POPLAR CREEK PLAZA
PREMIER CHICAGOLAND SUBURB

NEW 5-YEAR CVS LEASE EXTENSION | 15.48 WEIGHTED AVG TENANT TENURE

1801-1861 W GOLF ROAD
SCHAUMBURG, ILLINOIS 60194

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

TABLE OF CONTENTS

** TABLE OF CONTENTS HYPERLINKED*

THE OFFERING

Investors are offered the opportunity to acquire Poplar Creek Plaza, a 63,766 square foot CVS anchored shopping center located in one of the most desired Chicagoland suburbs of Schaumburg, IL. CVS has occupied their space for 25 years and recently exercised another 5 year option period at the contractually stated rental increase. The center boasts a 15.48-year weighted average tenant tenure, supported by long-standing co-tenants including Darumar Japanese Restaurant (40+ years), H&R Block (30+ years), Lens n Specs Optometry (29+ years), and LA Tan (22+ years).

The center has demonstrated strong recent leasing momentum, with Vida Dental executing a 10-year lease in 2024, Choice Indian Restaurant and Rajeshree Grocers each signing 7-year leases in 2024, Chai Corner and Hair Horizons Salon each executing 5-year leases and Fiber Lift Center executing a 4-year lease in 2025. Fifteen of the nineteen tenants carry in-place rent escalations ranging from 2% to 8% while two of the tenants carry a 16% and 35% rent increase in their base lease term.

The property is situated at the signalized, hard-corner intersection of W Golf Road (35,100 VPD) and N Walnut Lane (3,800 VPD), generating a combined daily traffic volume of 38,900 vehicles. The center is 0.7 miles from W Higgins Road (28,200 VPD) and 2.3 miles from the Interstate 90 interchange (162,200 VPD), providing strong regional visibility and accessibility. Poplar Creek Plaza serves a dense and affluent trade area, supported by 98,577 residents and 80,459 daytime employees within a 3-mile radius, along with an average household income of $128,124 within 5 miles.

$10,850,000
LIST PRICE

8.00%
CAP RATE

$170.15
PRICE / SF

$867,661
NET OPERATING INCOME


Bridges of Poplar Creek Country Club
80.6K annual visitors
Seascape Family Aquatic Center
52.7K annual visitors
Hoffman Estates Park District
7-ELEVEN
Wendy's
W Golf Rd
35,100 VPD
SUBJECT PROPERTY
N Walnut Lane
3,800 VPD


CVS pharmacy
Wendy's

POPLAR CREEK PLAZA

1801-1861 W GOLF ROAD, SCHAUMBURG, IL

FINANCIAL SUMMARY

PRICE	**$10,850,000**
CAP RATE	**8.00%**
Price/ SF	$170.15
Gross Leasable Area	63,766 SF
Year Built	1989
Lot Size	6.97 Acres +/-
Parcel Numbers	07-17-117-001-0000
Parking	265 Surface Spaces +/-

Current Rent	$1,047,164
Total Reimbursements	$371,069
Vacancy/Collection Allowance	($15,000)
Effective Gross Income	$1,403,234
Expenses	$535,573
NOI	$867,661

PROPOSED FINANCING

LTV	70%
Interest Rate | Amortization	6.50% | 25 Years
Down Payment	$3,255,000
First Trust Deed/Mortgage	$7,595,000
Debt Service	$615,384
Debt Coverage Ratio	1.41
Net Cash Flow After Debt Services | Return %	$252,277 | 7.75%
Principal Reduction	$125,401
Total Return | Return %	$377,678 | 11.60%

CASH FLOW YR 1 - STARTING 12/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	$1,047,164	$16.42
Available Space	-	-
Gross Potential Rent	$1,047,164	$16.42
Expense Reimbursements		
Real Estate Taxes	$291,551	$4.57
Insurance	$12,158	$0.19
CAM	$68,830	$1.08
Management Fee	$22,106	$0.35
Total Expense Reimbursements	$371,069	$5.82
Gross Potential Income	$1,418,234	$22.24
Vacancy/Collection Allowance	($15,000)	($0.24)
Effective Gross Income	**$1,403,234**	**$22.01**
Expenses		
Real Estate Taxes	$395,663	$6.20
Insurance	$16,500	$0.26
CAM	$93,410	$1.46
Management Fee	$30,000	$0.47
Total Expenses	$535,573	$8.40
NET OPERATING INCOME	**$867,661**	**$13.61**

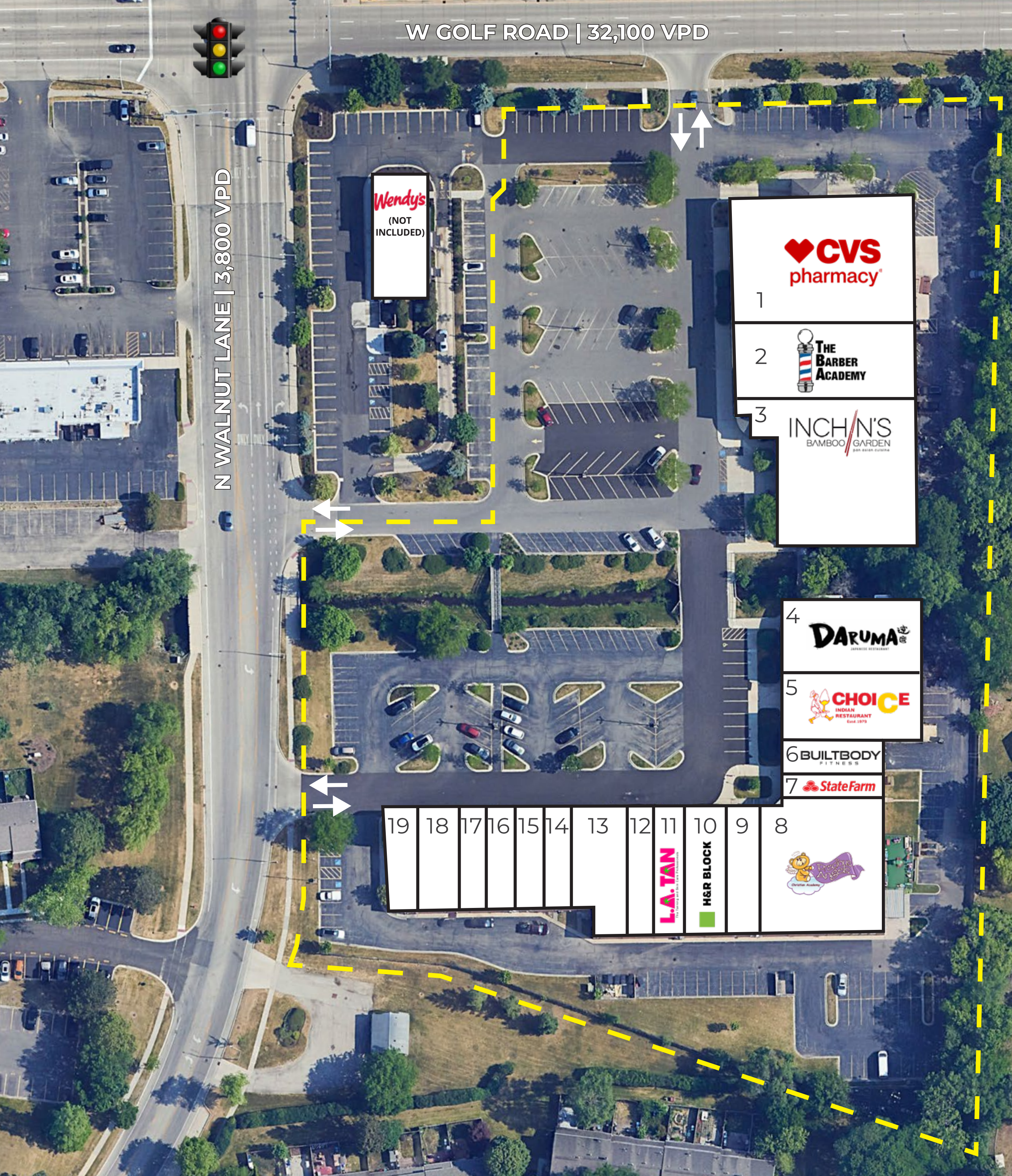
*With the exception of CVS, Landlord is currently not reconciling expenses with the tenants on Net Leases. Every few years, the Landlord adjusts the invoicing for CAM and Real Estate taxes for the tenants on Net Leases. Contact agent for more details.

CAM BREAKDOWN

CAM	CURRENT	PER SF
Utilities	$40,273	$0.63
Landscaping	$24,000	$0.38
Cleaning and Maintenance	$21,600	$0.34
Repairs	$4,909	$0.08
Fire and Safety	$2,628	$0.04
TOTAL CAM	**$93,410**	**$1.46**

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	PSF	GROSS INCOME
CVS Pharmacy	$89,351	$3,726	$21,094	$6,775	$8.40	$120,946
The Barber Academy	$29,784	$1,242	$7,031	$2,258	$8.39	$40,250
Bamboo Garden Restaurant	$44,483	$1,855	$10,502	$3,373	$5.67	$40,675
Darumar Japanese Restaurant	$27,103	$1,130	$6,399	$2,055	$8.40	$36,687
Choice Indian Restaurant	$21,407	$893	$5,054	$1,623	$8.40	$28,977
Built Body Fitness	$15,475	$645	$3,653	$1,173	$8.40	$20,947
State Farm Insurance	$11,206	$467	$2,646	$850	$7.41	$13,380
Precious Angels Child Care Center	-	-	-	-	-	-
Doejo LLC	-	-	-	-	-	-
H&R Block	$14,892	$621	$3,516	$1,129	$7.69	$18,452
LA Tan	-	-	-	-	-	-
Vida Dental	$14,892	$621	$3,516	$1,129	$8.40	$20,158
Rajeshree Grocers	-	-	-	-	-	-
Hakka Wok Restaurant	-	-	-	-	-	-
Fiber Lift Center	$7,446	$311	$1,758	$565	$8.40	$10,079
Chai Corner	$8,066	$336	$1,904	$612	$8.40	$10,919
Hair Horizons Salon	-	-	-	-	-	-
Lens n Specs Optometry	$7,446	$311	$1,758	$565	$8.00	$9,600
Dominick's Villa Rosa Pizzeria	-	-	-	-	-	-
TOTAL	**$291,551**	**$12,158**	**$68,830**	**$22,106**	**$95.95**	**$371,069**



#	TENANT	SF
1	CVS Pharmacy	14,400 SF
2	The Barber Academy	4,800 SF
3	Bamboo Garden Restaurant	7,200 SF
4	Darumar Japanese Restaurant	4,400 SF
5	Choice Indian Restaurant	3,600 SF
6	Built Body Fitness	2,600 SF
7	State Farm Insurance	1,800 SF
8	Precious Angels Child Care Center	4,800 SF
9	Doejo LLC	2,345 SF
10	H&R Block	2,400 SF
11	LA Tan	2,400 SF
12	Vida Dental	2,400 SF
13	Rajeshree Grocers	3,600 SF
14	Hakka Wok Restaurant	1,200 SF
15	Fiber Lift Center	1,300 SF
16	Chai Corner	1,300 SF
17	Hair Horizons Salon	1,200 SF
18	Lens n Specs Optometry	1,200 SF
19	Dominick's Villa Rosa	1,235 SF

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			
CVS Pharmacy Retail, Suite 1801 T: Highland Park CVS, L.L.C.	14,400	22.58%	8/30/2001	8/31/2031	4.8 Years	Base	Current	$12,662	$151,938	$10.55	-	15%	7, 5-Year	Net
						-	9/1/2026	$13,295	$159,535	$11.08	5%			
						Option 2	9/1/2031	$13,959	$167,512	$11.63	5%			
						Option 3	9/1/2036	$14,657	$175,887	$12.21	5%			
						Option 4	9/1/2041	$15,390	$184,682	$12.83	5%			
The Barber Academy Retail, Suite 1815 T: The Barber Academy, Inc. G: Personal	4,800	7.53%	1/1/2010	12/31/2027	1.1 Years	Base	Current	$5,511	$66,130	$13.78	-	6%	None	Net
						-	1/1/2027	$5,649	$67,783	$14.12	2%			
						-	-	-	-	-	-			
Bamboo Garden Restaurant Retail, Suite 1817 T: IBGChicago, LLC G: Personal	7,169	11.24%	10/28/2014	9/30/2029	2.8 Years	Base	Current	$6,022	$72,269	$10.08	-	7%	1, 5-Year	Net
						Option 1	10/1/2029	$6,324	$75,883	$10.58	5%			
						-	-	-	-	-	-			
Note: Option period rent determined by market; assumed 3% increase annually. Tenant reimburses it's PRS of operating costs over their base year (2014).														
Darumar Japanese Restaurant Retail, Suite 1823 T: Daruma Inc.	4,368	6.85%	9/30/1985	5/31/2029	2.5 Years	Base	Current	$8,031	$96,375	$22.06	-	9%	None	Net
						-	6/1/2027	$8,603	$103,239	$23.64	7%			
						-	6/1/2028	$8,904	$106,852	$24.46	3%			
Choice Indian Restaurant Retail, Suite 1825 T: Arulucky LLC G: Personal	3,450	5.41%	8/1/2024	1/31/2032	5.2 Years	Base	Current	$3,163	$37,950	$11.00	-	4%	1, 2-Year	Net
						-	2/1/2028	$3,257	$39,089	$11.33	3%			
						-	2/1/2029	$3,355	$40,261	$11.67	3%			
						-	2/1/2030	$3,456	$41,469	$12.02	3%			
						-	2/1/2031	$3,559	$42,713	$12.38	3%			

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			
Built Body Fitness Retail, Suite 1827 T: Built Body Fitness LLC	2,494	3.91%	10/1/2023	9/30/2029	2.8 Years	Base	Current	$2,066	$24,797	$9.94	-	2%	1, 3-Year	Net
						Option 1	10/1/2026	$2,235	$26,818	$10.75	8%			
						-	10/1/2027	$2,302	$27,622	$11.08	3%			
						-	10/1/2028	$2,371	$28,451	$11.41	3%			
State Farm Insurance Retail, Suite 1829 T/G: Personal	1,806	2.83%	12/15/2021	12/14/2029	3.0 Years	Base	Current	$2,034	$24,405	$13.51	-	2%	None	Net
						-	12/15/2026	$2,134	$25,605	$14.18	5%			
						-	12/15/2027	$2,234	$26,805	$14.84	5%			
						-	12/15/2028	$2,334	$28,005	$15.51	4%			
Precious Angels Child Care Center Retail, Suite 1833 T: Precious Angels, LLC	4,799	7.53%	9/1/2016	5/31/2027	0.5 Years	Base	Current	$6,872	$82,466	$17.18	-	8%	None	Gross
						-	-	-	-	-	-			
Doejo LLC Retail, Suite 1837 T: Personal G: Personal	2,345	3.68%	9/1/2026	8/31/2029	2.8 Years	Base	Current	$5,500	$66,000	$28.14	-	6%	1, 3-Year	Modified
						-	9/1/2028	$5,638	$67,650	$28.85	2%			
						Option 1	9/1/2029	$5,778	$69,341	$29.57	3%			
						-	9/1/2030	$5,923	$71,075	$30.31	2%			
						-	9/1/2031	$6,071	$72,851	$31.07	2%			
Note: Rent abatement from 9/1/26 to 2/28/27. Tenant responsible for their own utilities besides water which landlord will bill their proportionate share. This suite is currently occupied by SB Kim's Martial Arts Academy. SB Kim's will be winding down operations soon														
H&R Block Retail, Suite 1839 T: H&R Block Enterprises, LLC	2,400	3.76%	12/12/1995	4/30/2028	1.4 Years	Base	Current	$2,800	$33,600	$14.00	-	3%	None	Net
						-	5/1/2027	$2,900	$34,800	$14.50	4%			
						-	-	-	-	-	-			

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 Tan Retail, Suite 1841 T: Tan Ax, Inc. G: Tan Ax, Inc.	2,400	3.76%	6/1/2004	5/31/2030	3.5 Years	Base	Current	$5,000	$60,000	$25.00	-	6%	1, 7-Year	Gross
						-	6/1/2027	$5,800	$69,600	$29.00	16%			
						-	6/1/2028	$6,000	$72,000	$30.00	3%			
						Option 1	6/1/2030	$6,100	$73,200	$30.50	2%			
						-	6/1/2031	$6,200	$74,400	$31.00	2%			
Note: Option period rent determined by market; assumed $0.50/SF increase annually.														
Vida Dental Retail, Suite 1843 T: Lifetime Dental LLC G: Personal	2,400	3.76%	10/1/2024	9/30/2034	7.8 Years	Base	Current	$3,296	$39,552	$16.48	-	4%	1, 5-Year	Net
						-	10/1/2026	$3,395	$40,739	$16.97	3%			
						-	10/1/2027	$3,497	$41,961	$17.48	3%			
						-	10/1/2028	$3,602	$43,220	$18.01	3%			
						-	10/1/2029	$3,710	$44,516	$18.55	3%			
Rajeshree Grocers Retail, Suite 1845/49 T: Bansidhun Inc. G: Personal	3,600	5.65%	4/1/2024	6/30/2031	4.6 Years	Base	Current	$7,177	$86,127	$23.92	-	8%	1, 5-Year	Gross
						-	7/1/2027	$7,428	$89,141	$24.76	3%			
						-	7/1/2028	$7,688	$92,261	$25.63	4%			
						-	7/1/2029	$7,958	$95,490	$26.53	3%			
						-	7/1/2030	$8,236	$98,832	$27.45	3%			
Hakka Wok Restaurant Retail, Suite 1851 T: Hakka Hakka, Inc.	1,200	1.88%	4/1/2010	3/31/2028	1.3 Years	Base	Current	$3,125	$37,498	$31.25	-	4%	None	Gross
						-	4/1/2027	$3,203	$38,436	$32.03	2%			
						-	-	-	-	-	-			
Fiber Lift Center Retail, Suite 1853 T: Lake night Med Spa G: Personal	1,200	1.88%	1/1/2026	11/30/2030	4.0 Years	Base	Current	$2,381	$28,572	$23.81	-	3%	None	Net
						-	12/1/2027	$2,464	$29,568	$24.64	3%			
						-	12/1/2028	$3,326	$39,912	$33.26	35%			
						-	12/1/2029	$3,443	$41,316	$34.43	4%			

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			
Chai Corner Retail, Suite 1855 T: Chai Corner LLC G: Personal	1,300	2.04%	3/1/2025	2/28/2030	3.2 Years	Base	Current	$1,953	$23,432	$18.02	-	2%	1, 5-Year	Net
						-	3/1/2027	$2,011	$24,135	$18.57	3%			
						-	3/1/2028	$2,072	$24,859	$19.12	3%			
						-	3/1/2029	$2,134	$25,605	$19.70	3%			
						Option 1	3/1/2030	$2,198	$26,373	$20.29	3%			
Hair Horizons Salon Retail, Suite 1857 T: Luxury Salon Inc. G: Personal	1,200	1.88%	2/1/2025	1/31/2030	3.2 Years	Base	Current	$2,898	$34,776	$28.98	-	3%	None	Gross
						-	2/1/2027	$2,999	$35,993	$29.99	4%			
						-	2/1/2028	$3,104	$37,253	$31.04	3%			
						-	2/1/2029	$3,213	$38,557	$32.13	3%			
Lens n Specs Optometry Retail, Suite 1859 T: Abica Chasma Ghar US. LLC G: Personal	1,200	1.88%	2/1/1997	1/31/2029	2.2 Years	Base	Current	$1,700	$20,400	$17.00	-	2%	None	Net
						-	2/1/2027	$1,800	$21,600	$18.00	6%			
						-	2/1/2028	$1,900	$22,800	$19.00	6%			
						-	-	-	-	-	-			
Dominick's Villa Rosa Pizzeria Retail, Suite 1861 T: Manzella, Inc. G: Personal	1,235	1.94%	4/1/2010	12/31/2027	1.1 Years	Base	Current	$2,814	$33,765	$27.34	-	3%	None	Gross
						-	-	-	-	-	-			

Note: Option period rent determined by market; assumed 3% increase annually for underwriting purposes.

Occupied	63,766	100%	$1,047,164	$16.42
Vacant	-	-	-	-
Total	**63,766**	**100%**	**$1,047,164**	**$16.42**


CVS pharmacy
HealthHUB
THE BARBER ACADEMY


CVS pharmacy
CVS pharmacy

100% OCCUPIED CENTER WITH LONG-STANDING TENANTS | 15.48-YEAR WEIGHTED AVERAGE TENANT TENURE

- Poplar Creek Plaza is anchored by long-standing tenants | 15.48-year weighted average tenant tenure:
  - CVS has been operating here since 2001 and has 7, 5-year renewal options
  - Darumar Japanese Restaurant has been operating here since 1985
  - H&R Block has been operating here since 1995
  - LA Tan has been operating here since 2004 and has 1, 7-year renewal option
  - Lens n Specs Optometry has been operating here since 1997
- New leasing momentum:
  - Chai Corner & Hair Horizon signed 5-year leases in 2025
  - Choice Indian Restaurant & Rajeshree Grocers signed 7-year leases in 2024
  - Vida Dental signed a 10-year lease in 2024
- 17 out of 19 tenants have rental increases in-place ranging from 2-35%

STRATEGICALLY LOCATED AT A HEAVILY TRAVELED SIGNALIZED, HARD-CORNER INTERSECTION

- Situated at the signalized, hard-corner intersection of Golf Road and N Walnut Lane which sees a combined traffic volume of 38,900 vehicles per day
- 0.7 miles from W Higgins Road which sees 28,200 vehicles per day
- 2.3 miles from the on/off ramp of Interstate-90 which sees 162,200 vehicles per day

STRONG SURROUNDING DRIVERS

- Across the street from Bridges of Poplar Creek Country Club which attracts 80.6K annual visitors[1]
- Across the street from Seascape Family Aquatic Center which attracts 52.7K annual visitors[1]
- 0.5 miles from two major senior living communities | 175 total units
- 0.9 miles from Hoffman Village Shopping Center which ranks in the top 28% of shopping centers nationwide by visits | Attracts 1.8 million annual visitors[1]
  - Notable tenants include Mariano's, Goodwill, Fannie May and Anytime Fitness
- 1 mile from Ascension Saint Alexius Hospital which has 318-beds
- Acura, Toyota, Infiniti, Subaru, Audi, Land Rover, Mercedes-Benz, and Jaguar have dealerships within 1.4 miles of the subject property

EXTREMELY DENSE TRADE AREA WITH AN AFFLUENT DEMOGRAPHIC

- 98,577 people live and 80,459 people work within a three-mile radius of the subject property
- Average household income of $128,124 within a five-mile radius of the subject property

[1] Placer.ai

CVS Health

CVSHEALTH.COM

Stock Symbol:	**CVS | NYSE**
Market Cap (7/10/2026)	**$131.18 Billion**
Enterprise Value (7/10/2026)	**$197.72 Billion**
Revenue (FY 2025)	**$402.06 Billion**
Net Income (FY 2025)	**$1.76 Billion**
Standard & Poor's Credit Rating	**BBB**

9,000+
Locations

6.5 Million
CarePass Members

$402.06 Billion
Revenue 2025

500

Fortune
500 Company

- The leading health solutions company
- Over 9,000 retail locations in 50 states, Washington, D.C., and Puerto Rico
- 1,000 walk-in clinic locations
- Revenue of $402.06 billion (2025) | 7.8% increase from 2024
- More than 55 million unique digital customers
- Over 6.5 million CarePass members
- Around 85% of Americans live within five miles of a CVS Pharmacy
- More than 300,000 employees including over 40,000 physicians, nurses, and nurse practitioners
- Ranked number six on the Fortune 500 | 30 consecutive years on the list
- Acquired Oak Street Health in a $10.6 billion deal (2023)

H&R BLOCK

HRBLOCK.COM

Stock Symbol:	**HRB | NYSE**
Market Cap (7/10/2026)	**$4.90 Billion**
Enterprise Value (7/10/2026)	**$6.06 Billion**
Revenue (FY 2025)	**$3.76 Billion**
Net Income (FY 2025)	**$609.45 Million**
Standard & Poor's Credit Rating	**BBB**

» Global consumer tax and small business service provider

» Operates under H&R Block, Block Advisors, Wave, and Spruce Brands

» Located in all 50 states and internationally

» Over 70,000 experienced tax pros working in over 12,000 offices across the globe

» 22 million tax returns worldwide were prepared by H&R Block (2025)

» Founded in 1955 | 71 years of experience

» BBB credit rating

71 YEARS

71 Years Experience

$3.76 Billion in Revenue

22 Million Tax Returns

State Farm®

STATEFARM.COM

- » Four lines of business; Property and casualty insurance, life and health insurance, annuities, and financial services offering roughly 100 services
- » The largest providers of auto and home insurance in the United States
- » More than 67,000 employees
- » 19,400 independent agents
- » Over 91 million policies and accounts
- » 39,200 claims handled per day on average in 2025
- » 273 million visits to the State Farm Mobile App from 18.1 million customers in 2024
- » $134.8 billion State Farm Mutual net worth (2024)
- » Ranked No. 36 on the 2025 Fortune 500 list
- » Founded in 1922 | Over 100 years in business
- » Ranked among several Forbes lists in 2025 including World's Best Insurance - Auto, World's Best Insurance Firms - Homeowners, World's Best Insurance Firms - Life, Best Employers for New Grads, Best Brands for Social Impact and more

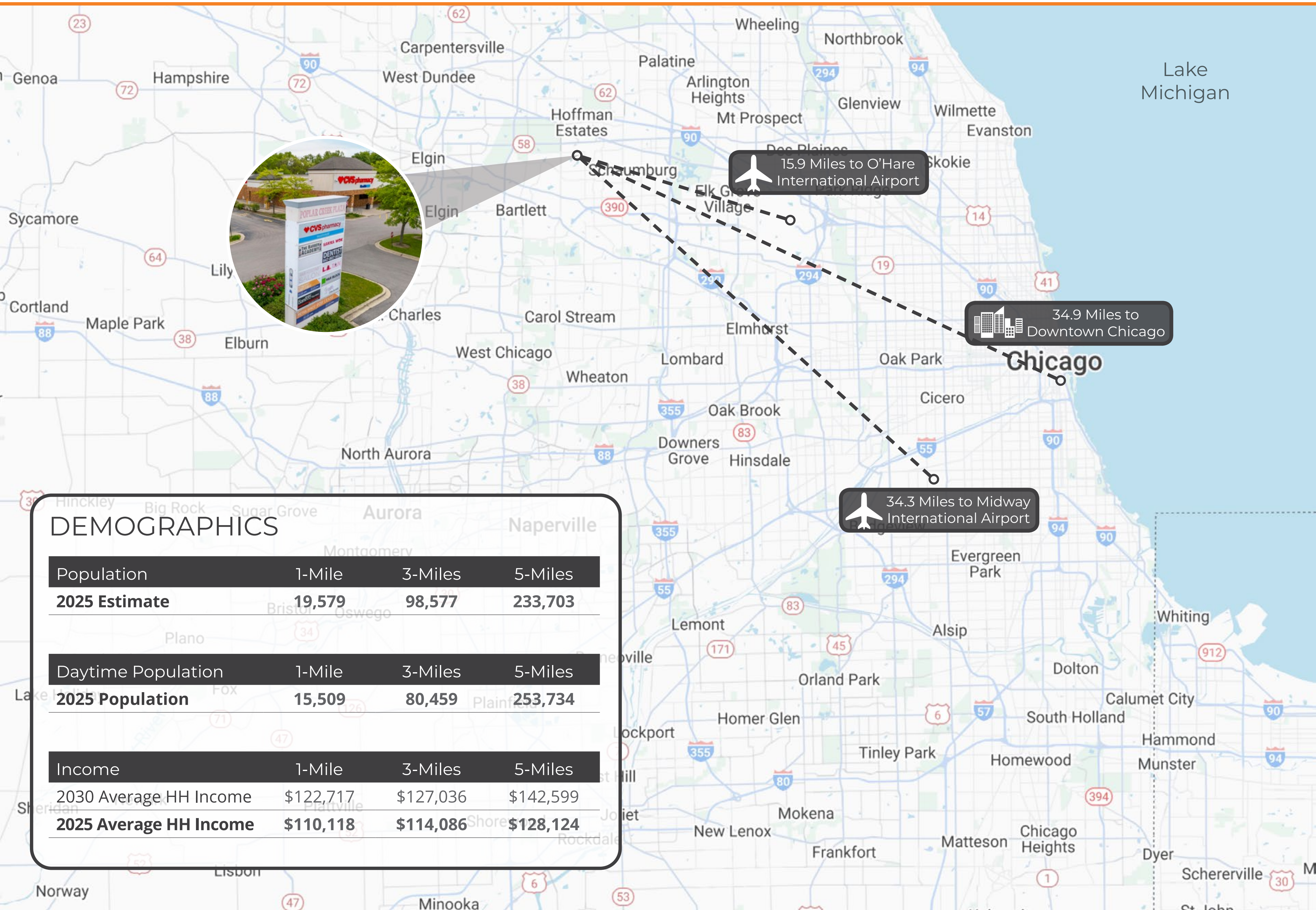
100+ Years Experience

67,000 Employees

Fortune 500 Company

91 Million Policies & Accounts

LOCATION OVERVIEW



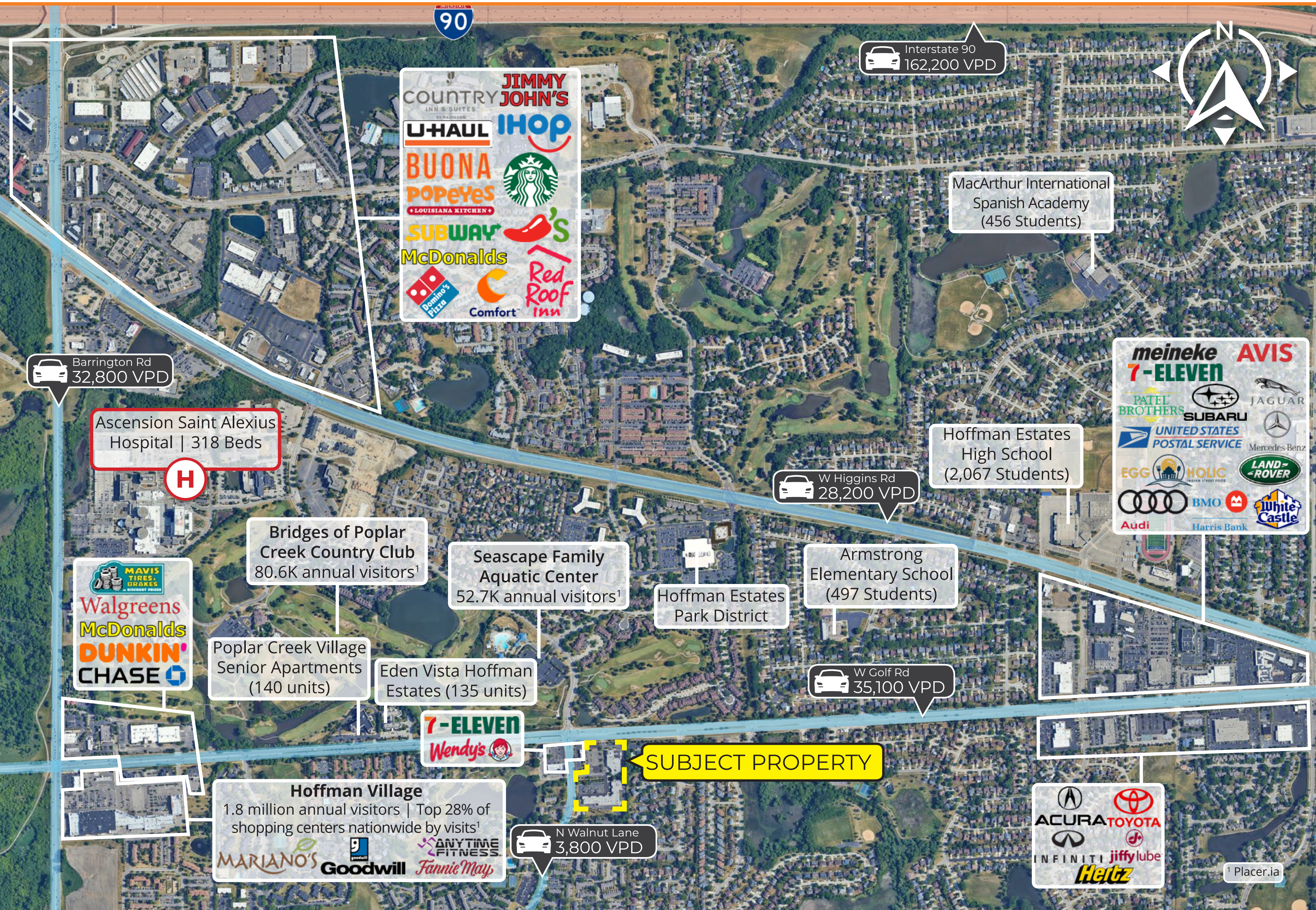
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	**19,579**	**98,577**	**233,703**

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	**15,509**	**80,459**	**253,734**

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$122,717	$127,036	$142,599
2025 Average HH Income	**$110,118**	**$114,086**	**$128,124**

AERIAL


90
Interstate 90
162,200 VPD
MacArthur International
Spanish Academy
(456 Students)
Barrington Rd
32,800 VPD
Ascension Saint Alexius
Hospital | 318 Beds
H
Hoffman Estates
High School
(2,067 Students)
W Higgins Rd
28,200 VPD
Bridges of Poplar
Creek Country Club
80.6K annual visitors[1]
Seascape Family
Aquatic Center
52.7K annual visitors[1]
Hoffman Estates
Park District
Armstrong
Elementary School
(497 Students)
Poplar Creek Village
Senior Apartments
(140 units)
Eden Vista Hoffman
Estates (135 units)
W Golf Rd
35,100 VPD
SUBJECT PROPERTY
Hoffman Village
1.8 million annual visitors | Top 28% of
shopping centers nationwide by visits[1]
N Walnut Lane
3,800 VPD
[1] Placer.ia

PREMIER CHICAGO SUBURB

- Largest center of economic development in Illinois after Chicago
- 30 Miles Northwest of Chicago | Part of the Chicago Metropolitan Statistical Area

HOME TO WOODFIELD MALL

- One of the largest shopping destinations in the United States
- 15.2 million visitors in 2025 (Placer.ai)
- 2.2 million SF | Anchored by JCPenney, Macy's, and Nordstrom
- Restaurants include: P.F. Chang's, Texas de Brazil, Cheesecake Factory, Uncle Julio's and many more

HOME TO SCHAUMBURG REGIONAL AIRPORT

- General Aviation Airport encompassing 117 acres throughout Cook County and DuPage County
- Home to approximately 90 aircrafts and handles about 45,000 operations per year
- Generates over $33.9 million annually through operations, restaurant sales, helicopter rides, maintenance and local news helicopters

AMPLE DEVELOPMENTS IN SCHAUMBURG

- Over 10 new properties built since 2024 (Costar)
- 7 properties are under construction (Costar)
- 11 new properties are in proposal stage (Costar)
- See next page on recent major developments

2ND LARGEST ECONOMIC DEVELOPMENT CENTER IN ILLINOIS

- Known as "The Place for Business" with over 200 restaurants, 30 hotels (over 4,00 rooms), and thousands of businesses
- 9.5 million square feet of retail and restaurant space, 12 million square feet of office space, and 13.5 million square feet of industrial space

EASILY ACCESSIBLE | GREAT PUBLIC TRANSPORTATION SYSTEM

- 14 miles from O'Hare International Airport
  - 6th busiest airport in the world in 2025
  - Approximately 71.6 million passengers traveled through O'Hare in 2025 (Placer.ai)
- Schaumburg Metra Train Station
  - 2.79 million passengers in 2025, up 2.14 % from 2024
- Served by Pace bus system, Woodfield Trolley and Dial-A-Ride (DART) bus system for easy accessibility

ENTERTAINMENT & RECREATION

- Has a verdant and vibrant selection of parks and outdoor spaces, including Bison's Bluff Nature Playground, Volkening Lake, and The Sculpture Park
- Attractions nearby include Schaumburg Boomers Baseball at Wintrust Field, LEGOLAND Discovery Center, Medieval Times, The Water Works (Indoor Water Park), Topgolf, and more

A+	A+	A+	A	A	A
OVERALL GRADE	PUBLIC SCHOOLS	GOOD FOR FAMILIES	OUTDOOR ACTIVITIES	DIVERSITY	HEALTH & FITNESS

SCHAUMBURG DEVELOPMENTS

1) VERIDIAN & THE FRESH MARKET (UNDER CONSTRUCTION)

- 225-acre mixed-use development. At full build-out, the district will include more than 200,000 square feet of retail and restaurant space and more than 600 apartment units. Area is already home to Topgolf; corporate users such as The Boler Co., Zurich North America, Motorola Solutions and DR Horton; and multiple residential communities.
- The Fresh Market is expected to open in 2026. The grocer is investing approximately $22.7 million in the new building and land development.

2) 90 NORTH SCHAUMBURG - ENTERTAINMENT HUB (2025)

- The 90 North East Entertainment District in Schaumburg is a dynamic, mixed-use destination anchored by the Schaumburg Convention Center and Renaissance Hotel. Designed as a walkable entertainment hub, it will feature restaurants, cafés, live music venues, and outdoor plazas. This district serves as the vibrant eastern gateway to the larger 90 North development, a $185 million project.

3) ANDRETTI KARTING & RACING (2026)

- 80,000 SF indoor karting and entertainment facility serving as the main anchor of Phase 1 of the 90 North entertainment district.

4) STARBUCKS (2025)

- 2,000 SF coffee shop completed in 2025.

5) LURIE OUTPATIENT AND INFUSION CENTER (2025)

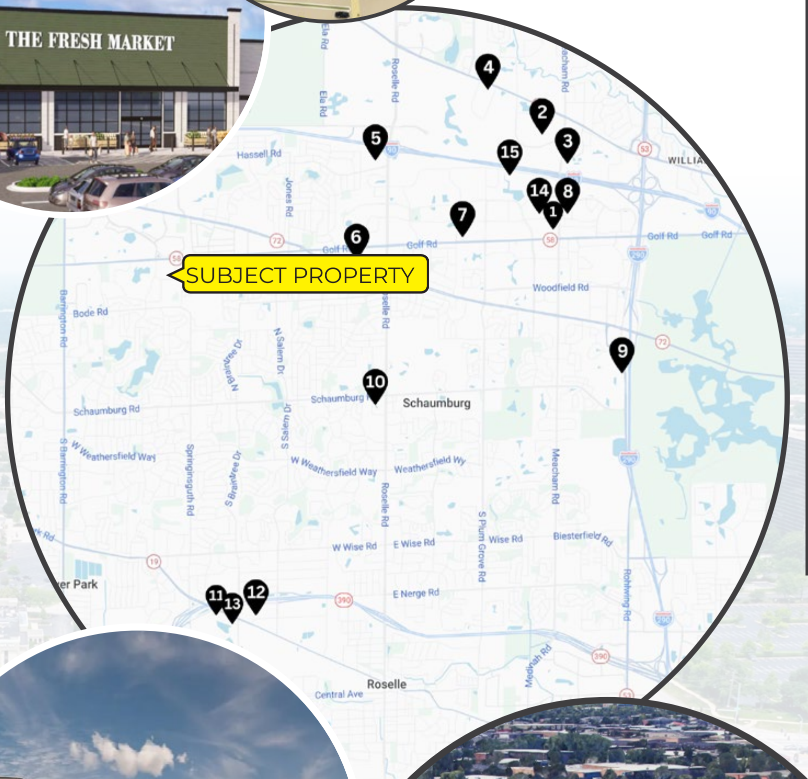
- Ann & Robert H. Lurie Children's Hospital of Chicago developed a 75,000-square-foot, $56 million outpatient center.

6) NAPLETON SUBARU (UNDER CONSTRUCTION)

- 50,000 SF Subaru Auto Dealership is currently under construction.

7) HANGER CLINIC (2025)

- Hanger Clinic's new 19,475 SF state-of-the-art Integrated Care Center (ICC) delivers advanced orthotic and prosthetic care.



8) DULY MEDICAL OFFICE (2025)

- 100,000 SF multi-specialty clinic, which opened August, 2025.

9) HOLIDAY INN EXPRESS & SUITES (2025)

- New 87-room Holiday Inn Express, which marked the 31st hotel in Schaumburg.

10) HOP SCOTCH (2025)

- British pub-themed restaurant.

11) EXPERIOR GLOBAL & TRANSPORT LOGISTICS CAMPUS (2026)

- A new 48,000-square-foot warehouse.

12) INDUSTRIAL WAREHOUSE (2025)

- 83,124 SF speculative industrial warehouse, which was completed in 2025.

13) LONG AVENUE DEVELOPMENT (2027)

- Logistics Property Company, LLC is developing two speculative industrial buildings near Wintrust Field, totaling 436,500 square feet of new industrial space. The project represents an investment of more than $30 million.

14) CROSSROADS OF SCHAUMBURG (UNDER CONSTRUCTION)

- Crossroads of Schaumburg is a new multi-tenant restaurant and retail development near Woodfield Mall in Schaumburg, redeveloping the former Macy's Furniture Gallery site. Confirmed tenants include Lazy Dog, Piccolo Buco, Cava, Velvet Taco, Crisp & Green, Panda Express, and Naansense. The project is currently under construction with openings anticipated in 2026.

15) PORSCHE SERVICE CENTER (2027)

- 45,000 SF service center, which is set to finish in 2027.

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.

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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