TYLER CREEK PLAZA

GROCERY SHADOW ANCHORED | FIVE-TENANT STRIP CENTER

TOP RANKED WINGSTOP IN THE STATE AND TOP 2% NATIONWIDE

2-16 TYLER CREEK PLAZA,
ELGIN, IL 60123

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA GROUP

TABLE OF CONTENTS

INVESTMENT OVERVIEW 5

FINANCIAL SUMMARY 6

- Cash Flow YR 1 8
- Site Plan 9
- Rent Roll 10
- Expense Reimbursements 11

TENANT PROFILES..12

LOCATION OVERVIEW..16

- Aerial 17
- Elgin, IL 18
- Why Chicago MSA 19
- Why Illinois 23

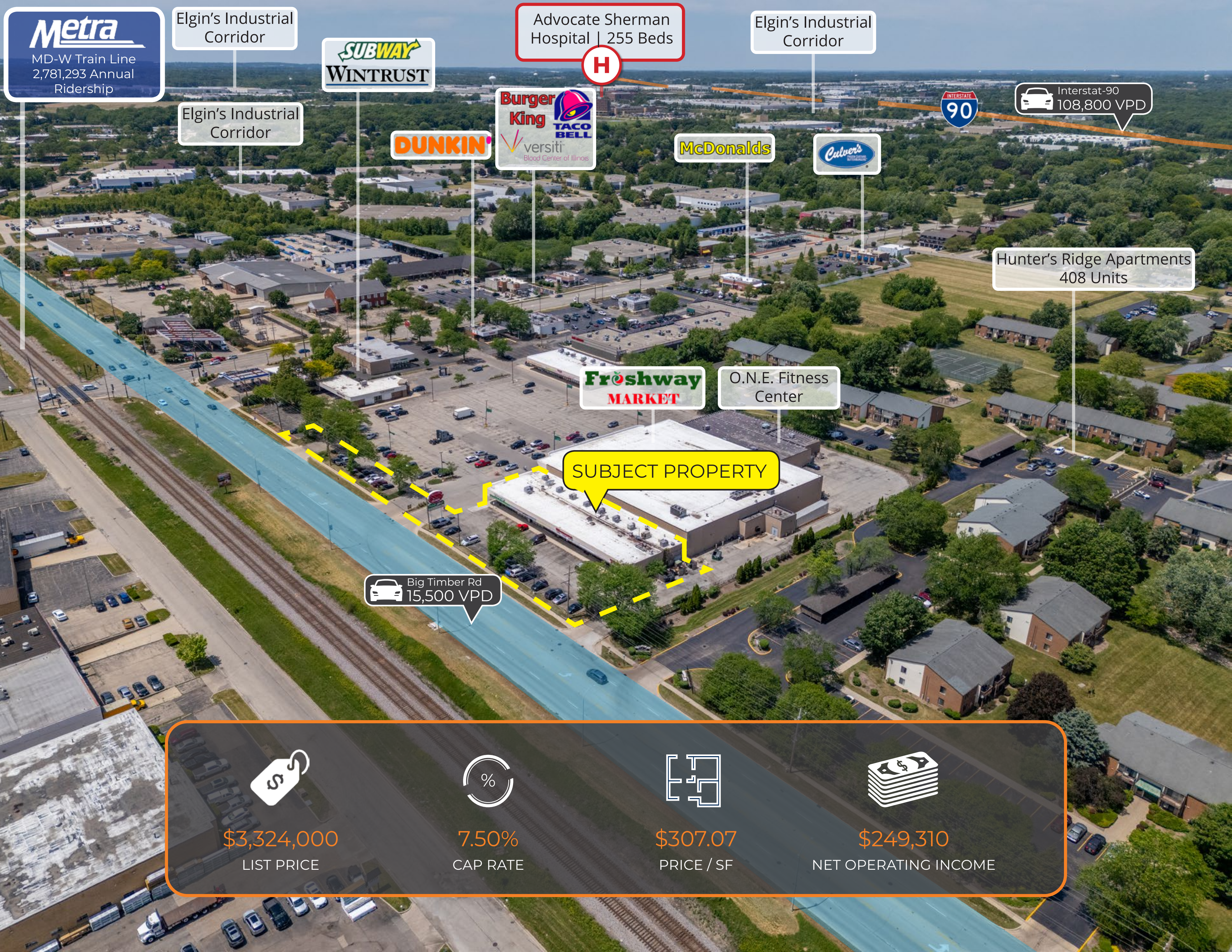
** TABLE OF CONTENTS HYPERLINKED*

THE OFFERING

Investors are offered the opportunity to acquire a five-tenant grocery shadow anchored strip center located in Elgin, IL (Kane County). Tyler Creek Plaza is shadow anchored by Frank's Freshway Market, a local family-owned chain of grocery stores. Frank's Freshway market recently completed a major remodel of the store and helps provide consistent foot traffic to the tenants of Tyler Creek Plaza. The property features an ideal mix of 3 restaurants, 1 specialty grocer/restaurant and 1 service tenant. Rosati's Pizza, a well-known Chicagoland staple, has been a cornerstone of the property for over 40 years. Wingstop anchors the west end cap and according to Placer ai, the Elgin location is the #1 visited Wingstop in the State of Illinois.

The Property features excellent fundamentals as all tenants operate under net leases with management fee reimbursement. A majority of the tenant leases contain annual rent increases, providing an investor with a strong hedge against inflation. In addition, Tyler Creek Plaza patrons have full access to parking on the adjacent parcels, including the Frank's Freshway Market parcel.

The trade area is defined by Elgin's dense industrial corridors, providing a deep and durable daytime employment base of nearly 88,000 workers within three miles, a clear benefit to the restaurants. The property sits 1.4 miles from Interstate 90 (108,800 VPD) and one mile from the MD-W Metra station, which serves more than 2.7 million annual riders. The broader trade area is home to over 171,000 residents within five miles, a population that grew 4.9% over the prior decade and continues on a projected growth trajectory.



$3,324,000
LIST PRICE

7.50%
CAP RATE

$307.07
PRICE / SF

$249,310
NET OPERATING INCOME

100% OCCUPIED BY RESTAURANT AND SERVICE BASED TENANTS

- All tenants operate under net leases with management fee reimbursement
- Scheduled Rental Increases | Wingstop offers 15% rent increases every five years while the balance of tenants have 3% annual rent increases
  - #1 ranked Wingstop in the state and top 2% nationwide[1]
  - Wingstop has seven years of lease term remaining
- Rosati's Pizza has been a tenant for over 42 years
- Ramiro's Mexican Restaurant and Lina's Filipino Market have been tenants for over 7 years

PART OF THE GREATER TYLER CREEK PLAZA, ANCHORED BY GROCER, FRANK'S FRESHWAY MARKET

- Frank's recently remodeled the store and drives consistent traffic to the area
- The center has 1 million annual visitors[1]
- Property features five points of ingress/egress
- Ample parking with customers having access to parking on the adjacent parcels

PRIME LOCATION WITH AMPLE TRAFFIC DRIVERS

- 1.4 miles from Interstate 90 on/off ramp with 108,800 VPD
- 1 mile from the Metra train station for the MD-W line with over 2.7 million annual riders
- 1.4 mile from Judson University (711 Students)
- 2.3 miles from Advocate Sherman Hospital with 255 beds
- Nearby retailers include Taco Bell, McDonald's, Burger King, Dunkin', Wintrust, Napa Auto Parts, Dollar Tree, Subway and more

SURROUNDED BY ELGIN'S INDUSTRIAL CORRIDORS

- Large employment area with 87,537 people working within a three-mile radius
- 171,586 people live within a five-mile radius
  - Population in the area has grown 4.9% from 2010-2020 with additional projected growth moving forward

[1] Placer.ai

TYLER CREEK PLAZA

2-16 TYLER CREEK PLAZA, ELGIN, IL 60123

FINANCIAL SUMMARY

PRICE	**$3,324,000**
CAP RATE	**7.50%**
Price/ SF	$307.07
Gross Leasable Area	10,825 SF
Year Built	1975
Lot Size	0.90 Acres +/-
Parcel Numbers	06-03-376-020
Parking	57 Surface Spaces +/-

Current Rent	$249,310
Total Reimbursements	$103,079
Effective Gross Income	$352,389
Expenses	$103,079
NOI	$249,310

PROPOSED FINANCING

LTV	70%
Interest Rate | Amortization	6.25% | 25 Years
Down Payment	$997,200
First Trust Deed/Mortgage	$2,326,800
Debt Service	$184,190
Debt Coverage Ratio	1.35
Net Cash Flow After Debt Services | Return %	$65,120 | 6.53%
Principal Reduction	$39,895
Total Return | Return %	$105,015 | 10.53%
Loan Constant	7.92%


Freshway Market
ENTRANCE
WING-STOP
WING-STOP
Tyler Creek Plaza
Freshway Market
WING-STOP
SUBWAY
ELGIN STATE BANK
A WINTRUST COMMUNITY BANK

CASH FLOW YR 1 - STARTING 11/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	$249,310	$23.03
Available Space	-	-
Gross Potential Rent	$249,310	$23.03
Expense Reimbursements		
Real Estate Taxes	$29,532	$2.73
Insurance	$19,404	$1.79
CAM	$42,440	$3.92
Management Fee	$11,703	$1.08
Total Expense Reimbursements	$103,079	$9.52
Gross Potential Income	$352,389	$32.55
Effective Gross Income	**$352,389**	**$32.55**
Expenses		
Real Estate Taxes	$29,532	$2.73
Insurance	$19,404	$1.79
CAM	$42,440	$3.92
Management Fee	$11,703	$1.08
Total Expenses	$103,079	$9.52
NET OPERATING INCOME	**$249,310**	**$23.03**

CAM BREAKDOWN

CAM	CURRENT	PER SF
Utilities - Water	$15,274	$1.41
Utilities - Sewer/Trash	$10,500	$0.97
Site Repairs & Maintenance (CAM)	$6,450	$0.60
Parking Lot Maintenance	$4,527	$0.42
Accounting Services	$1,657	$0.15
Utilities - Electricity	$1,443	$0.13
Plumbing Supplies and Services	$1,276	$0.12
Utilities - Gas Heating	$646	$0.06
Fire Monitoring	$438	$0.04
Contract - Landscape / Yard Care	$160	$0.01
Other Professional Services	$68	$0.01
TOTAL CAM	**$42,440**	**$3.92**

SITE PLAN


FRANK'S
Freshway
MARKET
WING STOP
MIDWAY
STAFFING
Lina's
Filipino Marketplace
Ramiro's
Restaurant
ROSATI'S

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			
Rosati's Pizza	1,100	10.16%	7/25/1984	4/30/2028	1.5 Years	Base	Current	$2,786	$33,428	$30.39	-	14%	None	Net
Retail, Suite 2						-	5/1/2027	$2,869	$34,430	$31.30	3%			
T: Personal						-	-	-	-	-	-			
Notes: If the building is less than 95% occupied at any point during the lease, the Landlord may calculate Basic Costs as if it were 95% occupied and tenant will reimburse based off the grossed-up basic cost.														
Ramiro's Mexican Restaurant	2,200	20.32%	10/1/2019	6/30/2030	3.7 Years	Base	Current	$3,673	$44,078	$20.04	-	18%	1, 5-Year	Net
Retail, Suite 4-6						-	10/1/2026	$3,783	$45,401	$20.64	3%			
T: Personal						-	10/1/2027	$3,870	$46,439	$21.11	2%			
G: Personal						-	10/1/2028	$4,014	$48,166	$21.89	4%			
						-	10/1/2029	$4,134	$49,611	$22.55	3%			
Notes: CapEx and replacement included in CAM pool at amortized cost over 12 years. Option period rent increases 3% annually.														
Lina's Filipino Marketplace	3,300	30.48%	7/15/2018	1/31/2030	3.3 Years	Base	Current	$6,849	$82,185	$24.90	-	34%	None	Net
Retail, Suite 8-12						-	2/1/2027	$7,054	$84,650	$25.65	3%			
T: Lina's Filipino Marketplace Elgin, LLC						-	2/1/2028	$7,266	$87,190	$26.42	3%			
						-	2/1/2029	$7,484	$89,805	$27.21	3%			
Notes: CapEx and replacement included in CAM pool at amortized cost over 12 years.														
Midway Staffing	2,275	21.02%	6/1/2026	5/31/2031	4.6 Years	Base	Current	$4,400	$52,800	$23.21	-	22%	1, 3-Year | 1, 2-Year | 1, 1-Year	Net
Retail, Suite 14-15						-	6/1/2027	$4,532	$54,384	$23.91	3%			
T: Midway Staffing, Inc.						-	6/1/2028	$4,668	$56,016	$24.62	3%			
						-	6/1/2029	$4,808	$57,696	$25.36	3%			
						-	6/1/2030	$4,952	$59,427	$26.12	3%			
Notes: CapEx and replacement included in CAM pool at amortized cost over 7 years. One 3-year extension (Initial Option); The Base Rent for the first year of this Initial Option remains the same as the final year of the initial term ($4,808.00), with no Common Area Rent for the first 6 months of this Initial Option; A 3% increase in the Base Rent in years 2 and 3 of the Initial Option ($4,952.24 and $5,100.00 respectively). One 2-year extension (Second Option); The Base Rent to be frozen at the same monthly rate as the final year of the Initial Option ($5,100.00). One 1-year extension (Third Option); An increase of 5% increase of the Base Rent from the Second Option, resulting in a monthly rate of $5,355.00.														

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			
Wingstop	1,950	18.01%	11/1/2023	10/31/2033	7.0 Years	Base	Current	$2,700	$32,400	$16.62	-	13%	2, 5-Year	Net
Retail, Suite 16						-	11/1/2028	$3,105	$37,260	$19.11	15%			
T: CWK Elgin Tyler LLC						-	11/1/2033	$3,570	$42,840	$21.97	15%			
						-	11/1/2038	$4,106	$49,266	$25.26	15%			

Notes: Controllable CAM Cap of 5% (excluding costs for snow removal, insurance, replacement of dead landscaping, utilities, security and other uncontrollable costs). Parking lot and roof replacement costs included in CAM pool.

Occupied	10,825	100%	$249,310	$23.03
Vacant	-	-	-	-
Total	**10,825**	**100%**	**$249,310**	**$23.03**

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	PSF	GROSS INCOME
Rosati's Pizza	$3,001	$1,972	$4,313	$1,189	$9.52	$10,475
Ramiro's Mexican Restaurant	$6,002	$3,943	$8,625	$2,379	$9.52	$20,949
Lina's Filipino Marketplace	$9,003	$5,915	$12,938	$3,568	$9.52	$31,424
Midway Staffing	$6,207	$4,078	$8,919	$2,460	$9.52	$21,663
Wingstop	$5,320	$3,495	$7,645	$2,108	$9.52	$18,569
TOTAL	**$29,532**	**$19,404**	**$42,440**	**$11,703**	**$47.61**	**$103,079**

WINGSTOP.COM

Stock Symbol:	**SBUX | NASDAQ**
Market Cap (6/12/2026)	**$4.19 Billion**
Enterprise Value (6/12/2026)	**$5.33 Billion**
Revenue (FY 2025)	**$709.48 Million**
Net Income (FY 2025)	**$111.88 Million**

- Fast-casual restaurant specializing in chicken wings and fries
- More than 3,150 locations worldwide
- Opened 97 new stores in Q1 of 2026
- Approximately 98% of Wingstop restaurants are currently owned and operated by independent franchisees
- System-wide sales of $1.4 billion increased 5.9% YoY
- Domestic same store sales decreased 8.7% YoY
- Digital sales represented 72.5% of system-wide sales
- 21 consecutive years of same-store sales growth
- Founded in 1994

Global Tenant

21 Consecutive Years of Same-Store Sales Growth

3,150+ Locations

$709.48 Million in Revenue (2025)

ROSATI'S

ROSATISPIZZA.COM

- Casual dining pizza chain specializing in Chicago style pizza
- Menu features appetizers, wings, salads, pizzas, pastas, sandwiches, dinners, and desserts
- 200 locations across 20+ states
- Ranked #308 on the Top 500 Franchise list by Entrepreneur (2026)
- Founded in 1964 | Began franchising in 1979
- Headquartered in Warrenville, Illinois
- Ranked in the Top 20 Pizza Places in the Country by Business Insider
- The brand was recognized for a second year in a row by Pizza Marketplace as one of the “Top Pizzerias to Watch for 2026”
- Franchise Gator Top 100: Remains a top-ranked brand for financial stability and growth
- Four delicious styles of Chicago pizza | Traditional thin crust, unique double dough, world famous Chicago deep dish, and authentic stuffed

200
Locations

National
Tenant

62
YEARS

62 Years
Experience

FRANCHISE
500®
BY Entrepreneur

Ranked
#308

Lina's Filipino Marketplace

4.1 ★ 130 GOOGLE REVIEWS

LINASFILIPINOMARKET.COM

» Family-owned Filipino marketplace
» Opened in 2014
» Offers baked goods, comforting hot food, and hard-to-find Filipino pantry items
» Known for “homestyle meals that taste like they came straight from your lola’s kitchen”
» Offerings catering
» Operates two locations in the Chicagoland area

Ramiro’s Restaurant

3.7 ★ 265 GOOGLE REVIEWS

» Local Mexican restaurant serving authentic, homemade recipes passed down through generations
» Offers a diverse menu including tacos, burritos, tortas, quesadillas, and traditional street food items like elotes and esquites
» Provides catering services for events, weddings, and parties, supporting additional revenue
» Established Elgin location

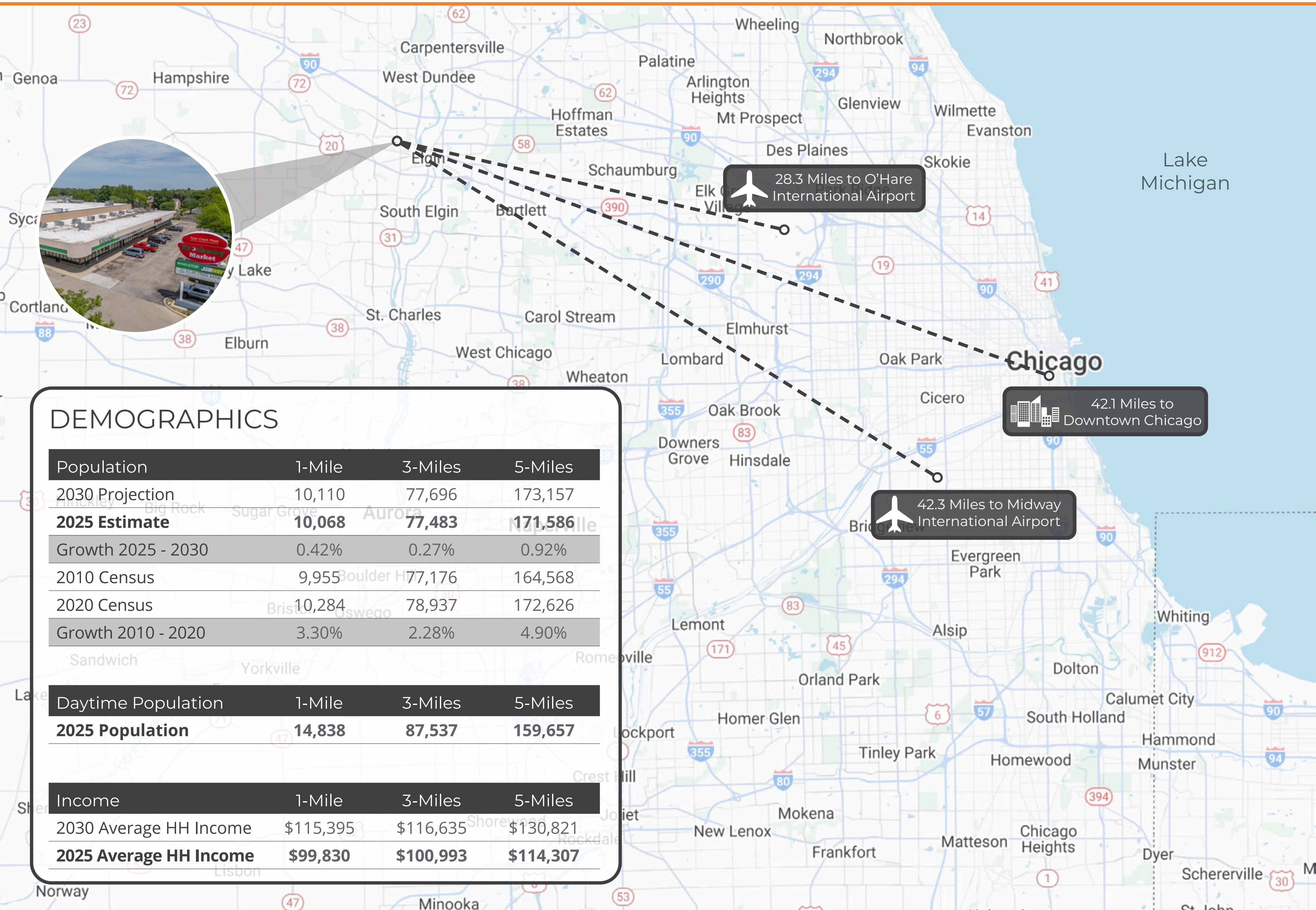
MIDWAY STAFFING

MIDWAYSTAFFING.COM

» 19 locations in 10 states
» 225 Clients with 5,000 employees staffed weekly
» Recognized by Inc. 5000 as a fastest growing private company from 2019-2024
» Founded in 2015

Culver's
McDonalds
Taco Bell
Burger King
Subway
Dunkin'
Wintrust
Frank's Freshway Market
Interstate 90
90
Interstate 90
108,800 VPD
Speedway
SUBJECT PROPERTY
Big Timber Rd
15,500 VPD
Printpack
Preserving and Enhancing People's Lives
NAPA
AUTO PARTS
DOLLAR TREE
PAPA SAVERIO'S
PIZZERIA
N McLean Blvd
18,000 VPD

LOCATION OVERVIEW



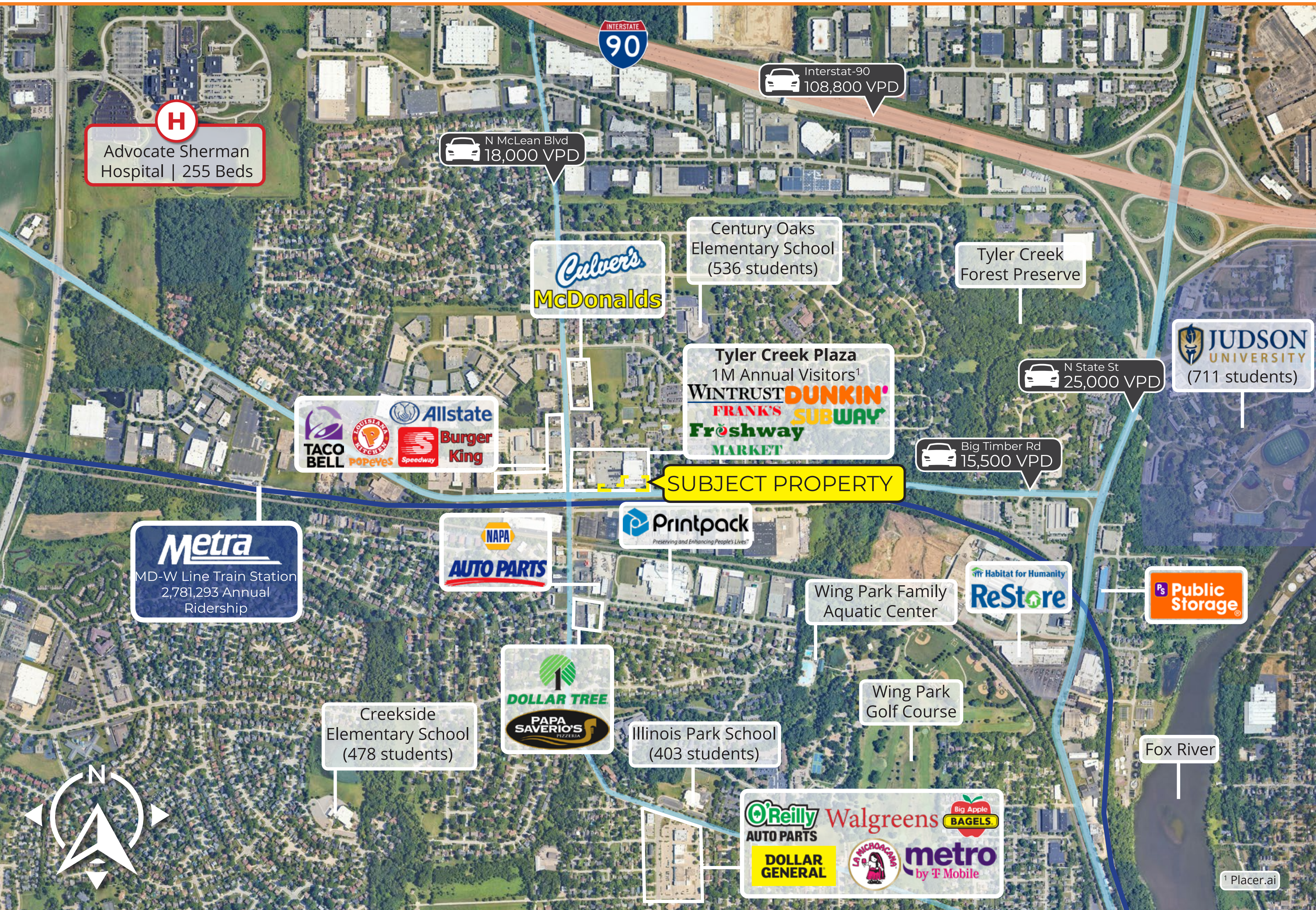
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	10,110	77,696	173,157
2025 Estimate	**10,068**	**77,483**	**171,586**
Growth 2025 - 2030	0.42%	0.27%	0.92%
2010 Census	9,955	77,176	164,568
2020 Census	10,284	78,937	172,626
Growth 2010 - 2020	3.30%	2.28%	4.90%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	**14,838**	**87,537**	**159,657**

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$115,395	$116,635	$130,821
2025 Average HH Income	**$99,830**	**$100,993**	**$114,307**

AERIAL



90
Interstat-90
108,800 VPD
Advocate Sherman Hospital | 255 Beds
N McLean Blvd
18,000 VPD
Century Oaks Elementary School (536 students)
Tyler Creek Forest Preserve
Culver's
McDonalds
Tyler Creek Plaza
1M Annual Visitors[1]
Wintrust
Dunkin'
Frank's
Subway
Freshway Market
JUDSON UNIVERSITY
(711 students)
N State St
25,000 VPD
Big Timber Rd
15,500 VPD
Allstate
Taco Bell
Louisiana Kitchen
Popeyes
Speedway
Burger King
SUBJECT PROPERTY
Metra
MD-W Line Train Station
2,781,293 Annual Ridership
NAPA
Auto Parts
Printpack
Preserving and Enhancing People's Lives
Wing Park Family Aquatic Center
Habitat for Humanity
ReStore
Public Storage
Dollar Tree
Papa Saverio's Pizzeria
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
La Michoacana
metro by T-Mobile
N
[1] Placer.ai

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
- 3 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 & 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, 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 fall)
- Grand Victoria Casino with sportsbook and 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 years
30 Relocations
110 Expansions

252,322
Businesses in the Chicago metro area, the
3rd
most in the U.S.

#3
in total Job Postings in the U.S.
On average, 5.07M people were employed throughout 2024

145,525
Graduates and secondary program finishers in the Chicago metro area in 2024

1.3B sqft
Chicago MSA industrial real estate market, the 2nd largest in the United States

$8B
Growth capital raised by Chicagoland startups in 2025 - ($4.32 billion 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.

Dense City with 9.61 million people that live in the MSA (Census 2020).

SITESELECTION

CHICAGO METRO AREA IS 4TH-HOTTEST TECH HUB

Josh Bandoch - January 27, 2026 | Source: IL Policy and Site Selection IL Policy & Site Selection

The Chicago metropolitan area is the fourth-hottest tech hub nationally, up two spots since 2024, according to new rankings released by Site Selection magazine. Chicago's robust tech talent pool and strong infrastructure were key drivers of its high ranking. To remain a top tech hub, Chicago needs to ensure it businesses have the workforce and infrastructure they need to continue growing.

77 COMPANIES IN CHICAGO PUSHING THE CITY TO NEW HEIGHTS

Matt Urwin - Updated March 10, 2026 | Read Here

Compiled List of the top companies making Chicago a vibrant tech hub

Google · ENERGY CX · CATERPILLAR · GRUBHUB · Mondelēz International · beyond · BITNOMIAL · CISCO · salesforce · Capital One · TransUnion · McCain · JOHN DEERE · DISCOVER · QuantumRise

CHICAGO TOURISM SAW A BOOST IN 2025

Melody Mercado - February 10,2026 | Read Here

Choose Chicago reported record-breaking demand for accommodations, citing 11.9 million hotel bookings in 2025 compared to 11.6 million in 2024. Annual visitation numbers will be released in the spring, but the organization expects to surpass last year's 55.3 million visitors in Chicago.

Leaders also said Choose Chicago secured 65 citywide conventions, up from 49 last year, and a record $2.9 billion in hotel revenue compared to $2.8 billion in 2024. New citywide events secured by the city include the 2026 WNBA All-Star Game, 2026 Big Ten Men's Basketball Tournament and the 2027 MLB All-Star Game.

"Chicago is never done breaking records and never outdone as a global destination," said Kristen Reynolds, President and CEO of Choose Chicago. "Despite the global tourism industry facing social and economic headwinds, leisure travelers and event planners continue to choose Chicago for our world-class culture, food, events, and hospitality. Our hotels and tourism partners have once again delivered an unforgettable summer season for millions of guests, further strengthening the industry's $20 billion annual economic impact for our city and supporting 130,000 hospitality jobs across all 77 neighborhoods." - Read Here

O'Hare International Airport is the **7th busiest airport in the world & #1 most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 6-8 for passengers globally with more than 84.85 million passengers. $388.22 billion in trade value flowed through O'Hare in 2025 (Largest port by value).

Plus, Chicago is home to **Midway International Airport** with 19.4 million passengers.

10

Interstate highways converge in the Chicago Metro Area

3rd in the nation

for total interstate miles

411M

Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's 2nd 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 12.9 million bike and scooter trips in 2025. The city has 500 miles of bike lanes and 19 miles of lakefront bicycle paths.

CHICAGO TOURISM

Voted Best Big City in the U.S. (2026)

Nine Consecutive Years

-Condé Nast Traveler Magazine

55M

Visitors in 2025

Ranked in Top 50 Best Cities in the World (2026)

-Time Out Magazine

$20.9B

Tourist spent in 2024 (Estimated)

1,182

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
680 Corporate Facility Deals in 2025

#2 in the Midwest
Workforce Development - Site Selection Magazine 2025

#6 in the Nation
Sustainability - Site Selection Magazine 2025

11 Top Spots - Business Facilities' 21st Annual Rankings
Nuclear Energy (#1), Foreign Direct Investment (#5), Agribusiness (#5), Exports (#5), Wind Power (#5), AI Job Hubs (#6), Cybersecurity Talent (#7), Solar Power (#7), Film and Television (#8), AI Job Market (#9), and MedTech/Medical Devices (#10)

2025 CNBC Rankings

#13 in the Nation
Doing Business

#5 in the Nation
Access to Capital

#6 in the Nation
Tech & Innovation

#3 in the Nation
Education (up from #4 in 2024)

#8 in the Nation
Infrastructure

#4 in the Nation
Technology & Innovation

Home to
32 Fortune 500
Companies

GLOBAL HEADQUARTERS HUB

- 14 Global 500 Companies
- 241 Companies on Inc. 5000 List
- 29 S&P 500 Companies
- 5,600+ Foreign-Owned Company Site Locations
- 1.4 Million Small Businesses

5th Highest GDP in the Nation (2025)

$1.2 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over $1.2 trillion in annualized economic activity; the fifth highest GDP in the nation.

IMA ILLINOIS MANUFACTURERS ASSOCIATION

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

12 Public University Campuses, 48 Community College Campuses, 104 Independent Not-for-Profit Colleges and Universities, 15 Independent For-Profit Institutions, 26 Out-of-State Institutions

University of Chicago #6, Northwestern University #7, University of Illinois #36 for Top National Universities by U.S. News (2026)

Illinois 2025 Economic Development Milestones

RECORD-BREAKING INVESTMENTS & JOB GROWTH

- Illinois reached a record $13 billion in incentivized investments in 2025, driven by EDGE, REV, MICRO, and related programs
- EDGE & REV incentives supported 2,900 new jobs and 3,700 retained jobs statewide during the year
- Major incentive wins included $2 billion Cronus Chemicals investment (130 jobs) and Fortune Brands' Deerfield headquarters expansion (400 jobs)
- Illinois earned 10 credit rating upgrades since 2021, reinforcing fiscal stability and long term investability

TOURISM & EXPORT RECORDS

- Illinois welcomed 113 million visitors in 2024, generating a record $48.5 billion in visitor spending, up $1.3 billion year over year
- FY25 hotel tax revenue reached $367 million, a 14% increase and an all time high
- Exports exceeded $81 billion in 2024, ranking Illinois #1 in the Midwest and #4 nationally
- Global trade efforts supported >$90 million in export sales, a 55% increase year over year

MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian expanded its Normal, IL footprint with a $120 million supplier park creating 100 new jobs and enabling additional supplier investments
- Cronus Chemicals committed $2 billion to a new fertilizer production facility in Tuscola
- Advanced manufacturing growth included Rockford Brake Manufacturing, Fortune Brands, Epic Pharma, and Silesia, adding hundreds of new jobs statewide
- Illinois continued ranking #2 nationally for corporate investment and Top Metro (Chicago) for 12 consecutive years

TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois broke ground on PsiQuantum's facility at the Illinois Quantum & Microelectronics Park, anchoring a national quantum hub on Chicago's South Side
- Global leaders IBM, Infleqtion, Pasqal, and Diraq committed operations and investments at the park, creating dozens of high tech jobs
- Pasqal alone committed $65+ million and 50 new jobs for its U.S. headquarters
- Illinois continues to lead nationally in quantum computing, clean energy, and advanced manufacturing ecosystems

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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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