GEO REENTRY SERVICES + WORKFORCE INVESTMENT SOLUTION

100% OCCUPIED | 9.00% CAP RATE | 2025 LEASES | 2%-3% ANNUAL RENT GROWTH

757 W PERSHING RD,
DECATUR, IL 62526

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA GROUP

WHY BUY

9%	10.51%	13.05%	1.88x DSCR	$142,377
Going-In Cap Rate	Cash Flow Return	Total Return	*Under the Proposed Financing Assumptions	Net Operating Income

Compelling Going-In Yield with Contractual Income Growth:
Fully occupied two-tenant service property supported by a national publicly traded parent company and an established regional workforce-services organization, with newly executed leases, contractual rental growth and an attractive going-in yield.

National + Established Regional Tenant Mix:
GEO is responsible for 74% of the rent and is a wholly owned subsidiary of publicly traded The GEO Group. Workforce Investment Solutions contributes the other 26%, operates the local Illinois workNet/American Job Center, brings together 14 community partner agencies, and has served as the designated workforce administrator for the area for more than a decade.

Recent Capital Improvements and Specialized Buildout:
Extensive property renovations were completed in 2025, followed by a new roof in 2026 with a 20-year warranty. The specialized floor plan includes classrooms, offices, a PC lab, work and resource areas, and reception/waiting space, creating a tailored operating environment that makes relocation more complicated than a traditional office setup.

New 5 Year Leases - Long Standing Tenants
Both tenants recently executed new 5 year leases. Workforce Investment Solutions has occupied the property for approximately 15 years through a sublease agreement with the State of Illinois before becoming a direct tenant in 2025.

2026
Roof

2 New Leases
2025 Lease Commitments

2025
Renovation

2-3% Annual Rent Growth

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$1,582,000
LIST PRICE

9.00%
CAP RATE

$122.80
PRICE / SF

$142,377
NET OPERATING INCOME

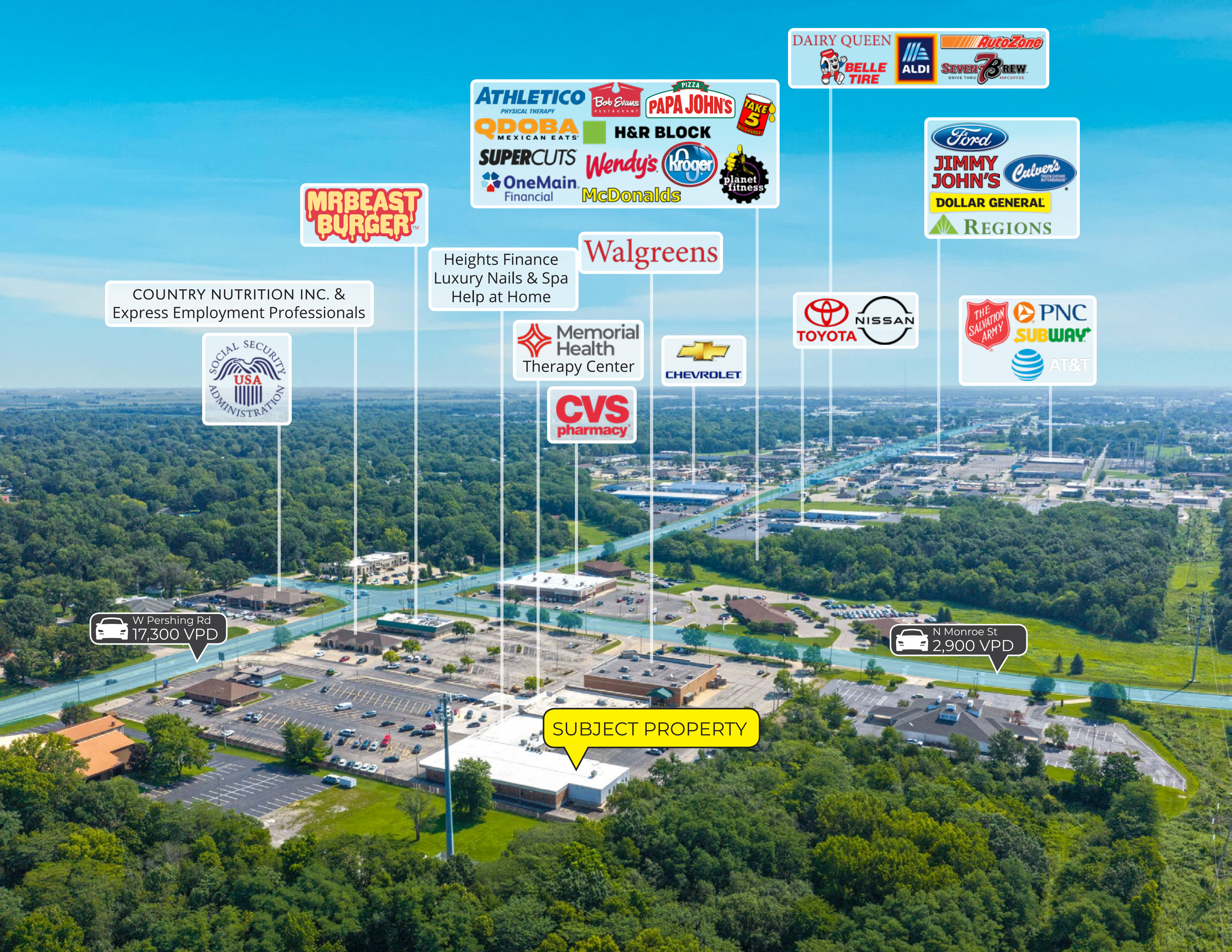
THE OFFERING

Offered at an attractive 9% cap rate, this 100% occupied, two-tenant center is anchored by GEO Reentry Services and Workforce Investment Solutions. GEO Reentry Services accounts for 74% of total rent and is a wholly owned subsidiary of publicly traded The GEO Group, Inc. (NYSE: GEO), which operates approximately 95 locations nationwide. Workforce Investment Solutions accounts for the remaining 26% of rent and operates the local Illinois workNet/American Job Center, bringing together 14 community partner agencies and serving as the area's designated workforce administrator for more than a decade. Workforce Investment Solutions has occupied the property for approximately 15 years through a sublease agreement with the State of Illinois before becoming a direct tenant in 2025.

Both tenants signed five-year leases in 2025 with one five-year renewal option and scheduled rental increases ranging from 2% to 3%, providing built-in rent growth. The property underwent an extensive renovation in 2025, followed by the installation of a new roof in 2026 with a 20-year warranty. The specialized floor plan includes classrooms, offices, conference/classroom space, a PC lab, work areas, resource areas, reception and waiting areas, creating a highly tailored operating environment that makes relocation more complicated than a traditional office setup. The property also offers ease of management, with most exterior third-party services provided through the easement agreement by the neighboring owner.

The property is part of a larger center newly anchored by Memorial Therapy Center, an extension of Memorial Hospital, located 0.8 miles south with 280 beds. Additional tenants include Luxury Nails & Spa, Heights Finance and Help at Home, with Walgreens positioned adjacent to the center.

The property is located along West Pershing Road (17,300 VPD), 0.7 miles from U.S. Route 51 (10,800 VPD), and near Brettwood Village Shopping Center, which attracts approximately 2.1 million annual visitors. Average household income within one mile is $103,123 and is projected to reach $117,603 by 2030.


DAIRY QUEEN
BELLE TIRE
ALDI
AutoZone
SEVEN BREW
ATHLETICO
PHYSICAL THERAPY
Bob Evans
PAPA JOHN'S
TAKE 5
QDOBA
MEXICAN EATS
H&R BLOCK
SUPERCUTS
Wendy's
Kroger
planet fitness
OneMain Financial
McDonalds
Ford
JIMMY JOHN'S
Culver's
DOLLAR GENERAL
REGIONS
MRBEAST BURGER
Heights Finance
Luxury Nails & Spa
Help at Home
Walgreens
COUNTRY NUTRITION INC. &
Express Employment Professionals
TOYOTA
NISSAN
THE SALVATION ARMY
PNC
SUBWAY
AT&T
SOCIAL SECURITY ADMINISTRATION USA
Memorial Health
Therapy Center
CHEVROLET
CVS pharmacy
W Pershing Rd
17,300 VPD
N Monroe St
2,900 VPD
SUBJECT PROPERTY

The GEO Group, Inc.®

TENANT	GEO Reentry Services, LLC
GUARANTOR	None
SQUARE FEET	7,796
PERCENTAGE OF RENT	74%
CURRENT RENT	$9,745
RENT PER SQUARE FEET	$15.00
CURRENT RENT	$116,940
LEASE COMMENCEMENT	11/1/2025
LEASE EXPIRATION	11/30/2030
LEASE TYPE	Net
RENTAL INCREASES	12/1/2026: 3%; 12/1/2027: 2%; 12/1/2028: 3%; 12/1/2029: 3%; option period increases 2.5% annually
RENEWAL OPTIONS	1, 5-Year
INSURANCE	Reimburses Landlord pro rate share
COMMON AREA	Reimburses Landlord pro rate share
REAL ESTATE TAXES	Reimburses Landlord pro rate share
RIGHT TO TERMINATE	Yes — if the Federal Bureau of Prisons (or a successor governmental authority) terminates its contract with Tenant for services at the Premises, materially eliminates all such services, or reduces Tenant's services or funding at the Premises by more than 25%, Tenant may terminate with 60 days' prior written notice while the termination event continues.

WORKFORCE INVESTMENT SOLUTIONS

TENANT	Workforce Investment Board for Macon & DeWitt Counties (Workforce Investment Solutions)
GUARANTOR	None
SQUARE FEET	5,087
PERCENTAGE OF RENT	26%
CURRENT RENT	$3,500
RENT PER SQUARE FEET	$8.26
CURRENT RENT	$42,000
LEASE COMMENCEMENT	10/1/2025
LEASE EXPIRATION	11/30/2030
LEASE TYPE	Modified
RENTAL INCREASES	2% annually beginning 12/1/2026; option period increases 2% annually
RENEWAL OPTIONS	1, 5-Year
INSURANCE	Landlord responsible
COMMON AREA	Tenant reimburses pro rate share for utility expense only.
REAL ESTATE TAXES	Landlord responsible
RIGHT TO TERMINATE	Yes — if Tenant's grant funding is reduced by more than 25% from the funding level in effect when the Lease was executed, Tenant may terminate with 90 days' prior written notice while the termination event continues. Tenant reimburses utilities only.

The GEO Group, Inc.®

GEOGROUP.COM

Stock Symbol:	**GEO | NYSE**
Market Cap (7/30/2026)	**$4.00 Billion**
Enterprise Value (7/30/2026)	**$5.58 Billion**
Revenue (FY 2025)	**$2.63 Billion**
Net Income (FY 2025)	**$254.37 Million**
Standard & Poor's Credit Rating	**BB-**

- GEO Reentry Services, LLC is a wholly owned subsidiary of The GEO Group, Inc., a publicly traded government-services company
- GEO provides correctional, detention, community-reentry and electronic-monitoring services under contracts with federal, state and local government agencies
- In 2025, GEO Reentry Services renewed 29 residential reentry contracts and 38 nonresidential day-reporting-center contracts, supporting the recurring, government-contracted nature of this business segment
- GEO Continuum of Care® achieved 6.8 million hours of enhanced rehabilitation programming and 163,000 total program completions
- 8.6% YOY Net Revenue Growth

IDOC.ILLINOIS.GOV/PAROLE/DAYREPORTINGCENTERS.HTML

WORKNETDECATUR.ORG

- Workforce Investment Solutions (WIS) and The American Job Center brings together 14 community partner agencies, providing centralized access to employment, training and related support services
- Regional, federally funded workforce-development agency serving Macon and DeWitt counties through the Workforce Innovation and Opportunity Act (WIOA), promotes training and education for occupations in high-growth/high- demand industries
- It administers workforce programs for Local Workforce Innovation Area(LWIA) 19 and operates the Illinois workNet/American Job Center
- Served as the designated workforce administrator for LWIA 19 for more than a decade

FINANCIAL SUMMARY

PRICE	**$1,582,000**
CAP RATE	**9.00%**
Price/ SF	$122.80
Gross Leasable Area	12,883 SF
Year Built | Renovated	1978 | 2025
Lot Size	1.38 Acres +/-
Parcel Numbers	04-12-03-126-003
Parking	60 Surface Spaces +/-

Current Rent	$162,704
Total Reimbursements	$38,413
Effective Gross Income	$201,116
Expenses	$58,740
NOI	$142,377

5-Year CAGR	2.37%

PROPOSED FINANCING

LTV	60%
Interest Rate | Amortization	6.35% | 25 Years
Down Payment	$632,800
First Trust Deed/Mortgage	$949,200
Debt Service	$75,845
Debt Coverage Ratio	1.88
Net Cash Flow After Debt Services | Return %	$66,532 | 10.51%
Principal Reduction	$16,032
Total Return | Return %	$82,564 | 13.05%

CASH FLOW YR 1 - STARTING 12/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	$162,704	$12.63
Available Space	-	-
Gross Potential Rent	$162,704	$12.63
Expense Reimbursements		
Real Estate Taxes	$13,153	$1.02
Insurance	$2,192	$0.17
CAM	$18,332	$1.42
Management Fee	$4,736	$0.37
Total Expense Reimbursements	$38,413	$2.98
Effective Gross Income	**$201,116**	**$15.61**
Expenses		
Real Estate Taxes	$21,735	$1.69
Insurance	$3,622	$0.28
CAM	$25,556	$1.98
Management Fee	$7,827	$0.61
Total Expenses	$58,740	$4.56
NET OPERATING INCOME	**$142,377**	**$11.05**

CAM BREAKDOWN

CAM	CURRENT	PER SF
Repairs & Maintenance	$18,296	$1.42
Utilities	$7,261	$0.56
TOTAL CAM	**$25,556**	**$1.98**

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	PSF	GROSS INCOME
GEO Reentry Services, LLC	$13,153	$2,192	$15,465	$4,736	$4.56	$35,546
Workforce Investment Solutions	-	-	$2,867	-	$0.56	$2,867
TOTAL	**$13,153**	**$2,192**	**$18,332**	**$4,736**	**$5.12**	**$38,413**

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			
GEO Reentry Services, LLC Office, Suite A T: GEO Reentry Services, LLC	7,796	60.51%	11/1/2025	11/30/2030	4.3 Years	Base	Current	$9,745	$116,940	$15.00	-	74%	1, 5-Year	Net
						-	12/1/2026	$9,989	$119,864	$15.38	3%			
						-	12/1/2027	$10,238	$122,860	$15.76	2%			
						-	12/1/2028	$10,494	$125,932	$16.15	3%			
						-	12/1/2029	$10,757	$129,080	$16.56	3%			

Note: In the event that Tenant's client, the Federal Bureau of Prisons, or any successor governmental authority to the Federal Bureau of Prisons (the "FBP"): (i) substantially terminates its contract with Tenant for Tenant to provide services at the Premises; or (ii) eliminates substantially all of the services Tenant provides at the Premises; or (iii) reduces the services Tenant provides at the Premises by more than 25%; or (iv) reduces the funding level for services provided by Tenant at the Premises by more than 25% (each of the foregoing, a "Termination Event"), then at any time thereafter while such Termination Event continues to occur, Tenant shall have the right to terminate this Lease upon sixty (60) days' prior written notice to Landlord. Option period rent increases 2.5% annually.

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
Workforce Investment Solutions Office, Suite B T: Workforce Investment Board For Macon & Dewitt Counties	5,087	39.49%	10/1/2025	11/30/2030	4.3 Years	Base	Current	$3,500	$42,000	$8.26	-	26%	1, 5-Year	Modified
						-	12/1/2026	$3,570	$42,840	$8.42	2%			
						-	12/1/2027	$3,641	$43,697	$8.59	2%			
						-	12/1/2028	$3,714	$44,571	$8.76	2%			

Note: In the event that Tenant's grant funding level is reduced by more than 25% of Tenant's grant funding level in effect at the time this Lease is executed (a "Termination Event"), then at any time thereafter while such Termination Event continues to occur, Tenant shall have the right to terminate this Lease upon 90 days' prior written notice to Landlord. Option periods increase 2% annually. Tenant reimburses for utility expense only.

	SF	%	Annual Rent	Rent/SF
Occupied	12,883	100%	$162,704	$12.63
Vacant	-	-	-	-
Total	**12,883**	**100%**	**$162,704***	**$12.63**

* Annualized as of 12/1/2026

100% OCCUPIED TWO-TENANT CENTER | NEW 2025 LEASES

- Anchored by GEO Reentry Services, a global provider of evidence-based rehabilitation programs for individuals during incarceration and post-release
  - National tenant | Wholly owned subsidiary of The GEO Group, Inc. (NYSE: GEO)
  - The GEO Group, Inc. operates approximately 95 locations nationwide
  - Occupies 60.5% of the space and generates 74% of the base rent
- Workforce Investment Solutions (WIS) and The American Job Center brings together 14 community partner agencies, providing centralized access to employment, training and related support services
  - Workforce has occupied the property for 15 years through a sub-lease agreement with the State of IL before becoming a direct tenant of the property in 2025
  - Regional, federally funded workforce-development agency
  - It administers workforce programs for Local Workforce Innovation Area(LWIA) 19 and operates the Illinois workNet/American Job Center
  - Served as the designated workforce administrator for LWIA 19 for more than a decade
- Both tenants signed a 5-year lease in 2025 with 1, 5-year renewal option
- Scheduled rental increases ranging from 2%-3%

RECENT CAPITAL IMPROVEMENTS & EASE OF MANAGEMENT

- Extensive property renovations completed in 2025
- New roof installed in 2026 with a 20-year warranty
- Easy-to-manage property, with most exterior third-party services provided by the neighboring owner through the easement agreement
- Specialized floor plan includes classrooms, offices, conference/classroom space, a PC lab, work areas, resource areas, reception and waiting areas
  - Highly tailored layout makes relocation more complicated than a traditional office setup

PART OF A LARGER CENTER ANCHORED BY MEMORIAL THERAPY CENTER

- Memorial Therapy Center is a new tenant anchoring the center
  - This is an extension of Memorial Hospital services, which is located 0.8 miles south with 280 beds
  - Other tenants include Luxury Nails & Spa, Heights Finance, and Help at Home
- Walgreens is positioned next to the center

CONTINUE ON NEXT PAGE

HEAVILY TRAVELED AREA

- Frontage along W Pershing Road, which sees 17,300 vehicles per day
- Located on a 1.38-acre lot with 60 parking spaces
- 0.7 miles from U.S. Route 51 (N Main St), which sees 10,800 vehicles per day

STRONG SURROUNDING COMMUNITY DRIVERS

- 0.5 miles from Toyota and Chevrolet dealerships
- 1 mile from Brettwood Village Shopping Center, which attracts 2.1 million annual visitors[1]
  - Notable tenants include Kroger, Planet Fitness, Dunkin', Bob Evans Restaurant, Qdoba Mexican Grill and more
- Notable retailers in the area include Walgreens, CVS, Harbor Freight, Wendy's, Papa Johns Pizza, Take 5 Oil Change, Culver's, Jimmy John's, 7 Brew Coffee, The Salvation Army and more
- 1 mile from St. Teresa High School, which serves 225 students

DENSE TRADE AREA WITH AN AFFLUENT DEMOGRAPHIC

- 19,298 residents and 14,616 employees within a three-mile radius
- Average household income of $103,123 within a one-mile radius and is expected to reach $117,603 by 2030

[1] Placer.ai

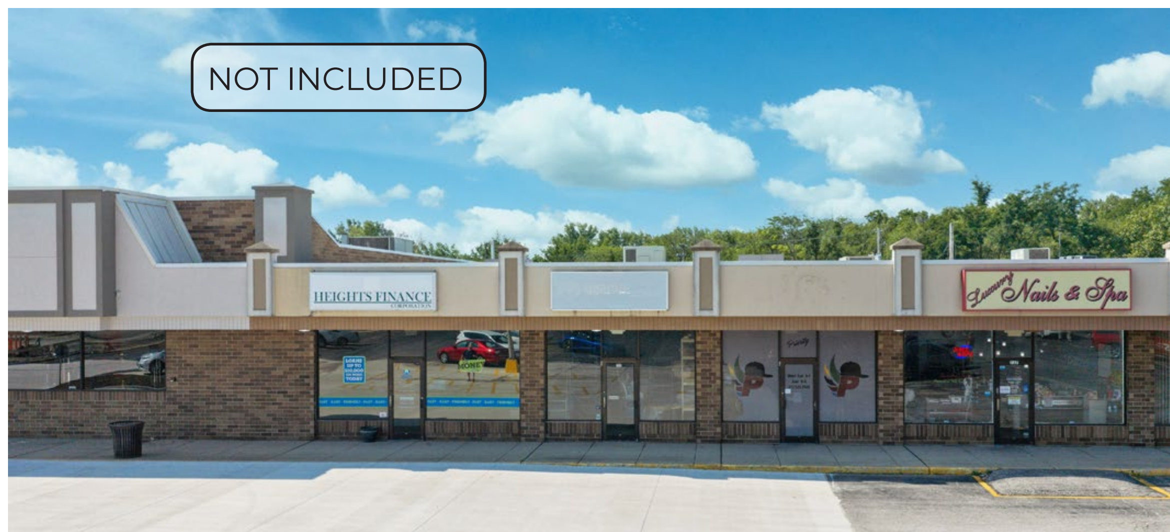

TOYOTA
NISSAN
St. Teresa High School
275 Students
the CARRIAGES of Decatur
Oxford House
157 Units
the YMCA
Memorial Health
Decatur Memorial Hospital | 280 Beds
H
THE·LOFT
REHABILITATION & NURSING
Spring Creek Apartments
137 Units
Heights Finance
Luxury Nails & Spa
Help at Home
CVS pharmacy
MRBEAST BURGER
Walgreens
Memorial Health
Therapy Center
SUBJECT PROPERTY
N Monroe St
2,900 VPD
COUNTRY NUTRITION INC. &
Express Employment Professionals
W Pershing Rd
17,300 VPD


SUBJECT PROPERTY
Help at Home
workNet
GEO

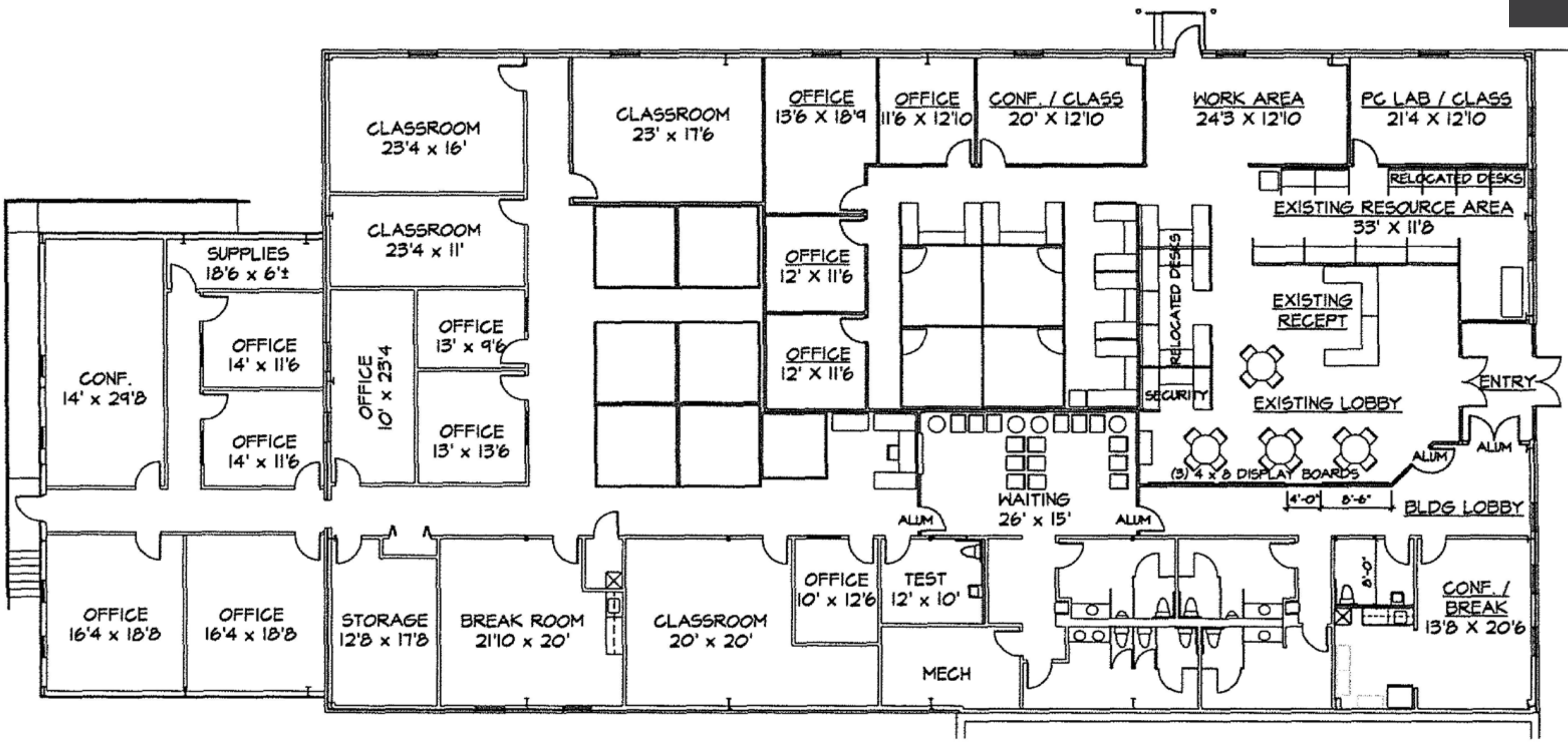

Walgreens


NOT INCLUDED
Nails & Spa
Help at Home

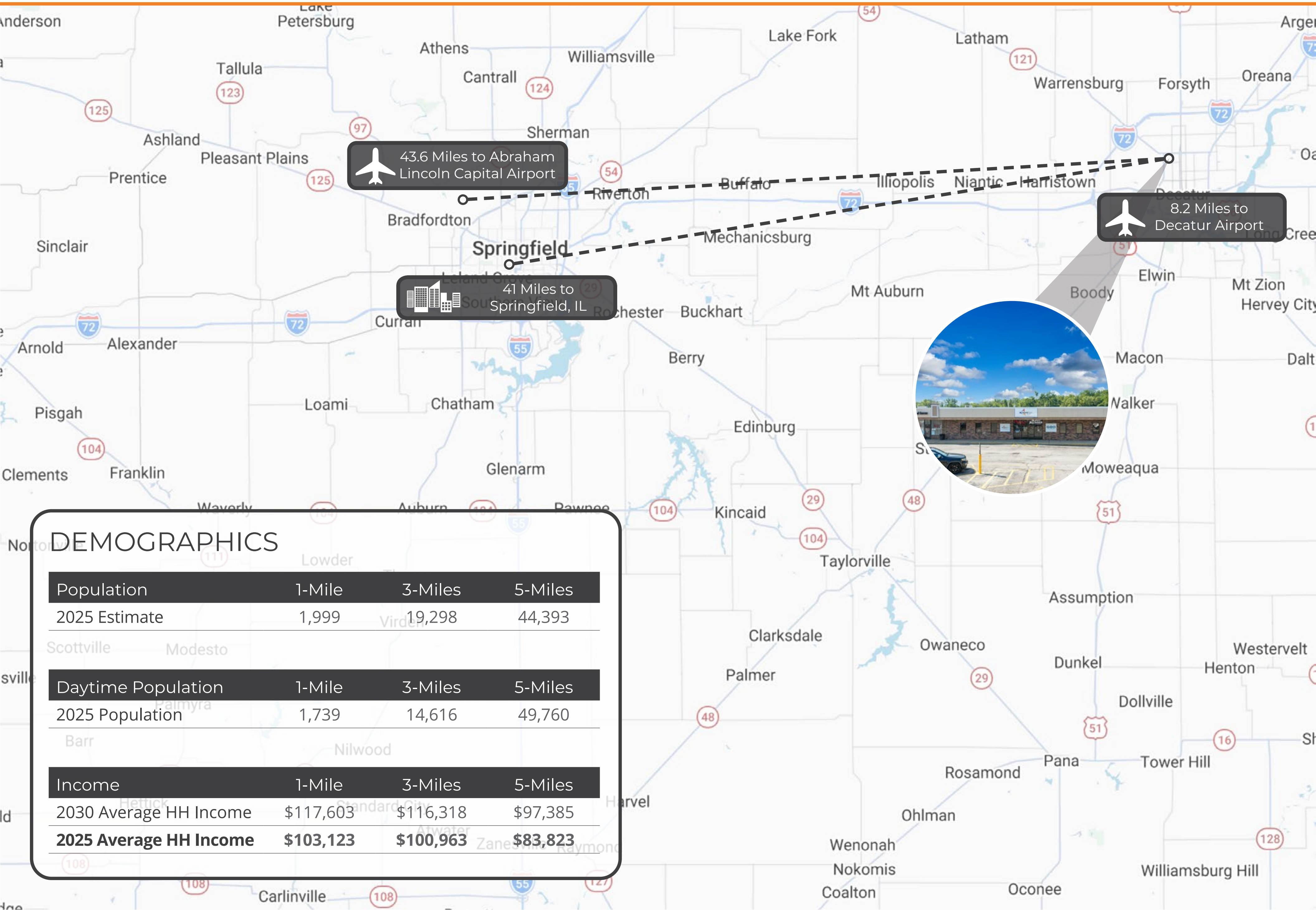

NOT INCLUDED
Memorial
Therapy Center
HEIGHTS FINANCE


NOT INCLUDED
HEIGHTS FINANCE
Nails & Spa

FLOOR PLAN


CLASSROOM
23'4 x 16'
CLASSROOM
23' x 17'6
OFFICE
13'6 X 18'9
OFFICE
11'6 X 12'10
CONF. / CLASS
20' X 12'10
WORK AREA
24'3 X 12'10
PC LAB / CLASS
21'4 X 12'10
RELOCATED DESKS
EXISTING RESOURCE AREA
33' X 11'8
CLASSROOM
23'4 x 11'
SUPPLIES
18'6 x 6'±
OFFICE
12' X 11'6
OFFICE
12' X 11'6
RELOCATED DESKS
EXISTING RECEPT
OFFICE
14' x 11'6
OFFICE
13' x 9'6
CONF.
14' x 29'8
OFFICE
10' x 23'4
SECURITY
EXISTING LOBBY
ENTRY
OFFICE
14' x 11'6
OFFICE
13' x 13'6
ALUM
ALUM
(3) 4 x 8 DISPLAY BOARDS
4'-0"
8'-6"
WAITING
26' x 15'
ALUM
ALUM
BLDG LOBBY
OFFICE
10' x 12'6
TEST
12' x 10'
8'-0"
CONF. / BREAK
13'8 X 20'6
OFFICE
16'4 x 18'8
OFFICE
16'4 x 18'8
STORAGE
12'8 x 17'8
BREAK ROOM
21'10 x 20'
CLASSROOM
20' x 20'
MECH

LOCATION OVERVIEW



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	1,999	19,298	44,393

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	1,739	14,616	49,760

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$117,603	$116,318	$97,385
2025 Average HH Income	**$103,123**	**$100,963**	**$83,823**

AERIAL


ATHLETICO PHYSICAL THERAPY
Bob Evans
PAPA JOHN'S
TAKE 5
QDOBA MEXICAN EATS
H&R BLOCK
SUPERCUTS
Wendy's
Kroger
planet fitness
OneMain Financial
McDonalds
MRBEAST BURGER
CHEVROLET
N Water St 11,500 VPD
DAIRY QUEEN
ALDI
AutoZone
BELLE TIRE
SEVEN BREW
W Pershing Rd 17,300 VPD
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
SUBJECT PROPERTY
CVS pharmacy
Ford
JIMMY JOHN'S
Culver's
DOLLAR GENERAL
REGIONS
US 51
St. Teresa High School 275 Students
48
Memorial Health Therapy Center
TOYOTA
NISSAN
THE SALVATION ARMY
PNC
SUBWAY
AT&T
Oakland Avenue 13,600 VPD
Walgreens
the Y
N Monroe St 2,900 VPD
Domino's Pizza
N Main St 10,800 VPD
W McKinley Ave 56,250 VPD
W Woodford St 4,250 VPD
Decatur Memorial Hospital | 280 Beds
H
Busey
World Finance
N
US 51

MAJOR CENTRAL ILLINOIS EMPLOYMENT AND INDUSTRIAL HUB

- Decatur serves as a major employment, manufacturing and agricultural processing center for Central Illinois
- The local economy is anchored by food processing, advanced manufacturing, healthcare, logistics and agricultural technology
- ADM's Decatur campus is the company's largest global location and employee base, with more than 4,000 employees
- Additional major area employers include Caterpillar (approximately 3,150 employees), Decatur Memorial Hospital (1,900), HSHS St. Mary's Hospital (930), Mueller Company (700) and Primient (600)
- Decatur Memorial Hospital and HSHS St. Mary's Hospital provide a combined 316 authorized beds

STRATEGIC TRANSPORTATION AND LOGISTICS INFRASTRUCTURE

- Decatur is positioned along Interstate 72, providing direct connectivity to Springfield, Champaign and the broader Central Illinois region
- The Midwest Inland Port provides access to highway, rail, intermodal and air transportation infrastructure
- Decatur is served by three Class I railroads
- The ADM Intermodal Ramp provides direct container access and connections to coastal and international markets
- Decatur Airport features an 8,400-foot runway, U.S. Customs service and scheduled passenger flights to Chicago O'Hare

SIGNIFICANT CORPORATE INVESTMENT

- ADM announced a $103 million investment to modernize its Decatur operations and create 50 new full-time job
- The investment includes improvements to ADM's East and West plants, reinforcing the company's continued commitment to its large-scale Decatur processing campus
- Primient previously announced a $400 million, five-year investment program across its operations, with Decatur serving as the company's largest manufacturing location
- The Decatur City Council approved a development agreement supporting Broadwing Energy's proposed approximately $1 billion power-generation facility

MAJOR INFRASTRUCTURE INVESTMENT

- Nearly $171.5 million is being invested in Decatur-area road and bridge improvements, including upgrades to Interstate 72 and completion of the Brush College Road overpass serving the city's primary industrial corridor

REGIONAL DESTINATION AND EVENT ACTIVITY

- Decatur hosts the Farm Progress Show in alternating years, drawing agricultural producers, equipment manufacturers and industry professionals from across the country
- The event is recognized as one of the nation's largest outdoor agricultural trade shows and features approximately 600 exhibitors
- Additional regional attractions include the Scovill Zoo, Children's Museum of Illinois, Lake Decatur and the Decatur Civic Center

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

29 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

ILLINOIS FORTUNE 500

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

CONFIDENTIALITY AGREEMENT

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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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