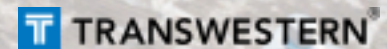




ELK GROVE INDUSTRIAL PORTFOLIO

ELK GROVE VILLAGE, IL



CHICAGO | MIDWEST INVESTMENT SALES GROUP

OFFERING SUMMARY

Transwestern is pleased to exclusively offer investors the opportunity to acquire the fee simple interest in the Elk Grove Village Industrial Portfolio, ("The Property"), located at 701 Gullo Avenue, 147 -151 Stanley Street, 187-191 Stanley Street, 201-205 Stanley Street and 221-225 Stanley Street in Elk Grove Village, Illinois. The Elk Grove Village Industrial Portfolio is comprised of five, one-story, single and multi-tenant industrial buildings totaling 56,193 RSF and currently 100% leased to seven tenants.

The Property is ideally located in the heart of the O'Hare Industrial Market, one of the largest concentrations of industrial space in the U.S. with over 100 million SF and located within minutes from the two four-way interchanges at I-90, and 11 minutes from O'Hare International Airport. The Property is also directly adjacent to the new Elk Grove Technology Park, which when completed will be comprised of 9 state-of-the art industrial, technology and data facilities across 85 contiguous acres and become the leading technology-focused industrial park in the nation.

The Property offers distinct physical advantages over competitive buildings due to their unique combination of cross-loading capabilities with individual front exterior docks crossed from rear drive-in-doors and the ability for tenants requiring between 10,000 to 12,000 SF to have complete control of their own building. The high industrial leasing velocity in the low vacancy O'Hare Industrial Market promotes high tenant retention and the quick re-letting of any vacancy, which is evident in the Property's exceptional 10.37 year average tenant tenure. These attributes, combined with historically low concession costs and the current attractive debt environment provide investors the opportunity to achieve strong yields with double-digit cash flow returns.

PROPERTY STATISTICS

| | |
|-----------------------------|---------------------------------------|
| PROPERTY TYPE: | Single and Multi-Tenant Industrial |
| RENTABLE SF: | 56,193 SF |
| OCCUPANCY %: | 100.0% |
| YEAR BUILT: | 1980 |
| SITE SIZE: | 2.8 acres |
| CLEAR HEIGHTS: | 14' |
| PARKING RATIO: | 1.03 per 1,000 RSF |
| NUMBER OF BUILDINGS: | Five (5) |
| NUMBER OF UNITS: | Eight (8) |
| TOTAL OFFICE %: | 22.9% |
| LOADING: | 9 exterior docks and 9 drive-in doors |
| AVG. BUILDING SIZE: | 10,979 to 11,764 SF |
| AVG. TENANT TENURE: | 10.37 years |
| ROOF AGES: | 2007 |



INVESTMENT HIGHLIGHTS

[CLICK HERE FOR CA, OM, DUE DILIGENCE AND TO REGISTER FOR AUCTION](#)



HIGH CASH-FLOW RETURNS

Rare opportunity to achieve strong cash flow yield and double-digit levered cash flow returns from property located in Chicago's renowned Elk Grove Village and O'Hare Industrial Market.



RENT UPSIDE

The Property's weighted average in-place rent is \$8.55 PSF Modified Gross, materially below the last new lease and two renewals of \$9.50, \$9.50 and \$10.24 PSF, respectively. The two largest tenants represent 40.7% of the square footage with an average lease rate of \$7.30/SF, offering investors the ability to increase NOI as their leases expire over the next 2 years. Proforma NOI increases from \$228,000 in Year 1 to approximately \$327,000 by Year 3.



EXCEPTIONAL HISTORIC OCCUPANCY & LONG TENANT TENURE

The Property is currently 100% leased and has been on average 94% leased since 2010 and 97.2% leased since 2012, even outperforming the blended class B and C O'Hare Industrial Market historic occupancies of 93.1% since 2010 and 94.4% since 2012. The Property has a long 10.37 year average tenant tenure.



ELK GROVE VILLAGE HAS LOW INDUSTRIAL VACANCY AND HIGH LEASING VELOCITY

Elk Grove Village is located in the heart of the O'Hare Industrial Market and home to the largest industrial park in North America. Elk Grove Village has a low vacancy and high leasing velocity that closely tracks with the overall O'Hare Market.



DISTINCT PHYSICAL ADVANTAGES OVER COMPETITIVE PROPERTIES

The Property uniquely caters to both tenants that want to lease their own building, as well as smaller tenants. All buildings have cross-loading capabilities with exterior docks crossed from drive-in doors with the exception of 701 Gullo Ave.



POTENTIAL FOR FUTURE INDIVIDUAL BUILDING SALES TO USERS

Tenants leasing an entire building may be future candidates to purchase at a considerable premium compared to investor pricing.



MINIMAL INDUCMENT COSTS FOR OWNERSHIP

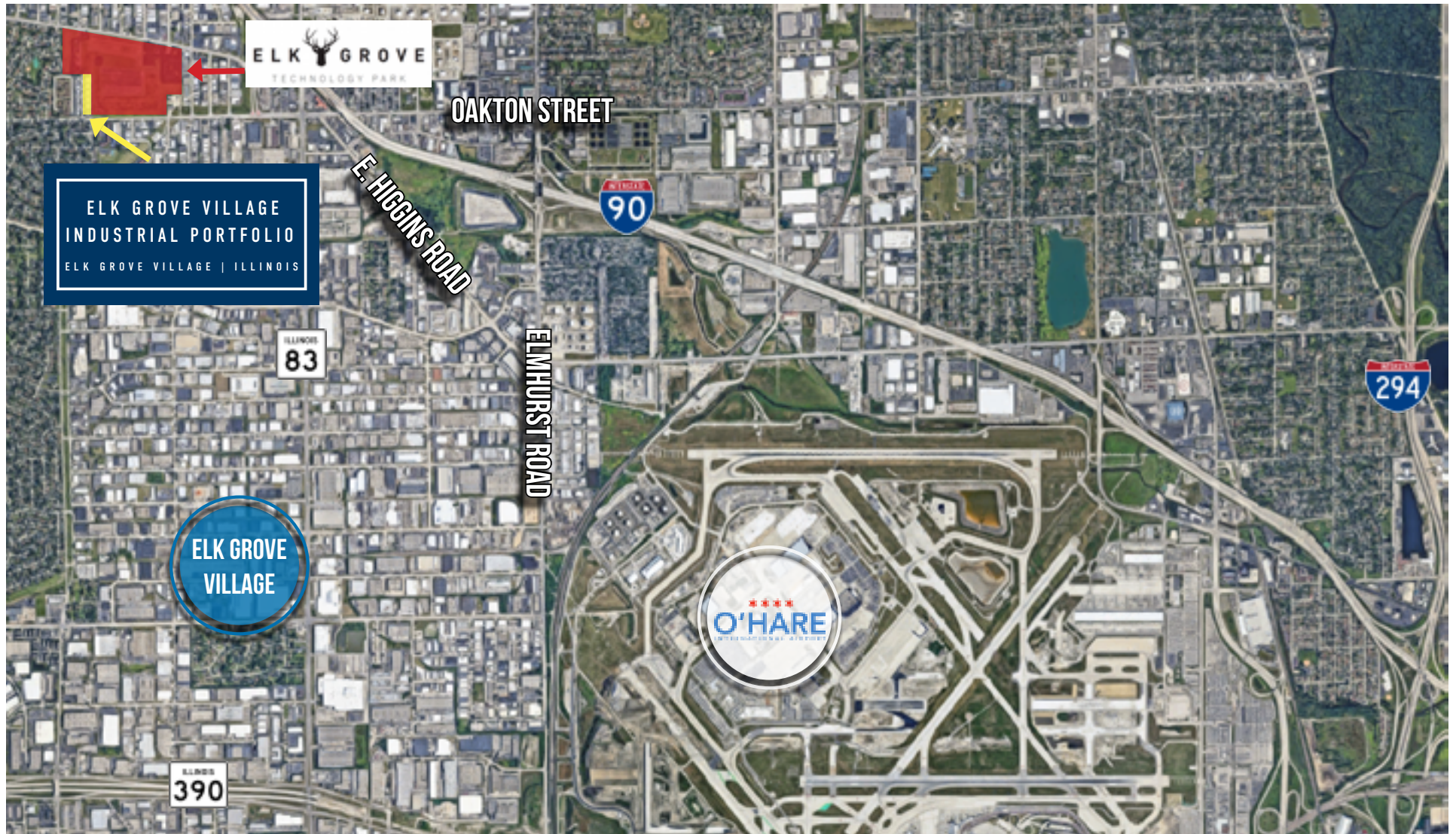
Historically low tenant improvement and concession costs. Often minimal to no tenant improvements or concessions have been required for new or renewal deals.



OUTSTANDING O'HARE INDUSTRIAL MARKET LOCATION

Located within minutes from the two four-way interchanges at Interstate 90 (I-90) and adjacent to the 85-acre Elk Grove Technology Park, the nation's premier technology-focused industrial park.

AERIAL



AUCTION GUIDELINES

| | |
|-----------------------------------|---|
| PRICE | The Elk Grove Village Industrial Portfolio is being offered via for sale via auction with Ten-X Commercial. Price to be determined by market. |
| REGISTER | Create an account with Ten-X.com, then register for the auction. Auction will take place February 10th to February 12th. https://www.ten-x.com/commercial/listing/701-gullo-ave-147-151-187-191-201-205-and-221-225-stanley-st-elk-grove-village-il-60007/1000012838/ |
| DUE DILIGENCE | Conduct your due diligence by visiting the secure data vault and scheduling a property tour prior to bidding. |
| PROPERTY TOURS | Tours will take place by appointment only. Please contact Allison Alvarado marketing associate, at 312.881.7021 or allison.alvarado@transwestern.com to schedule a tour. |
| FINANCING | Please reach out to one of the deal contacts listed on the Ten-X auction site for more information. |
| DEPOSIT | To bid, a deposit is required. Non-winning bidder deposits will be refunded following the auction. |
| PROOF OF FUNDS | All investors will need to provide a Bidder Qualification Form and be prepared to provide a recent bank or brokerage account statement which demonstrates that you have funds available. The statement must be less than 90 days old. Proof of Funds will be set at a minimum of the Starting Bid, and are required for each asset. |
| ENTITY DOCUMENTATION | If you are planning on purchasing via an entity, then all supporting documentation including a list of ownership, signing authority and a valid certificate of good standing must be submitted for review. |
| CLOSING | Following the auction, Winning Bidders will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. All Winning Bidders must be available by telephone and execute the non-negotiable PSA within two hours after the auction concludes. |
| TEN-X REGISTRATION CONTACT | For auction related questions, please contact : 888.770.7332 |

INVESTMENT CONTACTS

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CONFIDENTIALITY AND CONDITIONS

Transwestern (the "Agent") has been engaged as the exclusive agent for the sale of **Elk Grove Village Industrial Portfolio, Elk Grove Village, IL** (the "Property"), by the Owner (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this information package. 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. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this information package.

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 the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or 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 communications, 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 investigations, projections and conclusions without reliance upon the material contained herein.

The 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. The Seller and the Agent each expressly reserve 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 Memorandum is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The 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 the Seller and any conditions to the Seller's obligations there under 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 the Agent or the 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 the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Agent must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.

ENVIRONMENTAL MATTERS

All parties to real estate transactions should be aware of the health liability and economic impact of environmental factors on real estate. Agent does not conduct investigations or analysis of environmental matters, and accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminant or petrol-chemical products stored in underground tanks) or other undesirable materials or conditions are present in the Property, and if so, whether any health danger or other liability exists. Such substances

may have been used in the construction or operation of the buildings or may be present as a result of the previous activities at a Property. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection.

Various federal, state and local authorities have enacted laws and regulations dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. If hazardous or toxic substances exist or are contemplated to be used at a Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Agent makes no representation and assumes no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable materials on or about any Property ultimately sold. It is solely the responsibility of the potential investor to conduct investigations to determine the presence of such materials.

RADON GAS

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county public health unit.

THE AMERICANS WITH DISABILITY ACT

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Agent is not qualified to advise you as to what, if any, changes may be required now, or in the future. Prospective investors should consult their attorneys and qualified design professionals for information regarding these matters.

LEGAL & TAX MATTERS

With respect to legal or tax issues pertaining to the acquisition and/or ownership of the Property, Agent is not qualified to provide advice on such matters. Prospective purchasers should consult with their advisors on these and other related matters. The recipient of this Offering Memorandum shall not rely on any information contained herein with respect to these or any other matters. The Seller and the Agent make no representation or warranties on any such matters.



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