

Marcus & Millichap
TAG INDUSTRIAL GROUP

gei graphics
GRAPHIC ENGRAVERS INC

691 COUNTRY CLUB DRIVE

BENSENVILLE, IL 60106

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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 11,500 Square-Foot Industrial Warehouse Situated on 0.6 Acres
- New Two Year Lease with Graphic Engravers, Over 60 Years Hands-On Experience in Prepress Consultation and Plate Manufacturing
 - Triple-Net Lease, Minimizing Landlord Responsibility and Expenses
 - Tough Barrier to Entry Market: 6.4% Overall Vacancy and 7.3% Annual Rent Growth (CoStar)
 - Ability to Separate Into Two Different Units with 20 Total Parking Spaces
- Strategically Located Industrial Warehouse with Proximate Access to Major Freeways and O'Hare International Airport

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 691 Country Club Drive in Bensenville, Illinois. The subject property consists of approximately 11,500 square feet of warehouse space and is situated on .6 acres of land. The asset features a single tenant space that can be divisible into two separate units with 20 total parking spaces. The property is occupied by Graphic Engravers, a company with 60 years of hands-on experience in prepress consultation and plate manufacturing. The tenant recently signed a two-year triple net lease, minimizing landlord responsibility and expenses. Situated just west of O'Hare International Airport, the property is strategically located within the O'Hare submarket with proximate access to major freeways including Interstate 90.

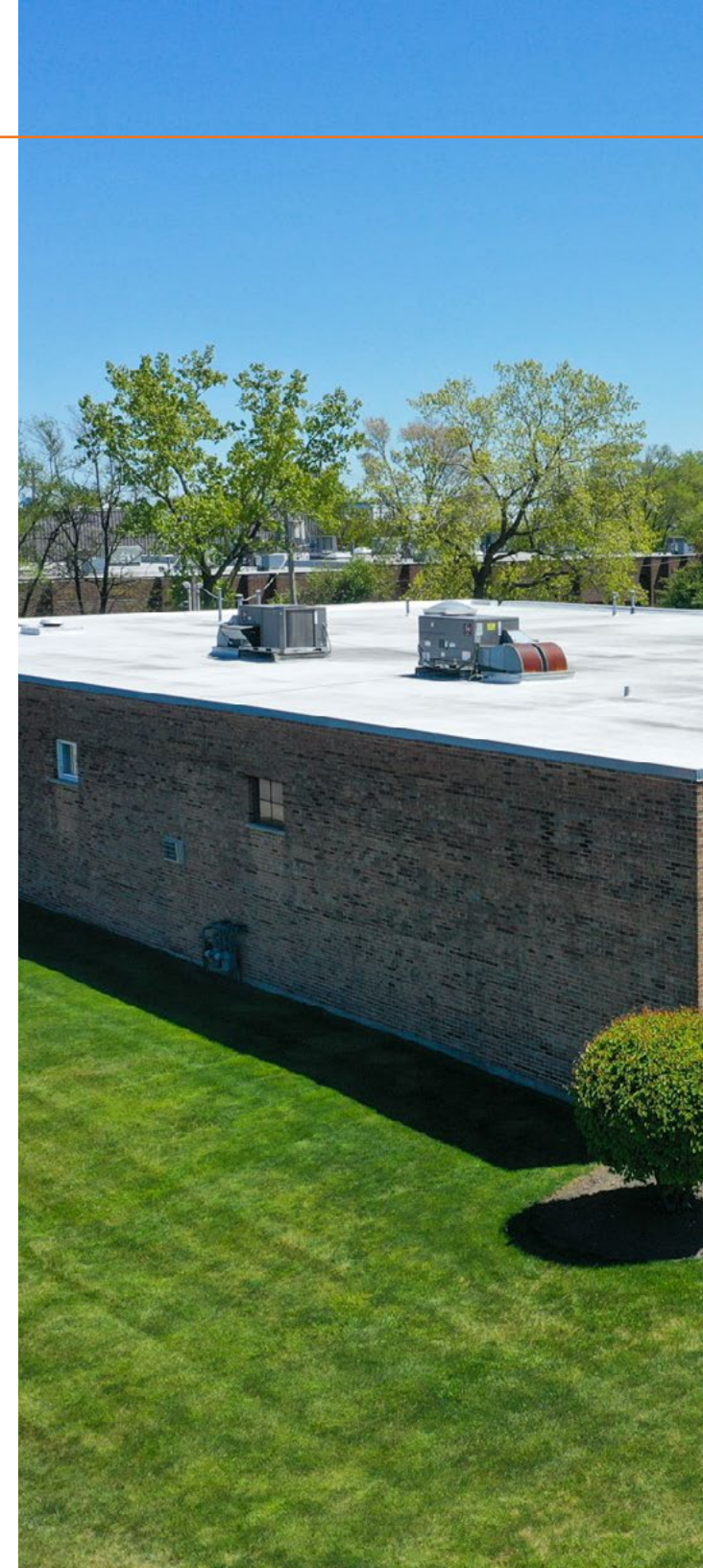
The O'Hare International Airport is one of the busiest airports in the world for cargo traffic, making the O'Hare Submarket is consistently one of the most sought-after industrial submarkets in the Chicago area. The onset of the pandemic has increased O'Hare's freight traffic, with total tonnage up 45 percent so far in 2021 compared to last year. This increase in activity has helped boost demand in the O'Hare submarket. Net absorption totaled over 2.2 million square feet in the last 12 months, 546 percent higher than the 5-year average 344,500 square feet. Strong demand for industrial space has been met by an increase in supply, as approximately 2.2 million square feet was delivered over the past year. As a result, vacancy rates have held steady at 6.4 percent, with market rents surging 7.3 percent annually (CoStar). Vacancy rates, rent growth, and net absorption have combined to make the O'Hare submarket a tough barrier to entry, benefiting industrial owners.

The City of Chicago covers an area of 60,000 hectares and sits 578 feet above sea level on the southwestern shore of Lake Michigan. At 190 kilometers wide and 495 kilometers long, it is the 5th largest body of fresh water in the world. The city is traversed by the Chicago and Calumet rivers. Chicago's extensive parklands, including 3,000 hectares of city parks, attract an estimated 86 million visitors annually. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago boasts 100 neighborhoods, 77 community areas, 2,716,450 residents, 50 wards, and 8 major league sports teams including two MLB teams. Chicago is a leader in reforming public schools, enhancing public safety and security initiatives, providing affordable housing in attractive and economically sound communities, ensuring accessibility for all, and fostering, social, economic and environmental sustainability. (Chicago.gov)

PROPERTY DETAILS

GRAPHIC ENGRAVERS INC
691 COUNTRY CLUB DRIVE, BENSENVILLE, IL 60106

Number of Suites	1
Number of Buildings	1
Total Square Feet	11,500
Warehouse Square Feet	9,100
Office Square Feet	2,400
Office Ratio	21%
Year Built	1979
Lot Size	0.6 Acres
Type of Ownership	Fee Simple
Clear Height	15'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single
Dock High Doors	2
Grade Level Doors	1
Construction	Masonry
Power	800 Amps 120/ 208 Volts, 3 Phase
Type of Lighting	Fluorescent
Zoning	I-2
Roof Type	EPDM
Age/Condition of Roofs	Approximately 15 Years - Wet Mopped in 2020
HVAC Units	4 Units
Age/Condition of HVAC	2 Reznor 10 Years Old, 2 Rooftops 1 Year Old
Market	Chicago
Submarket	O'Hare
Market Vacancy	6.40%





GRAPHIC ENGRAVERS INC

691 COUNTRY CLUB DRIVE, BENSENVILLE, IL 60106

OFFERING PRICE	CAP RATE	PRO-FORMA CAP RATE
\$925,000	8.04%	8.20%

Offering Price	\$925,000
Cap Rate	8.04%
Pro-Forma Cap Rate	8.20%
Price/SF	\$80.43
Total Square Feet	11,500
Rental Rate	\$6.47
Lease Type	Triple Net (NNN)
Lease Term	2 Years
Rental Increases	2% Annual Increase
Tenancy	Single
Occupancy	100.00%

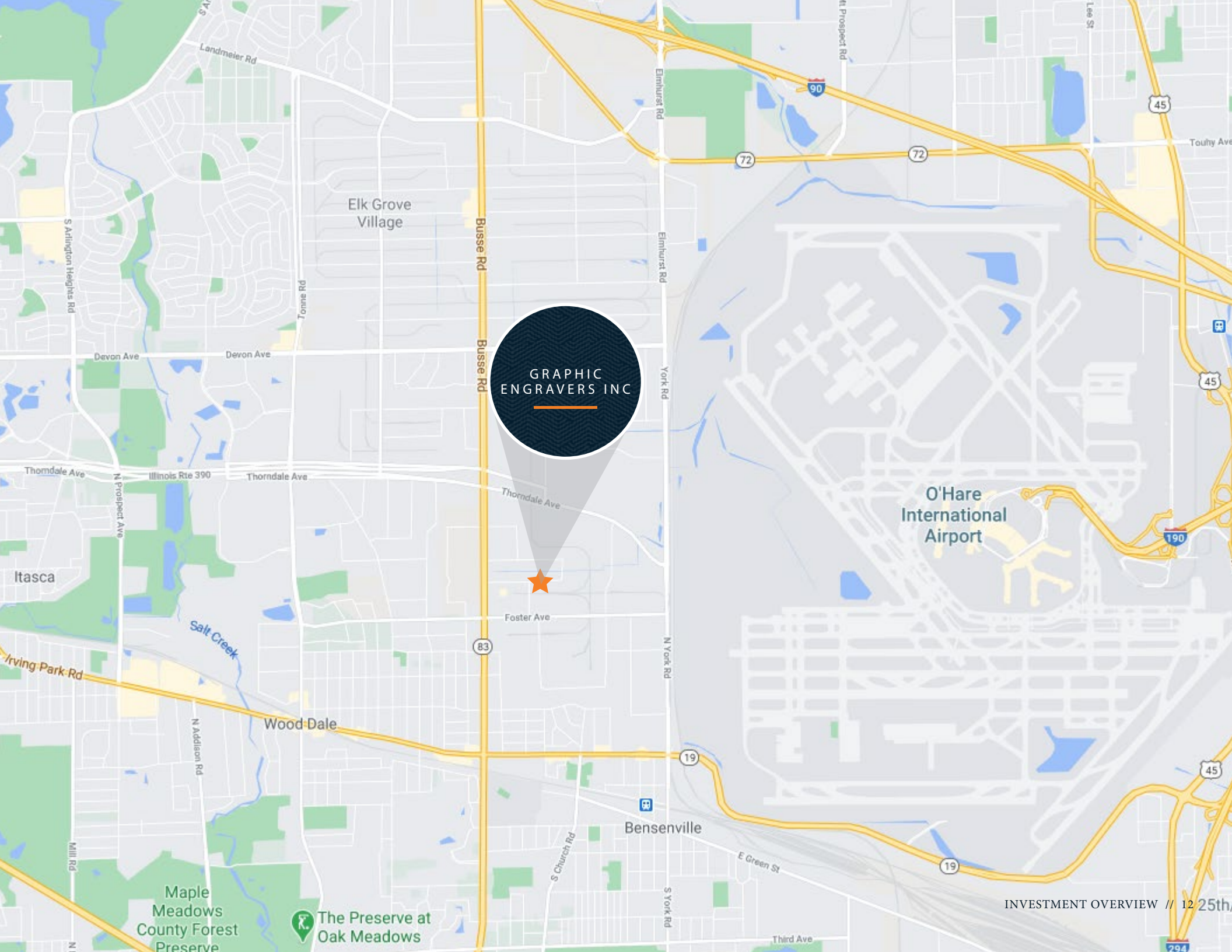
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RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.								
Graphic Engravers Inc	11,500	100.0%	COE	7/31/23	\$6.47	\$6,200	\$74,400	\$75,888	Apr-2022	\$6,324	NNN	Three Two-Year Renewal Options
Total	11,500				\$6.47	\$6,200	\$74,400	\$75,888				
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$6,200					Occupied Current Rents: \$6,200		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	74,400	6.47	75,888	6.60
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	25,016	2.18	25,016	2.18
Insurance	2,792	0.24	2,792	0.24
Real estate Taxes	30,841	2.68	31,766	2.76
Total Reimbursement Income	\$58,649	100.0%	\$59,574	100.0%
Effective Gross Revenue	\$133,049	\$11.57	\$135,462	\$11.78
Operating Expenses	Current	Per SF	Pro Forma	Per SF
Water	1,200	0.10	1,200	0.10
Trash Removal	4,916	0.43	4,916	0.43
Landscaping and Snow Removal	3,900	0.34	3,900	0.34
Gas and Electric	15,000	1.30	15,000	1.30
Insurance	2,792	0.24	2,792	0.24
Real Estate Taxes	30,841	2.68	31,766	2.76
Total Expenses	\$58,649	\$5.10	\$59,574	\$5.18
Expenses as % of EGR	44.1%		44.0%	
Net Operating Income	\$74,400	\$6.47	\$75,888	\$6.60



GRAPHIC
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Hoyer-Warner
Equipment Sales

United Packaging
Products
Packaging supply store

Correct Tool

Cherry's Towing

GRAPHIC
ENGRAVERS INC

Furniture Medic By
Vanderzee Enterpri

NPG Control Group

Country Club Dr

Federal Envelope

Terrance Electric

Restricted Articles

Neumak

Digital Printing

Higgins Creek



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

CHICAGO ILLINOIS

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the Greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential and office towers in downtown Chicago.



THIRD-LARGEST
METROPOLITAN AREA



WEALTH OF
INTELLECTUAL
CAPITAL



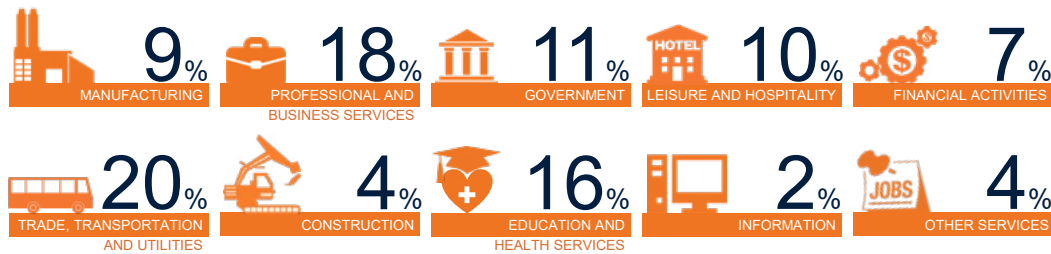
LARGE, DIVERSE
EMPLOYMENT BASE



METROPLEX GROWTH

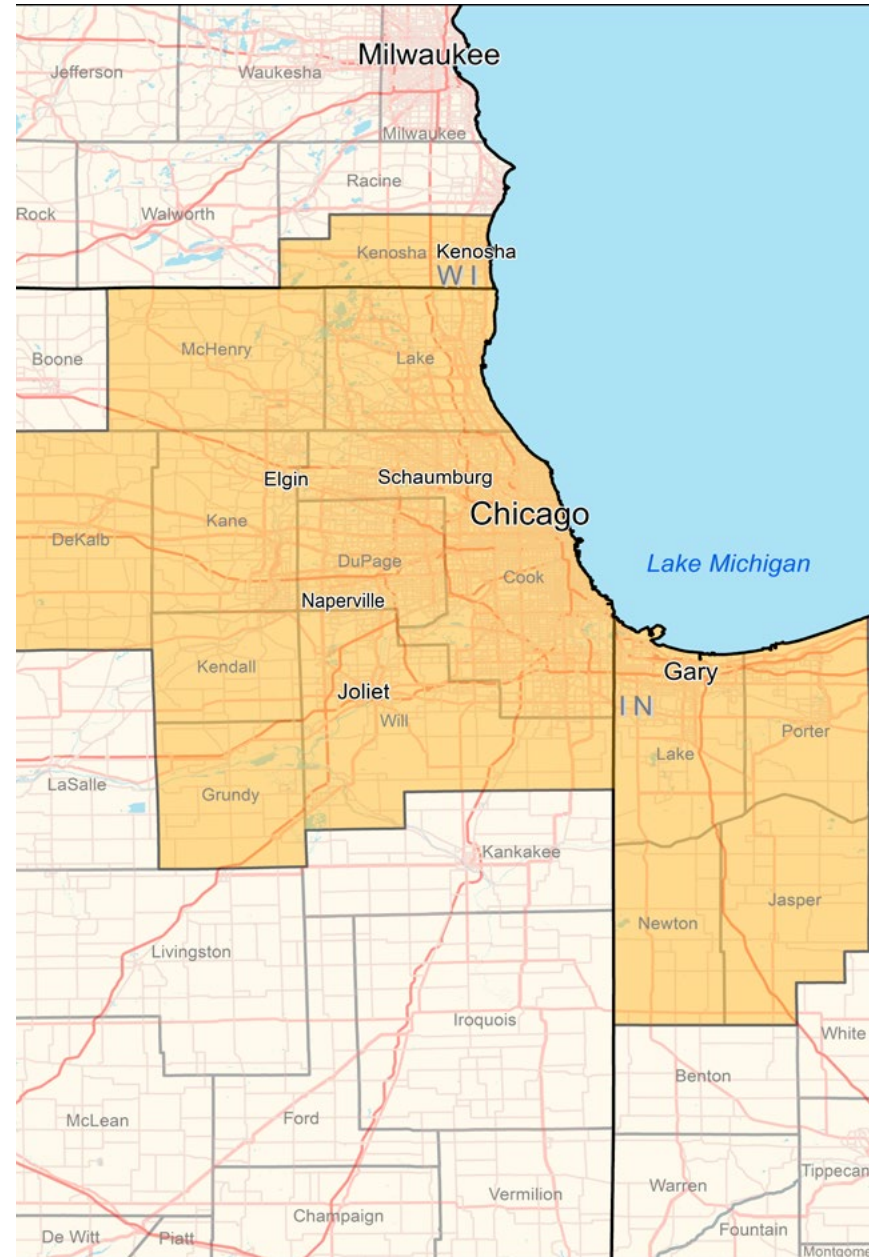
ECONOMY

The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-tech sectors. Fortune 500 companies headquartered in the metro include Boeing, Walgreens, Allstate and McDonald's. The area is a major global tourist and convention destination. Last year, a record 57.7 million people visited the metro, supporting 500,600 jobs in the leisure and hospitality sector. Large tech firms such as Amazon, Groupon and Google attract startup companies. The workforce is considered one of the most diverse and well trained among major U.S. metros.

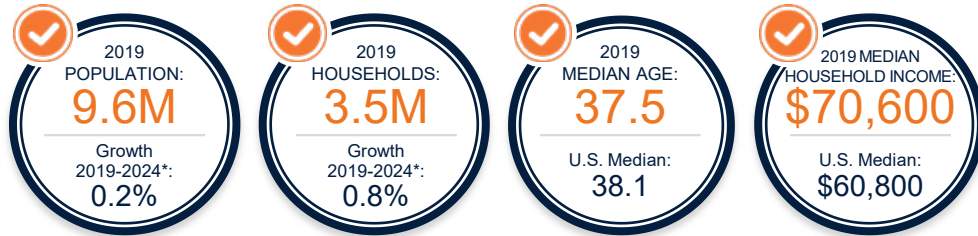


TRANSPORTATION

The region's transit network ranks among the largest and most efficient in the world. The vast network of freeways, centralized location, a large rail-truck intermodal facility, and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub. Chicago is the nation's premier freight rail hub, with four carriers —BNSF, Union Pacific, CSX, and Norfolk Southern — that service the region. Amtrak routes originate from Union Station, while the Metra commuter rail and the Chicago L provide passenger service throughout the metro area and beyond. International airports include O'Hare, Midway and Gary/Chicago. Also 16 smaller airports also provide air service for the region.



METROPLEX GROWTH



Chicago is the third most populous metro in the U.S. with 9.6 million residents. During the next five years, gains will remain below the U.S. rate of growth. World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 36 percent of residents age 25 and older hold a bachelor's degree and of these, 14 percent have also earned a graduate or professional degree, which is well above the national level. Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is below that of the U.S. and a household income above the national level. More people are renting as thousands of new apartments are completed. As a result, the local homeownership at 60 percent has declined in recent years.



DEMOGRAPHICS



210,721

Total Population
Within 5 miles



52.12%



47.88%



\$92,329

Average Household Income
Within 5 miles



9,446

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	6,456	51,085	210,497
■ 2020 Estimate			
Total Population	6,443	50,991	210,721
■ 2010 Census			
Total Population	6,392	50,570	209,758
■ 2000 Census			
Total Population	6,615	52,042	213,217
■ Daytime Population			
2020 Estimate	18,338	105,513	367,913
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	1,912	18,269	75,443
■ 2020 Estimate			
Total Households	1,907	18,216	75,387
Average (Mean) Household Size	3.35	2.80	2.79
■ 2010 Census			
Total Households	1,884	18,013	74,915
■ 2000 Census			
Total Households	2,046	18,503	76,495

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	5.11%	5.23%	5.55%
\$150,000 - \$199,000	7.34%	8.62%	7.79%
\$100,000 - \$149,000	14.49%	16.71%	17.85%
\$75,000 - \$99,999	17.04%	15.09%	14.77%
\$50,000 - \$74,999	18.04%	18.05%	18.39%
\$35,000 - \$49,999	18.01%	13.67%	12.09%
\$25,000 - \$34,999	6.94%	7.90%	8.33%
\$15,000 - \$24,999	6.88%	8.20%	8.54%
Under \$15,000	6.14%	6.52%	6.71%
Average Household Income	\$89,054	\$92,085	\$92,329
Median Household Income	\$65,960	\$68,650	\$69,284
Per Capita Income	\$26,360	\$32,952	\$33,106
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	6,443	50,991	210,721
Under 20	27.98%	23.84%	23.81%
20 to 34 Years	22.03%	20.48%	20.52%
35 to 39 Years	7.77%	7.24%	7.18%
40 to 49 Years	13.04%	12.57%	12.64%
50 to 64 Years	17.09%	19.32%	19.46%
Age 65+	12.08%	16.55%	16.40%
Median Age	35.00	38.88	38.91
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	4,187	35,681	147,984
Elementary (0-8)	11.08%	7.17%	6.67%
Some High School (9-11)	9.93%	8.37%	7.20%
High School Graduate (12)	36.33%	32.63%	29.93%
Some College (13-15)	18.50%	20.54%	19.52%
Associate Degree Only	5.45%	6.93%	7.29%
Bachelors Degree Only	11.80%	16.12%	18.81%
Graduate Degree	3.53%	6.55%	8.36%
■ Time Travel to Work			
Average Travel Time in Minutes	28	29	29

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