

Marcus & Millichap
TAG INDUSTRIAL GROUP

LANDMARK INDUSTRIAL PARK

766 LANDMARK DRIVE

BELVIDERE, IL 61008

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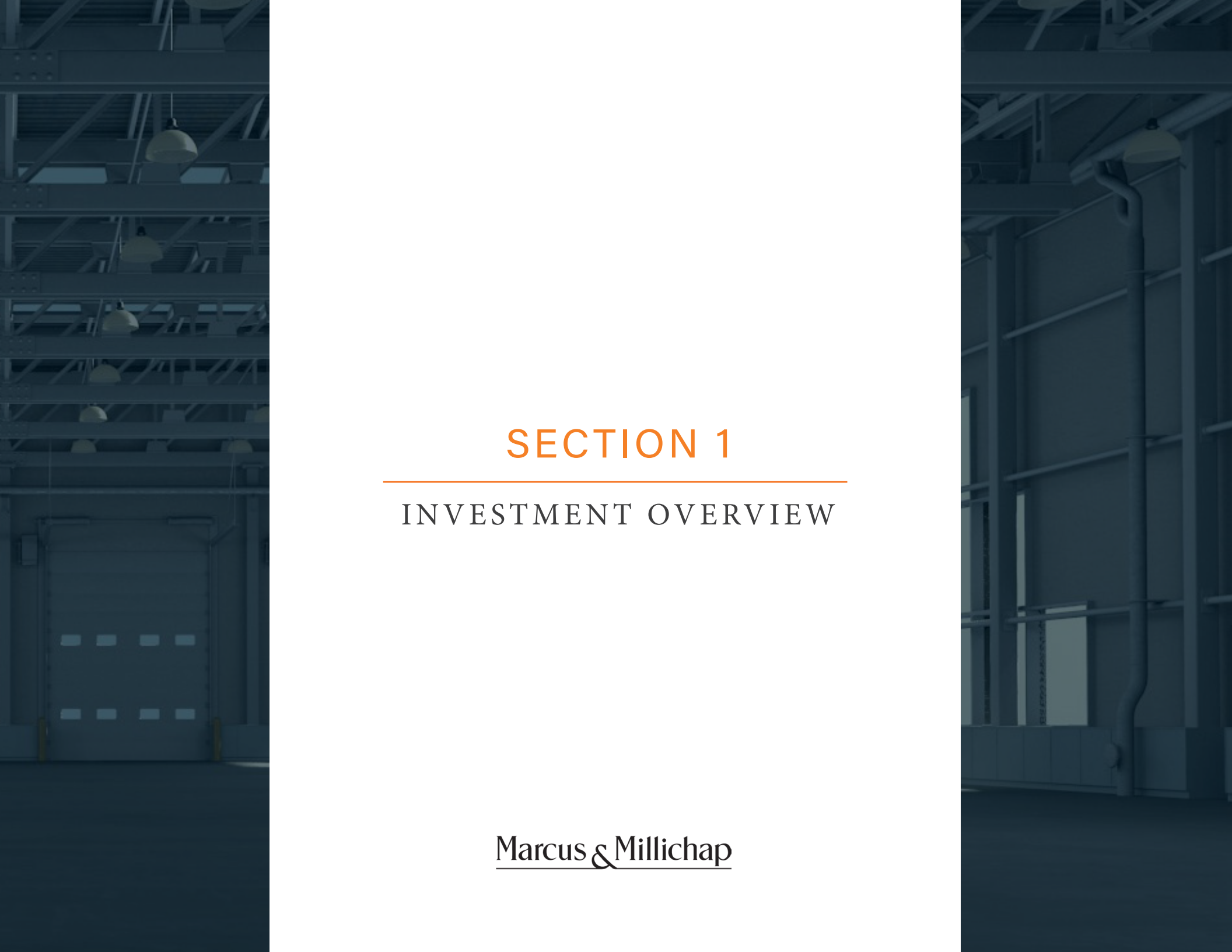
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MARKET OVERVIEW

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of steel beams and structural supports. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white industrial door with multiple rectangular windows is visible. The overall atmosphere is industrial and modern.

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- ± 28,160-Square-Foot Manufacturing/Warehouse Situated on 2.0 Acres
- Features 16'-22' Clear Height, Three Dock-High Doors, & Four Grade-Level Doors
- Vacant Space Ideal for Owner Use or Lease Up Opportunity at Below Replacement Costs
- Located North of I-90 with Proximity to Stellantis and General Mills Plants
- High-Growth Submarket with Walmart Cold Storage Development | 2.2% Vacancy Rate

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 766 Landmark Drive in Belvidere, Illinois. The subject property consists of approximately 28,160 square feet of manufacturing and warehouse space and is situated on 2.0 acres of land. The single-tenant asset features metal construction, a clear height ranging between 16' and 22', three dock-high doors, four grade-level doors, and nine overhead Modine HVACs. Located just north of Interstate 90, the property sits 11 miles East of Downtown Rockford and 81 miles West of Downtown Chicago. For sale as vacant, the property is ideal for owner use or as a lease-up opportunity. At \$47.94 per square foot, the property can be acquired well below replacement costs.

The subject property is situated within Boone County, a relatively small submarket with 10.8 million square feet of industrial space. Boone County has a high presence of manufacturing activity, accounting for 51 percent of the industrial inventory. The submarket is anchored by the 4 million-square-foot assembly plant owned by Stellantis (parent company of Chrysler, Jeep, and Dodge) and the 1.3 million-square-foot General Mills plant. During the third quarter of 2024, vacancies in Boone County significantly outperformed the national average at 2.2 percent. Despite availability remaining tight, annual rent growth slipped below its pre-pandemic trend at 2.6 percent in Q3. At the time, 1.6 million square feet were under construction, largely consisting of the 1.2 million-square-foot Walmart cold storage and distribution facility (CoStar).

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

766 LANDMARK DRIVE, BELVIDERE, IL 61008

Number of Suites	1
Number of Buildings	1
Total Square Feet	± 28,160
Warehouse Square Feet	± 27,160
Office Square Feet	± 1,000
Office Ratio	± 4.00%
Year Built	~ 1998/2002/2013
Lot Size	2 Acres
Type of Ownership	Fee Simple
Clear Height	16'-22'
Parking Spaces	± 15
Parking Surface	Asphalt
Building Class	C
Tenancy	Owner-User
Dock High Doors	3
Grade Level Doors	4
Sprinklers	Yes
Construction	Metal
Type of Lighting	Fluorescent
Zoning	General Industrial
Roof Type	Metal
Age/Condition of Roofs	Fair/Good/Good Condition
HVAC Units	9 Overhead Modines
Market	Chicago
Submarket	Boone County
Submarket Vacancy	2.20%

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LANDMARK INDUSTRIAL PARK

766 LANDMARK DRIVE, BELVIDERE, IL 61008

OFFERING PRICE
\$1,350,000

PRO FORMA CAP RATE
9.53%

Offering Price	\$1,350,000
Pro Forma Cap Rate	9.53%
Price/SF	\$47.94
Total Square Feet	28,160
Tenancy	Owner-User
Occupancy	0.00%

*Pro-Forma Cap Rate is Accounting for Estimated \$70,000 in Tenant Improvement and Leasing Commissions.

Renting vs Owning			
Renting		Owning with Conventional Financing	
CAM	\$28,160.00	CAM	\$28,160.00
Taxes	\$32,852.12	Taxes	\$32,852.12
Insurance	\$8,448.00	Insurance	\$8,448.00
Rent	\$140,799.96	Annual Debt Pmt.	\$74,423.85
Total	\$210,260.08	Total	\$143,883.97
All in Costs PSF	\$7.47	All in Costs PSF	\$5.11
Equity Needed (Two Months Rent) \$23,467		Equity Needed (35% Down Payment) \$472,500	

- * CAM Estimated \$1.00 PSF
- * Insurance Estimated \$0.30 PSF
- * Rent Based on Pro-Forma \$5.00 PSF NNN
- * Loan Terms Subject to Change

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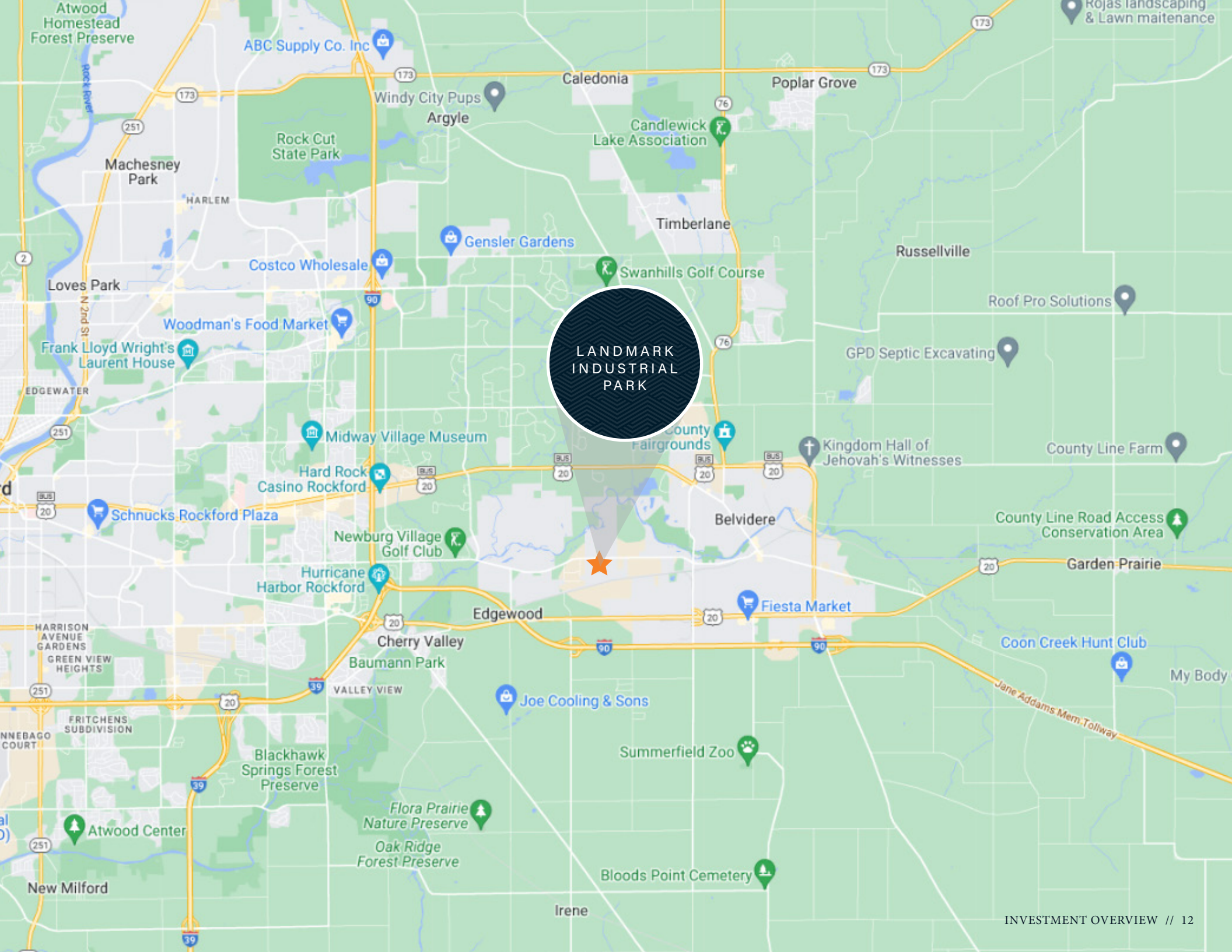
RENT ROLL

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	Lease Type	Renewal Options and Option Year Rental Information
Vacant	Full Building	28,160	100.0%	TBD	TBD	\$0.00	\$0.00	\$0.00	\$140,800	TBD	NNN	Pro-Forma Rent Per Year is Based on \$5.00 PSF NNN
Total		28,160				\$0.00	\$0.00	\$0.00	\$140,800			
Occupied Tenants: 0				Unoccupied Tenants: 1		Occupied GLA: 0.00%		Unoccupied GLA: 100.00%				
Total Current Rents: \$0						Occupied Current Rents: \$0		Unoccupied Current Rents: \$0				
Notes: **Tenant is behind on monthly rental payments and ownership has started the eviction process**												

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	0	0.00	140,800	5.00	
Expense Reimbursement Income					
Net Lease Reimbursement					
Insurance	0	0.00	8,448	0.30	
Real estate Taxes	0	0.00	32,852	1.17	
Management Fees	0	0.00	0	0.00	[3]
Total Reimbursement Income	\$0 0.0%	\$0.00	\$41,300 88.3%	\$1.47	
Effective Gross Revenue	\$0	\$0.00	\$182,100	\$6.47	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Insurance	8,448	0.30	8,448	0.30	Estimated 2023 Payable 2024
Real Estate Taxes	32,852	1.17	32,852	1.17	
Management Fee	0 0.0%	0.00	5,463 3.0%	0.19	
Total Expenses	\$41,300	\$1.47	\$46,763	\$1.66	
Expenses as % of EGR	0.0%		25.7%		
Net Operating Income	-\$41,300	(\$1.47)	\$135,337	\$4.81	

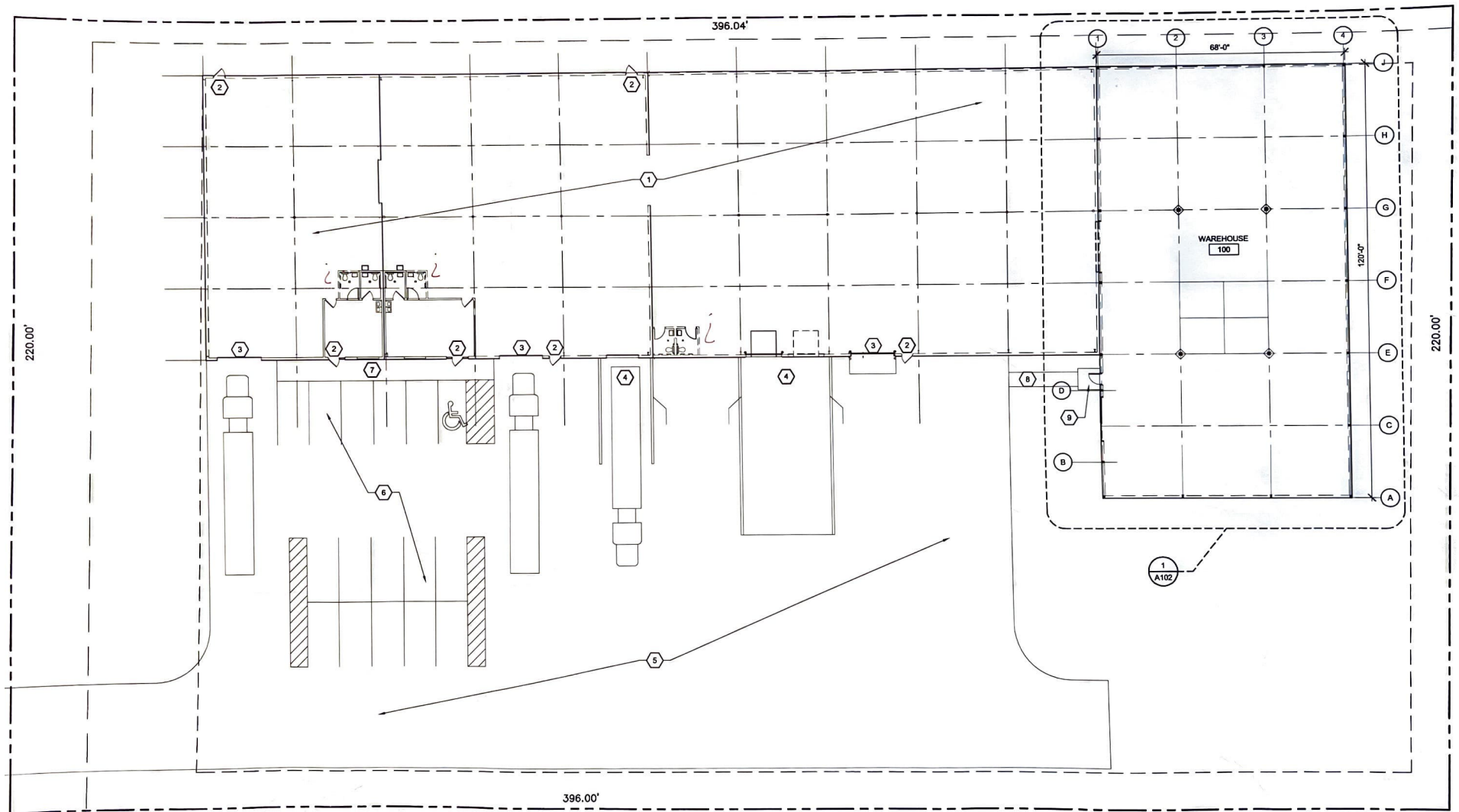


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FLOOR PLAN



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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 2,143 debt
and equity
financings in 2023



National platform operating
within the firm's
brokerage offices



\$86.3 billion total
national volume
in 2023



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

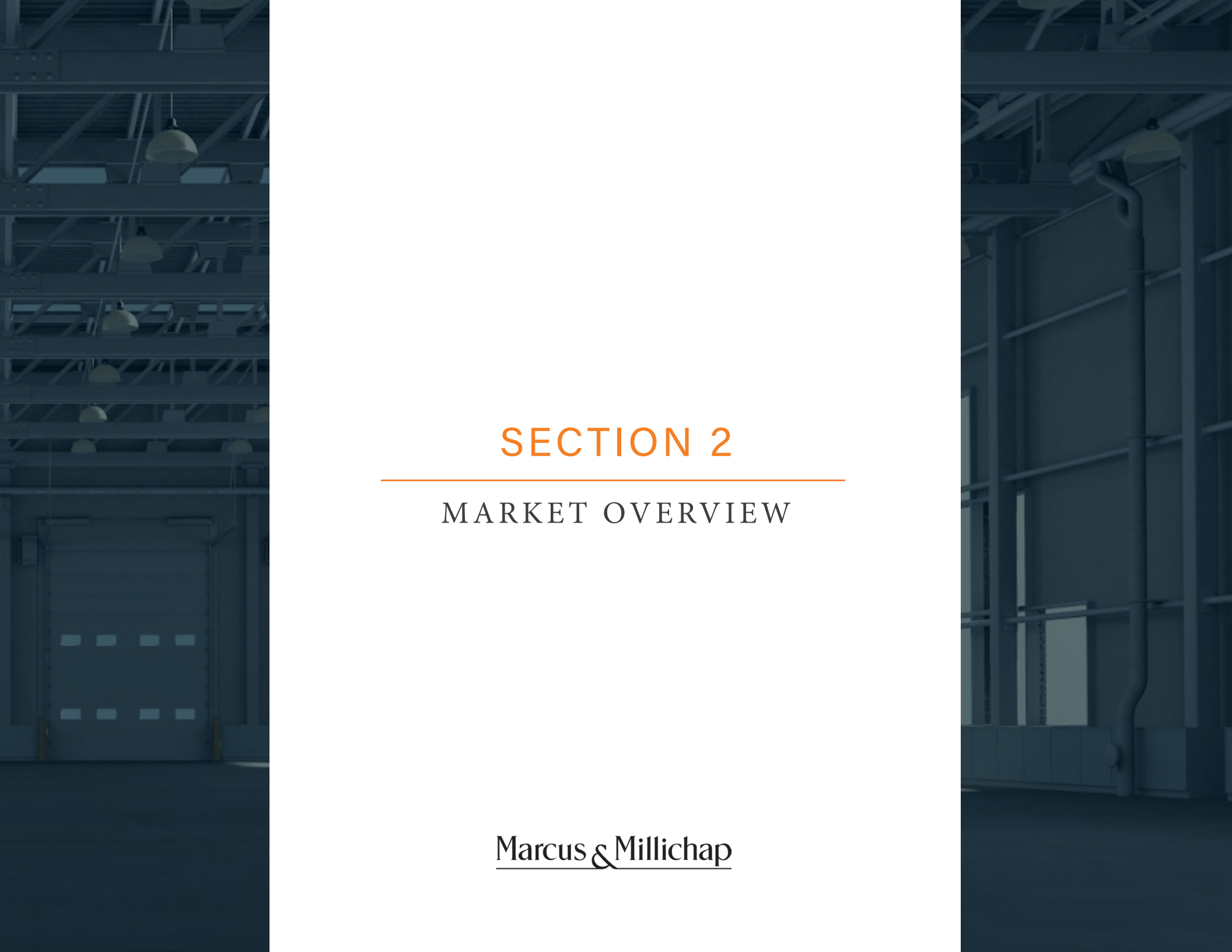
WHY MMCC?

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

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of steel beams and structural supports. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white industrial door with multiple rectangular windows is visible. The overall atmosphere is industrial and modern.

SECTION 2

MARKET OVERVIEW

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CHICAGO

ILLINOIS

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area 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 9.5 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 and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for hybrid work schedules, while progressing tourism levels support activity in the urban core.



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-technology sectors. Fortune 500 companies headquartered in the metro include Walgreens, Abbott Laboratories, 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 nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment are improving. Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.



9%
MANUFACTURING



18%
PROFESSIONAL AND
BUSINESS SERVICES



11%
GOVERNMENT



9%
LEISURE AND HOSPITALITY



7%
FINANCIAL
ACTIVITIES



20%
TRADE, TRANSPORTATION,
AND UTILITIES



4%
CONSTRUCTION



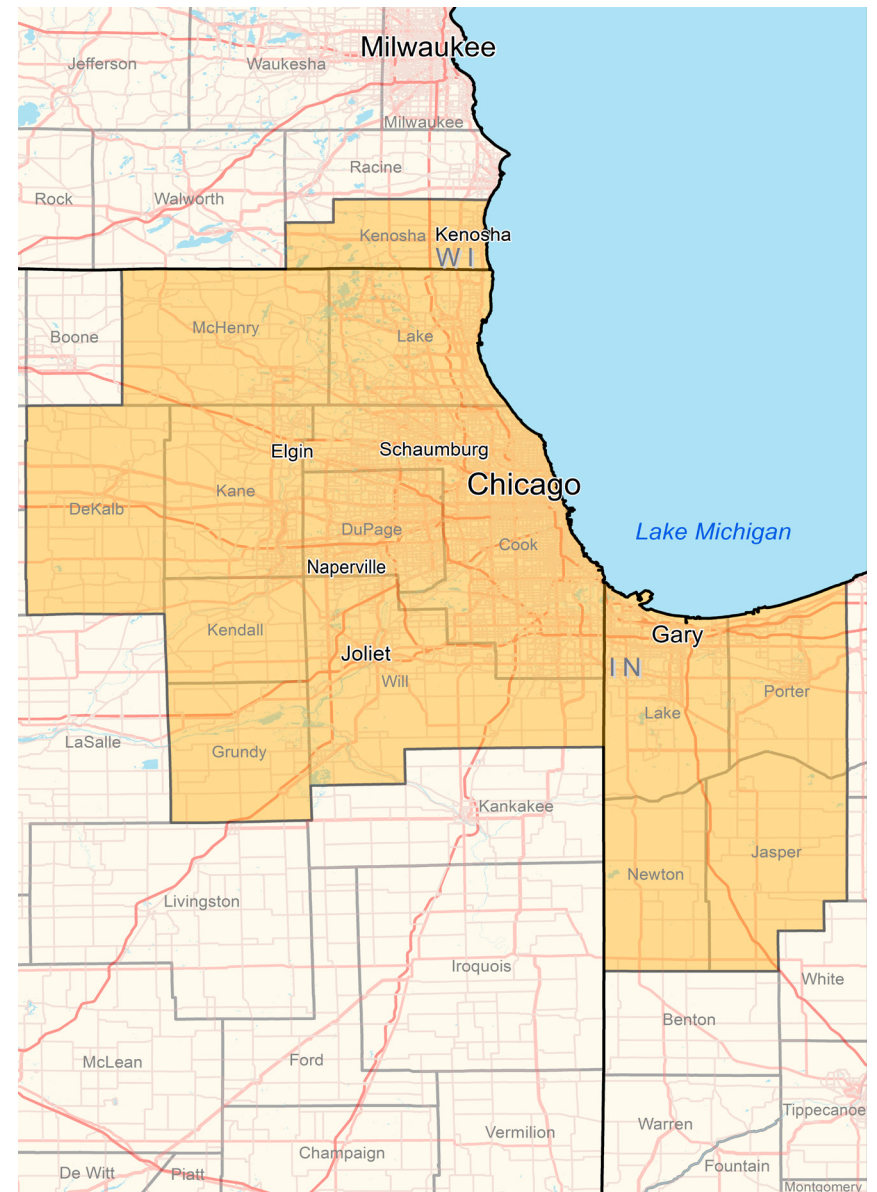
16%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

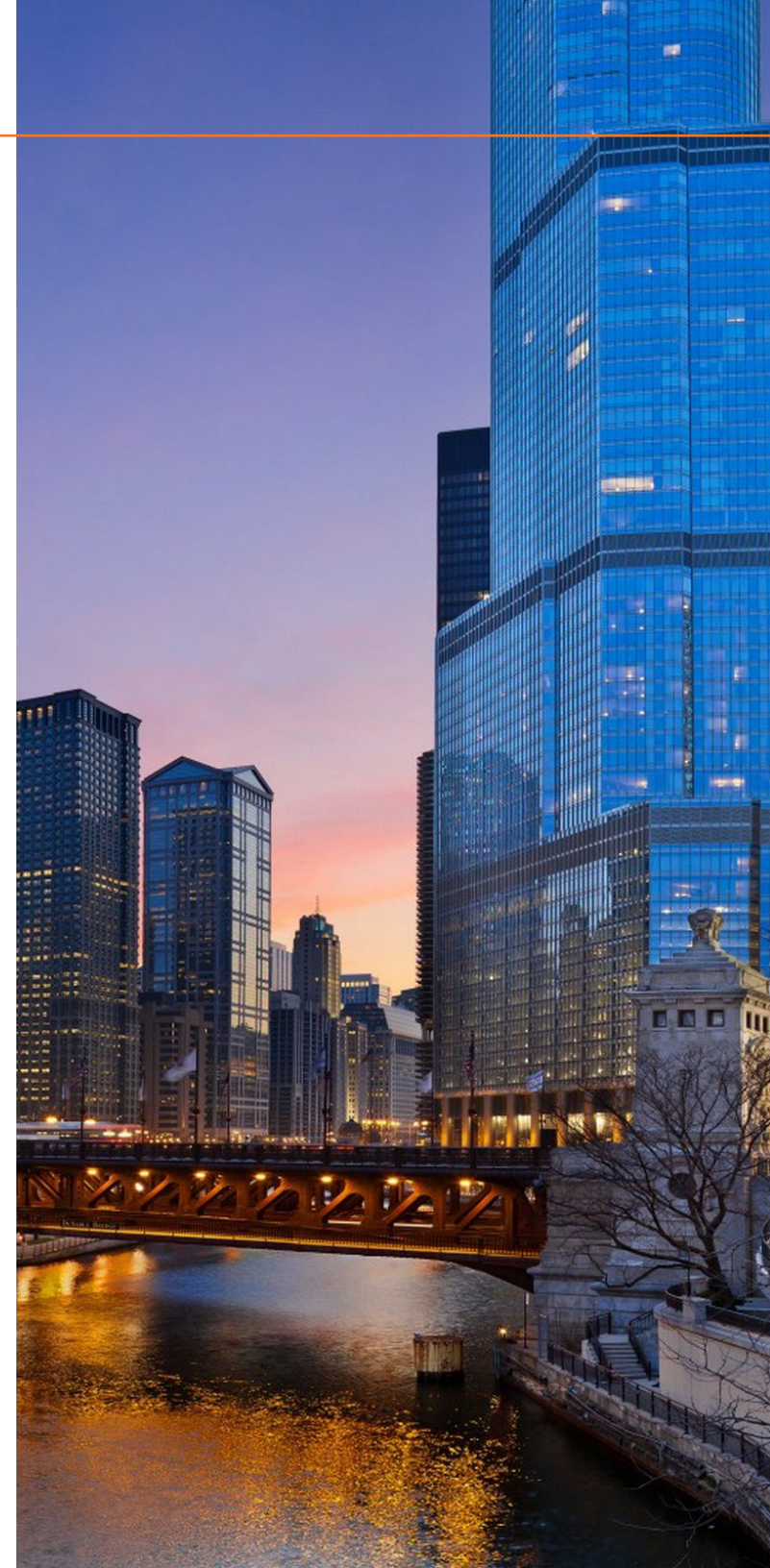
TRANSPORTATION

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 top 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. Sixteen smaller airports also provide air service for the region.



QUALITY OF LIFE

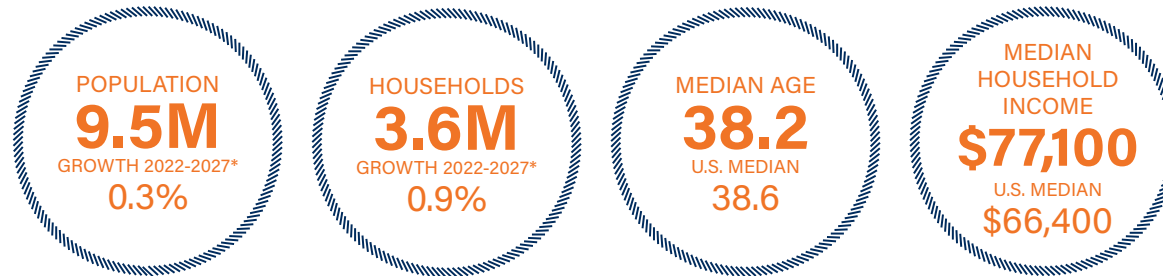
The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver. Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which broke ground in September 2021.



METROPLEX GROWTH

DEMOGRAPHICS

Chicago is the second-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. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 15 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 slightly below that of the U.S. median, as well as a household income above the national level. More people are renting as thousands of new apartments are completed. The local home-ownership at 61 percent is slightly below the national rate.



DEMOGRAPHICS



46,035

Total Population
Within 5 Miles



49.5%



50.5%



\$88,333

Average Household Income
Within 5 Miles



24,097

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,533	21,473	46,335
2023 Estimate			
Total Population	1,528	21,362	46,035
2020 Census			
Total Population	1,625	21,308	45,779
2010 Census			
Total Population	1,526	21,700	46,394
Daytime Population			
2023 Estimate	4,749	23,470	51,209
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	626	8,087	17,575
2023 Estimate			
Total Households	622	8,032	17,443
Average (Mean) Household Size	2.5	2.7	2.6
2020 Census			
Total Households	623	8,024	17,408
2010 Census			
Total Households	607	7,822	16,939

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	2.1%	4.0%	6.4%
\$150,000-\$199,999	1.9%	4.7%	6.9%
\$100,000-\$149,999	12.4%	11.7%	15.9%
\$75,000-\$99,999	10.0%	9.5%	11.9%
\$50,000-\$74,999	13.9%	16.0%	16.3%
\$35,000-\$49,999	18.9%	16.3%	14.0%
\$25,000-\$34,999	16.6%	11.8%	9.6%
\$15,000-\$24,999	13.5%	12.5%	9.6%
Under \$15,000	10.7%	13.4%	9.4%
Average Household Income	\$62,534	\$69,937	\$88,333
Median Household Income	\$40,348	\$45,393	\$58,395
Per Capita Income	\$25,463	\$26,390	\$33,619
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	1,528	21,362	46,035
Under 20	22.5%	27.4%	25.1%
20 to 34 Years	13.9%	19.1%	17.5%
35 to 39 Years	5.6%	5.8%	5.5%
40 to 49 Years	11.0%	11.7%	11.7%
50 to 64 Years	19.4%	18.7%	20.9%
Age 65+	27.6%	17.3%	19.2%
Median Age	47.3	38.1	41.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	1,118	14,152	31,742
Elementary (0-8)	3.6%	8.1%	5.2%
Some High School (9-11)	7.1%	9.2%	6.9%
High School Graduate (12)	40.7%	37.5%	32.9%
Some College (13-15)	25.7%	20.2%	21.2%
Associate Degree Only	9.9%	7.9%	8.6%
Bachelor's Degree Only	9.7%	10.4%	15.1%
Graduate Degree	3.2%	6.8%	10.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	28.0	28.0

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