 5-year lease in 2025
 - › Papa Saverio's Pizza signed a 5-year lease in 2024
- The company Windy City Jewelry & Loan was recently purchased by Pledge Financial, a larger operator with 11 brands
- Stabilized cash flow | Fully net-leased | Nine of the ten tenants include annual rent bumps
- Located on a 2.14-acre lot with 72 available parking spaces and an additional 12 EV parking spots

HEAVILY TRAVELED AND EASILY ACCESSIBLE

- Frontage along N. McLean Blvd, which sees 18,000 vehicles per day
- 1.1 miles from the Big Timber Metra Train Station
 - › The MD-W Line had 2,723,121 passengers in 2024, up 18.27% from 2023
- 1.8 miles from Interstate 90, which sees 105,200 vehicles per day

LACK OF EV FAST-CHARGING COMPETITION

- EVgo will have 12 fast charging stalls at this location
- Lacks EV charging to the west of the property
- Closest EV fast charger is 2.7 miles to the east, 2.9 miles north, and 4.2 miles south
- Nearest EVgo is 8.2 miles northwest

STRONG SURROUNDING DRIVERS

- 1.1 miles from Wing Park Golf Course
- 1.8 miles from Judson University, which serves 711 students
- 2.1 miles from Advocate Sherman Hospital, which has 255 beds
- Notable retailers in the area include NAPA Auto Parts, Culver's, McDonald's, Taco Bell, Popeyes, Burger King, Wingstop, Subway, Rosati's, Dunkin', O'Reilly Auto Parts, Dollar General, Walgreens, and more
- Surrounded by dense industrial buildings located just north of the property

EXTREMELY DENSE AND AFFLUENT TRADE AREA

- 78,427 people live, and 87,504 people work within a three-mile radius
- Average household income of \$116,300 within a five-mile radius



DOLLAR TREE

DOLLARTREE.COM

Stock Symbol:

Market Cap (2/10/2026)

Enterprise Value (2/10/2026)

Revenue (FY 2024)

Net Income (FY 2024)

Standard & Poor's Credit Rating

DLTR | NASDAQ

\$24.49 Billion

\$31.56 Billion

\$17.58 Billion

\$1.04 Billion

BBB

- » American discount retailer known for its fixed-price model
- » Operates over 9,000 stores across 48 states and Canada | 18 distribution centers
- » Opened 525 new stores in 2024 | 360 new stores in Q1-Q3 2025
- » Over 150,000 employees
- » Offers a wide range of products including consumables, variety merchandise, seasonal goods, and home products
- » Found in 1986
- » 4.2% increase in Dollar Tree same-store net sales in Q3 2025



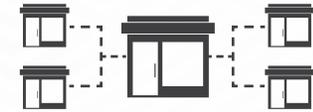
9,000
Locations



National
Tenant



4.2% Increase
Same-Store Net
Sales



Expanding
Tenant





FAST CHARGING

EVGO.COM

Stock Symbol:	Nasdaq EVGO
Market Cap (2/10/2026)	\$438.67 Million
Enterprise Value (2/10/2026)	\$519.25 Million
Revenue (FY 2024)	\$256.8 Million
Net Income (FY 2024)	(\$126.7 Million)

- » One of the nation's leading public fast charging providers
- » More than 1,100 fast charging stations across over 47 states
- » EVgo strategically deploys localized and accessible charging infrastructure by partnering with leading businesses across the U.S., including retailers, grocery stores, restaurants, shopping centers, gas stations, rideshare operators, and autonomous vehicle companies
- » Recognized by Newsweek as One of America's Greatest Companies (2025)
- » More than 40% of the U.S. population lives within 10 miles of an EVgo fast charger
- » Over 1.6 million customer accounts, serves all EV models
- » 4,590 DCFC stalls in operation | 3rd largest DCFC player in the US
- » Leveraging AI-driven algorithms to identify specific areas for development within attractive markets
- » Partnerships with GM, Uber and other auto and transportation companies
- » EVgo charging revenue has increase 9X since Q1 2022
- » Expects over 13,800 EVgo Public Network Stalls by 2029



1,100 Locations



\$256.8 Million Revenue
Up 60% YOY



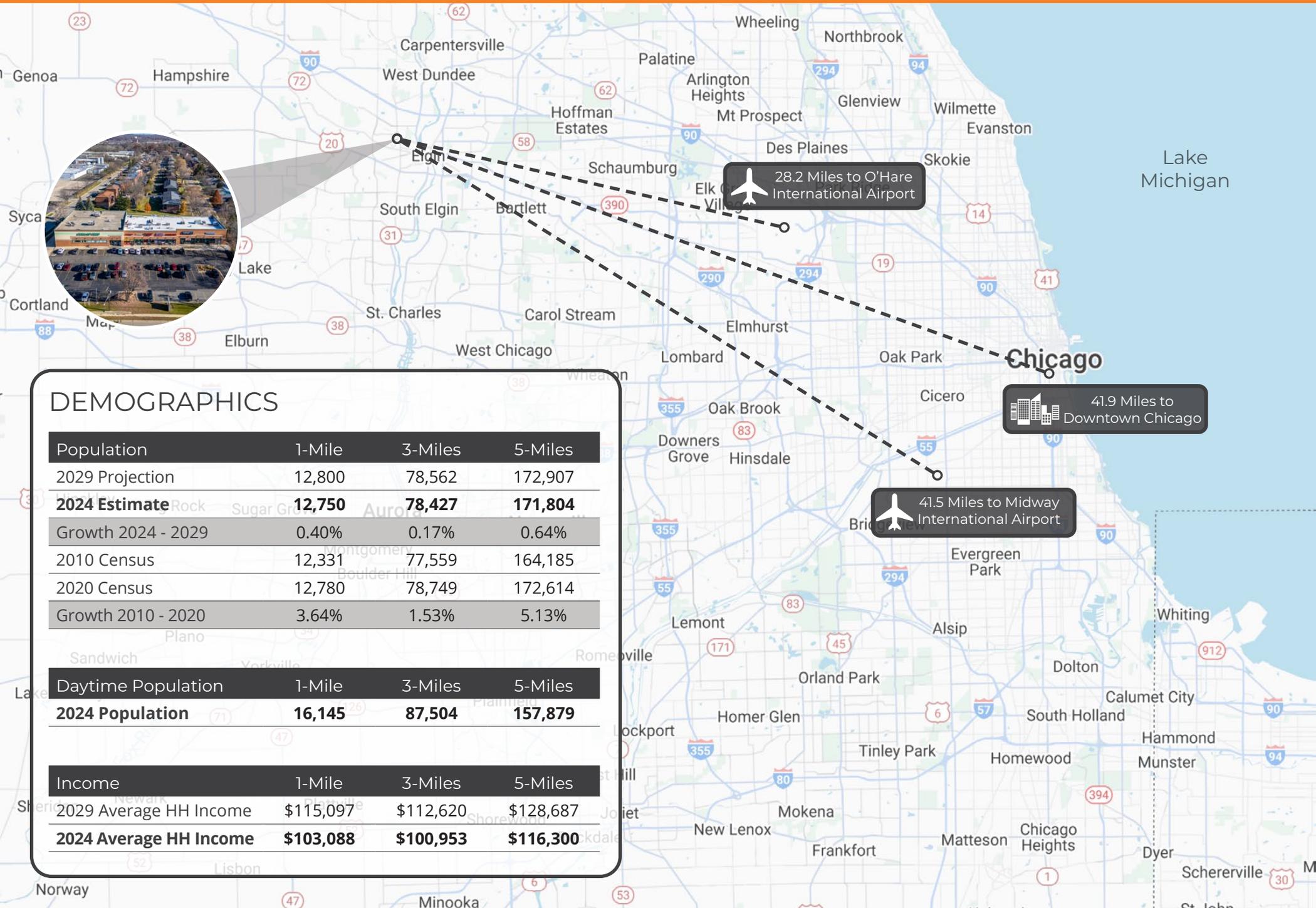
Expanding Tenant



National Tenant
47 States



LOCATION OVERVIEW



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	12,800	78,562	172,907
2024 Estimate	12,750	78,427	171,804
Growth 2024 - 2029	0.40%	0.17%	0.64%
2010 Census	12,331	77,559	164,185
2020 Census	12,780	78,749	172,614
Growth 2010 - 2020	3.64%	1.53%	5.13%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	16,145	87,504	157,879

Income	1-Mile	3-Miles	5-Miles
2029 Average HH Income	\$115,097	\$112,620	\$128,687
2024 Average HH Income	\$103,088	\$100,953	\$116,300

AERIAL



H
Advocate Sherman Hospital | 255 Beds

N McLean Blvd
18,000 VPD

Interstat-90
105,200 VPD

Culver's
McDonalds

Century Oaks Elementary School
(536 students)

Tyler Creek Forest Preserve

JUDSON UNIVERSITY
(711 students)

N State St
21,000 VPD

TACO BELL **POPEYES** **Allstate**
Burger King

Tyler Creek Plaza
868.5K annual visitors¹
WINTRUST **BUTERA** **DUNKIN'** **SUBWAY** **ROSATI'S**

Big Timber Rd
15,500 VPD

Metra
MD-W Line Train Station
2,723,121 Annual Ridership

NAPA
AUTO PARTS

Printpack
Preserving and Enhancing People's LivesSM

SUBJECT PROPERTY

Wing Park Family Aquatic Center

Habitat for Humanity
ReStore

Public Storage

Creekside Elementary School
(478 students)

Illinois Park School
(403 students)

Wing Park Golf Course

Fox River



O'Reilly AUTO PARTS **Walgreens** **Big Apple BAGELS**
DOLLAR GENERAL **metro by T-Mobile**

SIXTH LARGEST CITY IN ILLINOIS

- Located along the Fox River, only 41 miles northwest of Chicago
- Conveniently nestled near major highways I-90 and Routes 20, 25, and 31, providing easy access to Chicago, Milwaukee, and Detroit
- Three Metra train stations and 12 PACE buses offer accessibility for residents and visitors
- Part of the Chicago MSA

STRONG BUSINESS AND RETAIL TRADE INDUSTRY

- Home to 5,300 businesses and 9 retail corridors
- The Elgin Development Group, a division of the Elgin Chamber of Commerce, supports local developments and businesses to foster economic expansion and promote job growth in the Elgin community
- Retail trade is a major portion of Elgin's economy, generating over \$5 billion in economic activity each year and employing over 10,000 workers

EXTENSIVE HEALTHCARE & EDUCATIONAL OFFERINGS:

- Advocate Sherman Hospital (255 beds): Leads the region with state-of-the-art facilities and offers a comprehensive range of services
- Saint Joseph Hospital (184 beds): Now a prime hospital; focuses on high-quality medical care and patient-centered services
- Home to Elgin Community College and Judson University

A RECREATIONAL HAVEN

- Edward Schock Centre offers a large indoor pool, children's pool, affordable fitness center, basketball and handball courts, climbing wall, and fitness classes
- Elgin Sports Complex: Currently undergoing a \$21 million expansion - completion expected by December 2025
- Two award-winning 18-hole golf courses: The Highlands of Elgin and Bowes Creek Country Club
- Historic nine-hole course at Wing Park and an outdoor aquatic center, tennis courts, baseball fields, and picnic spots
- Lords Park features a small zoo with elk, deer, bison, and farm animals, plus an outdoor aquatic center

A TOWN THAT ATTRACTS | AMPLE ENTERTAINMENT

- Offers public art, dining, shopping, historic architecture, Santa's Village, multiple museums and riverfront walking/biking trails, as well as a \$3 million renovation of DuPage Court (2024)
- Annual events in the downtown area include farmers' market, Art Showcase, Art and Soul on the Fox, and Nightmare on Chicago Street (attracts 15,000+ adults in the fall)
- Grand Victoria Casino offers sportsbook and a World Series of Poker circuit event
- Elgin Symphony Orchestra, ranked as Illinois' best orchestra outside Chicago, performs at Hemmens Cultural Center (undergoing renovation)

**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 **Nation's 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

Voted Best Big City in the U.S. (2024)

-Condé Nast Traveler Magazine

52M

Visitors in 2023

#11 Best Cities in the World (2025)

-Time Out Magazine

\$19.2B

Tourist spent in 2023
(Estimated)

963

Hotels+

CULTURAL HAVEN:

Home to 200 art galleries,
60 museums, 250 music
venues, 250 theatres, 400
neighborhood festivals, 7,300
restaurants, over 160 breweries
and more.



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.

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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: _____

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Marcus & Millichap

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