



SUBJECT PROPERTY

INVESTMENT OFFERING | \$3,612,000 – 7% CAP
ELLISON TECHNOLOGIES



4630 WEAVER PARKWAY, WARRENVILLE, IL (CHICAGO)

214.522.7200

ALEX HEIL

aheil@trivanta.com

BOB MOORHEAD

bob@trivanta.com

Property. 22,700± SF building on 2.49± acre site.

Tenant. Ellison Technologies, Inc. (ETI) provides machining solutions to metal-cutting manufacturers and their affiliates. ETI has 16 locations in North America and is owned by Mitsui & Co. (Tokyo Stock Exchange – TYO:8031)

Lease Structure. 10-year, absolute NNN lease with 8+ years remaining and 3% annual rent increases in primary term.

Location. Ellison Technologies is strategically located in the Cantera Business Park, at the northeast intersection of Weaver Parkway and Diehl Rd. (48,000 VPD), just south of Interstate 88 (140,000 VPD) and just west of Mill St (23,000 VPD). The immediate trade area features above average household incomes, with an average of nearly \$122,000 within a 3-mile radius, and features high population demographics, with over 70,272 people residing within a 3-mile radius. The immediate trade area is populated by a variety of corporate headquarters, professional offices, and retail development. BP's Naperville campus (2,000 employees) is located just north of the subject property. The Headquarters for Navistar (1,000 employees), a leading manufacturer of commercial trucks, buses, defense vehicles and engines is located in the immediate trade area. Ellison Technologies is neighbors with various corporate businesses, including the likes of several corporate financial offices of companies such as Travelers, Office Max, GM, ConAgra Foods, Delta Dental, Alloya, Emerson, Pharmax, Northwestern Medical Cancer/Proton Center, and BMO / Harris Bank. Super Target, CVS, Aldi, Lifetime Fitness, LA Fitness, Starbucks, Chipotle, and California Pizza Kitchen are just a handful of national retailers in the immediate trade area. The subject property is approximately 30-miles west from the heart of downtown Chicago.

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DISCLAIMER

Trivanta (“Agent”) has been engaged as an agent for the sale of the property located at 4630 Weaver Parkway, Warrenville, IL by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

**LISTED IN ASSOCIATION WITH ILLINOIS BROKER OF RECORD:
TARTAN REALTY GROUP, INC. | LICENSE #478.011278**

4630 WEAVER PARKWAY, WARRENVILLE, IL (CHICAGO)

PRICE:	\$3,612,000
CAP RATE:	7%
NET OPERATING INCOME:	\$252,865 *
BUILDING AREA:	22,700± Square Feet
LAND AREA:	2.49± Acres
YEAR BUILT:	1996
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Initial Lease Term:	10-Years, Plus (2), 5-Year Options to Renew	
Rent Commencement:	January 2016	
Lease Expiration:	December 2025	
Lease Type:	Absolute NNN	
Rent Increases:	3% annual increase in primary term	
Annual Rent Year 2 (Current):	\$252,865	
Annual Rent Year 3:	\$260,451	Annual Rent Year 8: \$301,934
Annual Rent Year 4:	\$268,265	Annual Rent Year 9: \$310,992
Annual Rent Year 5:	\$276,312	Annual Rent Year 10: \$320,322
Annual Rent Year 6:	\$284,602	Option 1 Years 11-15: "Fair Market"
Annual Rent Year 7:	\$293,140	Option 2 Years 16-20: "Fair Market"

TENANT OVERVIEW

LESSEE: ELLISON TECHNOLOGIES, INC.



ELLISON TECHNOLOGIES | www.ellisontechnologies.com

For over 60 years Ellison Technologies Inc. (ETI) has been a provider of advanced machining solutions to North American metal-cutting manufacturers and their global affiliates. Ellison Technologies is the largest machine tool integrator in North America, representing 70% of the metal cutting market. As a family of companies they are committed to the survival and growth of the American manufacturing industry. ETI has regional offices (16 locations) around the U.S. which allows them to focus on localized markets and the independent needs of their customers. **ETI is owned by Mitsui & Co., Ltd. Japan.**

ETI's priority is to introduce technologies that strengthen their customers' ability to compete in the markets they serve. Whether the solution involves a stand alone machine, multi-process equipment, or an integrated manufacturing system with robotic automation, their goal remains the same; to optimize throughput and quality at the lowest per-part manufacturing cost. ETI's team of engineers, equipment and automation specialists, and project management professionals, are dedicated to helping manufacturers get the most from their technology investments. Service and parts engineers provide post-installation support aimed at optimizing machine availability, productivity, and cost of ownership.



MITSUI & CO. | www.mitsui.com | TYO: 8031

Mitsui & Co. has evolved continuously as a company by developing innovative business models that meet the needs of changing times. Today, amid the sweeping trends of globalization and digitalization that are bringing relentless change and intense competition to every business segment, Mitsui is responding with "360 degree business innovation." Mitsui focuses its resources in the following seven key strategic domains: Hydrocarbon Chain, Mineral Resources & Materials, Food & Agriculture, Infrastructure, Mobility, Medical/Healthcare, and Lifestyle Products & Value Added Services.

Mitsui & Co. at a Glance: Total Assets \$96.6 billion | Total Equity \$29.9 billion | Revenue \$42.1 billion | Investments and Loans Result \$5.3 billion EBITDA \$3.0 billion | Core Operating Cash Flow \$4.2 billion | Global Network 66 Countries/Regions | 43,611 Employees | 139 Offices World-Wide

4630 WEAVER PARKWAY, WARRENVILLE, IL (CHICAGO)



(16 Locations in North America)

- Los Angeles, CA
- San Francisco, CA
- Chicago (Warrenville), IL
- Indianapolis, IN
- Davenport, IA
- Minneapolis, MN
- St. Louis, MO
- Charlotte, NC
- Cincinnati, OH
- Cleveland, OH
- Portland, OR
- Nashville, TN
- Dallas, TX
- Houston, TX
- Seattle, WA
- Milwaukee, WI



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IMMEDIATE TRADE AREA

Ellison Technologies is strategically located in the Cantera Business Park, at the northeast intersection of Weaver Parkway and Diehl Rd. (48,000 VPD), just south of Interstate 88 (140,000 VPD) and just west of Mill St (23,000 VPD). The immediate trade area features above average household incomes, with an average of nearly \$122,000 within a 3-mile radius, and features high population demographics, with over 70,272 people residing within a 3-mile radius. The subject property is approximately 30-miles west from the heart of downtown Chicago.

Several national credit tenants in the immediate trade area include Target, CVS, Aldi, Office Depot, Main Event, Regal Cinemas, Lifetime Fitness, LA Fitness, Planet Fitness, Jiffy Lube, Buffalo Wild Wings, Red Robin, Starbucks, Chipotle, Corner Street Bakery, California Kitchen, Panera, Arby's, Wendy's, and countless others.

Economic Drivers

The site is located in Naperville's/Warrenville's central professional district also known as the Cantera Business Park. The immediate trade area is populated by a variety of corporate headquarters, professional offices, and retail development.

BP's Naperville campus (2,000 employees) is located just north of the subject property. Their Naperville campus in "Chicagoland" is the technology hub of their global aviation lubricants business. It is also their industrial lubricant sales, marketing and technology headquarters for the Americas. The Headquarters for Navistar (1,000 employees), a leading manufacturer of commercial trucks, buses, defense vehicles and engines is located in the immediate trade area as well. Other notable corporate offices within close proximity to Ellison Technologies include Travelers, Office Max, GM, ConAgra Foods, Delta Dental, Alloya, Emerson, North Western Medical Cancer/Proton Center, Pharmax, BMO / Harris Bank, and countless others.

There are over 8 hotels within a short 3-mile drive west of the subject property. These hotels primary cater to business travel, Hyatt Place, Hyatt House, SpringHill Suites, Fairfield Inn, Hampton Inn, Courtyard, Marriott, Country Inn & Suites, and Best Western .

Hubble Middle School, Washington Junior High School, Jefferson Junior High, Naperville North High School, Naperville Christian Academy, and Thayer J Hill Middle School are all located within 5-miles of the site.

The subject property is 25-miles southwest from the Chicago O'Hare International Airport, Chicago's major airport, and is 25-miles west from Chicago's central business district.

CHICAGO, IL

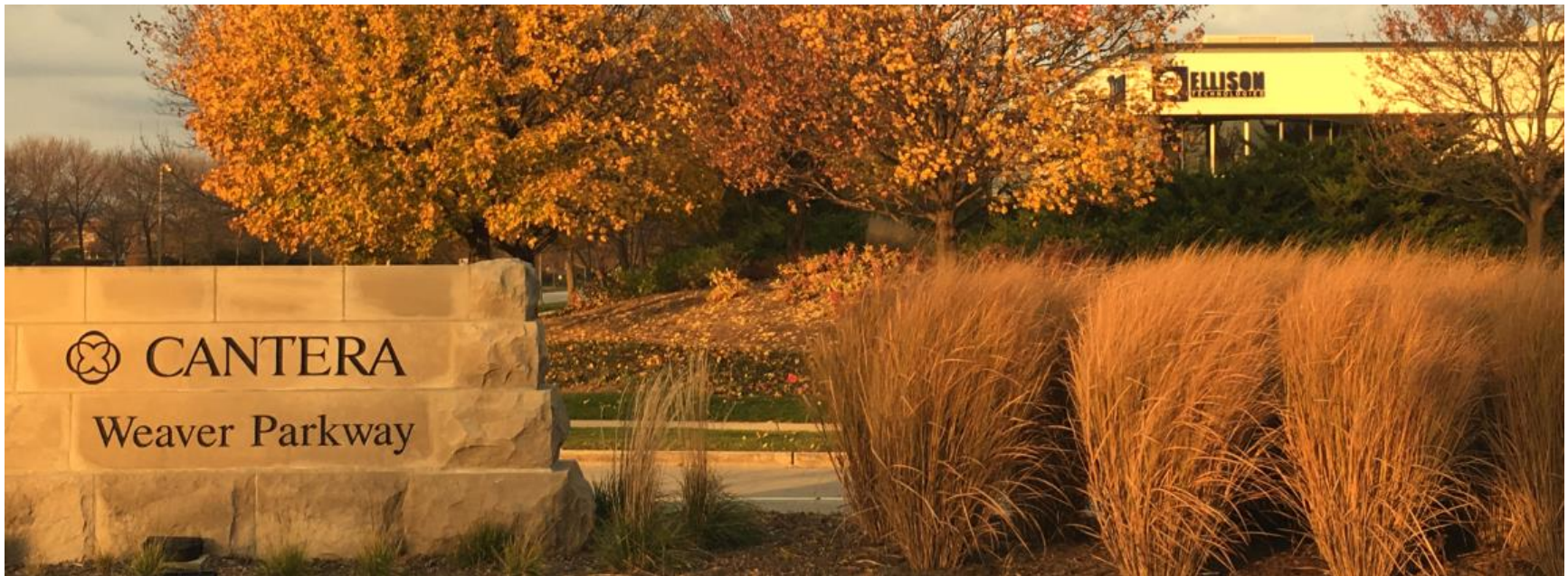
Chicago is located in northeastern Illinois along the shore of Lake Michigan. The city currently has a population of 2,714,856 making it the third largest city in the US. The economy of Chicago is the fourth largest metropolitan economy in the world measured by gross metropolitan product (GMP). In 2010 the GMP was approximately \$532 billion falling only behind New York City and Los Angeles. Due to the city's economic diversification it is voted regularly as the most balanced economy in the United States. It ranks seventh on the world global cities index and is listed as an Alpha+ global city by the Globalization of World Cities Research Network. Chicago is a major world financial center, with the second largest central business district in the United States. The city is the headquarters of the Federal Reserve Bank of Chicago the Seventh District of the Federal Reserve).

The city is also home to major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange (CBOE), and the Chicago Mercantile Exchange (the "Merc"), which is owned, along with the Chicago Board of Trade (CBOT) by Chicago's CME Group. The CME Group, in addition, owns the New York Mercantile Exchange (NYMEX), the Commodities Exchange Inc. (COMEX) and the Dow Jones Indexes. Chase Bank has its commercial and retail banking headquarters in Chicago's Chase Tower.

The tourism and convention industry contributes significantly to the local economy. The city is the United States' third-largest convention destination. Chicago attracted 32.4 million domestic leisure travelers, 11.7 million domestic business travelers and 1.3 million overseas visitors. These visitors contributed more than US\$11.8 billion to Chicago's economy.

The city and its surrounding area are home to the second largest labor pool in the US with approximately 4.25 million workers. A high number of Fortune 1000, Fortune Global 500, and Financial Times 500 companies operate within Chicago in order to capitalize on this labor pool. These companies include, Boeing, which moved its headquarters from Seattle to Chicago in 2001, McDonald's, Kraft Foods, and Sears Holding Corporation. Additionally, United Continental Holdings (United Airlines), Baxter International, and Abbot Laboratories are headquartered in the Chicago area.

The Chicago-Joliet-Naperville, IL-IN-WI MSA, or colloquially known Chicagoland is the statistical area associated with the city of Chicago as outlined by the US Office of Management and Budget (OMB). Chicagoland is the 3rd largest MSA by population in the US with a total population of 9,461,105 as of the 2010 Census.



CANTERA BUSINESS PARK

Cantera, formerly a 650-acre limestone quarry, is a bustling business mecca anchoring the nationally recognized research and development corridor that runs through DuPage County. Through a unique private-public partnership established in the 1980s, Warrenville was able to develop the depleted quarry into a business, residential, and entertainment / retail development.

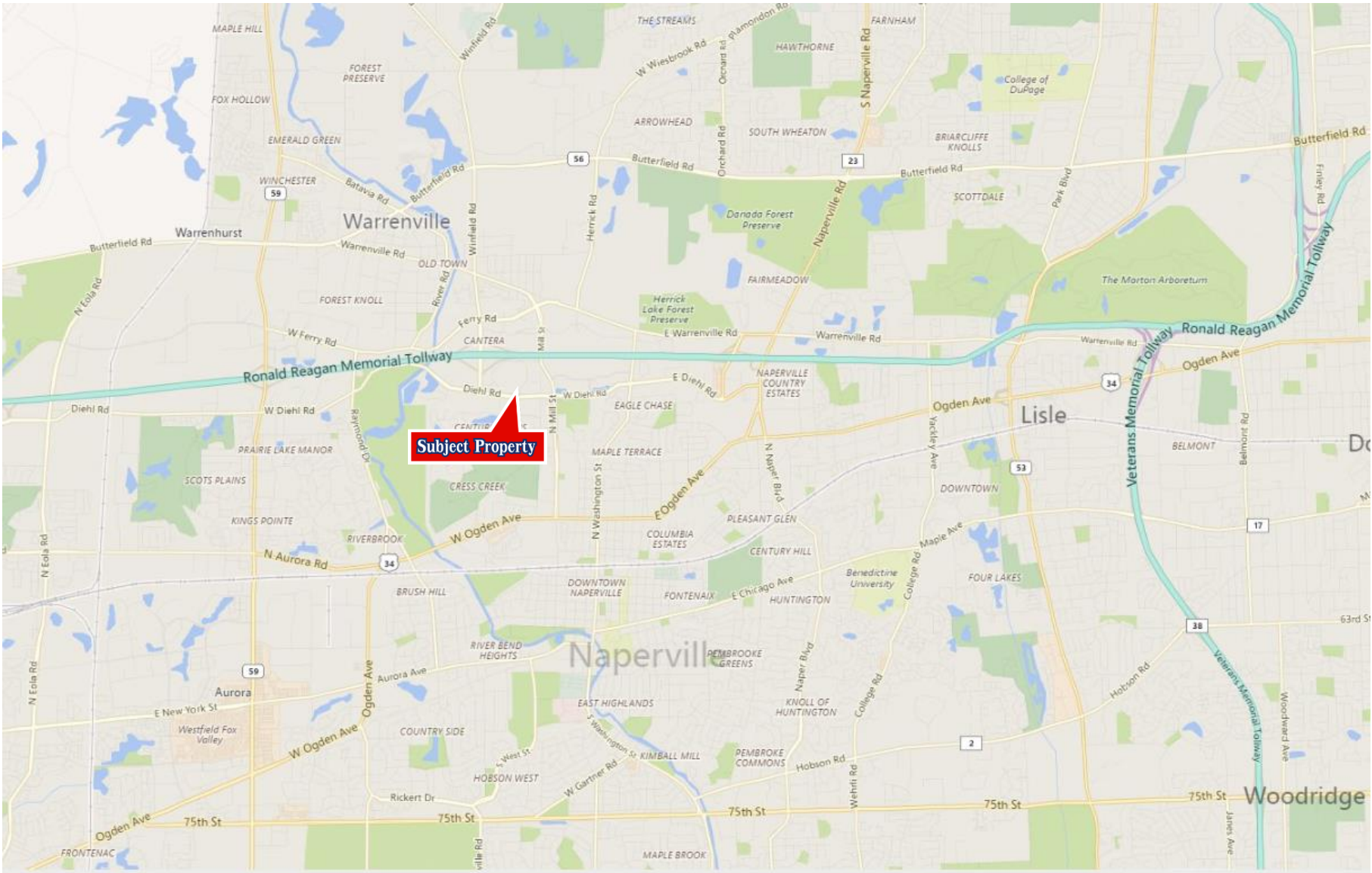
Today, the project, named Cantera (Cantera means "quarry" and "hub of a wheel"), has become Warrenville's largest employer. The vision for Cantera was a "city within a city." To name a few, Cantera now headquarters: EN Engineering, Exelon Nuclear, FuelTech, International Brotherhood of Electronic Workers, Liberty Mutual Insurance, Patterson Medical, Phonak Hearing Systems, and RR Donnelley. The Cantera project also includes a Regal Cantera Stadium 17 & RPX, Main Event Entertainment, many restaurants, a Super Target store, five hotels, a Life Time Fitness center, five banks, a daycare center, numerous corporate offices, two residential complexes, Cadence Cancer Center, and the first proton therapy cancer treatment center in the State of Illinois. Thousands of new jobs have been made available, both through the construction and location of businesses, to the area's highly skilled and educated workforce.

With Cantera, Warrenville's daytime population has reached approximately 25,000 people, just over twice its permanent population (13,363). The new tax base produces approximately \$9.5 million in property tax revenue annually, a jump from \$7,347 in the late 1980s. Ultimately, the project will provide a large property tax revenue windfall to the overlapping taxing districts – doubling the city's EAV. The development has provided 95% of the capital TIF funds to do the public buildings, parks, and playgrounds. The project allowed the City to eliminate administratively burdensome revenue generating user fees such as vehicle stickers and has helped the City maintain the lowest water rates in the county. The massive amount of construction provided a strong and steady stream of revenue in the form of building permits and water connections, which helps finance water and sewer extensions to the rest of Warrenville.

Cantera offers many amenities to Warrenville residents and citizens of surrounding communities alike. It is a place of business, commerce, and entertainment. It provides a destination for people to work and play without disrupting the peaceful, friendly community atmosphere that Warrenville residents have come to cherish.



4630 WEAVER PARKWAY, WARRENVILLE, IL (CHICAGO)



4630 WEAVER PARKWAY, WARRENVILLE, IL (CHICAGO)

4630 Weaver Pkwy		1 mi radius	3 mi radius	5 mi radius
Warrenville, IL 60555-3928				
POPULATION	2016 Estimated Population	5,688	70,272	196,203
	2021 Projected Population	5,714	70,540	196,830
	2010 Census Population	5,418	67,436	189,460
	2000 Census Population	5,105	62,586	182,006
	Projected Annual Growth 2016 to 2021	0.1%	0.1%	0.1%
	Historical Annual Growth 2000 to 2016	0.7%	0.8%	0.5%
	HOUSEHOLDS	2016 Estimated Households	2,368	27,897
2021 Projected Households		2,441	28,733	79,040
2010 Census Households		2,216	26,372	73,066
2000 Census Households		2,023	24,208	67,994
Projected Annual Growth 2016 to 2021		0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2016		1.1%	1.0%	0.8%
AGE	2016 Est. Population Under 10 Years	11.0%	11.7%	11.9%
	2016 Est. Population 10 to 19 Years	12.0%	13.0%	13.2%
	2016 Est. Population 20 to 29 Years	10.0%	14.2%	13.5%
	2016 Est. Population 30 to 44 Years	17.9%	19.8%	19.9%
	2016 Est. Population 45 to 59 Years	22.3%	20.7%	21.6%
	2016 Est. Population 60 to 74 Years	17.9%	14.1%	14.4%
	2016 Est. Population 75 Years or Over	8.8%	6.5%	5.7%
	2016 Est. Median Age	43.2	38.1	38.8
MARITAL STATUS & GENDER	2016 Est. Male Population	48.3%	48.6%	49.0%
	2016 Est. Female Population	51.7%	51.4%	51.0%
	2016 Est. Never Married	27.1%	31.1%	30.6%
	2016 Est. Now Married	50.2%	50.2%	52.8%
	2016 Est. Separated or Divorced	12.9%	13.2%	12.0%
	2016 Est. Widowed	9.8%	5.5%	4.6%
INCOME	2016 Est. HH Income \$200,000 or More	20.7%	15.3%	15.7%
	2016 Est. HH Income \$150,000 to \$199,999	9.3%	10.1%	10.8%
	2016 Est. HH Income \$100,000 to \$149,999	16.9%	18.8%	19.1%
	2016 Est. HH Income \$75,000 to \$99,999	12.5%	13.2%	13.2%
	2016 Est. HH Income \$50,000 to \$74,999	13.9%	14.9%	15.1%
	2016 Est. HH Income \$35,000 to \$49,999	7.3%	10.8%	10.2%
	2016 Est. HH Income \$25,000 to \$34,999	6.9%	6.0%	5.7%
	2016 Est. HH Income \$15,000 to \$24,999	8.8%	5.6%	5.0%
	2016 Est. HH Income Under \$15,000	3.7%	5.1%	5.3%
	2016 Est. Average Household Income	\$135,825	\$121,083	\$121,630
2016 Est. Median Household Income	\$94,686	\$93,333	\$97,037	
2016 Est. Per Capita Income	\$56,654	\$48,214	\$47,733	
2016 Est. Total Businesses	594	5,248	11,382	
2016 Est. Total Employees	12,111	72,416	159,936	

4630 Weaver Pkwy		1 mi radius	3 mi radius	5 mi radius
Warrenville, IL 60555-3928				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	4,622	56,769	157,482
	2016 Est. Civilian Employed	58.3%	66.2%	67.7%
	2016 Est. Civilian Unemployed	2.7%	3.2%	3.0%
	2016 Est. in Armed Forces	0.2%	0.2%	0.1%
	2016 Est. not in Labor Force	38.7%	30.4%	29.3%
	2016 Labor Force Males	47.5%	48.0%	48.4%
	2016 Labor Force Females	52.5%	52.0%	51.6%
	OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,436	33,943
2010 Mgmt, Business, & Financial Operations		23.6%	21.1%	22.2%
2010 Professional, Related		30.1%	28.3%	28.5%
2010 Service		12.2%	12.3%	11.4%
2010 Sales, Office		25.3%	26.9%	26.1%
2010 Farming, Fishing, Forestry		-	-	0.1%
2010 Construction, Extraction, Maintenance		4.5%	4.4%	4.3%
2010 Production, Transport, Material Moving		4.3%	7.0%	7.4%
2010 White Collar Workers		79.0%	76.3%	76.8%
2010 Blue Collar Workers		21.0%	23.7%	23.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.9%	74.9%	76.4%
	2010 Drive to Work in Carpool	3.4%	6.6%	6.1%
	2010 Travel to Work by Public Transportation	6.0%	8.8%	8.6%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	1.6%	2.8%	2.0%
	2010 Other Means	0.9%	0.8%	0.7%
2010 Work at Home	9.2%	6.1%	6.2%	
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.8%	28.8%	25.3%
	2010 Travel to Work in 15 to 29 Minutes	29.8%	29.2%	30.6%
	2010 Travel to Work in 30 to 59 Minutes	25.2%	28.3%	28.8%
	2010 Travel to Work in 60 Minutes or More	12.2%	13.7%	15.3%
	2010 Average Travel Time to Work	20.6	23.4	24.9
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$207 M	\$2.26 B	\$6.21 B
	2016 Est. Apparel	\$7.29 M	\$79.6 M	\$219 M
	2016 Est. Contributions, Gifts	\$16.7 M	\$177 M	\$492 M
	2016 Est. Education, Reading	\$9.40 M	\$101 M	\$281 M
	2016 Est. Entertainment	\$11.8 M	\$128 M	\$354 M
	2016 Est. Food, Beverages, Tobacco	\$30.0 M	\$331 M	\$907 M
	2016 Est. Furnishings, Equipment	\$7.41 M	\$80.8 M	\$223 M
	2016 Est. Health Care, Insurance	\$17.2 M	\$188 M	\$515 M
	2016 Est. Household Operations, Shelter, Utilities	\$63.9 M	\$697 M	\$1.92 B
	2016 Est. Miscellaneous Expenses	\$2.93 M	\$32.1 M	\$88.0 M
	2016 Est. Personal Care	\$2.64 M	\$29.0 M	\$79.8 M
	2016 Est. Transportation	\$37.3 M	\$412 M	\$1.13 B