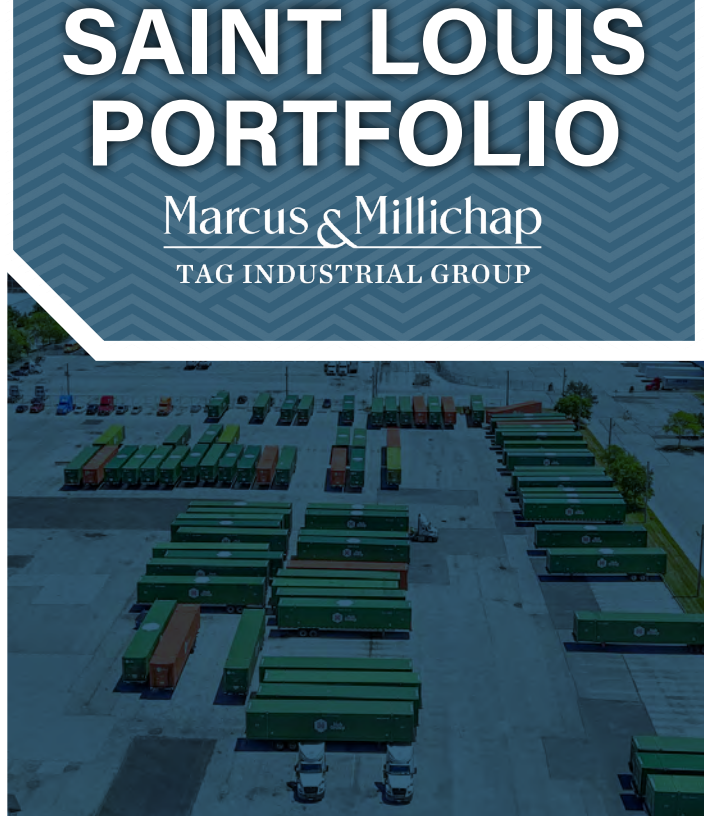




OFFERING MEMORANDUM
**CLARK
PROPERTIES
SAINT LOUIS
PORTFOLIO**
Marcus & Millichap
TAG INDUSTRIAL GROUP



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CLARK PROPERTIES SAINT LOUIS PORTFOLIO AERIAL PHOTOS



Marcus & Millichap
TAG INDUSTRIAL GROUP

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**UNION SEVENTY CENTER
BUSINESS PARK**



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RIVERVIEW INDUSTRIAL
CENTER



**ALTON CENTER
BUSINESS PARK**



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SUMMARY**

**INDIVIDUAL
PROPERTIES**

**MARKET
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PORTFOLIO SUMMARY

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- 15 Regional Map

PORTFOLIO

OFFERING SUMMARY

SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in Clark Properties Saint Louis Portfolio, industrial properties located at Saint Louis, Missouri and Alton, Illinois.

TERMS OF SALE

Clark Properties Saint Louis Portfolio is subject to offer.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

CLARK PROPERTIES SAINT LOUIS PORTFOLIO

Clark Properties Saint Louis Portfolio - Marcus & Millichap is pleased to present the opportunity to acquire the Clark Properties Portfolio in the Saint Louis, Missouri market. Clark Properties Saint Louis Portfolio consists of three separate industrial sites: [Alton Center Business Park positioned at 1410 to 1450 Discovery Parkway in Alton, Illinois](#); [Riverview Industrial Center situated at 9215 Riverview Drive in Saint Louis, Missouri](#); and [Union Seventy Center Business Park located at 3901 Union Boulevard in Saint Louis, Missouri](#).

Alton Center Business Park comprises approximately 450,400 square feet of industrial space and is positioned on approximately 134 acres of land. The multi-tenant asset is anchored by Imperial Manufacturing/IMG USA, Inc. Featured highlights ranging from 23' to 25' clear height, 22 dock-high doors, five grade-level doors, three-phase power with minimum 800-1,200 amps at each suite/address and a building coverage ratio of 8 percent. The property sits adjacent to two separate rail lines serviced by Union Pacific and Norfolk Southern as well as easy access to the Clark Bridge that connects Illinois and Missouri over the Mississippi River. At 71.2 percent occupied, the Alton Center Business Park offers a value-add lease-up opportunity.

Riverview Industrial Center contains approximately 210,754 square feet of industrial space across 25.48 acres of land. The fully leased multi-tenant asset is anchored by Home Depot USA, Inc. The property features three suites, 12 dock-high doors, five grade-level doors, one city-high door and seven rail-access doors, a clear height ranging from 12' to 43', three-phase power with 1,200 amps, and a BNSF rail spur. Additionally, the building's coverage ratio of 19 percent makes the property ideal for outdoor storage use which the tenants heavily utilize.

Union Seventy Center Business Park consists of approximately 1.659 million of rentable square feet of industrial space and is situated on a combined 99.669 acres of land. Anchored by Clark Logistic Services, Triad Manufacturing, and Iron Mountain, the multi-tenant asset features 25 suites, 132 dock-high doors, 26 grade-level doors, and a Terminal Railroad Association of St. Louis rail spur. The property includes 10 paved lots approximating 27 acres of parking lot/outside storage.

All three sites that make up the Clark Properties Saint Louis Portfolio enjoy rail capabilities that directly connects to one of the nation's largest rail hubs. Additionally, each property contains valuable parking lot/industrial outdoor storage. Since these properties include heavy tenant improvements that allow for specialized manufacturing and shipping activities, the anchoring tenants are relatively less sensitive to rent increases. Given the current economic environment of rising industrial vacancy rates, falling rent growth, and high inflation, it is imperative for investors to own specialized assets. This sale offers investors the opportunity to acquire a diversified portfolio with pricing power in a market whose fundamentals outperform most of the top markets across the nation. At 4.9 percent, the industrial vacancy rate in Saint Louis sat 170 basis points lower than the national average at the midway point of 2024 (CoStar, top 50 metros, minimum 10,000 square feet).

INVESTMENT

HIGHLIGHTS



Portfolio Composition: The Clark Properties Saint Louis Portfolio comprises three industrial sites with rail capabilities. Together, they offer over approximately 2.3 million square feet of rentable space across approximately 260 acres, with notable tenants such as Clark Logistic Services, Triad Manufacturing, Home Depot USA, and Imperial Manufacturing.



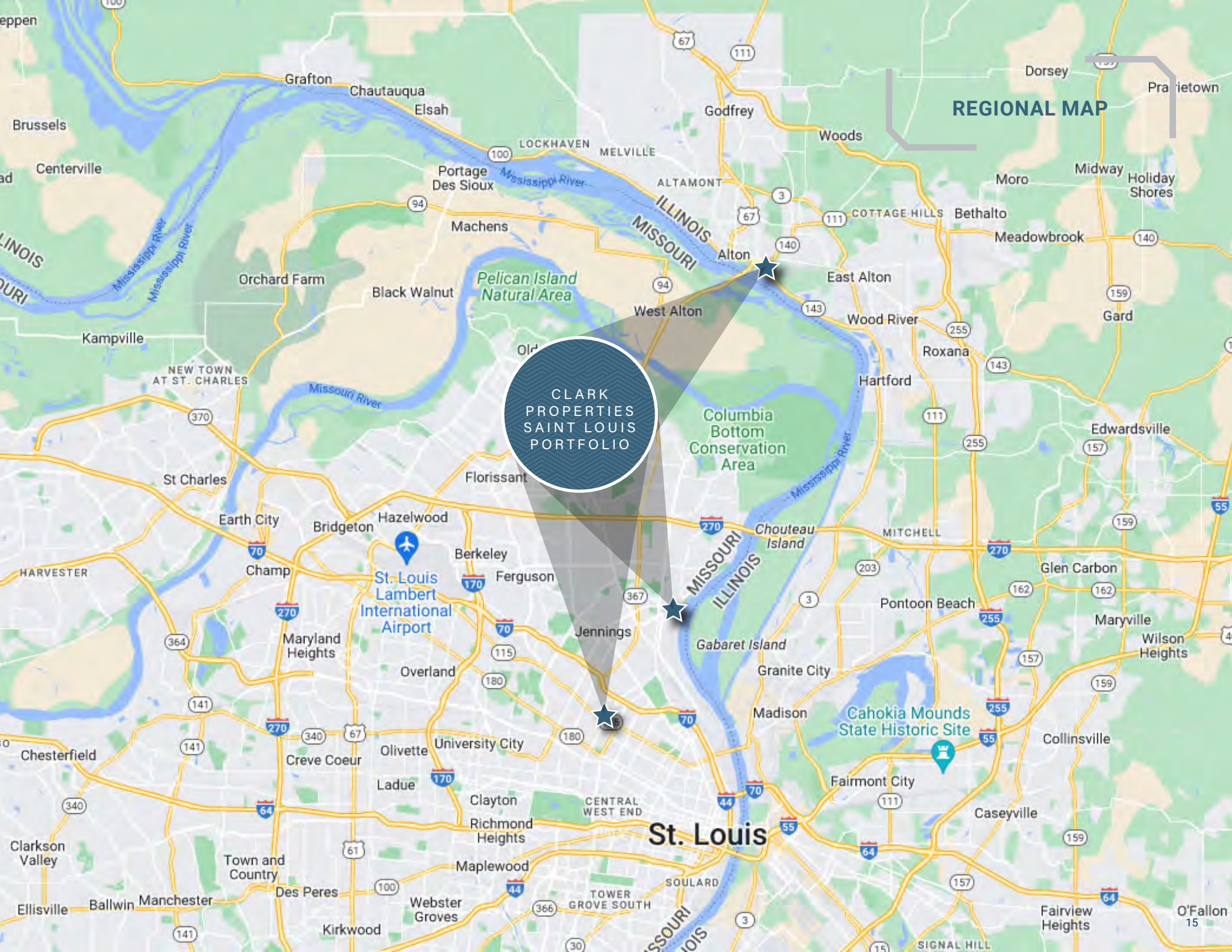
Market Advantage: All properties offer rail capabilities to the third largest rail hub in the U.S., with Six Class I railroads. The ability to offer tenants rail access allows for more diversification when looking to re-lease space across the portfolio.



Outside Storage: As this sub sector of industrial real estate continues to soar, Clark Properties Saint Louis Portfolio offers ample outside storage across infill locations of Saint Louis. The limited supply of space allowed ownership to quickly lease upcoming lot vacancy to First Student, who had difficulty finding suitable space elsewhere.



Market Fundamentals: Saint Louis industrial vacancy currently sits at 4.3% outperforming the national average by 240 basis points, which sits at 6.7%. When you break it down further to buildings sub 500,000 square feet, the vacancy rate drops to 3.7%. The lack of available space is what led Triad Manufacturing, an anchor tenant at Union Seventy Center, to take more space as it became available. They, recently, expanded into approximately 50,000 additional square feet, for a five-year lease, showing their commitment to this site .



CLARK PROPERTIES SAINT LOUIS PORTFOLIO

REGIONAL MAP

St. Louis



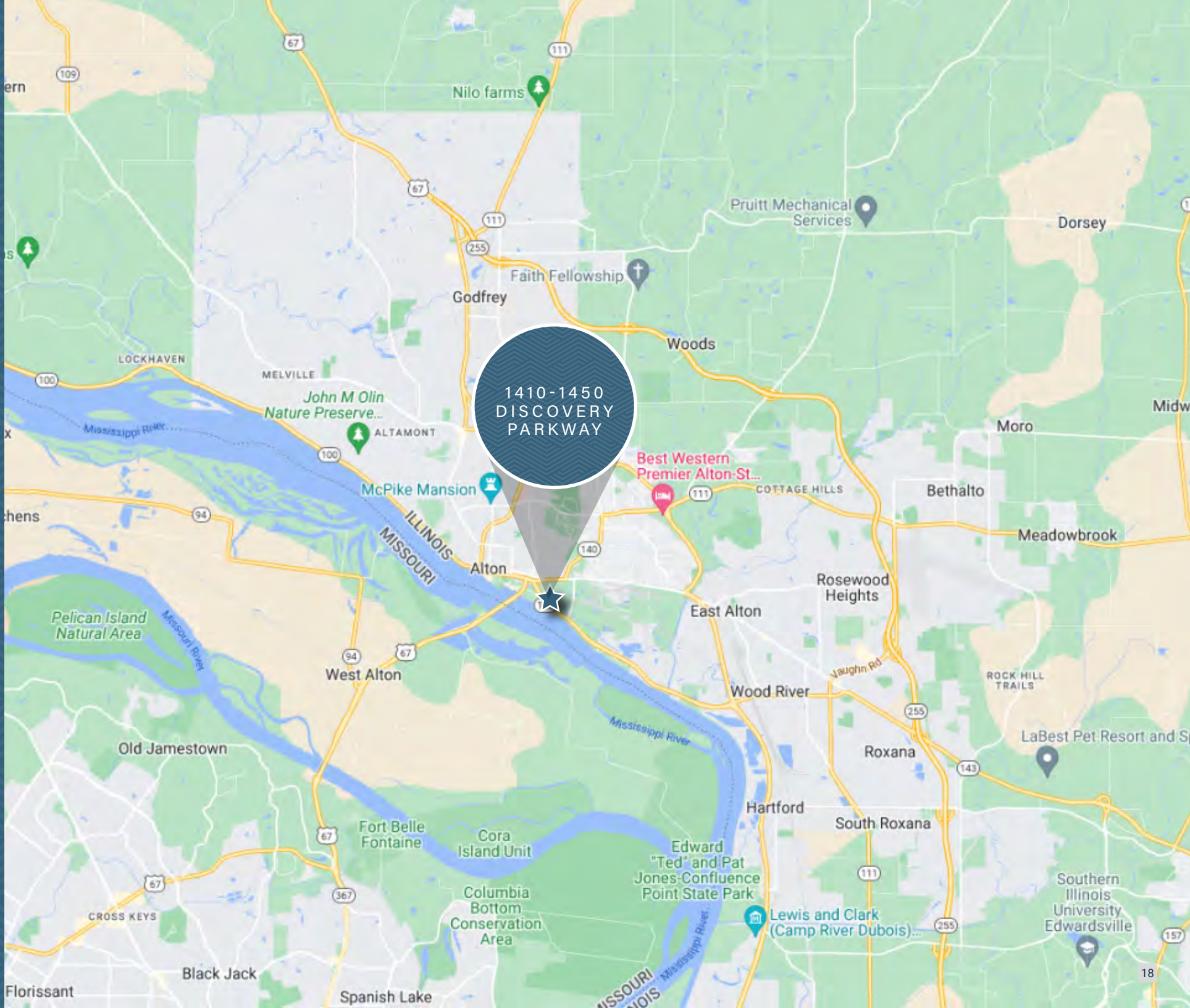
INDIVIDUAL PROPERTIES

- 17 Alton Center Business
Park, LLC
- 27 Riverview Industrial Center
- 37 Union Seventy Center

ALTON CENTER BUSINESS PARK, LLC



ALTON CENTER BUSINESS PARK, LLC



1410-1450
DISCOVERY
PARKWAY

ALTON CENTER BUSINESS PARK, LLC



PROPERTY DETAILS

ALTON CENTER BUSINESS PARK, LLC

1410-1450 DISCOVERY PARKWAY, ALTON, IL 62002

Number of Suites	5
Number of Buildings	2
Total Square Feet	450,400
Year Built	+/- 1960 / 2000
Lot Size	133.79 Acres
Type of Ownership	Fee Simple
Clear Height	23'-25'
Parking Spaces	+/- 800
Parking Surface	Asphalt
Building Class	B
Tenancy	Multi
Dock High Doors	22
Grade Level Doors	5
Sprinklers	ESFR
Rail Served	Rail Adjacent
Construction	Steel Frame
Zoning	M-4 Planned Business Park
Roof Type	TPO
Age/Condition of Roofs	*2016/2020 20-Year Warranty
Market	St. Louis
Submarket	Illinois
Market Vacancy	4.40%

*Contact Broker for Further Details

ALTON CENTER BUSINESS PARK, LLC



OFFERING HIGHLIGHTS

Offering Price	Subject to Offer
Year 1 NOI	\$1,352,258.25
Total Square Feet	450,400
Total Acres	133.79
Average In Place Rental Rate	\$3.39
Average Pro-Forma Rental Rate	\$3.56
Lease Type	Triple-Net (NNN)
WALT	7.40
Rental Increases	3.00%
Tenancy	Multi-Tenant
Occupancy	71.16%

DEBT QUOTE

As Of	2/5/2025
Maximum LTV	65%
Loan Term	5 Years
Amortization (Underwritten)	25 Years
Interest Only	12 Months
Index	5-Year UST
Index Pricing (As of 1/31/2025)	4.331%
Spread	2.25%
Estimated Interest Rate	6.58%
Recourse	TBD
Reserves	TBD

RENT ROLL

Tenant Name	Suite(s)	Lease Type	Lease Status	Area	Building Share %	Lease Start Date	Lease End Date	Original Lease Year	WALT	Rent PSF	Monthly Base Rent	Annual Base Rent	Absorption & Turnover Rent	Scheduled Base Rent	Annual Increases	Options
^Y Imperial Manufacturing & IMG USA, Inc.	1440, 1446, 1450	NNN	Contract	320,490	71.16%	6/1/22	6/30/32	2007	7.40	3.39	90,470	1,085,640	0	1,085,640	3.00%	Two 5-Year Options at 3% Annual Increases
^Y Imperial Manufacturing & IMG USA, Inc.	1446 - Tunnel Access	NNN	Contract	3,365	0.75%	6/1/22	6/30/32	2007	7.40	0.00	0	0	0	0	0%	
^Z Vacant	1410	NNN	Speculative	54,419	12.08%						20,407	244,886	122,443	122,443	3.00%	
^Z Vacant	1420	NNN	Speculative	72,126	16.01%						27,047	324,567	162,284	162,284	3.00%	
Total				450,400					7.40	3.56	137,924	1,655,093	284,726	1,370,366		

^Y Imperial Manufacturing & IMG USA, Inc. square feet reduced by 3,365 within their current lease for tunnel access within suite 1446.

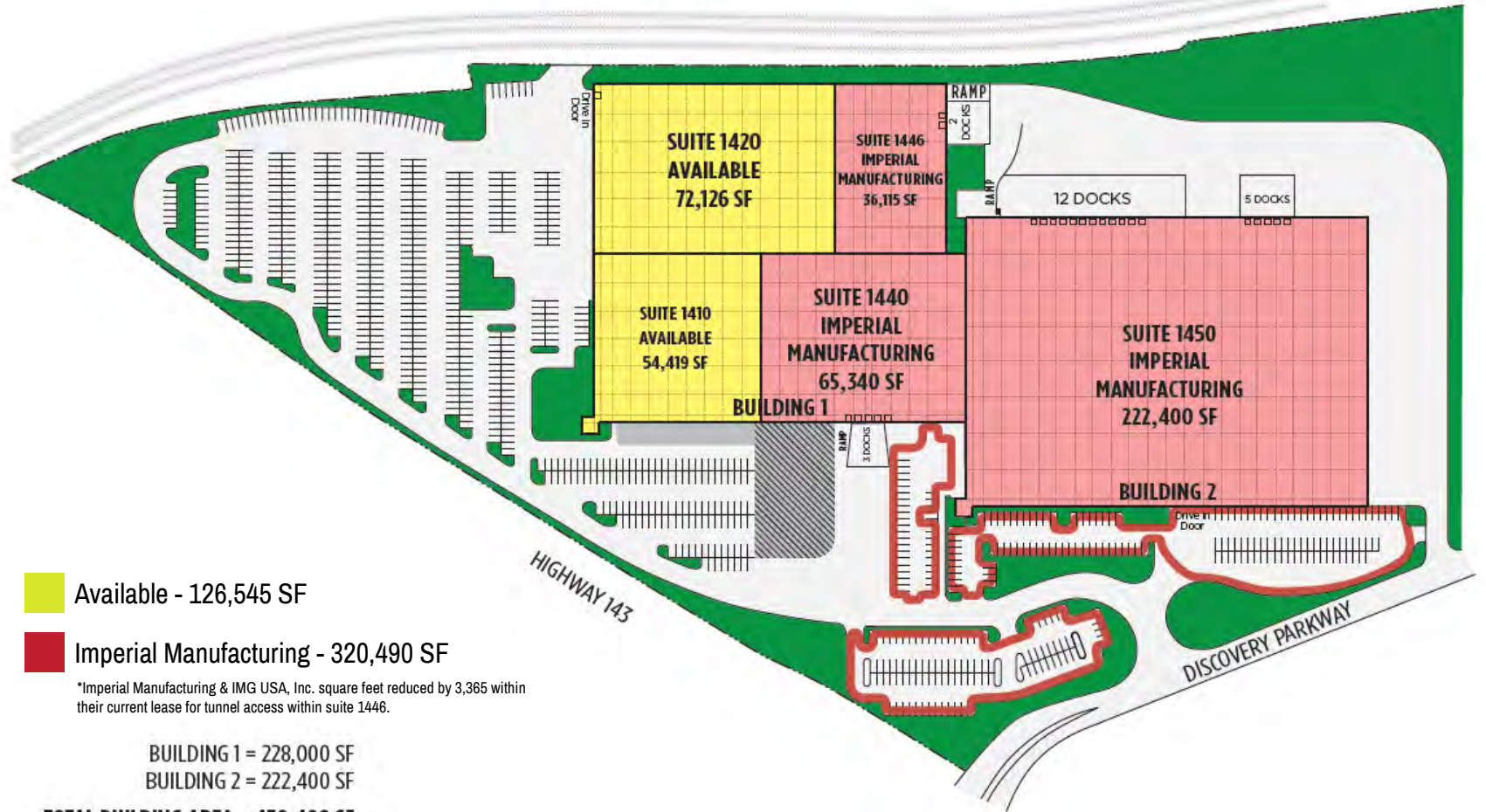
^Z Suite 1410 and 1420 can be connected through drive-in door between existing structural wall. Assumptions: \$2/sf TI, 5% LC, 6 mos. to lease

For the Years Ending	Suite	Forecast Year 1 Dec-2025	Forecast Year 2 Dec-2026	Forecast Year 3 Dec-2027	Forecast Year 4 Dec-2028	Forecast Year 5 Dec-2029	Forecast Year 6 Dec-2030	Forecast Year 7 Dec-2031	Forecast Year 8 Dec-2032	Forecast Year 9 Dec-2033	Forecast Year 10 Dec-2034	Forecast Year 11 Dec-2035	Forecast Total
Rental Revenue													
Potential Base Rent		1,655,093	1,704,745	1,755,888	1,808,564	1,862,821	1,918,706	1,976,267	2,035,559	2,096,626	2,159,524	2,224,310	21,198,102
1. Imperial Manufacturing Group, Inc. & IMG USA, Inc.	1440, 1446, 1450	1,085,640	1,118,209	1,151,755	1,186,308	1,221,897	1,258,554	1,296,311	0	0	0	0	8,318,675
2. Imperial Manufacturing Group, Inc. & IMG USA, Inc. (Option 1)	1440, 1446, 1450	0	0	0	0	0	0	0	1,335,204	1,375,260	1,416,518	1,459,013	5,585,996
3. Vacant	1410	244,886	252,232	259,799	267,593	275,621	283,889	292,406	301,178	310,214	319,520	329,106	3,136,443
4. Vacant	1420	324,567	334,304	344,333	354,663	365,303	376,262	387,550	399,176	411,52	423,486	436,191	4,156,988
Absorption & Turnover Vacancy		-284,726	0	0	0	0	-165,038	0	0	0	0	-191,324	-641,088
1. Vacant	1410	-122,443	0	0	0	0	-70,972	0	0	0	0	-82,276	-275,692
2. Vacant	1420	-162,284	0	0	0	0	-94,066	0	0	0	0	-109,048	-365,397
Scheduled Base Rent		1,370,366	1,704,745	1,755,888	1,808,564	1,862,821	1,753,668	1,976,267	2,035,555	2,096,622	2,159,520	2,032,982	20,556,998
Total Rental Revenue		1,370,366	1,704,745	1,755,888	1,808,564	1,862,821	1,753,668	1,976,267	2,035,555	2,096,622	2,159,520	2,032,982	20,556,998
Other Tenant Revenue													
Total Expense Recoveries		544,163	572,708	589,889	607,585	625,813	637,711	663,925	683,843	704,358	725,489	739,282	7,094,765
1. Imperial Manufacturing Group, Inc. & IMG USA, Inc.	1440, 1446, 1450	544,163	572,708	589,889	607,585	625,813	637,711	663,925	0	0	0	0	4,241,794
2. Imperial Manufacturing Group, Inc. & IMG USA, Inc. (Option 1)		0	0	0	0	0	0	0	683,843	704,358	725,489	739,282	2,852,971
Total Other Tenant Revenue		544,163	572,708	589,889	607,585	625,813	637,711	663,925	683,843	704,358	725,489	739,282	7,094,765
Effective Gross Revenue		1,914,529	2,277,453	2,345,776	2,416,150	2,488,634	2,391,379	2,640,192	2,719,398	2,800,980	2,885,009	2,772,263	27,651,764
Operating Expenses													
Repairs & Maintenance		67,086	69,099	71,172	73,307	75,506	77,771	80,104	82,507	84,983	87,532	90,158	859,224
Total Grounds Maintenance		47,510	48,935	50,403	51,915	53,473	55,077	56,729	58,431	60,184	61,990	63,849	608,498
Security		2,252	2,320	2,389	2,461	2,535	2,611	2,689	2,770	2,853	2,938	3,026	28,843
Total Utilities		46,079	47,461	48,885	50,352	51,862	53,418	55,021	56,671	58,371	60,123	61,926	590,170
Insurance		105,908	109,085	112,358	115,729	119,200	122,776	126,460	130,253	134,161	138,186	142,331	1,356,448
Real Estate Taxes		198,747	204,709	210,851	217,176	223,691	230,402	237,314	244,434	251,767	259,320	267,099	2,545,511
Management Fee		76,581	91,098	93,831	96,646	99,545	95,655	105,608	108,776	112,039	115,400	110,891	1,106,071
Repairs and Maintenance (Non-Recoverable)		18,108	18,651	19,211	19,787	20,381	20,992	21,622	22,271	22,939	23,627	24,336	231,924
Total Operating Expenses		562,271	591,359	609,100	627,373	646,194	658,703	685,547	706,113	727,297	749,116	763,617	7,326,689
Net Operating Income		1,352,258	1,686,094	1,736,677	1,788,777	1,842,440	1,732,676	1,954,645	2,013,284	2,073,683	2,135,893	2,008,646	20,325,075
Non-Operating Expenses													
Real Estate Taxes -Land (non-reimbursable)		67,414	69,436	71,520	73,665	75,875	78,151	80,496	82,911	85,398	87,960	90,599	863,425
Total Non-Operating Expenses		67,414	69,436	71,520	73,665	75,875	78,151	80,496	82,911	85,398	87,960	90,599	863,425
Leasing Costs													
Tenant Improvements		126,545	0	0	0	0	63,273	0	0	0	0	63,273	253,090
Leasing Commissions		181,398	0	0	0	0	210,290	0	0	0	0	0	391,688
Total Leasing Costs		307,943	0	0	0	0	273,563	0	0	0	0	63,273	644,778
Cash Flow Before Debt Service		976,901	1,616,658	1,665,157	1,715,112	1,766,565	1,380,962	1,874,149	1,930,374	1,988,285	2,047,933	1,854,775	18,816,872
Debt Service													
Total Debt Service		-885,474	-1,098,376	-1,098,376	-1,098,376	-1,098,376	0	0	0	0	0	0	-5,278,976
Cash Flow After Debt Service		91,428	518,282	566,782	616,736	668,190	1,380,962	1,874,149	1,930,374	1,988,285	2,047,933	1,854,775	13,537,896

OPERATING STATEMENT

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Operating Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
For the Years Ending	Dec-2025	Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032	Dec-2033	Dec-2034	Dec-2035	Total
Repairs & Maintenance	67,086	69,099	71,172	73,307	75,506	77,771	80,104	82,507	84,983	87,532	90,158	859,224
Fire System	13,741	14,153	14,578	15,015	15,466	15,930	16,407	16,900	17,407	17,929	18,467	175,992
HVAC	1,232	1,269	1,307	1,346	1,387	1,428	1,471	1,515	1,561	1,607	1,656	15,779
Lighting	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	19,212
Misc. Maintenance Repairs/ interior/HLC Labor	14,613	15,051	15,503	15,968	16,447	16,940	17,449	17,972	18,511	19,067	19,639	187,160
Parking lot/sidewalk repairs	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037	448,273
Signage	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	12,808
Total Grounds Maintenance	47,510	48,935	50,403	51,915	53,473	55,077	56,729	58,431	60,184	61,990	63,849	608,498
Grounds Maintenance	36,722	37,824	38,958	40,127	41,331	42,571	43,848	45,163	46,518	47,914	49,351	470,328
Irrigation System Maintenance/repairs	3,042	3,133	3,227	3,324	3,424	3,527	3,632	3,741	3,854	3,969	4,088	38,961
Snow Removal	7,746	7,978	8,218	8,464	8,718	8,980	9,249	9,527	9,812	10,107	10,410	99,209
Security	2,252	2,320	2,389	2,461	2,535	2,611	2,689	2,770	2,853	2,938	3,026	28,843
Total Utilities	46,079	47,461	48,885	50,352	51,862	53,418	55,021	56,671	58,371	60,123	61,926	590,170
Electric	16,999	17,509	18,034	18,575	19,133	19,706	20,298	20,907	21,534	22,180	22,845	217,720
Water	29,080	29,952	30,851	31,777	32,730	33,712	34,723	35,765	36,838	37,943	39,081	372,451
Insurance	105,908	109,085	112,358	115,729	119,200	122,776	126,460	130,253	134,161	138,186	142,331	1,356,448
Real Estate Taxes	198,747	204,709	210,851	217,176	223,691	230,402	237,314	244,434	251,767	259,320	267,099	2,545,511
Management Fee (4%)	76,581	91,098	93,831	96,646	99,545	95,655	105,608	108,776	112,039	115,400	110,891	1,106,071
Repairs and Maintenance (Non-Recoverable)	18,108	18,651	19,211	19,787	20,381	20,992	21,622	22,271	22,939	23,627	24,336	231,924
Misc. Maintenance Repairs/ Interior/HLC Labor	4,718	4,860	5,005	5,155	5,310	5,469	5,634	5,803	5,977	6,156	6,341	60,427
Misc. Repairs - Materials/ Supplies	706	727	749	771	795	818	843	868	894	921	949	9,042
Grounds Maintenance	9,070	9,342	9,622	9,911	10,208	10,515	10,830	11,155	11,490	11,834	12,189	116,167
Utilities - Electric	2,065	2,127	2,191	2,256	2,324	2,394	2,466	2,540	2,616	2,694	2,775	26,448
Utilities - Water	1,549	1,595	1,643	1,693	1,743	1,796	1,850	1,905	1,962	2,021	2,082	19,839
Total Operating Expenses	562,271	591,359	609,100	627,373	646,194	658,703	685,547	706,113	727,297	749,116	763,617	7,326,689

LOCATION OF TENANTS WITHIN ALTON CENTER BUSINESS PARK



Available - 126,545 SF

Imperial Manufacturing - 320,490 SF

*Imperial Manufacturing & IMG USA, Inc. square feet reduced by 3,365 within their current lease for tunnel access within suite 1446.

BUILDING 1 = 228,000 SF

BUILDING 2 = 222,400 SF

TOTAL BUILDING AREA = 450,400 SF

Alton Center Business Park, LLC



ALTON CENTER BUSINESS PARK, LLC - SITE PLAN

SCALE: N.T.S.

01.01.2025

TENANT OVERVIEW

IMPERIAL MANUFACTURING GROUP

Imperial has been a long-term tenant since 2007. Imperial has expanded numerous times since 2007. Currently, Imperial's lease term runs through June 2032.

Imperial currently leases approximately 320,000 square feet or 71% of the property.

At the age of 25, Normand Caissie opened a 6,400-square-foot sheet-metal shop in 1979. Today, that four-person production facility has grown into a world-class manufacturer of air distribution and building products for North American heating, ventilation, air conditioning (HVAC) and construction industries. Imperial Manufacturing Group (IMG) is a privately owned group of companies with locations in Canada and the United States. IMG also has diversified operations that include steel service centers, an air filtration distribution center, and a commercial real estate business. With a workforce of over 1,100 employees working in 15 locations across North America, IMG is a Platinum Club member of Canada's Best Managed Companies.



TENANT
Imperial Manufacturing Group ("Imperial")



HEADQUARTERS
Richibucto, New Brunswick, Canada



DATE FOUNDED
1979



NUMBER OF EMPLOYEES
1,100+



NUMBER OF LOCATIONS
15



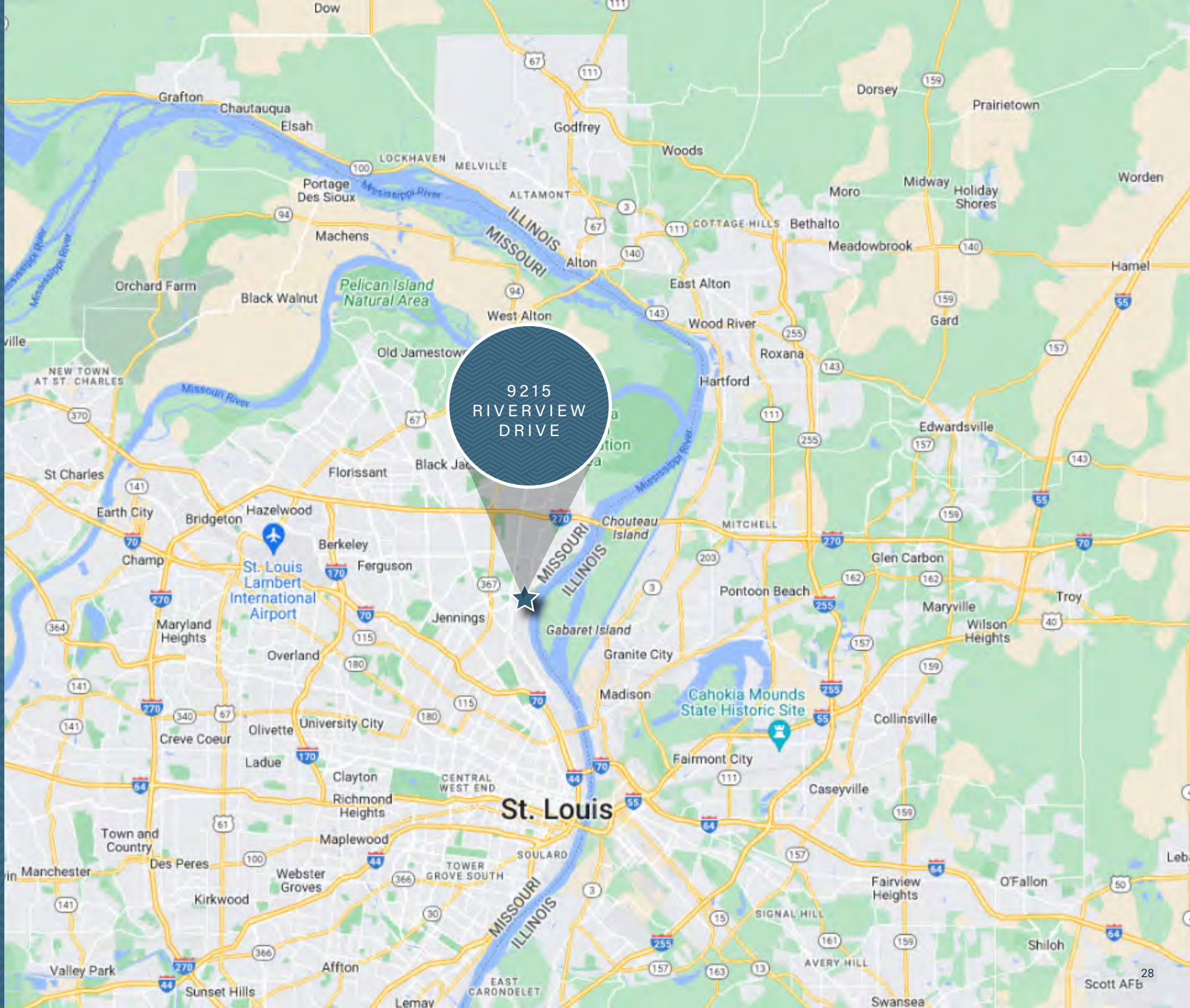
WEBSITE
www.imperialgroup.ca



RIVERVIEW INDUSTRIAL CENTER



RIVERVIEW INDUSTRIAL CENTER



9215
RIVERVIEW
DRIVE

RIVERVIEW INDUSTRIAL CENTER



PROPERTY DETAILS

RIVERVIEW INDUSTRIAL CENTER

9215 RIVERVIEW DRIVE, SAINT LOUIS, MO 63137

Number of Suites	3
Number of Buildings	1
Total Square Feet	210,754
Year Built	1950
Lot Size	25.48 Acres
Type of Ownership	Fee Simple
Clear Height	12'-43'
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Dock High Doors	12
Rail Dock Doors	7
Grade Level Doors	5
Sprinklers	Dry/Wet
Rail Served	Burlington Northern Santa Fe
Construction	Transite/Metal
Power	1,200a/3p Heavy
Zoning	K Unrestricted District
Age/Condition of Roofs	* 2024 (20-Year Roof Warranty)
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	3.50%

*Contact Broker for Further Details

RIVERVIEW INDUSTRIAL CENTER



OFFERING HIGHLIGHTS

Offering Price	Subject to Offer
Year 1 NOI	\$642,852.77
Total Square Feet	210,754
Total Acres	25.48
Average In Place Rental Rate	\$3.36
Average Pro-Forma Rental Rate	\$3.74
Lease Type	Varies, See Rent Roll
WALT	2.77
Rental Increases	Varies, See Rent Roll
Tenancy	Multi-Tenant
Occupancy	100.00%

DEBT QUOTE

As Of	2/5/2025
Maximum LTV	70%
Loan Term	3-5 Years
Amortization (Underwritten)	25 Years
Interest Only	0 Months
Index	5-Year UST
Index Pricing (As of 2/5/2025)	4.331%
Spread	2.50%
Estimated Interest Rate	6.83%
Recourse	TBD
Reserves	TBD

RENT ROLL

Tenant Name	Suite	Lease Type	Lease Status	Area	Building Share %	Lease Start Date	Lease End Date	Original Lease Year	WALT	Rent PSF	Monthly Base Rent	Annual Base Rent	Absorption & Turnover Rent	Scheduled Base Rent	Annual Increases	Options
^w Custom Assembly, Inc.	100	NNN	Contract	84,418	40.06%	3/1/22	2/28/27	2017	2.06	2.63	18,517	222,200	0	222,200	3.00%	None
^x Vacant	125	NNN	Speculative	37,580	17.83%					4.50	14,093	169,110	84,555	84,555	3.00%	None
^y Home Depot USA, Inc.	200	NNN	Contract	88,756	42.11%	8/1/23	7/31/28	1998	3.48	4.08	30,168	362,020	0	362,020	3.25%	^z One (1) Option of Sixty (60) months at "FMV" Rent with Two Hundred Seventy (270) Days Written Notice
Total				210,754					2.77	3.74	62,778	753,330	84,555	668,775		

^wAssumptions: 5-Year Renewal at \$4.50 PSF NNN w/ 3% Annual Escalations.

^xUnlimited Services is the existing tenant whose lease expires 12/31/2025, but is currently in default of their lease. The current rent is \$4.33/psf (gross). Suite is currently on the market with Gershman Commercial Real Estate for \$4.50 PSF NNN. Assumptions: 5-Year Renewal at \$4.50 PSF NNN w/ 3% Annual Escalations.

^yHome Depot USA, Inc. Termination Option: Tenant shall be granted a one-time early termination right subsequent to July 31, 2026, as long as Tenant is not in Default of the Lease and provides a written notice of at least nine (9) months to the Landlord. Upon Landlord's receipt of the written notice, the Term shall end at the latter of nine (9) months or the desired termination date of the Tenant from the receipt of the written notice. Assumptions: 5-Year Renewal at \$4.50 PSF NNN w/ 3% Annual Escalations

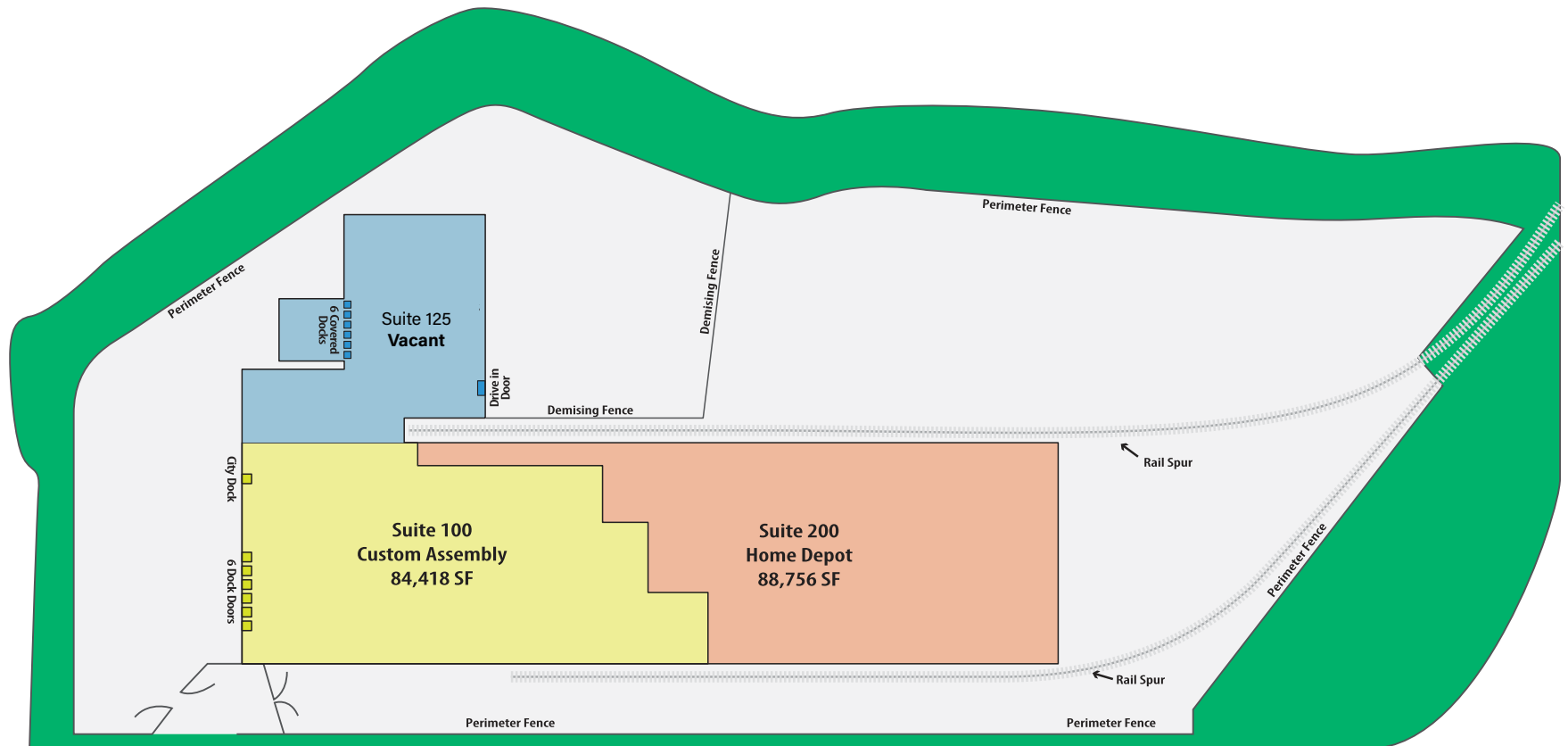
^zHome Depot USA, Inc. Extension Option: Tenant shall have one (1) option ("Extension Option") to renew this Amended Lease for an additional period of sixty (60) months ("Extension Term"). The Extension Term shall commence on August 1, 2028. The Base Rent shall be determined at the then fair market rental rate. Tenant must exercise Extension Option by giving Landlord written notice of its election to do so no later than two hundred seventy (270) days prior to August 1, 2028.

		Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
For the Years Ending	Suite	Dec-2025	Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032	Dec-2033	Dec-2034	Dec-2035	Total
Rental Revenue													
Potential Base Rent		753,330	776,840	939,524	994,344	1,025,165	1,056,949	1,089,719	1,123,508	1,168,356	1,218,835	1,255,400	11,401,970
1. Custom Assembly, Inc.	100	222,200	228,866	374,176	411,076	423,408	436,111	449,194	462,670	474,214	488,440	503,093	4,473,448
2. Vacant	125	169,110	174,183	179,409	184,791	190,335	196,045	201,926	207,984	214,223	220,650	227,270	2,165,926
3. Home Depot USA, Inc.	200	362,020	373,791	385,939	229,341	0	0	0	0	0	0	0	1,351,091
4. Home Depot USA, Inc. (Option 1)	200	0	0	0	169,136	411,422	424,793	438,599	452,854	479,919	509,745	525,037	3,411,505
Absorption & Turnover Vacancy		-84,555	0	-93,544	0	0	-49,011	0	-115,668	-119,980	0	0	-462,757
1. Custom Assembly, Inc.	100	0	0	-93,544	0	0	0	0	-115,668	0	0	0	-209,212
2. Vacant	125	-84,555	0	0	0	0	-49,011	0	0	0	0	0	-133,566
3. Home Depot USA, Inc. (Option 1)	200	0	0	0	0	0	0	0	0	-119,980	0	0	-119,980
Scheduled Base Rent		668,775	776,840	845,980	994,344	1,025,165	1,007,938	1,089,719	1,007,840	1,048,377	1,218,835	1,255,400	10,939,213
Total Rental Revenue		668,775	776,840	845,980	994,344	1,025,165	1,007,938	1,089,719	1,007,840	1,048,377	1,218,835	1,255,400	10,939,213
Other Tenant Revenue													
Total Expense Recoveries		174,578	203,563	212,337	225,865	232,699	236,887	246,994	247,735	255,767	271,530	279,676	2,587,630
Effective Gross Revenue		843,353	980,403	1,058,317	1,220,209	1,257,863	1,244,825	1,336,713	1,255,576	1,304,144	1,490,365	1,535,076	13,526,843
Operating Expenses													
Repairs and Maintenance		33,828	34,843	35,888	36,965	38,074	39,216	40,392	41,604	42,852	44,138	45,462	433,262
Grounds Maintenance		6,388	6,580	6,777	6,980	7,190	7,405	7,628	7,856	8,092	8,335	8,585	81,816
Security		2,226	2,293	2,362	2,432	2,505	2,581	2,658	2,738	2,820	2,904	2,992	28,510
Management Fee		46,384	53,922	58,207	67,112	69,182	68,465	73,519	69,057	71,728	81,970	84,429	743,976
Insurance		59,000	60,770	62,593	64,471	66,405	68,397	70,449	72,563	74,739	76,982	79,291	755,660
Taxes		43,840	45,155	46,510	47,905	49,342	50,823	52,347	53,918	55,535	57,201	58,917	561,494
Repairs and Maintenance (Non-Recoverable)		8,834	9,099	9,372	9,653	9,943	10,241	10,548	10,865	11,191	11,526	11,872	113,144
Total Operating Expenses		200,500	212,662	221,709	235,518	242,641	247,128	257,542	258,600	266,957	283,057	291,548	2,717,863
Net Operating Income		642,853	767,741	836,608	984,691	1,015,222	997,697	1,079,171	996,976	1,037,186	1,207,309	1,243,528	10,808,981
Leasing Costs													
Tenant Improvements		37,580	0	42,209	0	0	18,790	0	42,209	53,254	0	18,790	212,832
Leasing Commissions		53,870	0	125,638	0	0	62,450	0	115,705	96,702	0	0	454,364
Total Leasing Costs		91,450	0	167,847	0	0	81,240	0	157,914	149,956	0	18,790	667,196
Cash Flow Before Debt Service		551,403	767,741	668,761	984,691	1,015,222	916,457	1,079,171	839,062	887,230	1,207,309	1,224,738	10,141,784
Debt Service													
Total Debt Service		-546,666	-546,666	-546,666	-546,666	-546,666	0	0	0	0	0	0	-2,733,329
Cash Flow After Debt Service		4,737	221,075	122,095	438,025	468,556	916,457	1,079,171	839,062	887,230	1,207,309	1,224,738	7,408,455

OPERATING STATEMENT

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
Operating Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
For the Years Ending	<u>Dec-2025</u>	<u>Dec-2026</u>	<u>Dec-2027</u>	<u>Dec-2028</u>	<u>Dec-2029</u>	<u>Dec-2030</u>	<u>Dec-2031</u>	<u>Dec-2032</u>	<u>Dec-2033</u>	<u>Dec-2034</u>	<u>Dec-2035</u>	<u>Total</u>
Repairs and Maintenance	33,828	34,843	35,888	36,965	38,074	39,216	40,392	41,604	42,852	44,138	45,462	433,262
Fire System	30,432	31,345	32,285	33,254	34,251	35,279	36,337	37,428	38,550	39,707	40,898	389,767
Misc. Repairs	3,396	3,498	3,603	3,711	3,822	3,937	4,055	4,177	4,302	4,431	4,564	43,495
Grounds Maintenance	6,388	6,580	6,777	6,980	7,190	7,405	7,628	7,856	8,092	8,335	8,585	81,816
Security	2,226	2,293	2,362	2,432	2,505	2,581	2,658	2,738	2,820	2,904	2,992	28,510
Management Fee	46,384	53,922	58,207	67,112	69,182	68,465	73,519	69,057	71,728	81,970	84,429	743,976
Insurance	59,000	60,770	62,593	64,471	66,405	68,397	70,449	72,563	74,739	76,982	79,291	755,660
Taxes	43,840	45,155	46,510	47,905	49,342	50,823	52,347	53,918	55,535	57,201	58,917	561,494
Repairs and Maintenance (Non-Recoverable)	8,834	9,099	9,372	9,653	9,943	10,241	10,548	10,865	11,191	11,526	11,872	113,144
Misc. Maintenance/Repairs/Interior/Exterior- HLC Labor	5,134	5,288	5,447	5,610	5,778	5,952	6,130	6,314	6,504	6,699	6,900	65,755
Floor Repairs	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360	32,019
Roof Repairs	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	15,369
Total Operating Expenses	200,500	212,662	221,709	235,518	242,641	247,128	257,542	258,600	266,957	283,057	291,548	2,717,863

Riverview Hall Industrial Properties, LP - 9215 Riverview Drive, St. Louis, Missouri 63137
210,754 SF



- Vacant- 37,580 SF
- Custom Assembly - 84,418 SF
- Home Depot - 88,756 SF

TENANT OVERVIEW

HOME DEPOT USA, INC.

To provide the best customer service, the widest selection of products, and the most competitive prices.

Home Depot has been a long-term tenant since 1998. Home Depot’s lease term runs through July 2028. Home Depot currently leases approximately 90,000 square feet or 42% of the property.

The Home Depot, Inc. is the world’s largest home improvement specialty retailer that consistently ranks as a top Fortune 500 company and major private employer. With more than 2,300 retail stores, The Home Depot operates in all 50 states, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, Canada, and Mexico. The associates of The Home Depot have one common simple goal, to help their customers build and improve their homes (Home Depot).

As a top supplier of building materials, The Home Depot offers a large selection of lumber and wood products, including shingles, fences, decks, composite decking, lattice, chain link fence, plywood, hardwood, timber, bamboo, and wood veneer. In order to distribute its wide selection of lumber, The Home Depot relies heavily on an advanced rail network that connects with its bulk warehouses (such as the subject property). About 50 percent of The Home Depot’s bulk goods, primarily lumber, are transported through rail (Freight Waves).



TENANT
Home Depot USA, Inc.



HEADQUARTERS
Atlanta, Georgia



DATE FOUNDED
1979



2023 REVENUE
\$152.7 Billion



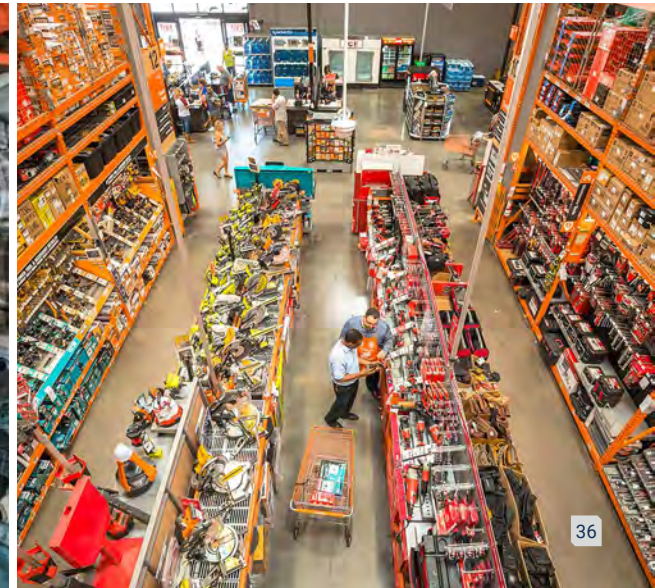
NUMBER OF EMPLOYEES
463,100



NUMBER OF LOCATIONS
2,300+



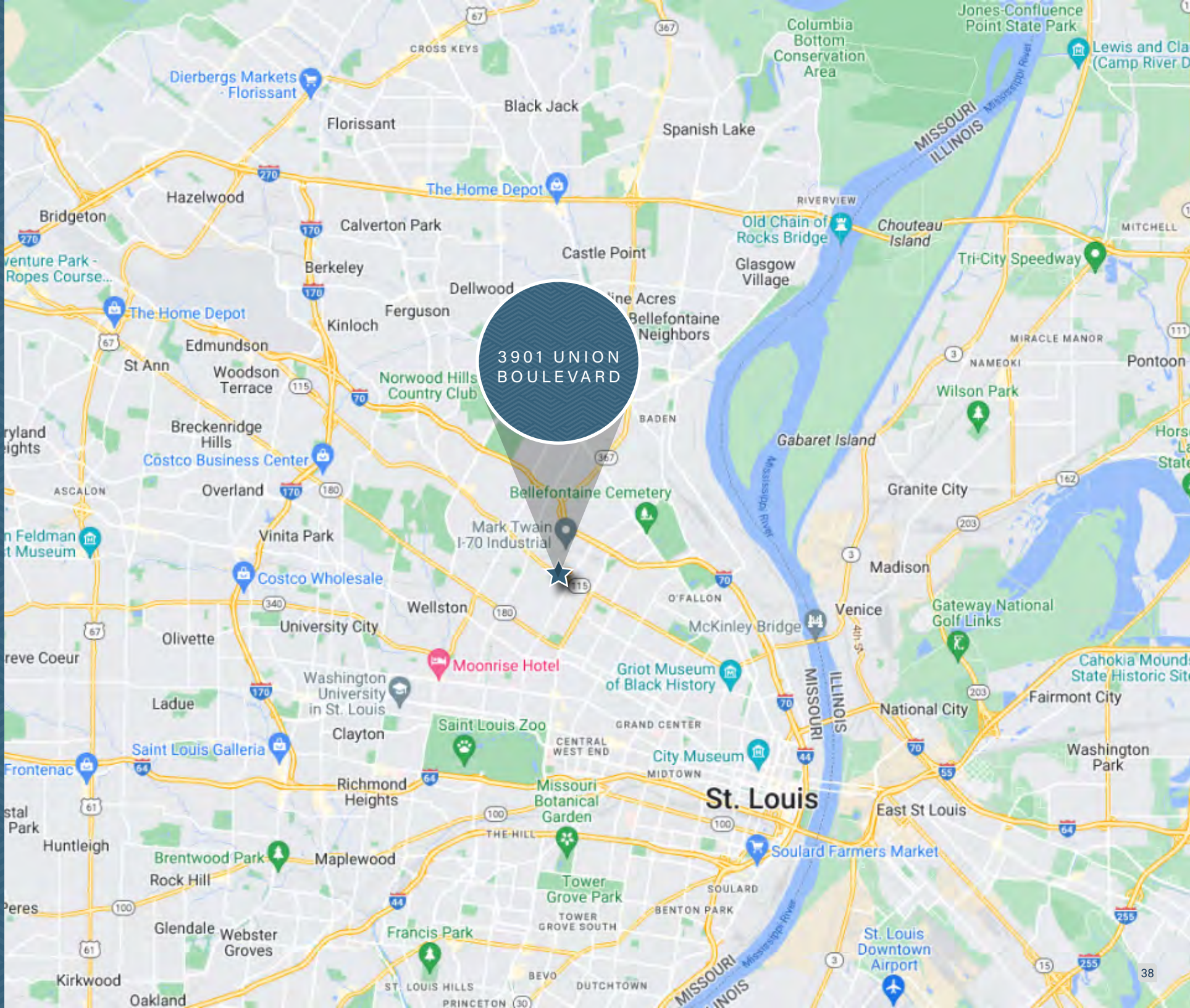
WEBSITE
www.homedepot.com



UNION SEVENTY CENTER



UNION SEVENTY CENTER



3901 UNION BOULEVARD

PROPERTY
DETAILS - BUILDINGS

UNION SEVENTY CENTER
TOTAL BUSINESS PARK

Primary Tenant(s)	Various
Lot Numbers	Various
Number of Current Suites	25
Number of Current Tenants	24
Number of Buildings	5
Total Building Square Feet	2,204,279
Rentable Building Square Feet	1,659,397
Year Built	1944/1960/1992
Lot Acreage Size	99.669
Collector of Revenue Account Number / Pin	Various
Type of Ownership	Fee Simple
Leasable Parking Spots	575
Parking Surface	Asphalt/Concrete
Building Class	C
Tenancy	Multi Tenant
Dock High Doors	132
Grade Level Doors	26
Rail Doors	2
Sprinklers	Various
Rail Served	Yes
Construction	Various
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
3901 UNION BOULEVARD,
ST. LOUIS, MO 63115

Primary Tenant(s)	Triad, CLS
Lot Numbers	29
Number of Current Suites	21
Number of Current Tenants	10
Number of Buildings	1
Total Building Square Feet	2,155,729
Rentable Building Square Feet	1,610,847
Year Built	1944
Lot Acreage Size	41.768
Collector of Revenue Account Number / Pin	43540003100
Type of Ownership	Fee Simple
Clear Height	11'-25'
Leasable Parking Spots	25
Parking Surface	Asphalt/Concrete
Building Class	C
Tenancy	Multi Tenant
Dock High Doors	132
Grade Level Doors	4
Rail Doors	2
Sprinklers	Wet/Dry
Rail Served	Yes
Construction	Various
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
2 UNION 70 CENTER DRIVE,
ST. LOUIS, MO 63115

Primary Tenant(s)	First Student
Lot Numbers	2-A, 2-B E. Bircher Blvd, 2-C, 3, 3 E. Bircher Blvd
Number of Current Suites	1
Number of Current Tenants	1
Number of Buildings	1
Total Building Square Feet	30,000
Rentable Building Square Feet	30,000
Year Built	1960
Lot Acreage Size	7.957
Collector of Revenue Account Number / Pin	43500005300 43500005900 43500006000 43500006100
Type of Ownership	Fee Simple
Clear Height	14'-22'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	14
Sprinklers	Wet
Construction	Metal
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North

PROPERTY
DETAILS - BUILDINGS

UNION SEVENTY CENTER
**5540 BIRCHER BOULEVARD,
ST. LOUIS, MO 63120

Primary Tenant(s)	First Student
Lot Numbers	7
Number of Current Suites	1
Number of Current Tenants	1
Number of Buildings	1
Total Square Feet	8,700
Rentable Building Square Feet	8,700
Mezzanine Square Feet	1,200
Warehouse Square Feet	7500
Year Built	1960/1998
Lot Acreage Size	2.000
Collector of Revenue Account Number / Pin	43500005701
Type of Ownership	Fee Simple
Clear Height	14'-16'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	4
Construction	Metal
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5391 BROWN AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	Gordon Foods
Lot Numbers	38
Number of Current Suites	1
Number of Current Tenants	1
Number of Buildings	1
Total Square Feet	5,300
Rentable Square Feet	5,300
Year Built	1992
Lot Acreage Size	2.876
Collector of Revenue Account Number / Pin	43540003900
Type of Ownership	Fee Simple
Clear Height	14'-15'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	1
Construction	Brick/ Metal
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5411 BROWN AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	HERC
Lot Numbers	40
Number of Current Suites	1
Number of Current Tenants	1
Number of Buildings	1
Total Square Feet	4,550
Rentable Square Feet	4,550
Year Built	1992
Lot Acreage Size	1.291
Collector of Revenue Account Number / Pin	43540004100
Type of Ownership	Fee Simple
Clear Height	10'-14'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	3
Construction	Metal
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St Louis City North
Market Vacancy	4.40%

*Addresses Per Saint Louis City Real Estate Tax Filings

** Address for location is 5530 Bircher Blvd

PROPERTY
DETAILS - OUTLOTS

UNION SEVENTY CENTER
5850 BIRCHER BOULEVARD,
ST. LOUIS, MO 63115

Primary Tenant(s)	Pepsi
Lot Numbers	3
Number of Current Tenants	1
Lot Acreage Size	1.797
Collector of Revenue Account Number / Pin	43500005300
Type of Ownership	Fee Simple
Leasable Parking Spots	55
Parking Surface	Asphalt
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5310 BROWN AVENUE & 5336 UNION
BOULEVARD, ST. LOUIS, MO 63115

Primary Tenant(s)	Illinois Bus
Lot Numbers	34 & 35
Number of Current Tenants	1
Lot Acreage Size	3.726
Collector of Revenue Account Number / Pin	43540003500 43540003600
Type of Ownership	Fee Simple
Leasable Parking Spots	100
Parking Surface	Asphalt
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5435 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	HERC Mukich Commercial Trans
Lot Numbers	41
Number of Current Tenants	3
Lot Acreage Size	3.700
Collector Of Revenue Account Number / Pin	43540004200
Type Of Ownership	Fee Simple
Leasable Parking Spots	60
Parking Surface	Asphalt
Tenancy	Multi Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5010 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	Land For Sale Developable Lot
Lot Numbers	37
Lot Size (Acres)	2.007
Collector of Revenue Account Number / Pin	43540003800
Type of Ownership	Fee Simple
Parking Surface	Grass
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5435 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	Evertrak Land For Sale
Lot Numbers	14
Number of Current Tenants	1
Lot Size (Acres)	1.593
Collector of Revenue Account Number / Pin	43540002000
Type of Ownership	Fee Simple
Parking Surface	Grass/Gravel
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

PROPERTY
DETAILS - OUTLOTS

UNION SEVENTY CENTER
5400-5409 BROWN AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	Gordon Foods
Lot Numbers	33
Number Of Current Tenants	1
Lot Acreage Size	2.13
Collector Of Revenue Account Number / Pin	43540003400
Type Of Ownership	Fee Simple
Leasable Parking Spots	55
Parking Surface	Asphalt
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
4350 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	Outwest Express
Lot Numbers	12-C
Number of Current Tenants	1
Lot Acreage Size	2.395
Collector of Revenue Account Number / Pin	43540001900
Type of Ownership	Fee Simple
Leasable Parking Spots	30
Parking Surface	Asphalt
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5391 BROWN AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	Land for Sale Developable Lot
Lot Numbers	25-B
Lot Size (Acres)	1.185
Collector of Revenue Account Number / Pin	43540002800
Type of Ownership	Fee Simple
Parking Surface	Grass
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5420/5426 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(S)	HUB AJ Trans
Lot Numbers	31-B & 32-B
Number Of Current Tenants	2
Lot Acreage Size	6.641
Collector Of Revenue Account Number / Pin	43540003200 43540003300
Type Of Ownership	Fee Simple
Leasable Parking Spots	205
Parking Surface	Asphalt
Tenancy	Multi Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5641 NATURAL BRIDGE AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	Building 29 Parking
Lot Numbers	24-A
Lot Acreage Size	0.722
Collector Of Revenue Account Number / Pin	43540004900
Type Of Ownership	Fee Simple
Parking Surface	Asphalt
Tenancy	Multi Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
4350 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	Land For Sale Developable Lot
Lot Numbers	15-C
Lot Acreage Size	2.02
Collector Of Revenue Account Number / Pin	43540002100
Type Of Ownership	Fee Simple
Parking Surface	Grass
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
5429 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	Ameren Substation
Lot Numbers	40 Substation
Lot Acreage Size	2.011
Collector of Revenue Account Number / Pin	43540004300
Type of Ownership	Fee Simple
Parking Surface	Gravel
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER
3800 UNION BOULEVARD,
ST. LOUIS, MO 63115

Primary Tenant(s)	Vacant
Lot Numbers	1-4 & 9-26
Lot Acreage Size	1.774
Collector of Revenue Account Number / Pin	43690200300
Type of Ownership	Fee Simple
Leasable Parking Spots	45
Parking Surface	Asphalt
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY
CENTER COMMON
AREAS/STREETS

Primary Tenant(s)	Common Areas/Streets
Lot Numbers	8,13-C,19,27-B,27-C,28,39
Lot Acreage Size	12.076
	43540002050
	43540002500
Collector of Revenue Account Number / Pin	43540004700
	43540004800
	43540004050
	43500005800
Type of Ownership	Fee Simple
Parking Surface	Concrete
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	4.40%

UNION SEVENTY CENTER - 3901 UNION BOULEVARD



UNION SEVENTY CENTER - FIRST STUDENT
& PEPSI OUTLOTS



UNION SEVENTY CENTER - 5429 BROWN AVENUE



OFFERING HIGHLIGHTS

Offering Price	Subject to Offer
Year 1 NOI	\$2,919,516.41
Total Square Feet ^A	2,204,279
Total Rentable Square Feet ^B	1,640,597
Total Acres	99.67
Average Building (In Place) Rental Rate	\$6.35
Average Building (Pro-Forma) Rental Rate	\$6.23
Lease Type	Varies (See Rent Roll)
Building(s) WALT	2.56 Years
Outlot(s) WALT	2.85 Years
Rental Increases	Varies (See Rent Roll)
Tenancy	Multi-Tenant
Occupancy	99.20%

^AIncludes all unfinished/unusable and rentable square feet

^BExcludes mezzanine square feet within suites 125 at lot 29 and lot 7 building

DEBT QUOTE

As Of	2/25/2025
Maximum LTV	65.00%
Loan Term	5 Years
Amortization (Underwritten)	25 Years
Interest Only	24 Months
Index	5-Year UST
Index Pricing (As of 2/25/2025)	4.285%
Spread	2.15%
Estimated Interest Rate	6.44%
Recourse	TBD
Reserves	TBD

RENT ROLL

BUILDINGS

Tenant Name	Lot	Suite	Lease Type	Lease Status	Yard Area	Building Area	Building Share %	Current Lease Term Start Date	Current Lease Term End Date	Original Lease Year	WALT	Rent PSF	Monthly Base Rent	Annual Base Rent	Absorption & Turnover Rent	Scheduled Base Rent	Annual Increases	Options	Assumptions
^U CLS 3PL, LLC	29	102, 103, 104, 104B, 115C, 125, 140	Gross	Contract		501,308	30.56%	6/1/2022	5/31/2032	2008	7.27	1.92	\$80,130.67	\$961,568.00	\$0.00	\$961,568.00	2.17-2.82%		5-Year Extension @ \$2.48 PSF NNN w/ 3% Annual Escalations
^X HLC Properties, Inc.	29	104A	Gross	Contract		6,858	0.42%	1/1/2025	MTM	2010		5.40	\$3,085.00	\$37,020.00	\$0.00	\$37,020.00	0.00%		MTM to Determine Outcome for Tenant Post Sale. 3% Annual Escalations Starting January 2026 and on
Iron Mountain Information Management, LLC	29	105	NNN	Contract		71,200	4.34%	2/1/2023	1/31/2028	1998	2.93	3.81	\$22,625.50	\$271,506.00	\$0.00	\$271,506.00	1.80-2.14%	Two 2-Year Options w/ 9 Months Notice @ \$4.07 PSF NNN w/ \$0.10-\$0.11/SF Annual Escalations	Iron Mountain Accepting Terms Per Lease w/ 3% Annual Escalations
^Y Reed Rubber Products, Inc.	29	106	NNN	Contract		37,581	2.29%	5/1/2025	4/30/2030	2013	5.18	3.73	\$11,674.00	\$140,088.00	\$0.00	\$140,088.00	3.50%		5-Year Extension @ \$4.64 PSF NNN w/ 3% Annual Escalations
Triad Manufacturing, Inc. (Group A)	29	120, 185	Gross	Contract		213,800	13.03%	5/1/2023	4/30/2026	2017	1.18	2.07	\$36,821.00	\$441,852.00	\$0.00	\$441,852.00	5.00%		5-Year Extension @ \$2.25 PSF NNN w/ 4% Annual Escalations
Triad Manufacturing, Inc.(Group B)	29	175, 275, 260, 235	Gross	Contract		274,031	16.70%	5/1/2024	4/30/2027	2017	2.18	0.80	\$18,311.33	\$219,736.00	\$0.00	\$219,736.00	0.00-2.44%		5-Year Extension @ \$1.00 PSF NNN w/ 4% Annual Escalations
Triad Manufacturing, Inc.(Group C)	29	115, 215, 315, 20/121M	NNN/ Gross	Contract		376,373	22.94%	5/1/2025	4/30/2028	2017	3.18	1.27	\$39,921.00	\$479,052.00	\$0.00	\$479,052.00	0.00-2.59%		5-Year Extension @ \$1.75 PSF NNN w/ 4% Annual Escalations
Vacant	29	135A	NNN	Speculative		13,068	0.80%	9/1/2025	8/31/2030			4.50	\$4,900.50	\$58,806.00	\$29,403.00	\$29,403.00	3.00%		5-Year Lease @ \$4.50 PSF NNN w/ 3% Annual Escalations
⁵ Amerevent	29	135B, 235	NNN	Contract		21,999	1.34%	2/1/2017	1/31/2027	2017	1.93	2.03	\$3,729.08	\$44,749.00	\$0.00	\$44,749.00	2.00%		5-Year Extension @ \$2.75 PSF NNN w/ 3% Annual Escalations
Triad Manufacturing, Inc. (Group D)	29	155, 155A 160	NNN	Contract		51,154	3.12%	1/1/2025	12/31/2029	2025	4.85	3.45	\$14,707.00	\$176,484.00	\$0.00	\$176,484.00	4.00%		5-Year Extension @ \$4.25 PSF NNN w/ 4% Annual Escalations
Jitsu, Inc.	29	150, 150 Office	NNN	Contract		25,875	1.58%	3/1/2025	2/29/2028	2025	3.01	4.25	\$9,164.06	\$109,968.75	\$18,328.13	\$91,640.63	3.00%		5-Year Lease @ \$4.25 PSF NNN w/ 3% Annual Escalations
First Student, Inc.		2A, 2C, E Bircher	NNN	Contract	6.557 AC	30,000	1.83%	7/1/2022	6/30/2025	1999	0.34	17.11	\$42,763.00	\$513,156.00	\$0.00	\$513,156.00	0.00%		5-Year Extension @ 17.40 PSF NNN w/ 3.5% Annual Escalations
^Y First Student, Inc.	7		NNN	Contract	2 AC	7,500	0.46%	8/1/2024	7/31/2025	2024	0.43	17.05	\$10,653.13	\$127,837.50	\$0.00	\$127,837.50	0.00%		3-Year Extension @ 17.40 PSF NNN w/ 3.5% Annual Escalations
^Z GFS Central States, LLC	38		NNN	Contract	2.876 AC	5,300	0.32%	9/1/2020	8/31/2025	2010	0.51	11.46	\$5,063.00	\$60,756.00	\$0.00	\$60,756.00	2.00%		5-Year Extension Per Draft Terms PSF NNN w/ 3.0% Annual Escalations
Herc Rentals, LLC	40		NNN	Contract	1.291 AC	4,550	0.28%	7/1/2024	6/30/2025	2018	0.34	14.59	\$5,533.00	\$66,396.00	\$0.00	\$66,396.00	3.00%		1-Year Extension @ \$15.02 PSF NNN w/ 3.0% Annual Escalations
Buildings Total						1,640,597	100%				2.56	6.23	309,081	3,708,975	47,731	3,661,244			

⁵Triad is taking over Amerevent Suites 135B, 235, the SF will be incorporated in Group B of Triad lease. Rent will commence on 6/1/2025. The lease will expire 4/30/2027. The rent for Triad Group B for 6/1/2025-4/30/2026 will change to \$313,044/ann. The rent for 5/1/26-4/30/27 will change to \$316,704/ann. The rent on the new space will be on a NNN basis.

[†]Denominator SF for CAM Reimbursements for NNN tenants is based on first floor SF of 1.12M SF. Except for Reed Rubber, that is based on the denominator of 1.445M SF per their lease.

^U17,600 Square feet of mezzanine space excluded in building area.

^V1,200 Square feet of mezzanine space excluded in building area.

^WMonthly Base Rent & Annual Base Rent is Blended Rate.

^XHLC Properties, Inc. is the current management company. They are on a MTM lease on this office build-out space. This will be vacated within 6 months (or as mutually agreed to by both parties) upon sale.

^YReed Rubber Products, Inc. Termination Option: Landlord will grant Tenant a one-time early termination of Lease after April 30, 2028, with at least a one-hundred eighty (180) day written notice. In addition, the only condition available to exercise this one-time early termination is if Tenant's operating needs exceed the current Leased Premises and Landlord cannot provide an alternative location within the Union Seventy Center that is acceptable to Tenant.

^ZGFS has agreed to the lease renewal terms and USC is anticipating execution of lease renewal before February 15, 2025.

RENT ROLL OUTLOTS

Tenant Name	Lots	Lease Type	Lease Status	Yard Area/ Spaces	Current Lease Term Start Date	Current Lease Term End Date	Original Lease Year	WALT	Rent Per Acre/ Spot	^w Monthly Base Rent	^w Annual Base Rent	Absorption & Turnover Rent	Scheduled Base Rent	Annual Increases	Options	Assumptions
Waller Truck Co, Inc.	29	Gross	Contract	10 Trailer Spots	5/1/2024	4/30/2026	2023	1.18	\$132.00	\$1,320.00	\$15,840.00	\$0.00	\$15,840.00	2.31%		1-Year Extension @ \$135 Per Spot/mo. For 10 Spots w/ 3.0% Annual Escalations
Outwest Express, LLC	12-C	Gross	Contract	10 Trailer Spots	1/1/2017	MTM	2017		\$110.00	\$1,100.00	\$13,200.00	\$0.00	\$13,200.00	0.00%		1-Year Extension @ \$135 Per Spot/mo. For 10 Spots w/ 3.0% Annual Escalations
ECAMSecure, Inc.	29	Gross	Contract	6 Trailer Spots	9/1/2024	8/31/2025	2024	0.51	\$126.67	\$760.00	\$9,120.00	\$0.00	\$9,120.00	0.00%		1-Year Extension @ \$130 Per Spot/mo. For 6 Spots w/ 3.0% Annual Escalations
Stan Koch & Sons Trucking, Inc.	29	Gross	Contract	14 Trailer Spots	12/1/2021	MTM	2010		\$82.00	\$1,148.00	\$13,776.00	\$0.00	\$13,776.00	0.00%		1-Year Extension @ \$95 Per Spot/mo. For 14 Spots w/ 3.0% Annual Escalations
^x Hub Group Trucking, Inc.	31B, 32B-1	Gross	Contract	178 Trailer Spots	4/1/2022	3/31/2025	2013	0.09	\$105.41	\$18,763.75	\$225,165.00	\$56,291.25	\$168,873.75	6.25%		5-Year Lease Base Rent at \$19,975/mo. NNN w/ 3.0 Annual Escalations
AJ Transport, LLC	32B-2	Gross	Contract	27 Trailer Spots	1/1/2024	12/31/2025	2016	0.85	\$92.52	\$2,498.00	\$29,976.00	\$0.00	\$29,976.00	4.00%		1-Year Extension @ \$100 Per Spot/mo. For 27 Spots, w/ 3.0% Annual Escalations
^y GFS Central States, LLC - Parking	33	NNN	Contract	2.13 AC	9/1/2020	8/31/2025	2010	0.51	\$1,963.69	\$4,182.67	\$50,192.00	\$0.00	\$50,192.00	2.00%		5-Year Extension Per Draft Terms PSF NNN w/ 3.0% Annual Escalations
^v Illinois Central School Bus, LLC	34, 35	Mod. Gross	Contract	3.726 AC	7/1/2022	6/30/2027	2022	2.34	\$3,217.66	\$11,989.00	\$143,868.00	\$0.00	\$143,868.00	3.50%	Option to Renew w/6 Mo. Notice	5-Year Extension @ \$13,064/mo w/3.5% Annual Escalations
Vacant	1-4, 9-26	Gross	Speculative	1.774 AC					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%		Factoring 12 months on Market to lease at \$3000/mo. w/ 3% annual Escalations
Pepsi	3B	Gross	Contract	1.797 AC	7/1/2023	6/30/2029	2013	4.35	\$3,683.64	\$6,619.50	\$79,434.00	\$0.00	\$79,434.00	4.50%		5-Year Extension @ \$8,066/mo w/ 4.5% Annual Escalations
Commercial Transport, Inc.	41-A	Gross	Contract	35 Trailer Spots	1/1/2023	12/31/2025	2016	0.85	\$129.89	\$4,546.00	\$54,552.00	\$0.00	\$54,552.00	0.00%		3-Year Extension @ \$135 Per Spot/mo. For 35 Spots w/ 3.0% Annual Escalations
Herc Rentals, LLC	41-B	Gross	Contract	10 Trailer Spots	9/1/2021	MTM	2019		\$136.90	\$1,369.00	\$16,428.00	\$0.00	\$16,428.00	0.00%		1-Year Extension @ \$150 Per Spot/mo. For 10 Spots w/ 2.5% Annual Escalations
Mukich Transport, LLC	41-C	Gross	Contract	13 Trailer Spots	12/1/2021	MTM	2015		\$135.00	\$1,755.00	\$21,060.00	\$0.00	\$21,060.00	0.00%		1-Year Extension @ \$140 Per Spot/mo. For 13 Spots w/ 3.0% Annual Escalations
Albert Arno, Inc	29	Gross	Contract	0.347 AC	12/1/2021	MTM	2021		\$287.97	\$100.00	\$1,200.00	\$0.00	\$1,200.00	0.00%		1-Year Extension @ \$100/mo. w/ 3.0% Annual Escalations
Government Charter Services	29	Gross	Contract	4 Trailer Spots	1/1/2025	10/31/2025	2024	0.68	\$151.25	\$605.00	\$7,260.00	\$0.00	\$7,260.00	0.00%		1-Year Extension @ \$150 per spot/mo For 4 Spots w/ 3.0% Annual Escalations
Evertrak, LLC	14	NNN	Contract	1.60 AC	12/1/2021	2/28/2032	2022	7.01	\$2,132.50	\$3,412.00	\$40,944.00	\$0.00	\$40,944.00	0.00%	One (1) 2-Year Term	5-Year Extension After Renewal Term w/ Base Rent of \$4,000/mo w/ 3.0% Annual Escalations
Outlots Total								2.85		60,168	722,015	56,291	665,724			

^vLot 34, 35 on the market for sublease

^wMonthly Base Rent & Annual Base Rent is Blended Rate.

^xHub Group Trucking, Inc. is vacating, this lot is currently being marketed for lease based on \$19,975 NNN with 4% escalator for 5 years.

^yGFS has agreed to the lease renewal terms and USC is anticipating execution of lease renewal before February 15, 2025.

^zPepsi Right of First Offer to Purchase: Tenant shall have a right of offer to purchase all or a portion of Parcel #4350 00 05300 known as 5850 Bircher Blvd. consisting of approximately 1.797 acres ("Offered Property"). Landlord shall give Tenant notice (the "Offer Notice") offering to sell the Offered Property to Tenant at the purchase price (the "Offer Price") and on the terms and conditions contained therein. Within thirty (30) days after the Offer Notice is given to Tenant, Tenant shall elect, by notice to Landlord, to either (i) purchase the Offered Property on the terms contained in the Offer Notice or (ii) refuse to purchase the Offered Property as herein provided.

CASH FLOW

For the Years Ending	Suite / Lot	Forecast Year 1 Dec-2025	Forecast Year 2 Dec-2026	Forecast Year 3 Dec-2027	Forecast Year 4 Dec-2028	Forecast Year 5 Dec-2029	Forecast Year 6 Dec-2030	Forecast Year 7 Dec-2031	Forecast Year 8 Dec-2032	Forecast Year 9 Dec-2033	Forecast Year 10 Dec-2034	Forecast Year 11 Dec-2035	Forecast Total
Rental Revenue													
Potential Base Rent		4,430,990	4,679,095	4,858,485	5,124,206	5,341,385	5,521,898	5,704,090	5,912,362	6,123,601	6,334,093	6,551,955	60,582,161
1. CLS 3PL, LLC	Suites: 102, 103, 104, 104B, 115C, 125, 140	961,568	1,041,834	1,069,414	1,096,170	1,123,750	1,150,506	1,178,079	1,221,236	1,265,001	1,302,951	1,342,039	12,752,547
2. HLC Properties, Inc.	Suite: 104A	37,020	38,144	39,289	40,467	41,681	42,932	44,220	45,546	46,913	48,320	49,770	474,300
3. Iron Mountain Information Management, LLC	Suite: 105	271,506	277,205	282,190	23,555	0	0	0	0	0	0	0	854,456
4. Iron Mountain Information Management, LLC (Option 1)	Suite: 105	0	0	0	265,639	296,311	24,742	0	0	0	0	0	586,692
5. Iron Mountain Information Management, LLC (Option 2)	Suite: 105	0	0	0	0	0	278,685	311,203	320,432	330,045	339,946	350,145	1,930,456
6. Reed Rubber Products, Inc.	Suite: 106	140,088	145,308	150,396	155,656	161,108	170,567	177,863	183,199	188,695	194,356	200,187	1,867,423
7. Triad Manufacturing, Inc. (Group A)	Suites: 120, 185	441,852	470,360	493,878	513,633	534,178	555,546	577,767	600,878	624,913	649,910	675,906	6,138,822
8. Triad Manufacturing, Inc.(Group B)	Suites: 175, 275, 260, 235	219,736	221,496	256,519	281,338	292,592	304,296	316,468	329,126	342,291	355,983	370,222	3,290,068
9. Triad Manufacturing, Inc.(Group C)	Suites: 115, 215, 315, 120/121M	479,052	487,308	491,436	602,914	676,217	703,265	731,396	760,652	791,078	822,721	855,630	7,401,669
10. Vacant	Suites: 135A	58,806	59,394	61,176	63,011	64,901	66,849	68,854	70,920	73,047	75,239	77,496	739,692
11. Amerevent	Suites: 135B, 235	44,749	45,642	59,266	62,161	64,026	65,947	67,925	69,963	72,062	74,223	76,450	702,412
12. Triad Manufacturing, Inc. (Group D)	Suites: 155, 155A,160	176,484	183,543	190,885	198,520	206,461	217,405	226,101	235,145	244,550	254,333	264,506	2,397,933
13. Jitsu, Inc.	Suite: 150, 150 Office	109,969	112,718	116,098	119,581	123,168	126,863	130,669	134,589	138,627	142,785	147,069	1,402,136
14. First Student, Inc.	Lots: 2A, 2C, E Bircher	513,156	531,135	549,725	568,965	588,879	609,490	630,822	652,901	675,752	699,403	723,882	6,744,110
15. First Student, Inc.	Lot: 7	127,838	132,403	137,037	141,834	146,798	151,936	157,253	162,757	168,454	174,350	180,452	1,681,111
16. GFS Central States, LLC	Lot: 38	60,756	63,373	65,274	67,232	69,249	71,327	73,466	75,670	77,941	80,279	82,687	787,254
17. Herc Rentals, LLC	Lot: 40	66,396	69,366	71,447	73,591	75,798	78,072	80,414	82,827	85,312	87,871	90,507	861,601
18. Waller Truck Co, Inc.	Lot: 29	15,840	16,120	16,524	17,020	17,530	18,056	18,598	19,156	19,731	20,322	20,932	199,829
19. Outwest Express, LLC	Lot: 12-C	13,200	14,400	14,832	15,277	15,735	16,207	16,694	17,194	17,710	18,241	18,789	178,280
20. ECAMSecure, Inc.	Lot: 29	9,120	9,454	9,737	10,029	10,330	10,640	10,959	11,288	11,627	11,976	12,335	117,495
21. Stan Koch & Sons Trucking, Inc.	Lot: 29	13,776	15,960	16,439	16,932	17,440	17,963	18,502	19,057	19,629	20,218	20,824	196,740
22. Hub Group Trucking, Inc.	Lots: 31B, 32B-1	225,165	245,093	252,446	260,019	267,820	275,855	284,130	292,654	301,434	310,477	319,791	3,034,884
23. AJ Transport, LLC	Lot: 32B-2	29,976	32,400	33,372	34,373	35,404	36,466	37,560	38,687	39,848	41,043	42,275	401,406
24. GFS Central States, LLC - Parking	Lot: 33	50,192	52,360	53,934	55,552	57,219	58,935	60,703	62,524	64,400	66,332	68,322	650,473
25. Illinois Central School Bus, LLC	Lots: 34, 35	143,868	148,902	154,116	159,511	165,094	170,873	176,853	183,043	189,450	196,080	202,943	1,890,734
26. Vacant	Lots: 1-4, 9-26	0	36,000	37,080	38,192	39,338	40,518	41,734	42,986	44,275	45,604	46,972	412,700
27. Pepsi	Lot: 3B	79,434	83,004	86,736	90,636	94,710	98,970	103,423	108,078	112,941	118,023	123,334	1,099,290
28. Commercial Transport, Inc.	Lot: 41-A	54,552	56,700	58,401	60,153	61,958	63,816	65,731	67,703	69,734	71,826	73,981	704,554
29. Herc Rentals, LLC	Lot: 41-B	16,428	18,000	18,450	18,911	19,384	19,869	20,365	20,874	21,396	21,931	22,480	218,089
30. Mukich Transport, LLC	Lot: 41-C	21,060	21,840	22,495	23,170	23,865	24,581	25,319	26,078	26,860	27,666	28,496	271,431
31. Albert Arno, Inc	Lot: 29	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	15,369
32. Government Charter Services	Lot: 29	7,260	7,453	7,677	7,907	8,144	8,389	8,640	8,899	9,166	9,441	9,725	92,701
33. Evertrak, LLC	Lot: 14	40,944	40,944	40,944	40,944	40,944	40,944	40,944	46,824	49,200	50,676	52,196	485,504
Absorption & Turnover Vacancy		-104,022	-46,860	-66,631	-79,038	-53,262	-362,991	-86,934	-492,702	-15,864	-125,129	-444,105	-1,877,539
Total Rental Revenue		4,326,968	4,632,235	4,791,854	5,045,168	5,288,123	5,158,907	5,617,156	5,419,661	6,107,737	6,208,963	6,107,849	58,704,622

		Forecast Year 1 Dec-2025	Forecast Year 2 Dec-2026	Forecast Year 3 Dec-2027	Forecast Year 4 Dec-2028	Forecast Year 5 Dec-2029	Forecast Year 6 Dec-2030	Forecast Year 7 Dec-2031	Forecast Year 8 Dec-2032	Forecast Year 9 Dec-2033	Forecast Year 10 Dec-2034	Forecast Year 11 Dec-2035	Forecast Total
For the Years Ending													
Total Rental Revenue		4,326,968	4,632,235	4,791,854	5,045,168	5,288,123	5,158,907	5,617,156	5,419,661	6,107,737	6,208,963	6,107,849	58,704,622
Other Tenant Revenue													
Total Expense Recoveries		572,774	771,887	913,356	896,649	998,928	953,765	1,047,983	1,286,085	1,854,311	1,882,308	1,865,026	13,043,071
1. CLS 3PL, LLC	102, 103, 104, 104B, 115C, 125, 140	0	0	0	0	0	0	0	214,553	687,950	708,041	728,594	2,339,139
2. Iron Mountain Information Management, LLC	105	72,612	74,790	77,034	6,612	0	0	0	0	0	0	0	231,049
3. Iron Mountain Information Management, LLC (Option 1)	105	0	0	0	72,733	81,725	7,015	0	0	0	0	0	161,473
4. Iron Mountain Information Management, LLC (Option 2)	105	0	0	0	0	0	77,162	86,703	68,387	97,708	100,562	103,481	534,004
5. Reed Rubber Products, Inc.	106	33,067	34,474	35,778	36,975	38,340	38,126	52,490	53,753	57,452	59,130	45,635	485,219
6. Triad Manufacturing, Inc. (Group A)	120, 185	0	151,427	235,733	243,623	252,616	259,610	268,061	274,511	293,400	301,968	310,734	2,591,683
7. Triad Manufacturing, Inc.(Group B)	175, 275, 260, 235	0	0	38,811	60,165	62,386	64,113	66,200	67,793	72,458	74,574	76,739	583,240
8. Triad Manufacturing, Inc.(Group C)	115, 215, 315, 120/121M	126,131	131,496	136,471	94,026	146,244	150,294	155,186	158,920	169,855	174,815	179,890	1,623,326
9. Vacant	135A	9,988	13,883	14,409	14,891	15,441	11,901	16,385	16,779	17,933	18,457	14,245	164,311
10. Amerevent	135B, 235	8,553	8,809	6,941	9,564	9,917	10,191	10,523	8,082	11,518	11,854	12,198	108,150
11. Triad Manufacturing, Inc. (Group D)	155, 155A,160	52,128	54,346	56,402	58,290	60,441	62,115	64,136	65,680	70,199	72,249	74,347	690,332
12. Jitsu, Inc.	150, 150 Office	21,973	27,489	28,529	22,113	30,573	31,419	24,331	33,222	35,509	27,409	37,606	320,175
13. First Student, Inc.	Lots: 2A, 2C, E Bircher	74,669	77,083	79,599	82,206	84,882	57,767	90,544	93,541	96,439	99,610	67,648	903,990
14. First Student Inc.	Lot 7	45,424	46,829	48,279	35,135	51,317	52,928	38,478	56,258	57,956	42,123	61,632	536,360
15. GFS Central States, LLC	Lot 33	39,145	40,319	41,529	42,775	44,058	34,035	46,741	48,143	49,588	51,075	39,456	476,864
16. Evertrak, LLC	Lot 14	15,552	15,938	16,337	16,750	17,173	17,615	18,061	13,413	19,506	20,092	20,698	191,135
17. Hub Group Trucking, Inc.	Lots 32A, 32B-1	55,945	76,832	79,137	81,511	83,956	64,856	89,069	91,741	94,493	97,328	75,186	890,055
18. Herc Rentals, LLC	Lot 41-B	16,266	16,812	17,317	17,839	18,374	13,085	19,499	20,091	20,673	21,298	15,162	196,416
19. Illinois Central School Bus, LLC	Lots: 34, 35	1,320	1,360	1,050	1,442	1,486	1,530	1,576	1,218	1,672	1,722	1,774	16,150
Total Other Tenant Revenue		572,774	771,887	913,356	896,649	998,928	953,765	1,047,983	1,286,085	1,854,311	1,882,308	1,865,026	13,043,071
Total Tenant Revenue		4,899,742	5,404,122	5,705,210	5,941,818	6,287,051	6,112,672	6,665,139	6,705,746	7,962,048	8,091,272	7,972,875	71,747,694
Other Revenue													
CAM Association		382,803	394,043	405,620	417,544	429,826	442,477	455,507	468,928	482,752	496,990	511,656	4,888,145
Total Other Revenue		382,803	394,043	405,620	417,544	429,826	442,477	455,507	468,928	482,752	496,990	511,656	4,888,145
Effective Gross Revenue		5,282,545	5,798,165	6,110,830	6,359,362	6,716,877	6,555,149	7,120,646	7,174,674	8,444,799	8,588,262	8,484,530	76,635,839
Operating Expenses													
Cleaning		2,034	2,095	2,158	2,223	2,289	2,358	2,429	2,502	2,577	2,654	2,734	26,051
Security		554,246	570,873	588,000	605,640	623,809	642,523	661,799	681,653	702,102	723,165	744,860	7,098,670
General Repairs and Maintenance (Recoverable)		201,429	207,472	213,696	220,107	226,710	233,511	240,517	247,732	255,164	262,819	270,704	2,579,861
Total Utilities (Electric, Gas, Sewer & Water)		31,348	32,288	33,257	34,255	35,282	36,341	37,431	38,554	39,711	40,902	42,129	401,499
Total Grounds Maintenance		143,535	147,841	152,276	156,845	161,550	166,396	171,388	176,530	181,826	187,281	192,899	1,838,367
Insurance		432,437	445,410	458,773	472,536	486,712	501,313	516,353	531,843	547,799	564,233	581,160	5,538,568
Real Estate Taxes		281,040	289,471	298,155	307,100	316,313	325,802	335,576	345,644	356,013	366,693	377,694	3,599,503
Management Fee		302,690	332,341	350,624	364,879	385,379	376,128	408,546	411,658	484,350	492,690	486,763	4,396,047
Non Recoverable Expenses		414,269	426,697	439,498	452,683	466,264	480,252	494,659	509,499	524,784	540,527	556,743	5,305,876
Total Operating Expenses		2,363,028	2,454,489	2,536,437	2,616,267	2,704,309	2,764,625	2,868,698	2,945,614	3,094,325	3,180,964	3,255,686	30,784,442
Net Operating Income		2,919,516	3,343,676	3,574,393	3,743,095	4,012,568	3,790,524	4,251,948	4,229,060	5,350,475	5,407,297	5,228,844	45,851,397
Leasing Costs													
Total Leasing Costs		84,221	183,928	228,058	311,238	0	421,226	269,308	275,881	311,198	0	193,109	2,278,167
Cash Flow Before Debt Service		2,835,295	3,159,748	3,346,335	3,431,857	4,012,568	3,369,298	3,982,640	3,953,179	5,039,277	5,407,297	5,035,735	43,573,229
Debt Service													
Total Debt Service		-1,681,466	-1,681,466	-2,104,462	-2,104,462	-2,104,462	0	0	0	0	0	0	-9,676,316
Cash Flow After Debt Service		1,153,830	1,478,282	1,241,873	1,327,395	1,908,107	3,369,298	3,982,640	3,953,179	5,039,277	5,407,297	5,035,735	33,896,914

OPERATING STATEMENT

Operating Expenses For the Years Ending	Forecast Year 1 Dec-2025	Forecast Year 2 Dec-2026	Forecast Year 3 Dec-2027	Forecast Year 4 Dec-2028	Forecast Year 5 Dec-2029	Forecast Year 6 Dec-2030	Forecast Year 7 Dec-2031	Forecast Year 8 Dec-2032	Forecast Year 9 Dec-2033	Forecast Year 10 Dec-2034	Forecast Year 11 Dec-2035	Forecast Total
Trash Removal	2,034	2,095	2,158	2,223	2,289	2,358	2,429	2,502	2,577	2,654	2,734	26,051
Security	554,246	570,873	588,000	605,640	623,809	642,523	661,799	681,653	702,102	723,165	744,860	7,098,670
General Repairs and Maintenance (Recoverable)	201,429	207,472	213,696	220,107	226,710	233,511	240,517	247,732	255,164	262,819	270,704	2,579,861
Pest Control	4,541	4,677	4,818	4,962	5,111	5,264	5,422	5,585	5,752	5,925	6,103	58,160
Fencing	3,691	3,802	3,916	4,033	4,154	4,279	4,407	4,539	4,676	4,816	4,960	47,274
Fire-System - Monitoring/Repairs/Inspections	10,377	10,688	11,009	11,339	11,679	12,030	12,391	12,762	13,145	13,540	13,946	132,906
HVAC	3,368	3,469	3,573	3,680	3,791	3,904	4,022	4,142	4,266	4,394	4,526	43,137
Lighting	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037	448,273
Misc./HLC Labor	47,521	48,947	50,415	51,927	53,485	55,090	56,743	58,445	60,198	62,004	63,864	608,639
Parking Lot/Sidewalk	86,000	88,580	91,237	93,975	96,794	99,698	102,688	105,769	108,942	112,210	115,577	1,101,470
Pond Maintenance	931	959	988	1,017	1,048	1,079	1,112	1,145	1,179	1,215	1,251	11,924
Signage	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	128,078
Total Utilities (Electric, Gas, Sewer & Water)	31,348	32,288	33,257	34,255	35,282	36,341	37,431	38,554	39,711	40,902	42,129	401,499
Electric	16,765	17,268	17,786	18,320	18,869	19,435	20,018	20,619	21,237	21,875	22,531	214,723
Sewer	4,414	4,546	4,683	4,823	4,968	5,117	5,271	5,429	5,592	5,759	5,932	56,534
Water	10,169	10,474	10,788	11,112	11,445	11,789	12,142	12,507	12,882	13,268	13,666	130,242
Total Grounds Maintenance	143,535	147,841	152,276	156,845	161,550	166,396	171,388	176,530	181,826	187,281	192,899	1,838,367
Grounds maintenance	92,931	95,719	98,590	101,548	104,595	107,732	110,964	114,293	117,722	121,254	124,891	1,190,241
Irrigation System	6,494	6,689	6,889	7,096	7,309	7,528	7,754	7,987	8,226	8,473	8,727	83,174
Snow Removal	44,110	45,433	46,796	48,200	49,646	51,136	52,670	54,250	55,877	57,554	59,280	564,952
Insurance	432,437	445,410	458,773	472,536	486,712	501,313	516,353	531,843	547,799	564,233	581,160	5,538,568
Real Estate Taxes	281,040	289,471	298,155	307,100	316,313	325,802	335,576	345,644	356,013	366,693	377,694	3,599,503
Management Fee	302,690	332,341	350,624	364,879	385,379	376,128	408,546	411,658	484,350	492,690	486,763	4,396,047
Non Recoverable Expenses	414,269	426,697	439,498	452,683	466,264	480,252	494,659	509,499	524,784	540,527	556,743	5,305,876
Electric	39,576	40,763	41,986	43,246	44,543	45,880	47,256	48,674	50,134	51,638	53,187	506,883
Gas	1,535	1,581	1,629	1,677	1,728	1,780	1,833	1,888	1,945	2,003	2,063	19,660
Sewer	230	237	244	252	259	267	275	283	292	301	310	2,950
Water	68	70	72	74	76	79	81	83	86	89	91	869
Fire System	31,787	32,741	33,723	34,735	35,777	36,850	37,956	39,094	40,267	41,475	42,720	407,126
HVAC	6,458	6,651	6,851	7,057	7,268	7,486	7,711	7,942	8,180	8,426	8,679	82,709
Lighting	2,275	2,343	2,414	2,486	2,561	2,637	2,716	2,798	2,882	2,968	3,057	29,138
Misc. Repair/Interior/Exterior HLC Labor	104,826	107,971	111,210	114,547	117,983	121,522	125,168	128,923	132,791	136,775	140,878	1,342,594
Misc. Repair - Materials/Supplies	136	140	144	149	153	158	163	167	172	178	183	1,743
Misc. Repairs Maintenance	146,421	150,814	155,338	159,998	164,798	169,742	174,834	180,079	185,482	191,046	196,778	1,875,330
Misc. Reparis Exterior	392	404	416	428	441	454	468	482	497	511	527	5,021
Floor Repairs	1,057	1,089	1,121	1,155	1,190	1,225	1,262	1,300	1,339	1,379	1,421	13,538
Plumbing	1,079	1,111	1,145	1,179	1,214	1,251	1,288	1,327	1,367	1,408	1,450	13,820
Roof Repair	70,382	72,493	74,668	76,908	79,215	81,591	84,039	86,560	89,157	91,832	94,587	901,432
Shop Equipment/Supplies/Repairs	8,047	8,288	8,537	8,793	9,057	9,329	9,608	9,897	10,194	10,499	10,814	103,063
Total Operating Expenses	2,363,028	2,454,489	2,536,437	2,616,267	2,704,309	2,764,625	2,868,698	2,945,614	3,094,325	3,180,964	3,255,686	30,784,442

UNION SEVENTY CENTER Business Park



As of: 01-01-2025

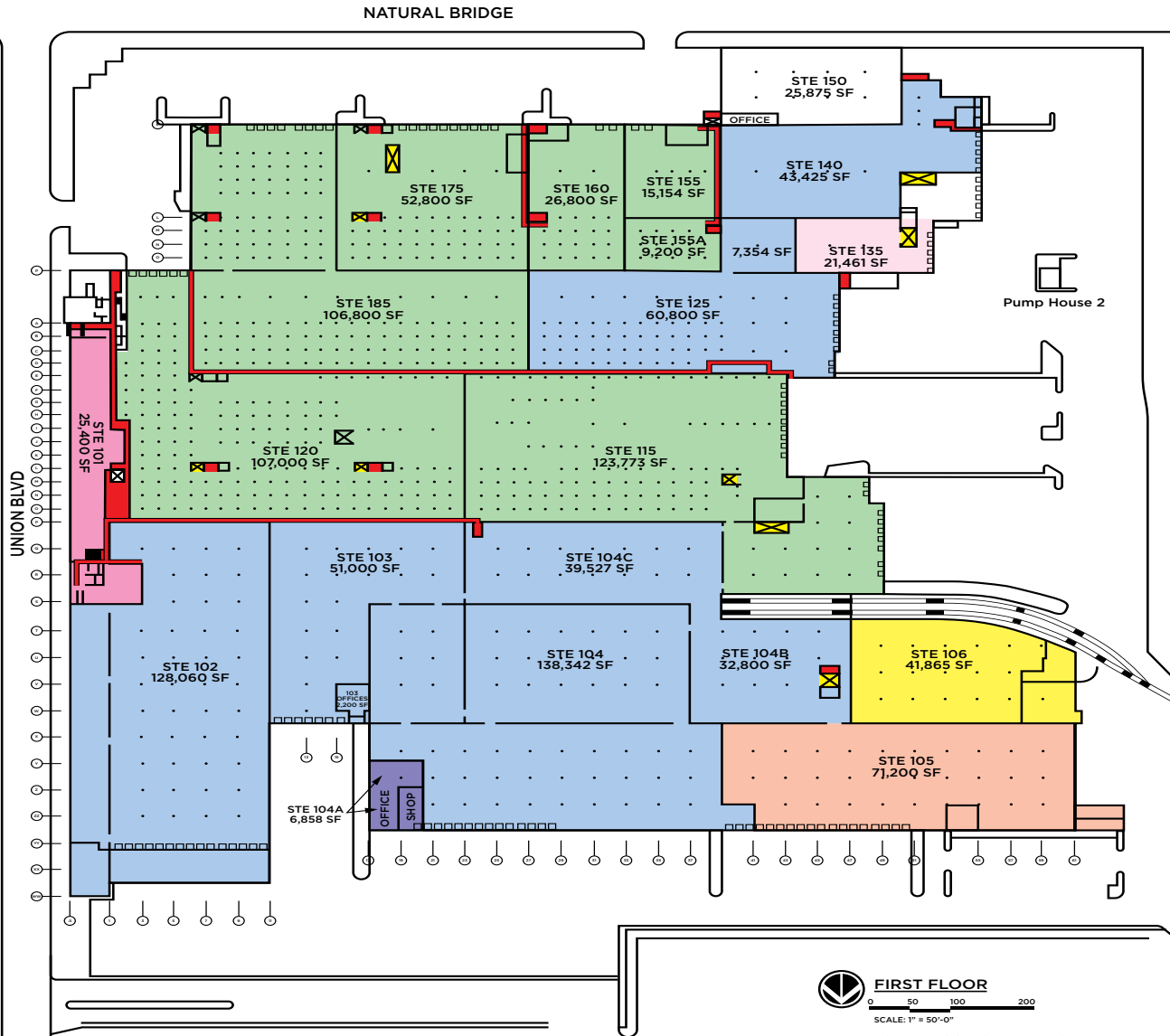
UNION SEVENTY CENTER

Business Park

First Floor

SITE PLAN

UNION SEVENTY CENTER



- Clark Logistic Services
- Iron Mountain
- Reed Rubber
- Triad Manufacturing
- Amerevent
- Available
- Unfinished / Not Usable
- Clark Properties

FIRST FLOOR
 0 50 100 200
 SCALE: 1" = 50'-0"
SQUARE FOOTAGE BREAKDOWNS
 INDUSTRIAL
 1,105,810 S.F.
 01-01-2025

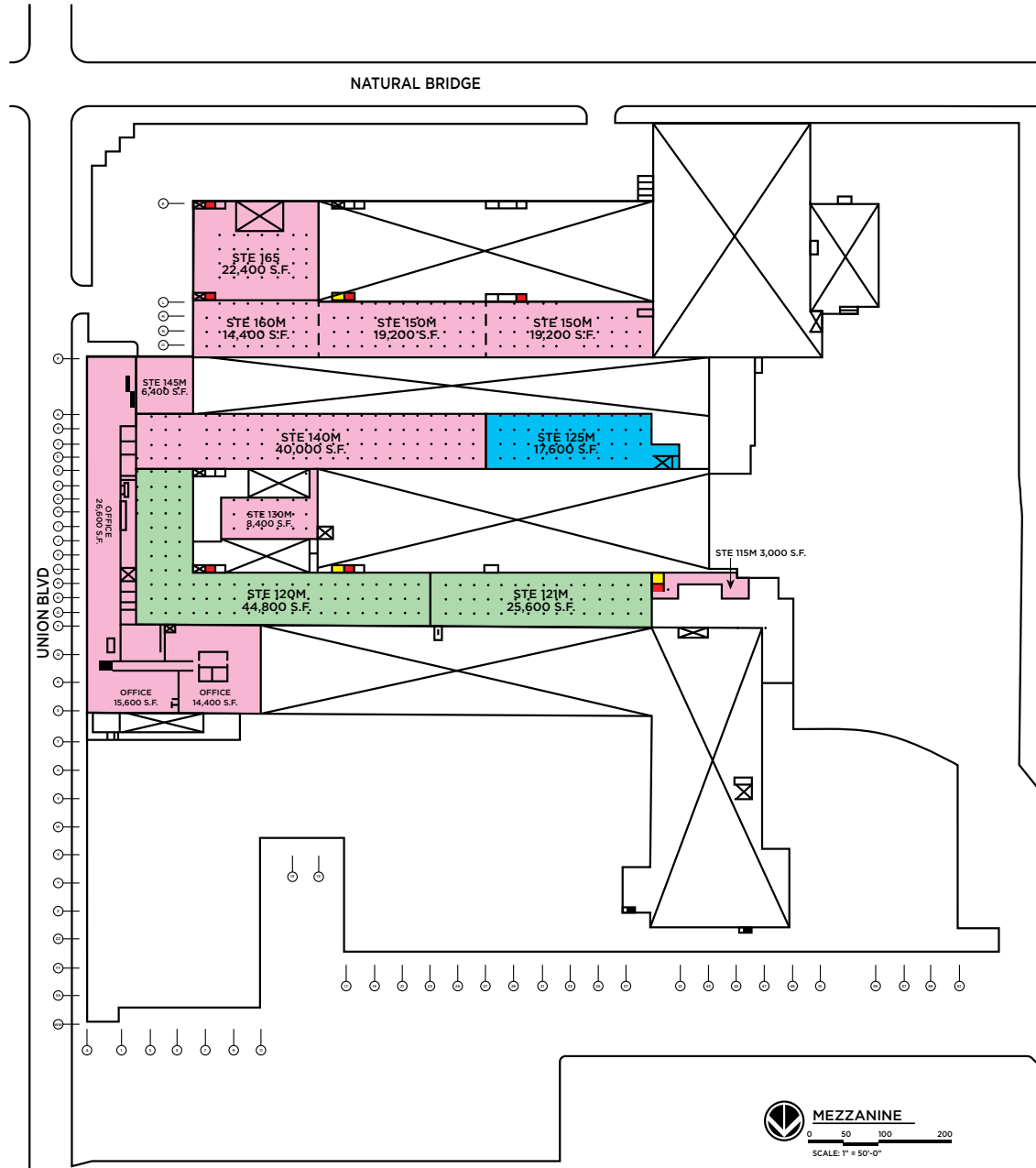
UNION SEVENTY CENTER

Business Park

Mezzanine

SITE PLAN

UNION SEVENTY CENTER



- Triad Manufacturing
- Clark Logistics Services
- Unfinished / Not Usable



MEZZANINE

0 50 100 200

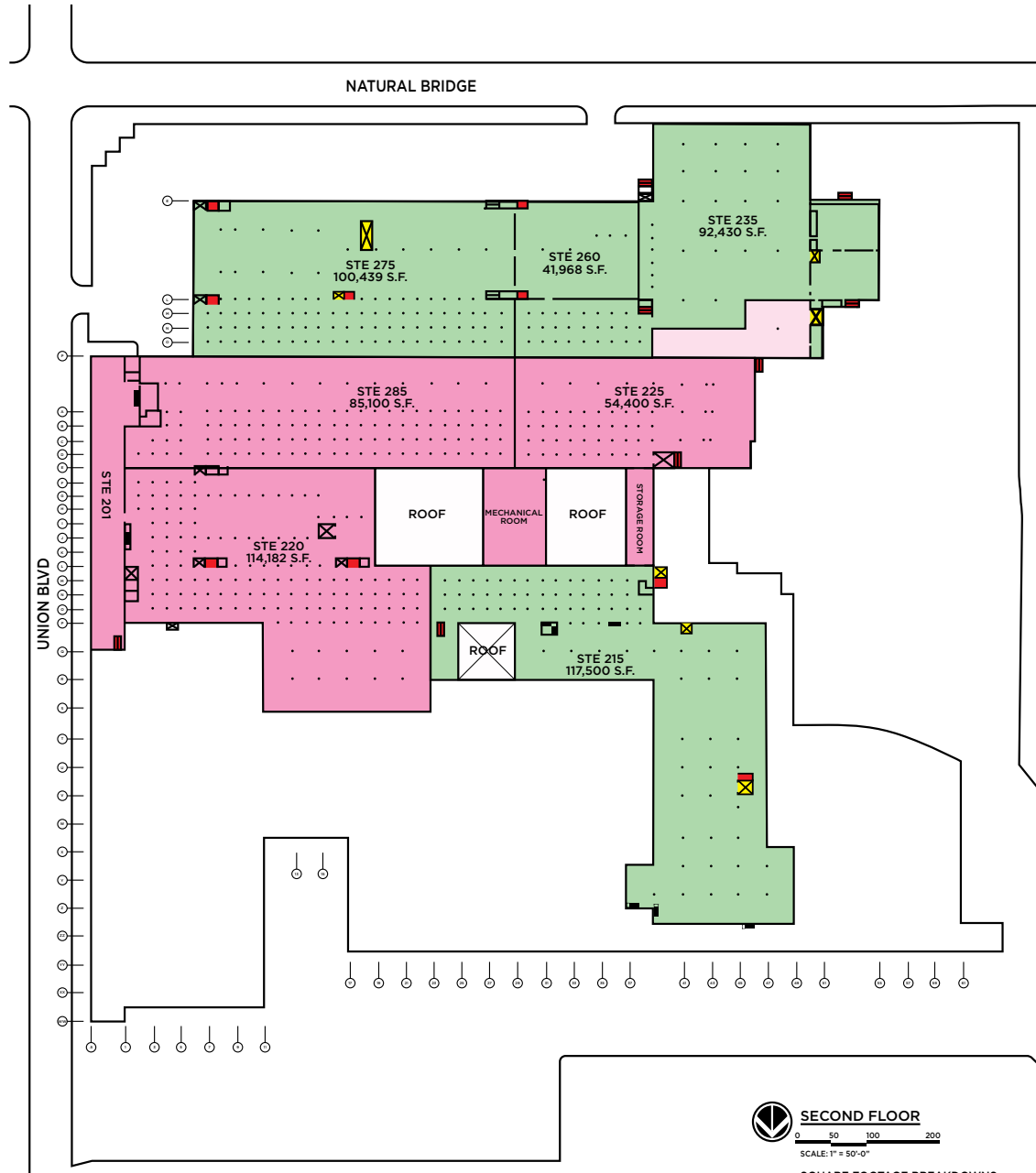
SCALE: 1" = 50'-0"

SQUARE FOOTAGE BREAKDOWNS
INDUSTRIAL = 88,000 S.F.

01-01-2025

UNION SEVENTY CENTER
Business Park
Second Floor

SITE
 PLAN



- Triad Manufacturing
- Amerevent
- Unfinished / Not Usable

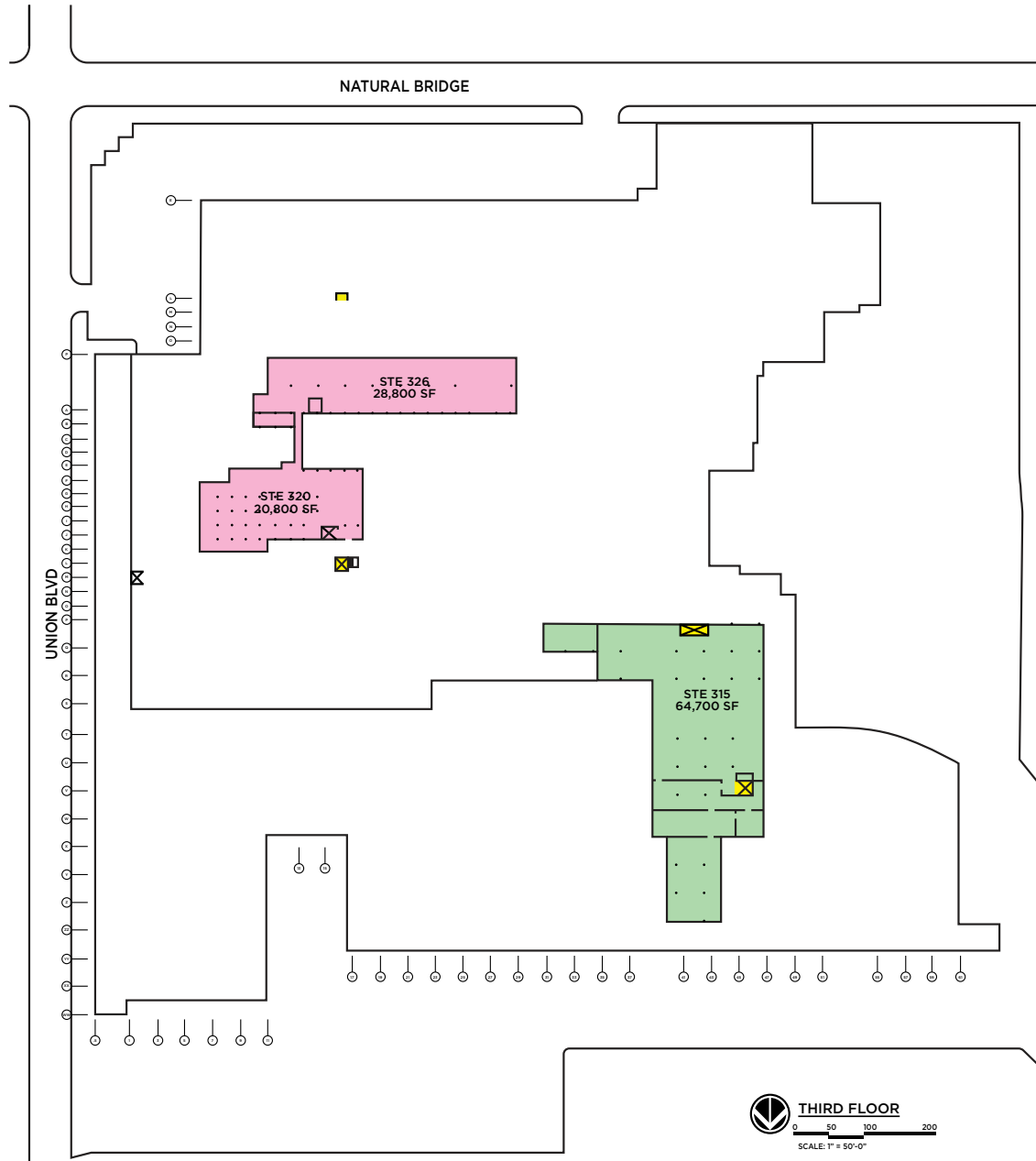
SECOND FLOOR
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 SCALE: 1" = 50'-0"

SQUARE FOOTAGE BREAKDOWNS
 INDUSTRIAL = 352,337 S.F.

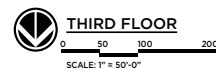
01-01-2025

UNION SEVENTY CENTER
Business Park
Third Floor

SITE
PLAN



- Triad Manufacturing
- Unfinished / Not Usable



SQUARE FOOTAGE BREAKDOWNS
INDUSTRIAL = 64,700 S.F.

01-01-2025

TENANT OVERVIEW



UNION SEVENTY CENTER – CLARK LOGISTIC SERVICES

Clark Logistic Services has been a long-term tenant since 2005. CLS currently leases approximately 500,000 square feet or 30.56% of Union Seventy Center's lot 29. CLS's existing lease expires in 2032.

Clark Logistic Services (CLS) provides full-service warehouse management services to both national and regional clients. CLS is managed by seasoned supply chain professionals with more than 50 years of combined experience. As a single-source, third-party logistics provider, CLS maintains a high degree of inventory safety and stands ready to ship at a moment's notice. Proximate access to Interstate 70, CLS's 501,308 square-foot warehouse facility in Saint Louis can provide a variety of key logistics services.

PUBLIC WAREHOUSING

CLS offers public warehouse space that allows customers to only pay for the space and services needed at the time. By taking responsibility for labor and administration, public warehousing creates flexibility that can generate significant cost savings for companies.

CONTRACT WAREHOUSING

To meet customers' ever-changing warehousing needs without increasing overhead expenses, CLS provides warehousing contracts that can range from months to years. With a warehouse contract, customers eliminate the hassle and expense of renting space, searching for qualified employees, investing in technology and equipment, and finding transportation. CLS can provide build-to-suit options, preferred pricing, and cost-plus management fee structures (ideal for multi-year contracts).

TRANSPORTATION MANAGEMENT

CLS's Transportation Management helps businesses find additional capacity during demand surges, optimizes traffic patterns, increases efficiency, and controls costs. Customers benefit from the reliability and quality of CLS's ability to manage outbound and inbound freight. A full range of transportation capabilities are offered nationwide, including truckload, LTL, flatbed, and consolidation services. The Transportation Management group works seamlessly with the warehousing and logistics operators to provide a turnkey solution from a single partner.

REVERSE LOGISTICS

Many retailers and manufacturers treat product returns as individual, separate transactions. The challenge for retailers and vendors is to process returns at a level that allows quick, efficient and cost-effective collection and inventory of the product. End user demands place a premium on companies to provide this service with the expectation of the returns being processed accurately and in a timely manner. Clark Logistic Services provides this critical step in the supply chain. By following a returns management flow, established by your company and Clark Logistic Services, the returns process will address all operational and end user demands.



TENANT

Clark Logistic Services ("CLS")



HEADQUARTERS

Saint Louis, Missouri



DATE FOUNDED

2004



WEBSITE

www.cls3pl.com

CROSSDOCK/TRANSLOADING

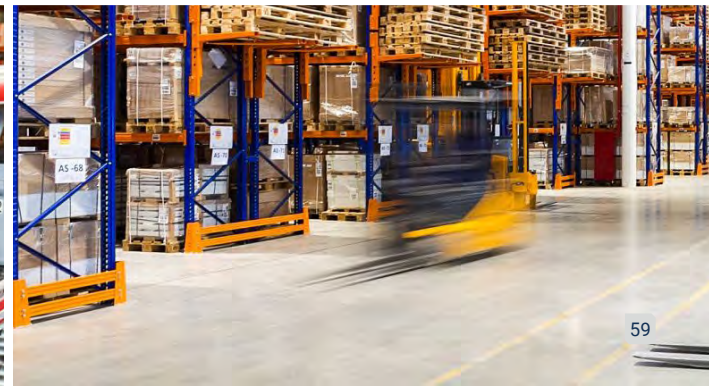
CLS specializes in cross-docking and transloading operations. CLS unloads product from a container, rail car, or semi-trailer and loads these materials directly into outbound trucks, trailers, or rail cars, with little or no storage in between. Among the many benefits of cross-docking services, customers can streamline the supply chain from point of origin to point of sale, reduce handling costs, reduce operating costs, and eliminate storage of inventory expenses. In transloading, CLS transfers a shipment from one mode of transportation to another, which is commonly used when goods must be shipped internationally from one inland point to another.

FOOD STORAGE

Clark Logistic Services understands that as a food-grade facility, they must ensure that products reach their destinations in the best possible condition and with the highest degree of safety. The food storage facilities offered by CLS maintain the highest standards to keep food in storage safe and clean by preventing cross-contamination, completing timely pest management, monitoring temperature and humidity levels, and tracing product lots and dates.

VALUE ADDED SERVICES

As a full-service warehouse provider, CLS offers several value-added services such as handling building store displays, reworking of product, relabeling, kitting, shipping of less than case amount, and product destruction.



TENANT

OVERVIEW

TRIAD MANUFACTURING, INC.

Triad has been a long-term tenant since 2017. Triad has expanded significantly through additional leased areas within the property. Triad's leased suites are multi categorized with a mix of suites and differing expiration dates to minimize risk for the property. Furthermore, Triad continues to call the property its main operating center and continues to seek additional space within the property. As recent as January 2025, Triad increased its footprint at the property. Triad's leases cover multiple years. Triad currently leases approximately 915,000 square feet or 55.79% of Union Seventy Center's lot 29.

For more than thirty years, Triad Manufacturing, Inc. has been in the business of building product displays for retailers. As the company's clients have grown, so has Triad from a 5,000 square foot metal shop to a full-custom build with over 2.2 million square feet of office and factory space in the U.S., and over 6.2 million square feet globally. Triad designs, engineers, manufactures, stores, ships, installs, and maintains its custom product displays. Following the plans and prototypes developed in Saint Louis, Triad China and the company's offshore teams can reproduce client fixtures at a reduced cost and at a higher volume. Triad's vertical integration spans the globe, including China, India, Brazil, and Mexico. Facilities are in constant communication with on-site quality analysis teams to maintain consistent quality worldwide. Triad's customer base includes well-known brands such as Verizon, Under Armour, The Home Depot, and Best Buy (Triad).



TENANT

Triad Manufacturing, Inc. ("Triad")



HEADQUARTERS

Saint Louis, Missouri



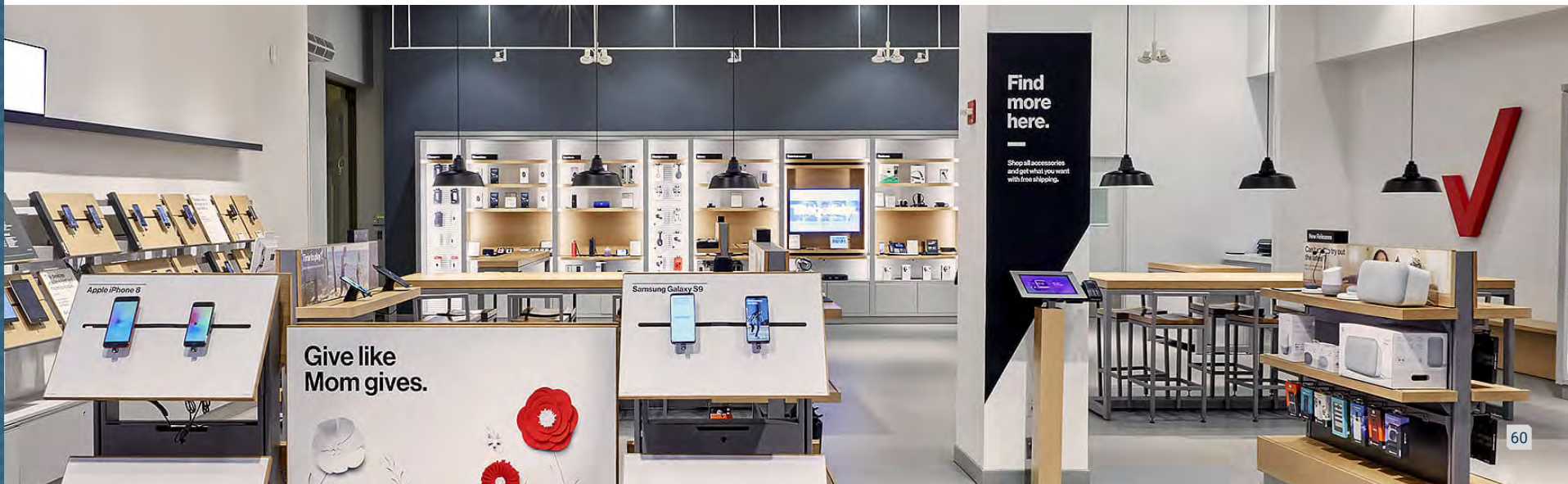
DATE FOUNDED

1991



WEBSITE

www.triadmfg.com



TENANT OVERVIEW

IRON MOUNTAIN INCORPORATED

Iron Mountain has been a long-term tenant since 1998 (through an acquisition). Iron Mountain's lease term runs through January 2028. Iron Mountain currently leases approximately 71,000 square feet or 4.34% of Union Seventy Center's lot 29.

In 1936, Herman Knaust bought the original Iron Mountain site in New York, a depleted iron ore mill with 100 acres of land, to start a mushroom farm. Knaust's decision in 1945 to sponsor the relocation of Jewish immigrants who lost personal records during WWII, spurred the idea to start protecting vital information from wars and other disasters in his mine. By 1951, Knaust fully converted his mushroom farm into a business records storage facility and Iron Mountain, as it is known today, was established. As the computer age came about, Iron Mountain began digitizing customer's files. In 2002, Microsoft founder Bill Gates moved his entire Corbis collection of photographs into Iron Mountain's vaults for preservation and digitization. With over 11 million images, which includes originals of The Beatles, Ernest Hemingway, Franklin Roosevelt, and the Kennedys, this is thought to be the largest collection of historic images in the world. Today, Iron Mountain's records management, information destruction, and data backup and recovery services are supplied to more than 225,000 customers in 58 countries throughout North America, Europe, Latin America, Africa, Asia, and Australia. As of 2020, over 95 percent of Fortune 1000 companies use Iron Mountain's services to store and manage their information in some capacity.



TENANT

Iron Mountain Incorporated ("Iron Mountain")



HEADQUARTERS

Boston, Massachusetts



2023 REVENUE

\$5.48 Billion



NUMBER OF EMPLOYEES

27,000



WEBSITE

www.ironmountain.com





MARKET OVERVIEW

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MARKET OVERVIEW

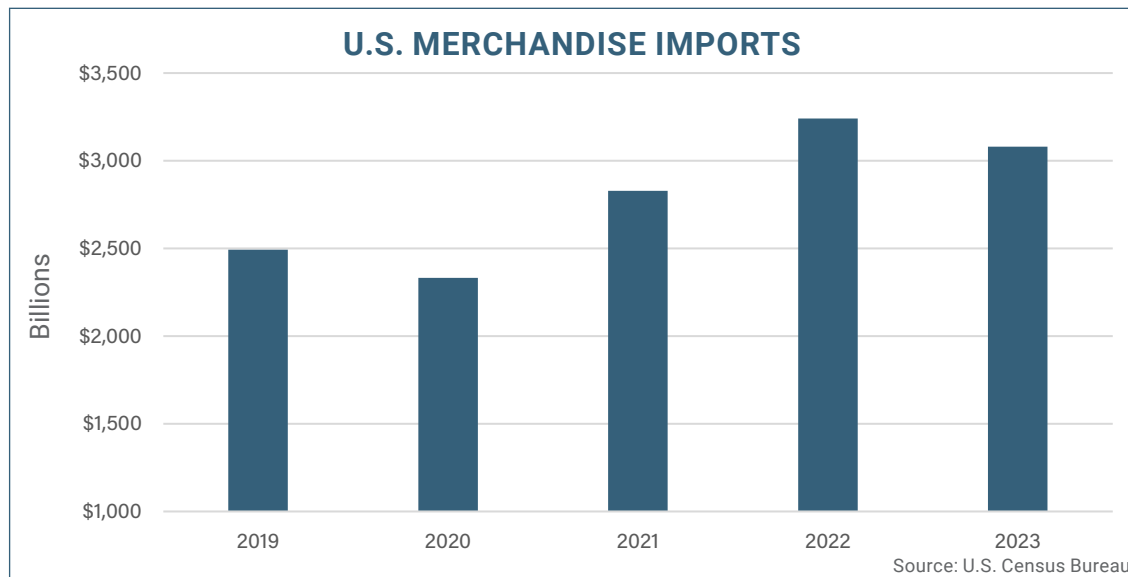
SAINT LOUIS RAIL INDUSTRY

Saint Louis's proximity to America's heartland along with its access to the Mississippi River, gave way to the development of an advanced rail network. Following its western neighbor, Kansas City, Saint Louis ranks as the third-largest rail transportation center in the nation. With 4,800 miles of track, 2,500 miles of yard track, and about 7,300 public and private highway-rail crossings, the state of Missouri maintains the 10th largest number of railroad miles nationwide. Twenty freight railroads operate in the state, carrying the fourth-largest amount of freight tonnage in the U.S. Overall, the state's rail system moves the equivalent of more than 21 million truckloads per year (Missouri DOT). All six Class I railroads in the U.S. transport goods through the Saint Louis market, including BNSF Railway Company, Canadian Pacific Kansas City Limited (CPKC), Norfolk Southern Railway Company, Union Pacific Railroad, Canadian National, and CSX Transportation. Saint Louis's competitive advantage in rail access allows for bulk goods to be shipped to most of the nation within two days (St. Louis Regional Freightway).



IOS INDUSTRY

Thanks to the influx in imports in recent years that created a shortage of warehouse space, industrial outdoor storage (IOS) space, once considered the “ugly duckling” of commercial real estate, has established itself as a major asset class in the industrial market. In 2022, the IOS market was valued at \$200 billion nationwide as vacancy rates fell below 3 percent and rents surged by 30 percent since late 2019 (Bisnow). IOS properties, characterized by low building-to-land coverage ratios (usually less than 20 percent), can be used to store vehicles, equipment, and shipping containers. Thanks to strict zoning regulations, new supplies of IOS properties are largely non-existent, creating a windfall for existing landlords.



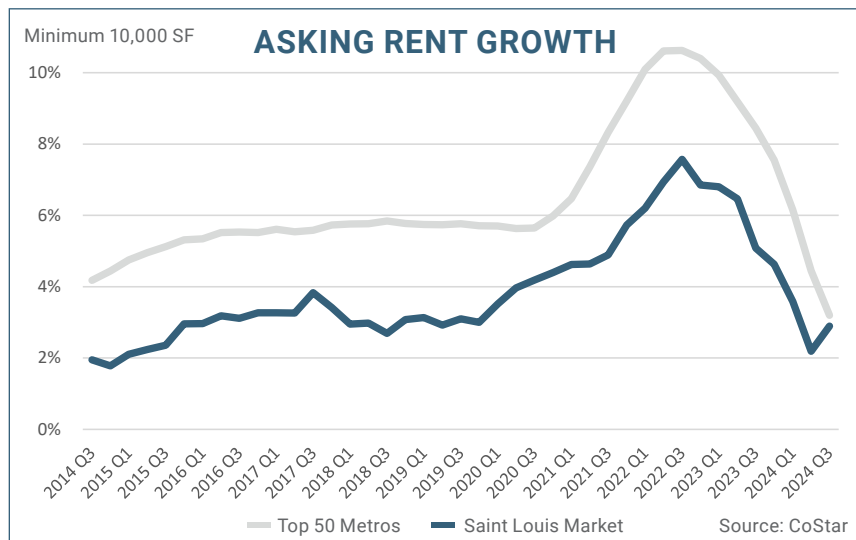
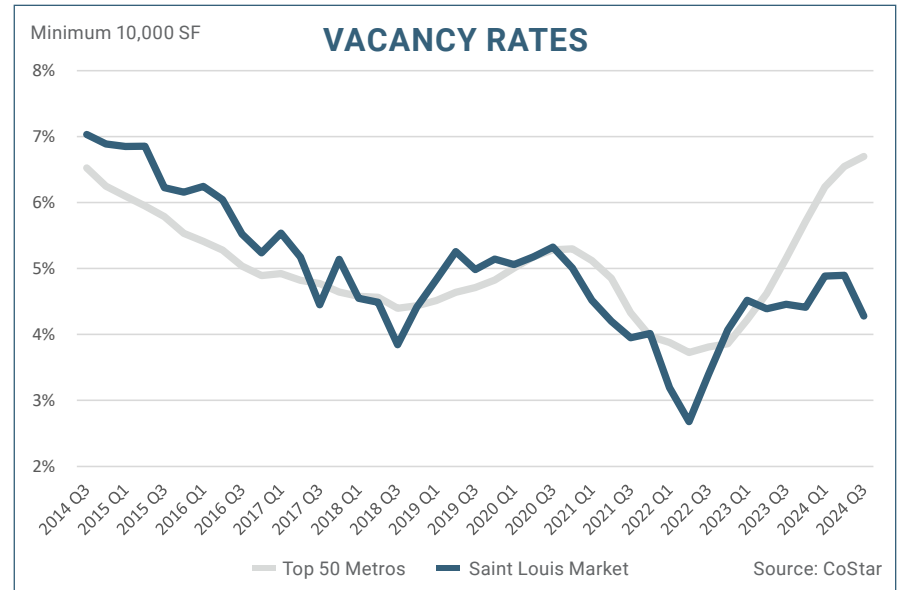
Flushed with stimulus checks, Americans bought a record \$3.24 trillion worth of goods from abroad in 2022. While nominal imports decreased 4.9 percent in 2023 to \$3.08 trillion, resulting in a decline of 3.1 percent in import prices, real imports only declined by 1.8 percent last year. Compared to the pre-pandemic year, real imports were up 12.0 percent. Through the first five months of 2024, total imports jumped 3.3 percent over the same period last year to \$1.30 trillion, while import prices essentially remained flat (Census Bureau, FRED). While the highest interest rates in two decades are weighing on America’s overall consumption levels, demand for IOS space should remain resilient for the foreseeable future if imports remain elevated.



MARKET OVERVIEW

SAINT LOUIS INDUSTRIAL MARKET

Historically, vacancy rates between the Saint Louis market and the national average (as defined by the top 50 metros, minimum 10,000 square feet) have moved in lockstep. However, starting in 2023, vacancy rates between the two began to diverge. As of Q3 2024, the national vacancy rate topped a 10-year high of 6.7 percent. However, in Saint Louis, availability actually dropped in the quarter to 4.3 percent, resulting in the widest margin on record at 240 basis points. The recent nationwide surge in vacancies is largely driven by a record number of big-box deliveries and slowing industrial demand. During Q3, the vacancy rate for properties over 200,000 square feet reached 8.6 percent, more than double that of small industrial properties between 10,000 and 50,000 square feet at 4.1 percent, exposing a historic divergence between the two. As the divergence continues to grow, properties that offer smaller spaces (such as the subject property) will likely outperform the overall industrial market.



Although market fundamentals have swung in Saint Louis's favor, America's heartland has yet to experience the relative benefits, but that time may soon come. At the height of the industrial real estate boom in 2022, when annual increases in asking rents topped 10 percent nationwide, Saint Louis's rents trailed by as much as 390 basis points. As of Q3, that gap narrowed to just 30 basis points as the national average slowed to 3.2 percent but Saint Louis reversed course and hit 2.9 percent. While national rent growth is on pace to decelerate into negative territory within the next year, Saint Louis rents could remain in positive territory or fall at a significantly slower pace. From an investment standpoint, the deceleration of rent growth in an inflationary environment underscores the importance of owning specialized facilities (like the subject portfolio) that give landlords relative pricing power.

CITY AMENITIES

- 1 Saint Louis Art Museum
- 2 Missouri Botanical Garden
- 3 Missouri History Museum
- 4 Saint Louis Science Center
- 5 Saint Louis Zoo
- 6 Liberty Bank Amphitheater – Alton Marina
- 7 St. Louis Lambert International Airport



Saint Louis Art Museum



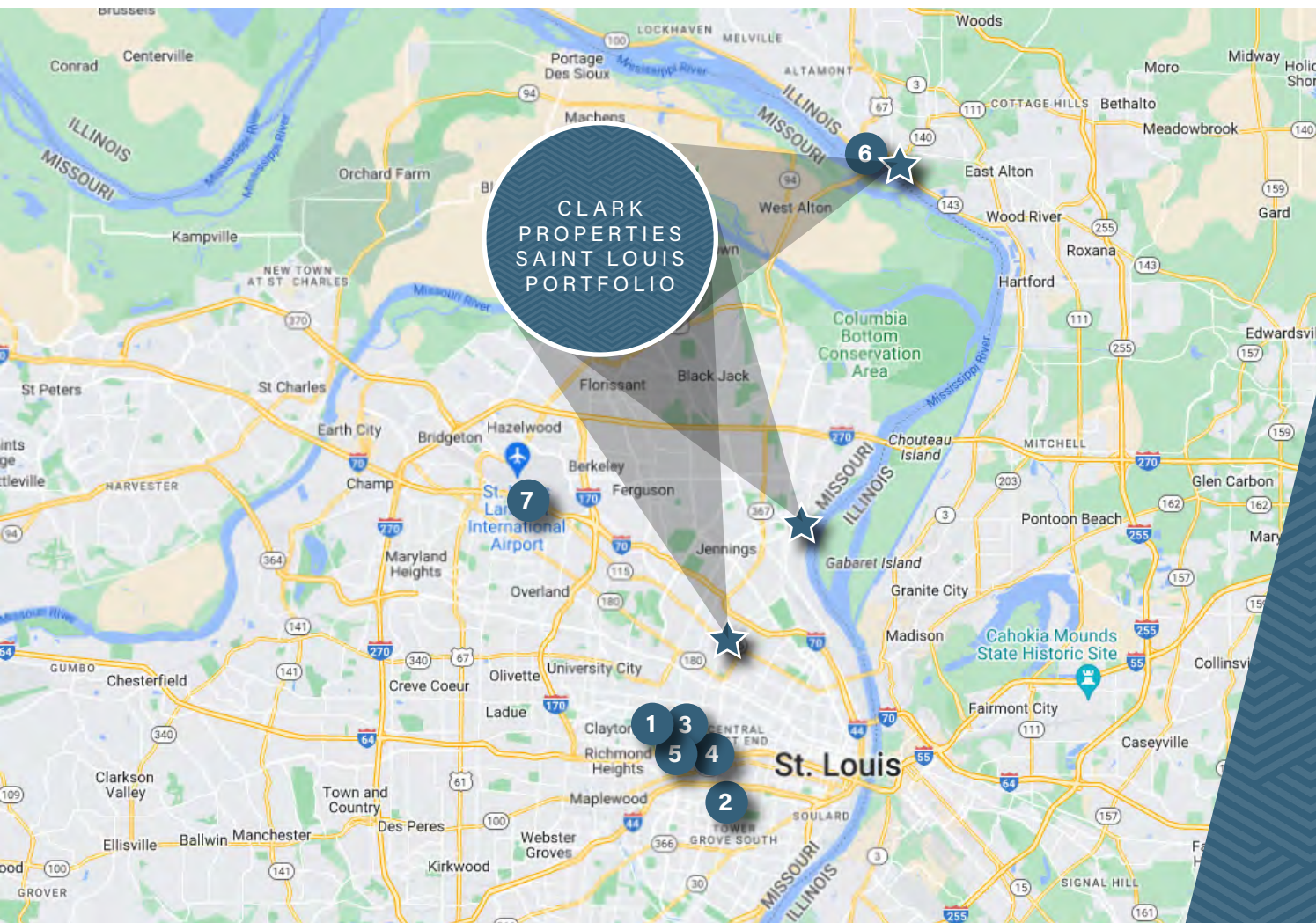
Missouri Botanical Garden



Liberty Bank Amphitheater – Alton Marina



St. Louis Lambert International Airport



MAJOR EMPLOYERS

**3901 UNION BOULEVARD,
SAINT LOUIS, MO**

- 1** Express Scripts
- 2** Graybar Electric
- 3** Anheuser-Busch St. Louis Brewery

**9215 RIVERVIEW DRIVE,
SAINT LOUIS, MO**

- 4** Enterprise Holdings
- 5** Prairie Farms Dairy Inc.

**1400-1450 DISCOVERY
PARKWAY, ALTON, IL**

- 6** Alton Steel
- 7** Phillips 66 Refinery



Graybar Electric



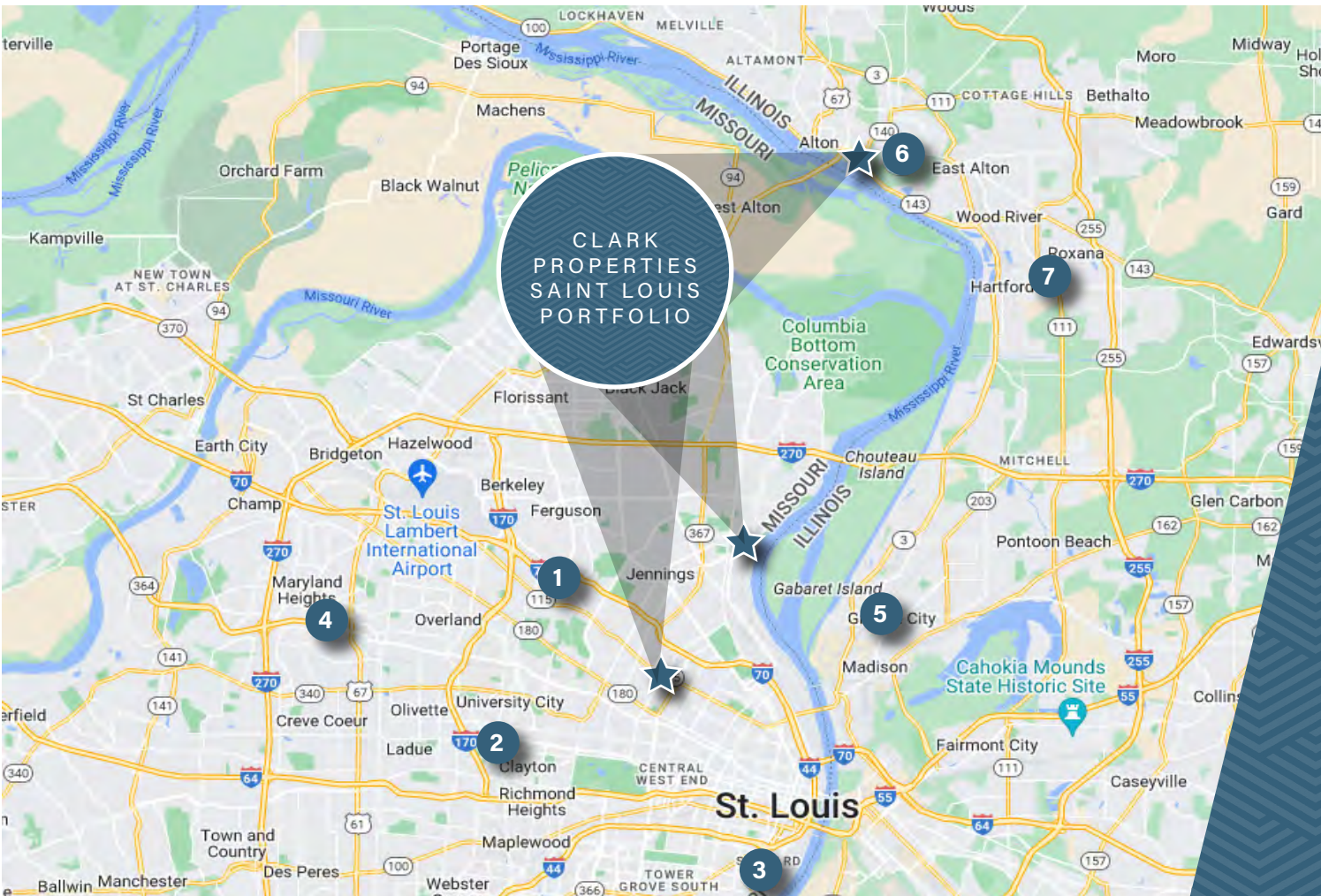
Anheuser-Busch St. Louis Brewery



Enterprise Holdings



Prairie Farms Dairy Inc.



FUNDAMENTALS

RAIL & IOS

3RD
LARGEST RAIL
TRANSPORTATION CENTER

6 CLASS-I RAILROADS

IOS MARKET
VALUED AT
\$200
BILLION

QUALITY OF LIFE

33%
OF RESIDENTS HOLD
A BACHELOR'S
DEGREE

70% vs. 64%
HOMEOWNERSHIP
RATE NATIONAL
RATE

3 MAJOR LEAGUE SPORT TEAMS
(ST. LOUIS CARDINALS, ST.
LOUIS BLUES AND STL CITY)

4.9% vs. 6.5%
VACANCY RATE NATIONWIDE

RENT GROWTH
SPREAD DOWN FROM
**380 BPS
TO 140 BPS**

- TRADE, TRANSPORTATION, & UTILITIES
- EDUCATION & HEALTH SERVICES
- PROFESSIONAL & BUSINESS SERVICES

INDUSTRIAL MARKET

CLS
FULL-SERVICE
LOGISTICS WAREHOUSE

HOME DEPOT
LARGEST HOME
IMPROVEMENT STORE

TRIAD
SINGLE DISPLAY AND
CUSTOM ROLLOUTS FOR
RETAILERS

IMPERIAL
WORLD-CLASS
MANUFACTURER OF
HVAC PRODUCTS

TOP INDUSTRIES

ANCHORING TENANTS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection			
Total Population	3,732	26,623	56,244
2023 Estimate			
Total Population	3,740	26,669	56,258
2020 Census			
Total Population	3,608	25,818	54,784
2010 Census			
Total Population	4,289	28,497	58,341
Daytime Population			
2023 Estimate	3,899	26,890	52,553

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projection			
Total Households	1,660	11,554	24,098
2023 Estimate			
Total Households	1,662	11,552	24,052
Average (Mean) Household Size	2.3	2.3	2.3
2020 Census			
Total Households	1,655	11,530	23,993
2010 Census			
Total Households	1,868	12,144	24,605

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2023 Estimate			
\$200,000 or More	2.0%	2.4%	2.9%
\$150,000 - \$199,000	2.2%	3.9%	4.9%
\$100,000 - \$149,000	7.4%	9.7%	12.4%
\$75,000 - \$99,999	13.2%	11.6%	13.2%
\$50,000 - \$74,999	14.8%	19.2%	19.5%
\$35,000 - \$49,999	13.1%	14.6%	13.6%
\$25,000 - \$34,999	13.2%	10.9%	10.0%
\$15,000 - \$24,999	11.1%	11.2%	10.1%
Under \$15,000	23.0%	16.5%	13.5%
Average Household Income	\$54,539	\$64,055	\$71,412
Median Household Income	\$37,875	\$46,751	\$53,449
Per Capita Income	\$24,326	\$27,907	\$30,780

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2023 Estimate Total Population	3,701	26,669	56,258
Under 20	29.7%	26.3%	24.4%
20 to 34 Years	21.1%	20.1%	18.6%
35 to 39 Years	6.4%	6.7%	6.5%
40 to 49 Years	11.3%	11.5%	11.6%
50 to 64 Years	18.6%	19.3%	20.1%
Age 65+	12.9%	16.0%	18.8%
Median Age	34.5	37.6	40.4
Population 25+ by Education Level			
2023 Estimate Population Age 25+	2,382	18,086	39,471
Elementary (0-8)	2.5%	2.8%	2.5%
Some High School (9-11)	9.2%	8.2%	7.1%
High School Graduate (12)	32.6%	30.6%	31.9%
Some College (13-15)	27.8%	26.9%	26.1%
Associate Degree Only	7.3%	10.7%	11.1%
Bachelors Degree Only	13.6%	13.8%	14.3%
Graduate Degree	6.9%	7.1%	7.0%
Travel Time to Work			
Average Travel Time in Minutes	27.0	26.0	26.0

Source: MNET

OFFERING MEMORANDUM

CLARK PROPERTIES SAINT LOUIS PORTFOLIO

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