



# SUBURBAN PLAZA

21,964 SQUARE-FOOT MULTI-TENANT NEIGHBORHOOD SHOPPING CENTER

CHETEK GROUP  
OF MARCUS & MILLICHAP

SCHAUMBURG, IL  
(CHICAGO MSA)

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**CHETEKGROUP**  
OF MARCUS & MILLICHAP



# EXECUTIVE SUMMARY



# SUBURBAN PLAZA

229-365 S ROSELLE RD - A STABILIZED 21,964-SQUARE FOOT RETAIL CENTER

The Chetek Group of Marcus & Millichap is pleased to present the opportunity to acquire a 100% fee-simple interest in Suburban Plaza, a stabilized 21,964-square foot multi-tenant neighborhood retail center ("The Property") located in Schaumburg, IL (Chicago MSA). The center is currently 97 percent occupied with a complementary mix of tenants, including Verizon, Taco Maya Restaurant, LA Tan, Dental Heights Dentistry, Hollywood Glam Salon, Sushi ya, McCullough's Pub, and Dog Training Now among others. The diverse, service oriented tenant lineup boasts strong historical occupancies and staggered lease expirations. All current leases are triple-net and feature annual rent increases.

The subject property is located in a dense retail trade area in an affluent northwest suburb of Chicago. The densely populated area has more than 250,000 residents within five miles and average household incomes exceeding \$93,000 annually. The property features ample frontage on busy S Roselle Rd, the area's main thoroughfare with approximately 34,000 vehicles per day and multiple ingress and egress points. In addition, the Property contains strong real estate fundamentals surrounded by single family and multifamily homes, libraries, parks, medical offices, and schools.

INVESTMENT SUMMARY	
LISTING PRICE:	\$4,050,000
CAP RATE:	7.50%
NET OPERATING INCOME:	\$303,654
RENTABLE SQUARE FOOTAGE:	21,964
PRICE PER SQUARE FOOT:	\$184
PERCENT LEASED:	97%
TOTAL LAND AREA:	2 ACRES
YEAR BUILT:	1982/2015
NUMBER OF SUITES:	13

Situated on a 2-acre lot, Suburban plaza was recently renovated in 2015 with improvements including a brand new façade, new sidewalks, curbs, islands, and brick columns, four new HVAC units, and new LED lights throughout the parking lot. Ownership is also seal coating and striping the parking lot in the spring.

The Property is being offered free and clear of debt at a 7.5% cap rate totaling \$4,050,000.



# INVESTMENT HIGHLIGHTS

## SUBURBAN PLAZA RETAIL CENTER

- 21,964 gross square-foot multi-tenant neighborhood shopping center.
- 97% Occupied - Well-maintained shopping center with recent capital improvements.
- Located in affluent northwest Chicago suburb on S Roselle Rd - 34,000 VPD.
- Dense in-fill location with high barriers to entry.
- Dense population of 250,000 people within 5 miles and 900,000 people within 10 miles.
- Diverse, service oriented tenant lineup with strong historical occupancies and staggered lease expirations.

### The following items were installed/replaced or updated during 2015:

- All new sidewalks
- All new curbs
- All new islands
- All new brick columns on the new sidewalks
- All new facade
- Four new HVAC'S
- Replaced all parking lot lights with new LED lights
- Parking lot to be resurfaced this spring



# LOCATION HIGHLIGHTS

## SUBURBAN PLAZA RETAIL CENTER

### SCHAUMBURG, IL

Located just 30 miles outside Chicago and about 10 miles west of O'Hare International Airport, Schaumburg is the premier suburban business destination in Illinois. In the past 50 years with vision and thoughtful planning, Schaumburg has transformed from a small farming community into a thriving economic center that is home to more business in Illinois than any other community outside of Chicago.

As the second most populous county in the United States with 5.2 million residents, Schaumburg is situated in Cook County, just 30 miles from Chicago and 10 miles from Chicago-O'Hare International Airport. Voted the "Best Place to Live in Illinois" by Money Magazine in 2017, Schaumburg is part of Chicago's "Golden Corridor". The Golden Corridor is a stretch of suburbs northwest of the city that is known as an economic and manufacturing powerhouse. Strong economic performance paired with affordability, low crime, and accessibility to Downtown Chicago, Schaumburg is home to several major corporations such as IBM, Genworth Financial, Comcast, Motorola, and OptumRX. The area has also benefitted from the new 40 acre corporate campus of Zurich North America.

The village's businesses provide support to the community's 75,000+ residents, 80,000 employees and the northwest suburbs by offering professional and high-quality services and goods.

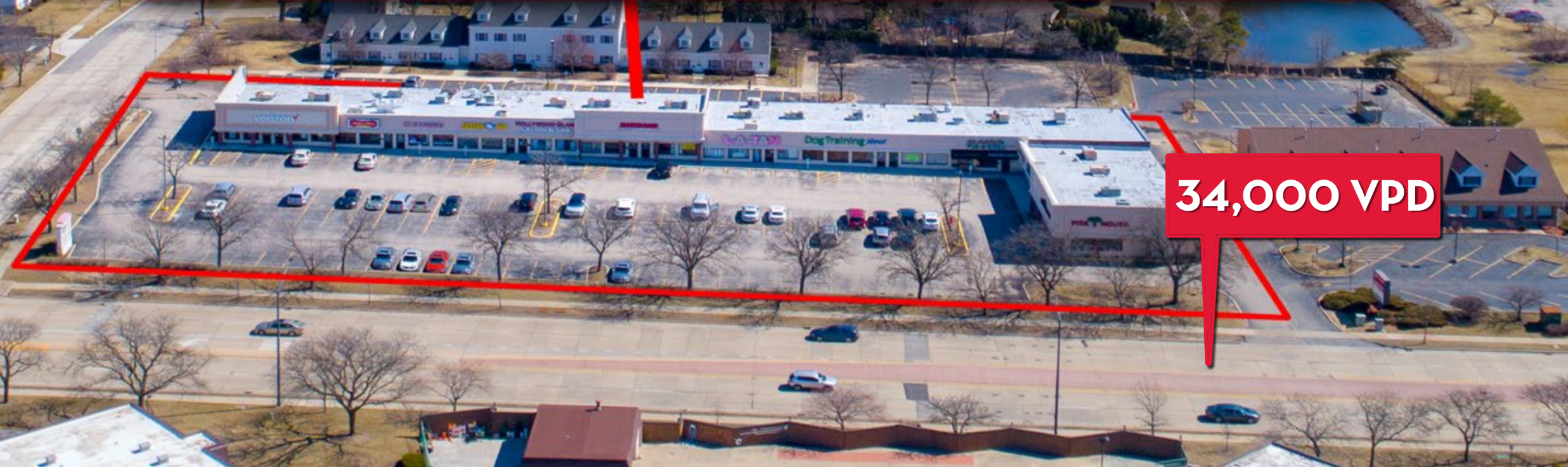
In addition, Schaumburg is home to the Woodfield Mall, the largest mall in Illinois and the 11th largest mall in the nation, attracting over 27 million visitors annually.

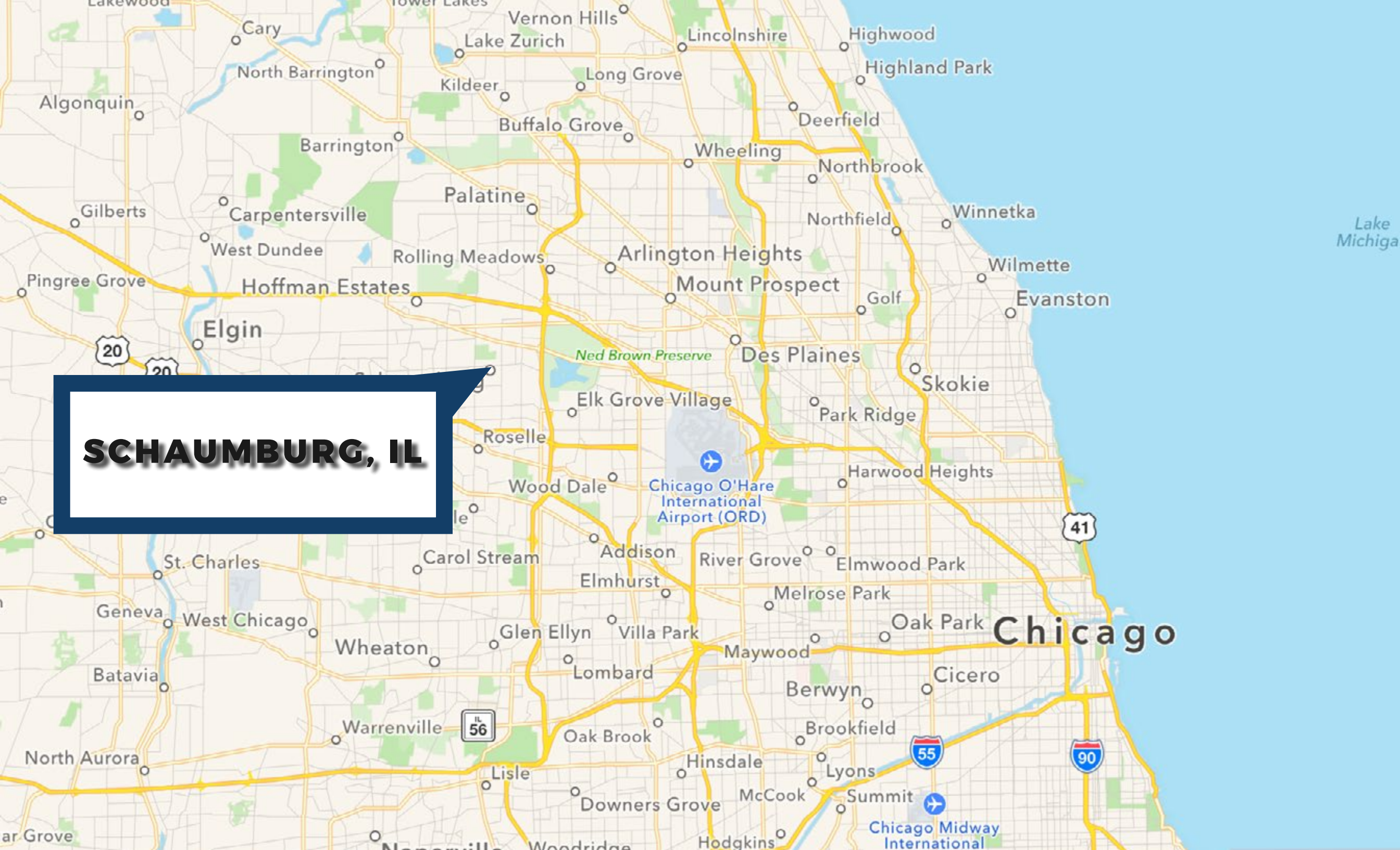
- Illinois this the Second Largest Center of Economic Development
- 30 Miles Outside of Chicago | Part of the Chicago MSA | 10 Miles West of O'Hare International Airport
- 78,776 People Living Within Three Miles Making an average Household Income of \$104,064
- Ranked Number Nine Out of 100 Cities Across the U.S. in MONEY Magazine's Annual "Best Places to Live" List in October 2017
- Business Destination with Schaumburg Convention Center | Hosted 85 Events that Attracted More than 200,000 Attendees (In 2017)
- The Former Motorola Campus is Being Redeveloped into a 330 Acre Mixed-Use Development with a Walkable Core of Offices, Entertainment District and 260-Unit Apartment Building
- Home to One of Only Two IKEA Stores in Illinois
- Home to the Woodfield Mall | Second Largest Mall in America with Over 27 Million Visitors annually



# AERIALS & DEMOGRAPHICS

**L.A. TAN** **CLEANERS QUALITY** **DENTIST** **verizon**  
**dog training Now!** **Mama Maria PIZZA AND MORE** **Taco Maya** **Sushi YA!** Delivery - Pick Up & Catering  
**MARKSOUND** MOBILE AUDIO & VIDEO **ARIA LOUNGE** A PREMIUM HOOKAH LOUNGE **McCullough's PUB Restaurant** **Hollywood Glam Salon & Spa**





**SCHAUMBURG, IL**





34,000 VPD





34,000 VPD

## TRADE AREA DEMOGRAPHICS

RADIUS FROM PROPERTY	3 MILE	5 MILE	10 MILE
<b>POPULATION</b>			
2024 PROJECTION	107,230	254,065	899,648
2019 ESTIMATE	107,981	256,370	905,465
2010 CENSUS	107,720	258,825	905,051
<b>HOUSEHOLDS</b>			
2024 PROJECTION	41,429	95,161	329,613
2019 ESTIMATE	41,743	96,087	331,853
2010 CENSUS	41,729	97,257	331,933
OWNER OCCUPIED	30,965	70,154	247,631
RENTER OCCUPIED	10,777	25,932	84,222
<b>2017 HOUSEHOLDS BY HH INCOME</b>			
<\$25,000	4,130	10,728	40,743
\$25,000 - \$50,000	6,652	17,056	58,883
\$50,000 - \$75,000	7,896	18,066	56,507
\$75,000 - \$100,000	7,350	16,167	50,928
\$100,000 - \$125,000	5,564	12,598	41,626
\$125,000 - \$150,000	3,605	7,462	24,884
\$150,000 - \$200,000	3,808	8,083	29,723
\$200,000+	2,739	5,928	28,559
<b>2018 AVG HH INCOME</b>	<b>\$97,989</b>	<b>\$94,150</b>	<b>\$99,283</b>









# TENANT RENT ROLL

TENANT:	SUITE	GLA	%	LEASE DATES		MINIMUM RENT			RECOVERY RENT			TOTAL REVENUE	% OF REVENUE	LEASE YEARS REMAIN
				START	END	ANNUAL	MONTHLY	PSF	ANNUAL	MONTHLY	PSF			
VERIZON	229	2,400	10.9%	1/23/08	5/31/22	\$34,560	\$2,880	\$14.40	\$22,296	\$1,858	\$9.29	\$56,856	11.4%	3.0 YRS
MAMA MARIA	245	1,200	5.5%	12/1/10	4/30/25	\$21,084	\$1,757	\$17.57	\$10,800	\$900	\$9.00	\$31,884	6.4%	5.9 YRS
TOUCH OF ELEGANCE	253	1,200	5.5%	6/13/12	3/31/23	\$17,352	\$1,446	\$14.46	\$10,800	\$900	\$9.00	\$28,152	5.6%	3.8 YRS
AKAI SUSHI, INC.	261	1,200	5.5%	11/1/14	10/31/22	\$22,767	\$1,897	\$18.97	\$12,634	\$1,053	\$10.53	\$35,401	7.1%	3.4 YRS
SALON	269	1,200	5.5%	3/1/14	3/31/23	\$9,336	\$778	\$7.78	\$10,800	\$900	\$9.00	\$20,136	4.0%	3.8 YRS
VACANT	277	600	2.7%	1/0/00	1/0/00	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	0.0%	0.0 YRS
MARK SOUND	285	1,638	7.5%	5/3/11	12/31/20	\$34,735	\$2,895	\$21.21	\$16,103	\$1,342	\$9.83	\$50,838	10.2%	1.6 YRS
LA TAN	301	1,838	8.4%	5/1/04	4/30/24	\$33,738	\$2,812	\$18.36	\$16,542	\$1,379	\$9.00	\$50,280	10.1%	4.9 YRS
DOG TRAINING NOW	317	2,500	11.4%	11/1/14	5/31/22	\$27,950	\$2,329	\$11.18	\$22,500	\$1,875	\$9.00	\$50,450	10.1%	3.0 YRS
MCCULLOUGH'S PUB	333	3,800	17.3%	10/1/11	9/30/23	\$44,292	\$3,691	\$11.66	\$34,200	\$2,850	\$9.00	\$78,492	15.7%	4.3 YRS
CAFÉ & HOOKAH	349	1,200	5.5%	4/1/16	3/31/21	\$18,600	\$1,550	\$15.50	\$10,800	\$900	\$9.00	\$29,400	5.9%	1.8 YRS
DENTIST	357	658	3.0%	5/1/04	1/31/23	\$10,462	\$872	\$15.90	\$7,232	\$603	\$10.99	\$17,694	3.5%	3.7 YRS
TACO MAYA	365	2,538	11.6%	11/1/18	11/30/27	\$23,040	\$1,920	\$9.08	\$27,366	\$2,281	\$10.78	\$50,406	10.1%	8.5 YRS
<b>TOTAL</b>	<b>21,372</b>	<b>100%</b>				<b>\$297,917</b>	<b>\$24,826</b>	<b>\$13.94</b>	<b>\$202,073</b>	<b>\$16,839</b>	<b>\$9.46</b>	<b>\$499,990</b>	<b>100.0%</b>	<b>4.1 YRS</b>
<b>VACANT</b>	<b>600</b>	<b>2.7%</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>	
<b>OCCUPIED</b>	<b>21,372</b>	<b>97.3%</b>				<b>\$297,917</b>	<b>\$24,826</b>	<b>\$13.94</b>	<b>\$202,073</b>	<b>\$16,839</b>	<b>\$9.46</b>	<b>\$499,990</b>	<b>100.0%</b>	

# PRO FORMA

PRO FORMA		
<b>INCOME</b>		
<b>SCHEDULED BASE RENTAL REVENUE</b>	<b>\$297,917</b>	<b>\$13.56</b>
CAM, TAX, & INSURANCE RECOVERIES	\$202,073	\$9.20
SIGN RECOVERIES	\$10,764	\$0.49
TOTAL REIMBURSEMENT REVENUE	\$212,837	\$9.69
TOTAL GROSS REVENUE	\$510,754	\$23.25
<b>GENERAL VACANCY</b>	<b>-\$10,215</b>	<b>-2.0%</b>
EFFECTIVE GROSS INCOME	\$500,538	\$22.78
<b>EXPENSES</b>		
<b>COMMON AREA MAINTENANCE</b>	<b>\$12,781</b>	<b>\$0.58</b>
REAL ESTATE TAXES	\$156,535	\$7.12
INSURANCE	\$7,548	\$0.34
MANAGEMENT FEE	\$20,022	\$0.91
TOTAL EXPENSES	\$196,885	\$8.96
<b>NET OPERATING INCOME</b>	<b>\$303,654</b>	<b>\$13.82</b>



# LEASE SUMMARY

TENANT	SUITE	GLA % SHARE	LEASE DATES		PAYMENT DATES		MINIMUM RENT			% CHANGE	OPTION	NOTICE	RECOVERIES		
			START	END	START	END	ANNUAL	MONTHLY	PSF				CAM	TAXES	INS.
<b>Verizon</b>	229	2,400 10.92%	1/23/08	5/31/22	6/1/19	5/31/20	\$34,560.00	\$2,880.00	\$14.40				Net	Net	Net
					6/1/20	5/31/21	\$36,312.00	\$3,026.00	\$15.13	5.07%					
					6/1/21	5/31/22	\$38,112.00	\$3,176.00	\$15.88	4.96%					
					6/1/22	5/31/27	\$39,255.36	\$3,271.28	\$16.36	3.00%	Option #1	180 days			
<b>Security Deposit:</b>	\$5,000.00														
<b>Lease Comments: Renewal:</b> tenant has one - (5) year option; 180 days; rents to be no less than 103% of rents paid in previous period. <b>Recoveries:</b> tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.															
<b>Mama Maria</b>	245	1,200 5.46%	12/1/10	4/30/25	5/1/19	4/30/20	\$21,084.00	\$1,757.00	\$17.57				Net	Net	Net
					5/1/20	4/30/21	\$21,716.52	\$1,809.71	\$18.10	3.00%					
					5/1/21	4/30/22	\$22,368.02	\$1,864.00	\$18.64	3.00%					
					5/1/22	4/30/23	\$23,039.06	\$1,919.92	\$19.20	3.00%					
					5/1/23	4/30/24	\$23,730.23	\$1,977.52	\$19.78	3.00%					
					5/1/24	4/30/25	\$24,442.13	\$2,036.84	\$20.37	3.00%					
<b>Lease Comments:</b> 3% annual increases per owner rent roll. Need to confirm exact renewal terms. Discrepancy with lease. Rates displayed per owner rent roll. <b>Recoveries:</b> tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.															
<b>Touch of Elegance</b>	253	1,200 5.46%	6/13/12	3/31/23	4/1/19	3/31/20	\$17,352.00	\$1,446.00	\$14.46				Gross	Gross	Gross
					4/1/20	3/31/21	\$26,400.00	\$2,200.00	\$22.00	52.14%					
					4/1/21	3/31/22	\$27,600.00	\$2,300.00	\$23.00	4.55%					
					4/1/22	3/31/23		\$2,400.00	\$24.00	4.35%					
<b>Lease Comments:</b> 3% annual increases per owner rent roll. Historically, the tenant was under a NNN lease structure and paying \$12 PSF (+/-). Tenant negotiated quasi-reduction in the current amendment commencing 4/1/2018-3/31/2023 in exchange for tenant providing additional CAM services for the center, as well as administrative duties to the landlord. Current rent for period 4/1/2019 to 3/31/2020 outlines rent per owner rent roll. <b>Recoveries:</b> tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.															

# LEASE SUMMARY

TENANT	SUITE	GLA % SHARE	LEASE DATES		PAYMENT DATES		MINIMUM RENT			% CHANGE	OPTION	NOTICE	RECOVERIES		
			START	END	START	END	ANNUAL	MONTHLY	PSF				CAM	TAXES	INS.
<b>Akai Sushi, Inc.</b> 261 S Roselle Road Schaumburg, IL 60193	261	1,200	11/1/14	10/31/22	11/1/18	10/31/19	\$22,766.64	\$1,897.22	\$18.97				Net	Net	Net
		5.46%			11/1/19	10/31/20	\$23,828.76	\$1,985.73	\$19.86	4.67%					
					11/1/20	10/31/21	\$24,922.56	\$2,076.88	\$20.77	4.59%					
					11/1/21	10/31/22	\$26,049.36	\$2,170.78	\$21.71	4.52%					

**Lease Comments:** Recoveries: tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.

<b>Salon</b> 269 S Roselle Road Schaumburg, IL 60193	269	1,200	3/1/14	3/31/23	4/1/19	3/31/20	\$9,336.00	\$778.00	\$7.78				Net	Net	Net
		5.46%			4/1/20	3/31/21	\$10,152.00	\$846.00	\$8.46	8.74%					
					4/1/21	3/31/22	\$10,992.00	\$916.00	\$9.16	8.27%					
					4/1/22	3/31/23	\$11,856.00	\$988.00	\$9.88	7.86%					
<b>Security Deposit:</b>	\$4,400														

**Lease Comments:** Recoveries: tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.

<b>Dog Training NOW</b> 317 S Roselle Road Schaumburg, IL 60193	317	2,500	11/1/14	5/31/22	6/1/18	5/31/22	\$27,950.00	\$2,329.17	\$11.18				Net	Net	Net
		11.38%													

**Lease Comments:** Recoveries: tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.

# LEASE SUMMARY

TENANT	SUITE	GLA % SHARE	LEASE DATES		PAYMENT DATES		MINIMUM RENT			% CHANGE	OPTION	NOTICE	RECOVERIES						
			START	END	START	END	ANNUAL	MONTHLY	PSF				CAM	TAXES	INS.				
<b>McCulloughs Pub</b>  333 S Roselle Road Schaumburg, IL 60193	333	3,800 17.29%	10/1/11	9/30/23	10/1/18	9/30/19	\$44,292.00	\$3,691.00	\$11.66				Net	Net	Net				
					10/1/19	9/30/20	\$45,624.00	\$3,802.00	\$12.01	3.01%									
					10/1/20	9/30/21	\$46,992.00	\$3,916.00	\$12.37	3.00%									
					10/1/21	9/30/22	\$48,396.00	\$4,033.00	\$12.74	2.99%									
					10/1/22	9/30/23	\$49,848.00	\$4,154.00	\$13.12	3.00%									
					10/1/23	9/30/25		--3%			Option #1								
					10/1/25	9/30/27		--3%			Option #2								
<b>Lease Comments: Recoveries:</b> tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.																			
<b>Café &amp; Hookah</b>  349 S Roselle Road Schaumburg, IL 60193	349	1,200 5.46%	4/1/16	3/31/21	4/1/19	3/31/21	\$18,600.00	\$1,550.00	\$15.50				Net	Net	Net				
<b>Lease Comments: Recoveries:</b> tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.																			
<b>Dentist (Dental Heights)</b>  357 S Roselle Road Schaumburg, IL 60193	357	658 2.99%	5/1/04	1/31/23	2/1/18	1/31/19	\$10,462.20	\$871.85	\$15.90				Net	Net	Net				
					2/1/19	1/31/20	\$10,776.07	\$898.01	\$16.38	3.00%									
					2/1/20	1/31/21	\$11,099.35	\$924.95	\$16.87	3.00%									
					2/1/21	1/31/22	\$11,432.33	\$952.69	\$17.37	3.00%									
					2/1/22	1/31/23	\$11,775.30	\$981.27	\$17.90	3.00%									
<b>Lease Comments: Recoveries:</b> tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.																			

# LEASE SUMMARY

TENANT	SUITE	GLA % SHARE	LEASE DATES		PAYMENT DATES		MINIMUM RENT			% CHANGE	OPTION	NOTICE	RECOVERIES		
			START	END	START	END	ANNUAL	MONTHLY	PSF				CAM	TAXES	INS.
<b>Taco Maya</b>	365	2,538	11/1/18	11/30/27	5/1/19	11/30/20	\$23,040.00	\$1,920.00	\$9.08				Net	Net	Net
		11.55%			12/1/20	11/30/21	\$28,752.00	\$2,396.00	\$11.33	24.79%					
365 S Roselle Road					12/1/21	11/30/22	\$34,500.00	\$2,875.00	\$13.59	19.99%					
Schaumburg, IL 60193					12/1/22	11/30/23	\$40,248.00	\$3,354.00	\$15.86	16.66%					
					12/1/23	11/30/24	\$45,996.00	\$3,833.00	\$18.12	14.28%					
					12/1/24	11/30/25	\$51,744.00	\$4,312.00	\$20.39	12.50%					
					12/1/25	11/30/26	\$52,692.00	\$4,391.00	\$20.76	1.83%					
					12/1/26	11/30/27	\$53,640.00	\$4,470.00	\$21.13	1.80%					
					12/1/27	11/30/35		--4% Annual				Option #1			
					12/1/35	11/30/43		--4% Annual				Option #2			
<p><b>Lease Comments: Renewal:</b> tenant has 2-8yr options; 180 days' notice. <b>Sign Rent:</b> tenant pays sign rent of \$200 per month. <b>Recoveries:</b> tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.</p>															
<b>Vacant</b>	277	600	1/0/00	1/0/00									-	-	-
		2.73%													
277 S Roselle Road															
Schaumburg, IL 60193															
<p><b>Lease Comments: Recoveries:</b> tenant pays on fixed CAM schedule outlined in lease. Landlord has the right and full discretion to reconcile.</p>															

<b>INCOME DETAIL</b>	<b>2018 IN PLACE</b>	<b>2019 PRO FORMA</b>
<b>INCOME</b>		
<b>BASE RENTAL REVENUE</b>	\$303,032	\$297,917
CTI RECOVERIES	\$199,026	\$202,073
SIGN RECOVERIES	\$13,164	\$10,764
<b>TOTAL ADDITIONAL RENT</b>	\$212,190	\$212,837
<b>TOTAL INCOME</b>	\$515,222	\$510,754
<b>GENERAL VACANCY FACTOR</b>	-	(10,215)
<b>OPERATING EXPENSE DETAIL</b>		
<b>COMMON AREA MAINTENANCE</b>	\$12,530	\$12,781
LANDSCAPING	\$2,414	\$2,462
LEGAL & ACCOUNTING	\$1,200	\$1,224
PARKING LOT MAINTENANCE	\$1,000	\$1,020
PERMITS & LICENSES	\$364	\$371
REPAIRS	\$1,000	\$1,020
SNOW PLOWING	\$4,200	\$4,284
MISCELLANEOUS	\$200	\$204
SUPPLIES	\$50	\$51
UTILITIES - PARKING LOT LIGHTS	\$2,102	\$2,144
<b>MANAGEMENT FEE</b>	\$15,152	\$20,022
PROPERTY MANAGEMENT FEE	\$15,152	\$20,022
REAL ESTATE TAXES	\$112,026	\$156,535
<b>PROPERTY TAXES</b>	\$112,026	\$156,535
INSURANCE	\$7,400	\$7,548
<b>INSURANCE - GENERAL LIABILITY</b>	\$7,400	\$7,548
<b>TOTAL EXPENSES</b>	\$147,108	\$196,885
<b>NET OPERATING INCOME</b>	<b>\$368,114</b>	<b>\$303,654</b>

# TENANT OVERVIEW





TENANT OVERVIEW	
TENANT NAME	VERIZON
SQUARE FOOTAGE:	2,400
LEASE EXPIRATION:	5/31/22
ANNUAL RENT:	\$34,560.00
% OF REVENUE:	11.4%

At TCC, they believe their communities need more than just a wireless retailer, and their employees are committed to making a positive and sustainable impact in the lives of their employees, customers, and communities. The fact is that virtually everyone has a mobile device, but many people are surprised to learn that their neighborhood Verizon location is owned and operated by an authorized retailer. When looking to get a phone and get service through Verizon, they offer the same devices at the same price on the same great 4G LTE network. What sets TCC apart as a company is their belief in three ideals: Customers Matter, Employees Matter, & Community Matters. It's what they call their Virtuous Circle of Success. TCC volunteers in our local communities because that's their home. They reward employees because they're what keeps them running. These core principles have made TCC and industry leader in wireless communication and distribution.



TENANT OVERVIEW	
TENANT NAME	TOUCH OF ELEGANCE
SQUARE FOOTAGE:	1,200
LEASE EXPIRATION:	3/31/23
ANNUAL RENT:	\$17,352
% OF REVENUE:	5.6%

Touch of Class Cleaners is the perfect place for all your Schaumburg dry cleaning needs. Not only do they offer same day laundry services, but this location also offers & Fold Services. Stop on by, they take pride in being the professional laundry service and same day cleaners of choice in Schaumburg and the surrounding Chicagoland area and are confident you won't be disappointed. Our one stop to the shop says it all. They do household items such as comforters, blankets, and area rugs. These everyday household items are now easy and convenient to take in for cleaning. Their processes are optimized for cleaning garments efficiently and effectively, with multiple points of inspection to ensure the highest level of quality and consistency, satisfaction guaranteed. The value is so good, you'll soon be taking clothes usually bound for your home washing machine - khakis, polo shirts, even t-shirts - to your car. This one stop shop allows you to take advantage of cheap laundry service and get all your items cleaned at one low cost. Their customers prefer bringing in these types of garments for a high-quality finish that looks better and lasts longer.



TENANT OVERVIEW	
TENANT NAME	MAMA MARIA
SQUARE FOOTAGE:	1,200
LEASE EXPIRATION:	4/30/25
ANNUAL RENT:	\$21,084
% OF REVENUE:	6.4%

Established in 2003 Mama Maria is a family owned restaurant that was created by a local, Des Plaines family, who wanted to give its community members and the community at large another option to consider when going out to eat. Furthermore, due to the lack of Halal options in the area, the family hoped that its full Zabiha Halal menu would be well received by the local community and everyone who valued healthy ingredients.

Mama Maria won over its community members who now regularly come to the restaurant to enjoy delicious and affordable dishes for the entire family. Since the opening of its first location, Mama Maria has not only expanded its menu but has expanded to another location in Chicago.



TENANT OVERVIEW	
TENANT NAME	AKAI SUSHI, INC.
SQUARE FOOTAGE:	1,200
LEASE EXPIRATION:	10/31/22
ANNUAL RENT:	\$22,767
% OF REVENUE:	7.1%

At Sushi Ya they are committed to providing sustainable, sashimi grade quality fish & ingredients. Their focus is to provide excellent experiences to their guests not only today but also in the future. While their menu is Sushi based, they also offer a wide variety of other Japanese dishes including chicken, pork, beef, and seafood entrees. Sushi Ya is widely known as one of the best Sushi restaurants in the area.

Sushi Ya also offers a drink menu that features hand-selected sake, an eclectic portfolio of unique and highly-regarded wine varieties as well as boutique Japanese plum wines. While the aforementioned is their focus, they also have carefully selected domestic and Japanese beer selections for the most discerning beer aficionados.



TENANT OVERVIEW	
TENANT NAME	MARK SOUND
SQUARE FOOTAGE:	1,638
LEASE EXPIRATION:	12/31/20
ANNUAL RENT:	\$34,735
% OF REVENUE:	10.2%

Marksound Mobile Audio & Video in Schaumburg offers a great way to upgrade your car's audio systems. Offering everything from new CD players to amplified speakers and window tinting to remote starters. The possibilities are limitless with their large selection of accessories and services for your vehicle. Marksound help you keep the sun out with our window tinting service and protect your valuables with a new alarm system. With more than 25 years of experience, they provide expert installations and friendly service at competitive rates.



TENANT OVERVIEW	
TENANT NAME	DENTIST
SQUARE FOOTAGE:	658
LEASE EXPIRATION:	1/31/23
ANNUAL RENT:	\$10,462
% OF REVENUE:	3.5%

Dental Heights is now accepting new patients and dedicated to providing you with outstanding care and the smile you deserve. Dental Heights offers flexible hours to serve the dental needs of you and your family patients in the Schaumburg area. Dental Heights looks forward to serving the dental needs of you and your family!



TENANT OVERVIEW	
TENANT NAME	LA TAN
SQUARE FOOTAGE:	1,838
LEASE EXPIRATION:	4/24/30
ANNUAL RENT:	\$33,738
% OF REVENUE:	10.1%

L.A. Tan was first established in the early 1990s. Nick Patel, the current owner and CEO of L.A. Tan, has operated this chain since 2001. What started as a four store chain, now has over 130 locations in four different states. All the L.A. Tan locations are networked through a computer interface that allows L.A. Tan patrons to tan at any L.A. Tan salon nationwide L.A. TAN is the fastest growing tanning salon chain in the Midwest region with over 130 salons. L.A. TAN's state of the art tanning salons are managed by highly trained and certified skin care professionals. These professionals provide complete skin care consultation with customized packages, best suited for individual skin type. Each Salon offers over 5 different levels of tanning. The salons carry specially selected, top-of-the-line lotions to help you achieve a deeper, faster and longer-lasting tan. Skin care professionals guide you in selecting the best combination of lotion and tanning level to suit your personal needs.



TENANT OVERVIEW	
TENANT NAME	TACO MAYA
SQUARE FOOTAGE:	2,538
LEASE EXPIRATION:	11/30/27
ANNUAL RENT:	\$23,040
% OF REVENUE:	10.1%

Taco Maya began with the desire to provide a unique dining experience by combining authentic Mexican food, as well as fusion items inspired from various cultures. That means quality food and people. The goal was simple, to open a restaurant serving delicious food made from scratch with the freshest ingredients. Taco Maya offers a cozy, warm and family-oriented ambiance. Taco Maya is a perfect venue for a family night-out or a business meeting. The staff is passionate about their dishes, each one made from scratch and designed with pride from head Chef Patricio Elizondo. The unique taste is paired with a welcoming atmosphere and superb customer service.





TENANT OVERVIEW	
TENANT NAME	DOG TRAINING NOW
SQUARE FOOTAGE:	2,500
LEASE EXPIRATION:	5/31/22
ANNUAL RENT:	\$27,950
% OF REVENUE:	10.1%

Dog Training Now! opened in Schaumburg in 2012. They pride themselves on having the best, most knowledgeable, and friendly dog trainers in the business! They love dogs and work hard every day to make sure that they all have a chance at a happy, stress-free life with their owners! They don't have a one-size-fits-all approach, they train the dog in front of us! Staffed with amazing trainers from a variety of backgrounds, including certifications from The Certification Council for Professional Dog Trainers, The American Kennel Club, as well as the Starmark Academy. They have trained nearly 3,000 dogs to be great members of their household!



TENANT OVERVIEW	
TENANT NAME	MCCULLOUGH'S PUB
SQUARE FOOTAGE:	3,800
LEASE EXPIRATION:	9/30/24
ANNUAL RENT:	\$34,200
% OF REVENUE:	15.7%

McCullough's Pub was created to create a friendly neighborhood pub & grill where family and friends can enjoy a great burger or pizza with a cold beer. It's a comfortable place where you can hang out and watch a game on TV with friends or special enough to hold a party. It is a great place to grab a drink and play some pool.

It's convenient to visit and there's always something going on with daily specials, trivia nights, live music nights, billiards, an expanded menu, and a huge selection of beers.



TENANT OVERVIEW	
TENANT NAME	CAFE & HOOKAH
SQUARE FOOTAGE:	1,200
LEASE EXPIRATION:	10/31/22
ANNUAL RENT:	\$18,600
% OF REVENUE:	5.9%

One of Chicago's premier Hookah Bars. Aria is open late 7 days a week. Known Locally for its friendly staff, wide selection of shisha tobacco, great drink selection, and a wide music selection it has fast become one of the most visited Hookah lounges in the area.



TENANT OVERVIEW	
TENANT NAME	HOLLYWOOD GLAM SALON
SQUARE FOOTAGE:	1,200
LEASE EXPIRATION:	3/31/23
ANNUAL RENT:	\$9,336
% OF REVENUE:	4.0%

Indian beauty rituals: The salon and spa offers traditional Indian beauty and wellness services, including facial threading, henna tattoos, and head massages.



TENANT OVERVIEW	
TENANT NAME	VACANT
SQUARE FOOTAGE:	600
LEASE COMMENCEMENT:	1/0/00
ANNUAL RENT:	\$0
% OF REVENUE:	%0

Upscale executive office space that is currently utilized by management and is perfectly suited for an insurance agent, financial advisor, or any executive office space.

MARKET  
**OVERVIEW**



**CHICAGO**  
ILLINOIS

# CHICAGO, ILLINOIS

## MARKET OVERVIEW

Chicago, Illinois Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. Chicago has many nicknames, the best-known being the Windy City.

The Chicago metropolitan area is home to the corporate headquarters of 66 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$640 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims two Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001 and McDonald's, who's in the process of moving there headquarters from the Chicago suburbs to the Chicago West Loop. One additional Dow 30 companies, Kraft Foods is in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

### CHICAGO HIGHLIGHTS



The metro population trails only New York City and Los Angeles in size. It will expand to nearly 9.9 million residents by 2023.



The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



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