STARBUCKS ANCHORED CENTER

20 YEAR OPERATING HISTORY FOR STARBUCKS

11.05-YEAR WEIGHTED AVERAGE TENANT TENURE

5.25-YEAR WALT | WALGREENS ADJACENT

60 E BELVIDERE RD,
HAINESVILLE, IL 60030

Marcus & Millichap

TABLE OF CONTENTS

** TABLE OF CONTENTS HYPERLINKED*

THE OFFERING

The offering provides investors the opportunity to acquire a fully occupied, Starbucks-anchored multi-tenant retail center with a stable tenant roster, meaningful operating history and built-in rental growth. Starbucks has operated at the property for over 20 years, while the rent roll benefits from an 11.05-year weighted average tenant tenure and a 5.25-year weighted average lease term, providing durable near-term income stability.

The property is positioned along W Belvidere Road with strong nearby traffic drivers and access to a surrounding five-mile trade area of 134,979 residents with average household income of $131,581. Additional income through the parking agreement further enhances the investment profile, while the center's location near Walgreens, Russo Power Equipment and Prairie View School supports consistent daily activity in the immediate trade area.

$2,743,000
LIST PRICE

7.00%
CAP RATE

$272.64
PRICE / SF

$192,098
NET OPERATING INCOME


STARBUCKS COFFEE
DRIVE THRU
Chicago
RED HOTS
WINGSNOB
ELEVATE
THE UPS STORE
LAKEMOOR DENTAL
Orthodontics & Implant Center
BETTER WINGS
ORDER ONLINE


STARBUCKS COFFEE
DRIVE THRU
Chicago
RED HOTS
WINGSNOB
THE UPS STORE
LAKEMOOR DENTAL
BETTER WINGS


STARBUCKS COFFEE
STARBUCKS COFFEE


THE UPS STORE
LAKEMOOR DENTAL

FINANCIAL SUMMARY

PRICE	**$2,743,000**
CAP RATE	**7.00%**
Price/ SF	$272.64
Gross Leasable Area	10,061 SF
Year Built	2006
Lot Size	2.10 Acres +/-
Parcel Numbers	06-28-402-017-0000
	06-28-402-022-0000, 06-28-402-023-0000
Parking	50 Surface Spaces +/-
NOI	$192,098
5-Year CAGR	2.05%

PROPOSED FINANCING

LTV	60%
Interest Rate | Amortization	6.45% | 25 Years
Down Payment	$1,097,200
First Trust Deed/Mortgage	$1,645,800
Debt Service	$132,734
Debt Coverage Ratio	1.45
Net Cash Flow After Debt Services | Return %	$59,363 | 5.41%
Principal Reduction	$27,380
Total Return | Return %	$86,744 | 7.91%

CASH FLOW YR 1 - STARTING 2/1/2027

BASE RENT	CURRENT	PER SF
Occupied Space	$203,132	$20.19
Available Space	-	-
Gross Potential Rent	$203,132	$20.19
Expense Reimbursements		
Real Estate Taxes	$29,598	$2.94
CAM	$54,005	$5.37
Management Fee	$7,149	$0.71
Total Expense Reimbursements	$90,751	$9.02
Effective Gross Income	**$293,883**	**$29.21**
Expenses		
Real Estate Taxes	$29,752	$2.96
Vacant Lot Taxes	$9,346	$0.93
CAM	$55,491	$5.52
Management Fee	$7,197	$0.72
Total Expenses	$101,786	$10.12
NET OPERATING INCOME	**$192,098**	**$19.09**

*Insurance expense included in CAM

EXPENSE REIMBURSEMENTS

TENANT	TAXES	CAM	MGMT FEE	PSF	GROSS INCOME
Starbucks	$5,969	$10,122	$1,024	$8.43	$17,114
Old Chicago Red Hots of Hainesville	$4,429	$8,260	$760	$8.92	$13,448
Wing Snob	$4,723	$8,808	$1,321	$9.24	$14,852
Barber Elevate Studio	$3,756	$6,817	-	$8.29	$10,573
The UPS Store	$3,549	$6,619	$858	$9.19	$11,025
Lakemoor Dental	$7,173	$13,379	$3,186	$9.73	$23,739
Green Zone Recycling, LLC	-	-	-	-	-
TOTAL	**$29,598**	**$54,005**	**$7,149**	**$53.80**	**$90,751**

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
Starbucks Retail, Suite 60 T/G: Starbucks Corporation	2,031	20.19%	8/11/2006	8/31/2031	5.1 Years	Base	Current	$5,078	$60,930	$30.00	-	32%	4, 5-Year	Net
						-	9/1/2026	$5,585	$67,023	$33.00	10%			
						Option 1	9/1/2031	$6,144	$73,725	$36.30	10%			
						Option 2	9/1/2036	$6,758	$81,098	$39.93	10%			
						Option 3	9/1/2041	$7,433	$89,202	$43.92	10%			
Note: Non-cumulative controllable CAM cap of 5% (excluding insurance, snow removal, utilities, landscaping and taxes).														
Old Chicago Red Hots of Hainesville Retail, Suite 64 T: Guljan, Inc. G: Personal	1,507	14.98%	5/17/2020	10/31/2028	2.2 Years	Base	Current	$1,884	$22,605	$15.00	-	12%	1, 3-Year	Net
						Option 1	11/1/2028	$2,009	$24,112	$16.00	7%			
						-	-	-	-	-	-			
Note CapEx/replacement costs are included in tenant's CAM expense pool.														
Wing Snob Retail, Suite 68 T: Karmah LLC G: Personal	1,607	15.97%	7/25/2024	11/30/2034	8.3 Years	Base	Current	$1,808	$21,695	$13.50	-	11%	2, 5-Year	Net
						-	12/1/2029	$2,034	$24,410	$15.19	13%			
						Option 1	12/1/2034	$2,278	$27,340	$17.01	12%			
						Option 2	12/1/2039	$2,552	$30,620	$19.05	12%			
Note: CapEx/replacement costs are included in tenant's CAM expense pool. Tenant responsible for HVAC repair, maintenance and replacement expenses.														
Barber Elevate Studio Retail, Suite 72 T: Elevate Grooming Studio LLC G: Personal	1,275	12.67%	5/1/2026	6/30/2029	2.9 Years	Base	Current	$1,488	$17,850	$14.00	-	9%	1, 3-Year	Net
						-	5/1/2027	$1,532	$18,386	$14.42	3%			
						-	5/1/2028	$1,578	$18,934	$14.85	3%			
						-	5/1/2029	$1,626	$19,508	$15.30	3%			
						Option 1	7/1/2029	$1,626	$19,508	$15.30	0%			
Note: Cumulative controllable CAM cap of 5% (excluding utilities, insurance, taxes, snow/ice removal and/or sanding, and storm debris cleanup). Option period rent increases 3% annually. CapEx/ replacement costs are included in tenant's CAM expense pool. Tenant responsible for HVAC repair, maintenance and replacement expenses.														

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			
The UPS Store Retail, Suite 76 T: Office Science, LLC G: Personal	1,200	11.93%	7/18/2024	1/31/2035	8.5 Years	Base	Current	$1,333	$15,990	$13.33	-	8%	2, 5-Year	Net
						-	2/1/2027	$1,367	$16,399	$13.67	3%			
						-	2/1/2028	$1,401	$16,809	$14.01	3%			
						-	2/1/2029	$1,436	$17,229	$14.36	3%			
						-	2/1/2030	$1,472	$17,660	$14.72	2%			
Note: Non-cumulative controllable CAM cap of 5% (excludes insurance, snow and ice removal, utility costs, and taxes). CapEx/replacement costs are included in tenant's CAM expense pool. Tenant responsible for HVAC repair, maintenance and replacement expenses.														
Lakemoor Dental Retail, Suite 80 T: Personal	2,441	24.26%	3/31/2014	2/28/2032	5.6 Years	Base	Current	$4,068	$48,820	$20.00	-	25%	2, 5-Year	Net
						-	3/1/2027	$4,475	$53,702	$22.00	10%			
						Option 1	3/1/2032	$4,923	$59,072	$24.20	10%			
						Option 2	3/1/2037	$5,415	$64,979	$26.62	10%			
Note: CapEx/replacement costs are included in tenant's CAM expense pool. Tenant responsible for HVAC repair, maintenance and replacement expenses.														
Green Zone Recycling, LLC Parking	-	-	8/1/2022	7/31/2027	1.0 Years	Base	Current	$322	$3,864	-	-	2%	None	Gross
						-	-	-	-	-	-			
Note: Landlord and tenant have mutual termination right with 5-days notice.														

Occupied	10,061	100%	$203,132	$20.19
Vacant	-	-	-	-
Total	**10,061**	**100%**	**$203,132***	**$20.19**

*Annualized as of 2/1/2027

STARBUCKS-ANCHORED, FULLY OCCUPIED CENTER WITH STABLE TENANT ROSTER

- Fully occupied multi-tenant retail center anchored by Starbucks
  - Starbucks has operated at the property for over 20 years
  - 5 years of term remaining
- Strong tenant history across the rent roll
  - 11.05-year weighted average tenant tenure
  - Lakemoore Dental has operated for nearly 12.5 years
  - Old Chicago Red Hots has operated for nearly 6.5 years
    - Old Chicago Red Hots operates three locations across northern Illinois and southeastern Wisconsin

DURABLE LEASE TERM WITH BUILT-IN RENTAL GROWTH

- 5.25-year weighted average lease term provides investors with near-term income stability
- Multiple tenants have meaningful remaining term, including The UPS Store with 8.5 years, Wing Snob with 8.33 years, and Lakemoore Dental with 5.58 years.
- Net-leased tenants feature rental increases, supporting future income growth

SUPPLEMENTAL INCOME THROUGH PARKING AGREEMENT

- Additional income generated through parking agreement with Green Zone Recycling, LLC

ACCESSIBLE SUBURBAN RETAIL LOCATION WITH STRONG TRAFFIC DRIVERS

- Positioned along W Belvidere Road, a key western suburb thoroughfare with 22,800 vehicles per day
- Located just off the intersection of W Belvidere Road and S Hainesville Road, which sees 36,000 vehicles per day
- Approximately 7.4 miles from Interstate 94, providing access to a major regional corridor with 100,000 vehicles per day

SURROUNDING DEMAND GENERATORS AND AFFLUENT TRADE AREA

- Located across from Russo Power Equipment and Prairie View School, which serves 367 students
- Directly adjacent to Walgreens with easement access to the signalized intersection
- Benefits from a strong five-mile trade area with 134,979 residents and average household income of $131,581

STARBUCKS®

STARBUCKS.COM

Stock Symbol:	**SBUX | NASDAQ**
Market Cap (9/2/2026)	**$121.01 Billion**
Enterprise Value (9/2/2026)	**$139.83 Billion**
Revenue (FY 2025)	**$37.18 Billion**
Net Income (FY 2025)	**$1.86 Billion**
Standard & Poor's Credit Rating	**BBB+**

- Leading coffee company and coffeehouse chain
- 40,990 stores globally | 88 global markets | 52.5% company-operated and 47.5% licensed stores
- Consolidated net revenues increased 3%
- #125 Fortune 500 Company and #441 Fortune Global 500 (2026)
- #332 on the Forbes Global 2000 and #242 for America's Best Companies by Forbes (2025)
- Plans to open over 2,000 new Starbucks locations globally, with roughly 400 of those locations taking place in the U.S. in fiscal year 2028
- Reached 35.5 million Starbucks® Rewards members (90-day active)
- In 2026, Starbucks Updated its Rewards loyalty program, which now has three levels of membership – Green, Gold and Reserve
- Rolled out Starbucks Delivery in all 50 states, offering customers Starbucks through three leading delivery platforms
- One of three restaurant brands in America with U.S. system-wide sales north of $20 billion

Global Tenant

35.5 Million Active Loyalty Members

500

Fortune 500 Company

BBB+

Credit Rating

UPS.COM

Stock Symbol:	**NYSE | UPS**
Market Cap (9/2/2026)	**$88.68 Billion**
Enterprise Value (9/2/2026)	**$112.70 Billion**
Revenue (FY 2025)	**$88.66 Billion**
Net Income (FY 2025)	**$5.72 Billion**
Standard & Poor's Credit Rating	**A-**

- American multinational package delivery, shipping, and supply chain management company
- More than 5,400 The UPS Store locations across the U.S
- Serves 200+ countries and territories worldwide
- Delivers approximately 20.8 million packages per day (5.2 billion annually)
- The UPS Store ranked No. 6 on Entrepreneur magazine's Franchise 500 in 2025, marking its ninth consecutive year in the Top 10
- Approximately 460,000 employees worldwide
- Founded in 1907 | Headquartered in Atlanta, Georgia
- Fortune 500 company and consistently recognized among the world's most admired companies

5,400+
Locations

#48
FORTUNE
Global
500 Company

FRANCHISE 500 BY Entrepreneur
Ranked
#6

Global
Tenant

WINGSNOB

4.6 ★ 365 GOOGLE REVIEWS

WINGSNOB.COM

- Fast-growing quick-service restaurant (QSR) concept specializing in chicken wings, tenders, sandwiches, and handcrafted sauces
- Known for using fresh, never frozen chicken and made-to-order menu offerings
- Founded in 2017 in Metro Detroit, Michigan
- Named "Best Chicken Wings in Metro Detroit" annually since 2020
- 88 locations currently either open or under construction, with 100 more in the pipeline
- Operates locations across Michigan, Illinois, Texas, Florida, Ohio, Indiana, Wisconsin, Kentucky, Missouri, and Arizona
- Hainesville location maintains a 4.6-star Google rating based on 365 customer reviews

88+ Locations

National Tenant

Expanding Tenant

Lakemoor Dental

4.8 ★ 321 GOOGLE REVIEWS

7 Locations

Regional Tenant

LAKEMOORDENTAL.COM

19 YEARS

19 Years Experience

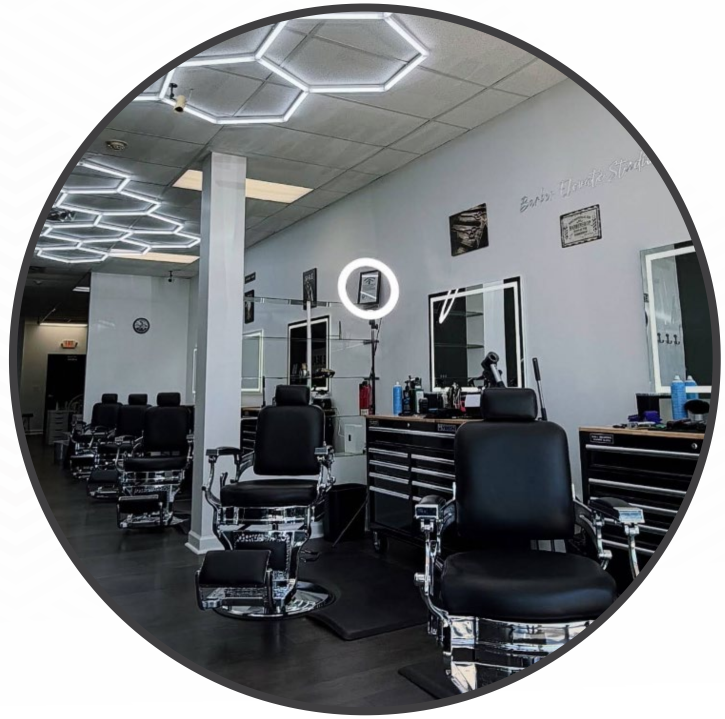
- Full-service dental practice offering family, cosmetic, restorative, orthodontic, endodontic, and implant dentistry services
- Provides comprehensive care under one roof, including dental implants, braces, aligners, root canals, dentures, and emergency dental services
- Operates a growing network of seven locations across Northern Illinois, including Lakemoor, McHenry, Hainesville, Arlington Heights, Elk Grove Village, and Round Lake Beach
- Serves patients of all ages with a focus on comprehensive family and orthodontic care
- Founded in 2007
- Hainesville location maintains a 4.8-star Google rating based on 321 customer reviews

BARBER ELEVATE STUDIO

4.9 ★ 84 GOOGLE REVIEWS

BARBERELEVATE.COM

- Full-service barbershop specializing in precision haircuts, fades, beard grooming, and specialty styling for men, women, and children
- Maintains a 5.0-star rating on Booksy with more than 300 customer reviews as of 2026
- Maintains a 4.9-star rating across 84 Google reviews



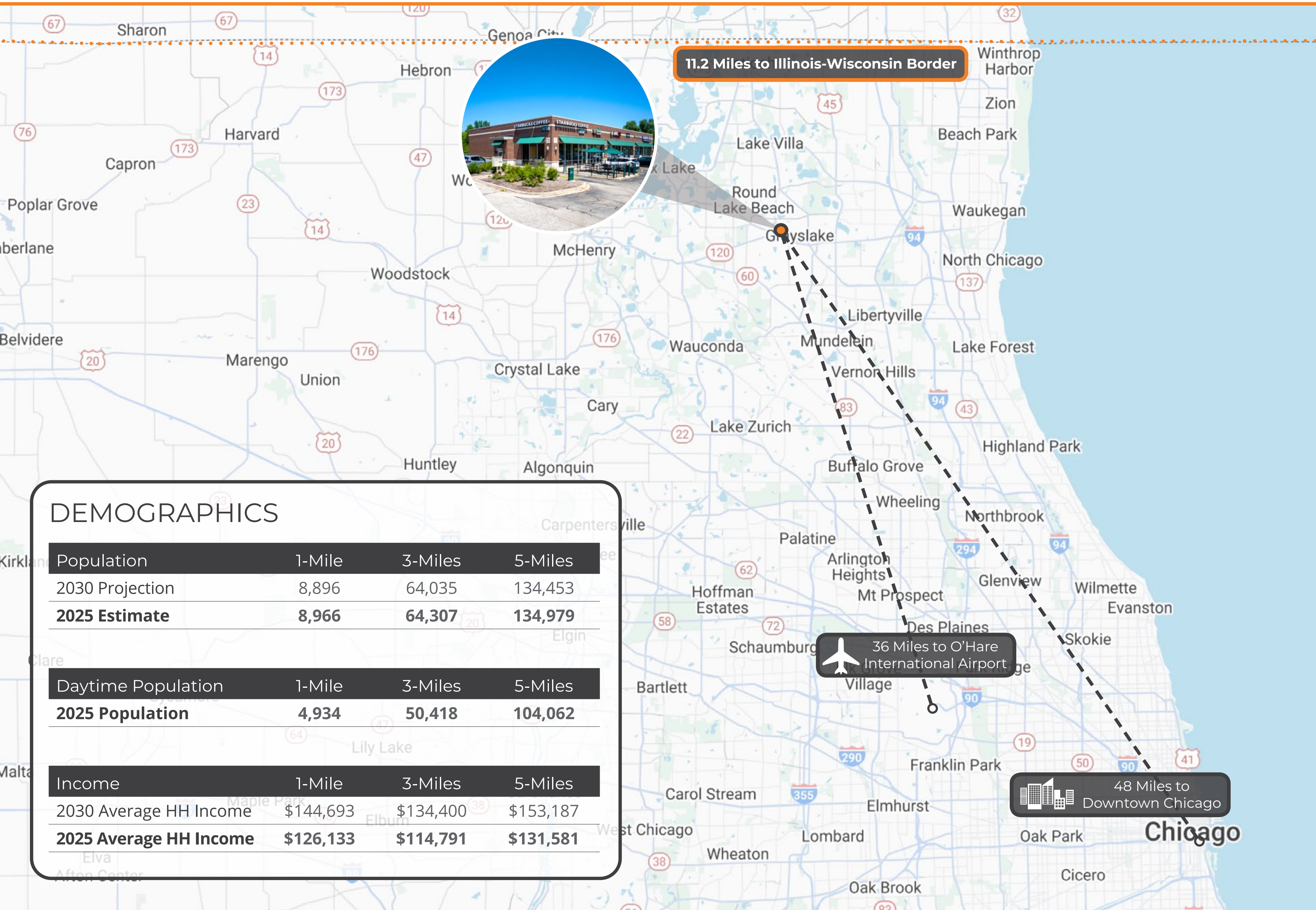
OLD CHICAGO RED HOTS

4.8 ★ 192 GOOGLE REVIEWS

CHICAGOREDHOTS.CLOVERONLINE.COM

- Local fast-casual restaurant specializing in Chicago-style hot dogs, Italian beef sandwiches, burgers, gyros, and Philly cheesesteaks
- Operates three locations across northern Illinois and southeastern Wisconsin
- Maintains a 4.8-star rating across 192 Google reviews
- 5-star rating based on 41 Yelp reviews

LOCATION OVERVIEW



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	8,896	64,035	134,453
2025 Estimate	**8,966**	**64,307**	**134,979**

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	**4,934**	**50,418**	**104,062**

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$144,693	$134,400	$153,187
2025 Average HH Income	**$126,133**	**$114,791**	**$131,581**

AERIAL

Village of Hainesville City Hall
Hainesville Road 13,200 VPD
Firestone
Walgreens
7-ELEVEN
DUNKIN'
SUBJECT PROPERTY
Grower Equipment & Supply Co.
REVOLUTION+
E Belvidere Road 22,800 VPD
120
RUSSO
Prairie View School (405 students)
COLLISION SOLUTION
SUBWAY
BENTO CAFE SUSHI ROLLS & TERIYAKI
RIGHTEOUS
StateFarm
Gloryland Preschool (51 students)
Metra
1.6 Miles From MD-N Line Train Station
3.47 Million Annual Ridership
N

AFFLUENT AND HIGHLY EDUCATED POPULATION

- Third-most populous county in Illinois
- Among the wealthiest counties in Illinois
  - Median household incomes exceed state and national averages
- Highly educated workforce with a significant concentration of bachelor's and advanced degree holders
- Ranked #2 in Best Counties to Live in Illinois (Niche.com)

STRATEGIC LOCATION IN THE CHICAGO MSA

- Located between Downtown Chicago and Milwaukee
  - Access to both Illinois and Wisconsin consumer bases
- Direct access to Interstate 94, which provides easy access to Downtown Chicago
- Served by four Metra commuter rail lines providing direct access to Downtown Chicago and communities throughout the Chicago MSA

HOME TO MAJOR CORPORATE EMPLOYERS

- Lake County was named one of the top 10 counties in the nation for economic development (2025)
- Home to numerous Fortune 500 and publicly traded corporate headquarters, including AbbVie, Abbott, CDW, Walgreens Boots Alliance, Baxter International, and Zebra Technologies
- Diverse employment base spanning healthcare, life sciences, technology, manufacturing, and logistics
- One of the Chicago region's largest concentrations of corporate campuses
- Lake County generated approximately $82.9 billion in GDP in 2024, ranking among Illinois' largest county economies

RECREATION & TOURISM

- Home to more than 75 miles of Lake Michigan shoreline
- Six Flags Great America | Illinois' most-visited attraction with approximately 2.3 million annual visitors[1]
- Chain O'Lakes State Park | One of Illinois' premier outdoor recreation destinations, offering boating, fishing, camping, and trail access within the state's largest inland waterway system
- Extensive forest preserve system and recreational amenities

REGIONAL RETAIL & CONSUMER DRAW

- Major retail destinations include Gurnee Mills, Hawthorn Mall, Mellody Farm, Deer Park Town Center, and the historic downtown districts of Libertyville and Long Grove
  - Gurnee Mills | Illinois' most-visited factory outlet mall with approximately 10 million annual visitors[1]
  - Hawthorn Mall | $250 million redevelopment transforming Hawthorn Mall into a mixed-use destination featuring retail, residential, entertainment, and public gathering spaces, with full completion expected by 2028
  - Mellody Farm | Upscale open-air lifestyle center featuring national retailers, restaurants, and entertainment uses

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

(GRADES FROM NICHE.COM)

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.

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

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

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

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

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

DISCLOSURE AND CONSENT TO DUAL AGENCY

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

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

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

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

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

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

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

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

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

SELLER: ______________________ DATE ______________________

BUYER: ______________________ DATE: ______________________

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

BROKER: ______________________ DATE: ______________________

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

EXCLUSIVELY LISTED BY

Marcus & Millichap

DESIGNATED MANAGING BROKER

STEVEN WEINSTOCK

Chicago Oakbrook

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

IL 471.011175