

Marcus & Millichap
TAG INDUSTRIAL GROUP

M&M HOME REMODELING SERVICES
3488 EAGLE NEST DRIVE
CRETE, IL 60417

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

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.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2022 Marcus & Millichap. All rights reserved.

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. Activity ID: ZAD0060311

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

M&M HOME REMODELING SERVICES
3488 EAGLE NEST DRIVE
CRETE, IL 60417

PRESENTED BY

ZACH ORZEL

Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5401
Zachary.Orzel@MarcusMillichap.com
License: IL 475.198922

TYLER SHARP

Senior Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5446
Tyler.Sharp@MarcusMillichap.com
License: IL 475.177869

ADAM ABUSHAGUR

Senior Managing Director Investments
National Office and Industrial Properties Group
Dallas Office
Office 972.755.5223
Adam.Abushagur@marcusmillichap.com
License TX 661916

BROKER OF RECORD

STEVEN WEINSTOCK

Illinois Broker of Record
One Mid America Plaza, Suite 200
Oakbrook Terrace, IL 60181
Tel: 630-570-2200
Steven.Weinstock@marcusmillichap.com
License: IL 471.011175

DEBT CONTACT

FRANK MONTALTO

First Vice President Capital Markets
333 West Wacker Drive, Suite 200
Chicago, IL 60606
Tel: 312-327-5400
Frank.Montalto@MarcusMillichap.com

Marcus & Millichap





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

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

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

- Corporate Headquarters Location for M&M Home Remodeling Services - In Business Since 1976
 - High Barrier-to-Entry Submarket - 0% Vacancy (Costar)
 - Submarket Rent Up Nearly 8 Percent Year-Over-Year
 - Large Lot has Ample Space for Truck Access and Parking
 - New, Hands-Off, Five-Year Sale-Leaseback
- Directly Off Major Intersection of Calumet Expressway and Steger Road Major Intersection

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3488 Eagle Nest Drive in Crete, Illinois and occupied by the owner - M&M Home Remodeling Services. The subject property consists of approximately 14,800 square feet of space and is situated on 2.43 acres of land. The asset features three drive-in doors, a clear height of 16', and a paved lot large enough to accommodate truck access and 60 parking spaces. Situated near the intersection of Calumet Expressway and Steger Road, the property is located within Central Will, a high barrier-to-entry industrial submarket with a vacancy rate of 0.1 percent and annual rent growth of 8.1 percent as of Q1 2022.

Upon sale of the property, M&M Home Remodeling Services will execute a five-year, triple-net, sale-leaseback. The subject property serves as the corporate headquarters for M&M, a home improvement company that has been in business since 1976. The company provides repair and installation services for roofing, doors, siding, gutters, and high-performance windows. M&M's focus on customer service has resulted in multiple industry awards and a high accreditation.

Known as the Greater Chicagoland area, Chicago-Naperville-Elgin is the third-largest metro in the nation. The metro houses 9.5 million people, including 2.7 million residents within the city of Chicago. The number of corporate headquarters in Chicago is second only to New York City and is home to 33 Fortune 500 companies. Thanks to eight commercial and passenger rail lines, the Port of Chicago, three international airports, and a vast network of freeways, Chicago is a major distribution and logistics hub. The local economy and workforce are highly diverse, supported largely by distribution, finance, manufacturing, and high-tech industries. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago boasts 100 neighborhoods, 77 community areas, 50 wards, and eight 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

M&M HOME REMODELING SERVICES
3488 EAGLE NEST DRIVE, CRETE, IL 60417

Number of Suites	1
Number of Buildings	1
Total Square Feet	14,800
Warehouse Square Feet	6,300
Office Square Feet	8,500
Office Ratio	57%
Year Built	2006
Lot Size	2.43 Acres
Type of Ownership	Fee Simple
Clear Height	16'
Parking Spaces	60
Parking Surface	Asphalt
Building Class	B
Tenancy	Single
Grade Level Doors	3 Drive-Ins
Sprinklers	Fire Wall
Construction	Masonry
Power	400a
Type of Lighting	Fluorescent
Zoning	B-2
Roof Type	Shingle
Age/Condition of Roofs	New
HVAC Units	4
Age/Condition of HVAC	Original
Market	Central Will

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060311)



M&M HOME REMODELING SERVICES

3488 EAGLE NEST DRIVE, CRETE, IL 60417

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$1,725,000	7.57%	7.72%

Offering Price	\$1,725,000
Cap Rate	7.57%
Pro Forma Cap Rate	7.72%
Price/SF	\$116.55
Total Square Feet	14,800
Rental Rate	\$9.32
Lease Type	Triple Net (NNN)
Lease Term	5 Years
Rental Increases	2%
Tenancy	Single
Occupancy	100.00%

FINANCING

Loan Amount	\$1,121,250
Loan Type	New
Interest Rate	4.25%
Amortization	25 Years
Year Due	2027

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

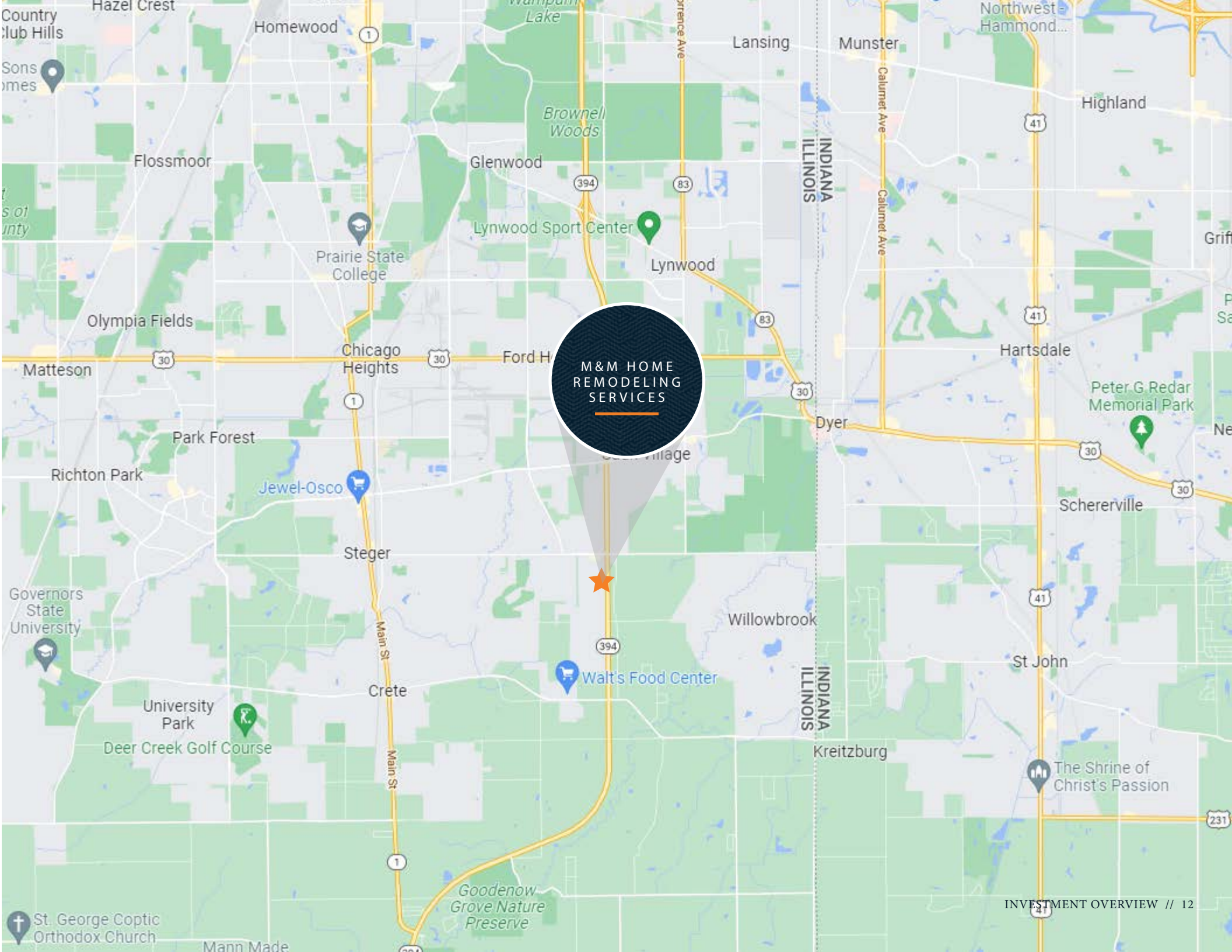
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060311)

RENT ROLL

Tenant Name	Suite	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
				Comm.	Exp.							
M&M Home Remodeling Services	1	14,800	100.0%	6/1/22	5/31/27	\$9.32	\$11,500	\$138,000	\$140,760	Mar-2023	\$11,730	NNN
Total		14,800				\$9.32	\$11,500	\$138,000	\$140,760			
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$11,500						Occupied Current Rents: \$11,500		Unoccupied Current Rents: \$0				

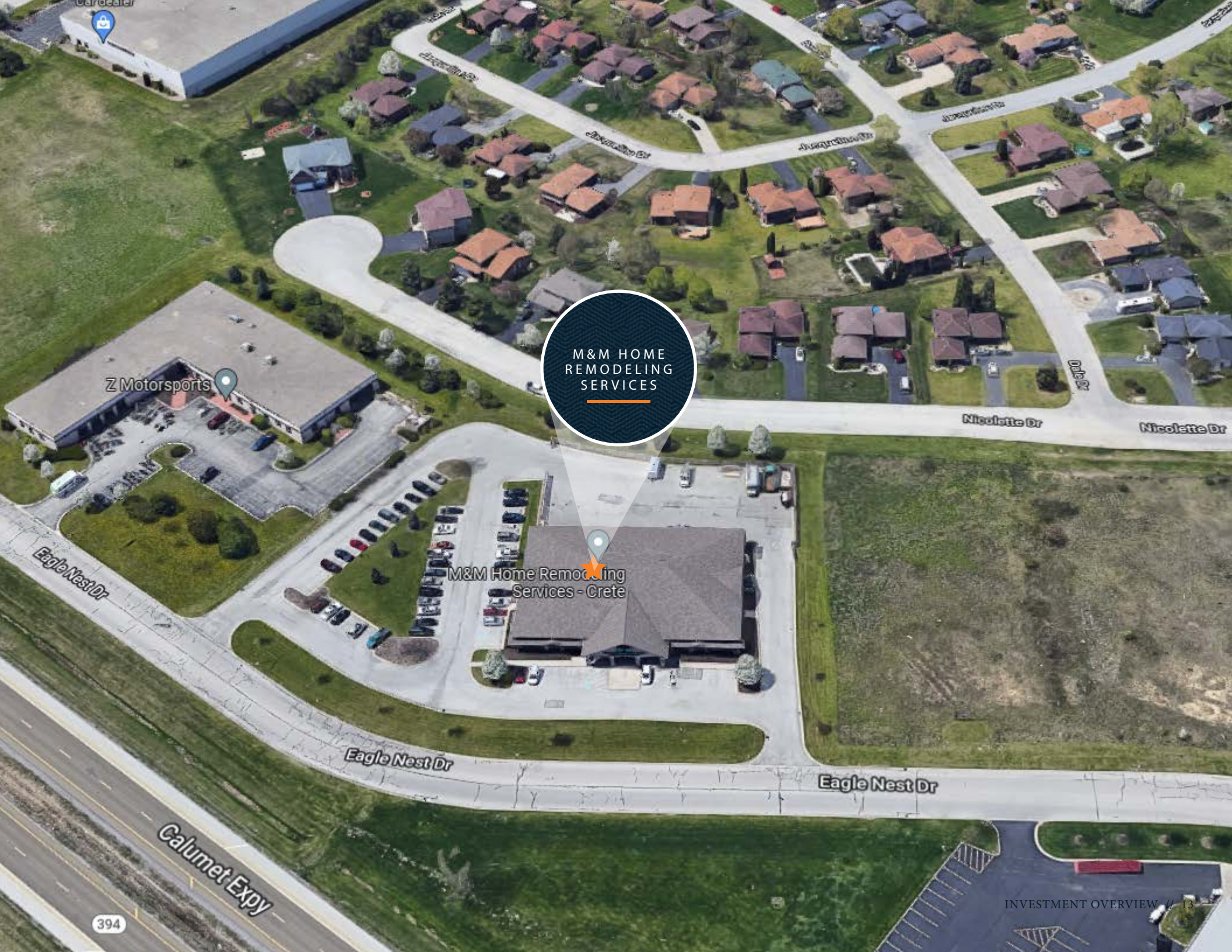
OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	138,000		9.32	140,760		9.51
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	3,700		0.25	3,700		0.25
Real estate Taxes	45,000		3.04	45,000		3.04
Management Fees	0		0.00	0		0.00
Total Reimbursement Income	\$48,700	86.7%	\$3.29	\$48,700	86.5%	\$3.29
Effective Gross Revenue	\$186,700		\$12.61	\$189,460		\$12.80
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	3,700		0.25	3,700		0.25
Real Estate Taxes	45,000		3.04	45,000		3.04
Management Fee	7,468	4.0%	0.50	7,578	4.0%	0.51
Total Expenses	\$56,168		\$3.80	\$56,278		\$3.80
Expenses as % of EGR	30.1%			29.7%		
Net Operating Income	\$130,532		\$8.82	\$133,182		\$9.00



M&M HOME
REMODELING
SERVICES





M&M HOME
REMODELING
SERVICES

Z Motorsports

M&M Home Remodeling
Services - Crete

Eagle Nest Dr

Eagle Nest Dr

Eagle Nest Dr

Calumet Expy

394

Nicolette Dr

Nicolette Dr



TENANT SUMMARY

“Chicago & NW Indiana’s Trusted Choice for Roofing, Siding, Windows Since 1976.”

TENANT

M&M Home Remodeling Services

HEADQUARTERS

Crete, IL

DATE FOUNDED

1976

OF LOCATIONS

3

EMPLOYEES

70

www.m-mcorp.com



For more than 45 years, M&M Home Remodeling Services has offered quality home improvement solutions to the Chicago and Northwest Indiana community at an exceptional value. The company provides repair and installation services for roofing, doors, siding, gutters, and high-performance windows designed to save customers up to 30 percent on heating and cooling bills. M&M only uses top-rated products from proven manufacturers and aims to provide flawless installations on every project. Customers are offered free in-home estimates, flexible financing, and lifetime warranties.

M&M remains a family owned business that offers customer-focused service, which has generated multiple industry accolades and awards. The company maintains an A+ accreditation with the Better Business Bureau, and is a recipient of the GAF “Excellence Award” and Angie’s List “Super Service” award.

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 1,943 debt and equity financings in 2020



National platform operating within the firm's brokerage offices



\$7.67 billion total national volume in 2020



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



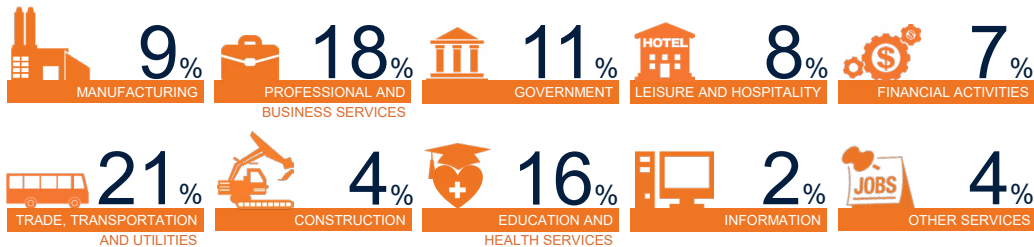
LARGE, DIVERSE
EMPLOYMENT BASE



METROPLEX GROWTH

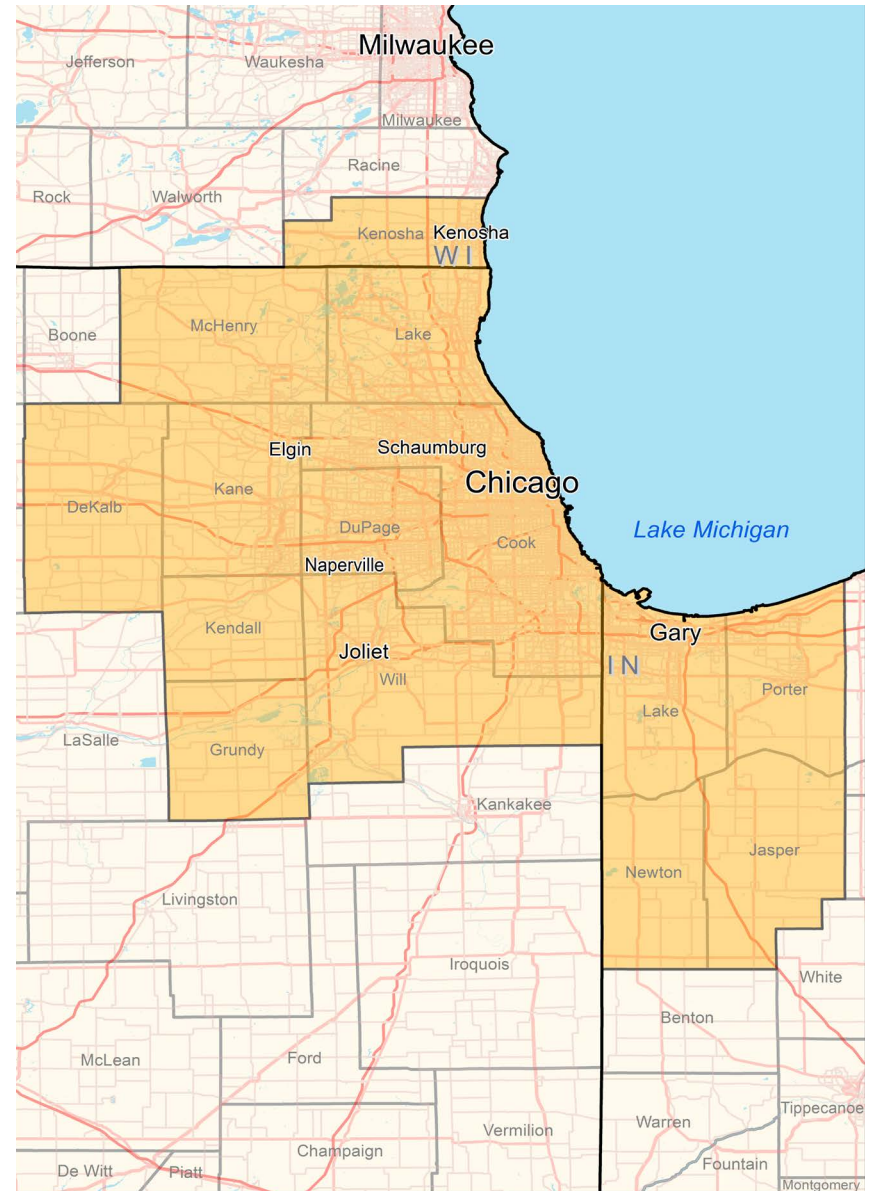
ECONOMY

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. Typically, more than 50 million people visit the metro annually and support approximately 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment should pick up again in 2021. Large tech firms such as Amazon and Google attract a wide array of startup companies. The workforce is considered one of the most diverse and well trained among major U.S. metros.

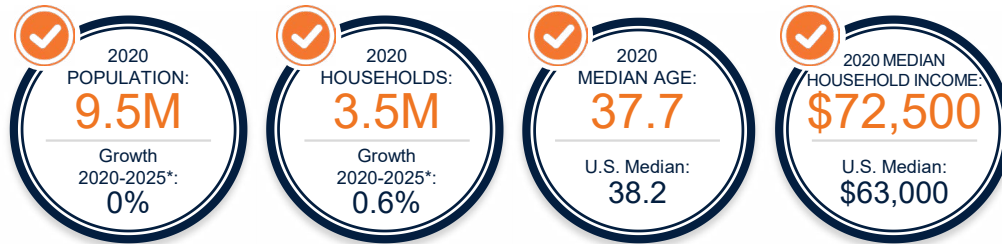


TRANSPORTATION

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 major carriers BNSF, Union Pacific, CSX, and Norfolk Southern servicing 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 provide air service for the region.



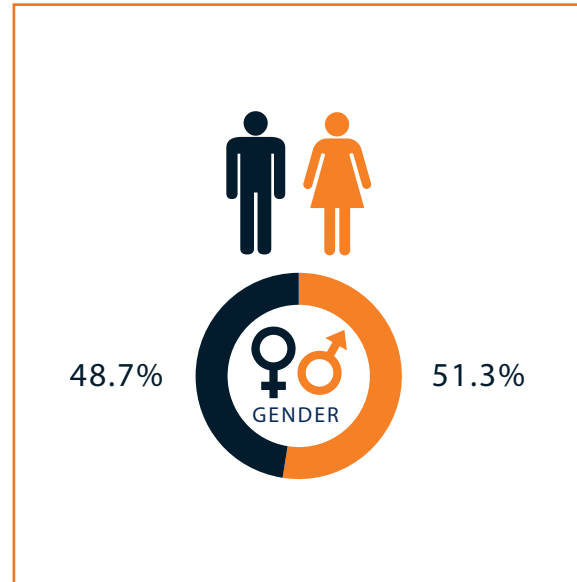
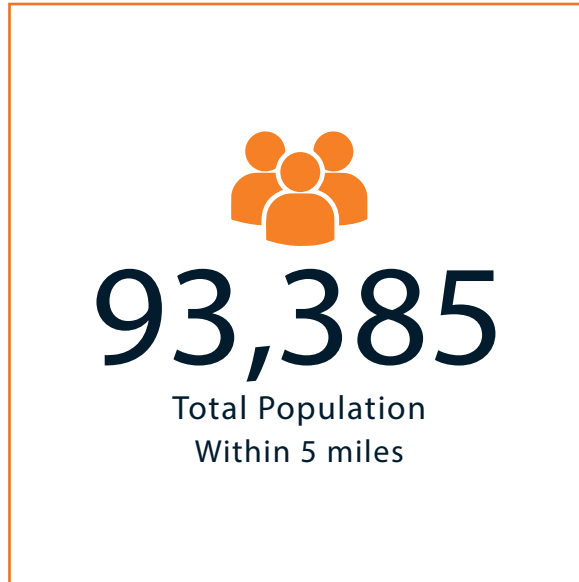
METROPLEX GROWTH



Chicago is the third most populous metro in the U.S. with 9.5 million residents. During the next five years, the population is expected to remain steady. World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. early 37 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. The local homeownership at 64 percent is slightly above the national rate.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	2,639	24,892	93,231
2021 Estimate			
Total Population	2,715	25,184	93,385
2010 Census			
Total Population	2,784	25,622	94,369
2000 Census			
Total Population	2,445	25,299	92,312
Daytime Population			
2021 Estimate	2,204	21,303	79,446
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	948	8,651	33,093
2021 Estimate			
Total Households	957	8,683	32,957
Average (Mean) Household Size	2.7	2.9	2.8
2010 Census			
Total Households	976	8,764	33,034
2000 Census			
Total Households	782	8,544	32,005

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	9.9%	4.9%	4.2%
\$150,000-\$199,999	7.8%	6.2%	5.9%
\$100,000-\$149,999	20.4%	18.2%	17.4%
\$75,000-\$99,999	20.3%	15.1%	14.3%
\$50,000-\$74,999	12.2%	16.2%	17.3%
\$35,000-\$49,999	10.5%	11.0%	11.5%
\$25,000-\$34,999	4.5%	7.7%	8.6%
\$15,000-\$24,999	8.0%	9.2%	8.9%
Under \$15,000	6.4%	11.4%	12.0%
Average Household Income	\$110,821	\$86,387	\$81,852
Median Household Income	\$85,768	\$65,814	\$61,783
Per Capita Income	\$39,428	\$29,854	\$29,032
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	2,715	25,184	93,385
Under 20	23.2%	27.2%	26.0%
20 to 34 Years	15.2%	17.5%	18.3%
35 to 39 Years	4.6%	5.5%	5.8%
40 to 49 Years	11.6%	11.8%	12.4%
50 to 64 Years	22.8%	20.6%	20.8%
Age 65+	22.5%	17.4%	16.6%
Median Age	46.5	39.9	39.9
Population 25+ by Education Level			
2021 Estimate Population Age 25+	1,925	16,713	63,258
Elementary (0-8)	2.6%	3.8%	5.0%
Some High School (9-11)	2.7%	6.0%	6.0%
High School Graduate (12)	25.8%	31.2%	32.3%
Some College (13-15)	21.8%	26.3%	25.3%
Associate Degree Only	8.5%	8.8%	8.5%
Bachelor's Degree Only	20.9%	15.7%	15.2%
Graduate Degree	17.6%	8.1%	7.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	38.0	37.0	35.0

M&M HOME REMODELING SERVICES

3488 EAGLE NEST DRIVE
CRETE, IL 60417

PRESENTED BY

ZACH ORZEL

Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5401
Zachary.Orzel@MarcusMillichap.com
License: IL 475.198922

TYLER SHARP

Senior Associate
Office & Industrial Division
Chicago Office
Office (312) 327-5446
Tyler.Sharp@MarcusMillichap.com
License: IL 475.177869

ADAM ABUSHAGUR

Senior Managing Director Investments
National Office and Industrial Properties Group
Dallas Office
Office 972.755.5223
Adam.Abushagur@marcusmillichap.com
License TX 661916

BROKER OF RECORD

STEVEN WEINSTOCK

Illinois Broker of Record
One Mid America Plaza, Suite 200
Oakbrook Terrace, IL 60181
Tel: 630-570-2200
Steven.Weinstock@marcusmillichap.com
License: IL 471.011175

DEBT CONTACT

FRANK MONTALTO

First Vice President Capital Markets
333 West Wacker Drive, Suite 200
Chicago, IL 60606
Tel: 312-327-5400
Frank.Montalto@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP