

Marcus & Millichap
TAG INDUSTRIAL GROUP

CHANNAHON RAIL SERVED VALUE-ADD
23315 SOUTH YOUNGS ROAD

CHANNAHON, IL 60410

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TAG INDUSTRIAL GROUP

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Proposed Leaseback

INTERIOR RAIL ACCESS



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MARKET OVERVIEW

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Market Analysis • Demographic Analysis

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, pipes, and several large, dome-shaped pendant lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a large factory or warehouse.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 167,282-Square-Foot Industrial Office Warehouse Situated on 17.75 Acres
 - Features 18'-24' Clear Heights, 16 Dock-High Doors, and 76 Industrial Trailer Spots
 - Upgraded Sprinkler System to Allow for Storage of Grade A or Category 5 Materials
- Three-Year Sale-Leaseback of 50,000 Square Feet with Verdecos Plastics, Inc. Upon COE
 - Newly Renovated Office: Delivered in White Box Condition at Close
 - Excess Land for Further Development or Outside Storage
- Tough Barrier-to-Entry Market: 4.4% Overall Vacancy and 8% Annual Rent Growth (CoStar)
 - Strategically Located with Proximate Access to Major Highways

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 23315 South Youngs Road in Channahon, Illinois, partially occupied by the owner, Verdecos Plastics, Inc. The subject property consists of approximately 167,282 square feet of specialized manufacturing space and is situated on 17.75 acres of land. The multi-tenant asset features a clear height of 18'-24', four grade-level doors, six external dock-high doors, 10 internal dock-high doors, and heavy three-phase power with 277/480 volts and amps ranging from 800 to 1,600. There are 130 surface parking spaces and 76 spaces for industrial trailers. With a building coverage ratio of 22 percent, the property has ample space to accommodate additional development and outside storage. In addition to its proximity to Interstate 55 via Illinois Route 6, the property has direct barge access on the Des Plaines River and access to a CSX rail spur with interior rail loading capabilities.

Upon the sale of the property, Verdecos Plastics, Inc. plans to execute a three-year triple net leaseback at \$4.80 per square foot on its 50,000-square-foot space. Buyers also have a lease-up or partial owner-user opportunity with the remaining 117,282 square feet. Founded in 2011, Verdecos Plastics specializes in the procurement of industrial plastic scrap for recycling and repurposing that plastic back through the manufacturing supply chain around the world.

The subject property is located within Joliet Area, a massive submarket containing 113 million square feet of industrial space. Highlighted by the BNSF Logistics Park Chicago and UP Joliet Intermodal, the submarket is a central player in the Midwest for international trade with Asia. In 2024, net absorption in Joliet Area contracted by about -470,000 square feet, representing only the second and the largest decline on record. Net deliveries slowed down considerably from 6.7 million square feet in 2023 to 2.5 million square feet last year. As a result, the vacancy rate increased 250 basis points to 8.7 percent but remains well below its 10-year high set in 2018 at 13.6 percent. The increase in availability put downward pressure on rents as the annual growth rate decelerated 320 basis points to a decade's low of 3.6 percent (CoStar). While the overall Chicago market remains one of the strongest in the nation, the change in Joliet's market fundamentals is symbolic of the national trend and highlights the importance of owning specialized industrial assets that can outperform in a market with falling demand and high inflation.

Known as the Greater Chicagoland area, Chicago-Naperville-Elgin is the third largest metro in the nation. The metro houses 9.3 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 30 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

CHANNAHON RAIL SERVED VALUE-ADD

23315 SOUTH YOUNGS ROAD, CHANNAHON, IL 60410

Number of Suites	1
Number of Buildings	1
Total Square Feet	167,282
Warehouse Square Feet	154,498
Office Square Feet	12,784
Office Ratio	8%
Year Built	1950
Lot Size	17.75 Acres
Type of Ownership	Fee Simple
Clear Height	18'-24'
Parking Spaces	76 Industrial Trailer, 130 Surface
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Dock High Doors	6 Ext, 10 Int
Grade Level Doors	4
Sprinklers	Dry System (Upgraded Sprinkler System to Allow for Storage of Grade A or Category 5 Materials, Upgraded Fire Pump, New Fire Alarm System)
Rail Served	CSX
Construction	Masonry
Power	<div> <div> Main Electric Room Service 1600 amp main breaker 277/480 volt, 3 phase, 4 wire 1600 amp </div> <div> North Side Service 800 amp main breaker 277/480 volt, 3 phase, 4 wire 800 amp </div> </div>
Type of Lighting	Fluorescent & LED
Water & Sewer	Well & Septic
Zoning	I-3
Roof Type	Built-Up Gravel
Market	Chicago
Submarket	Joliet Area
Submarket Vacancy	3.40%

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CAPEX & ASSUMPTIONS

Outside Storage

Lot AC (est.)	4.57
LOT SF (est.)	199069.2
CapEx (\$/sf) (est.)	\$8.00
Total CapEx	\$1,592,553.60
Rent/AC/Mo.	\$3,750.00
Ann. Rent	\$205,650.00

Vacant Warehouse SF

SF	99,282
Rent/sf	\$3.00
Ann. Rent	\$297,846.00
Proposed Lease Term (Yrs)	5
TI/sf (est.)	\$3.00
TI Cost	\$297,846.00
LC %	6.00%
LC \$	\$151,048.80
Total TILC	\$448,894.80

CapEX

Roof:	
Roof (\$/sf)	\$13.00
Roof SF	167,282
Total cost	\$2,174,666.00
Water Access	\$575,000.00
Water Tower Teardown	\$100,000.00
	\$0.00
Total Cap Ex	\$2,849,666.00
Total TILC	\$2,041,448.40
Total Stabilization Cost	\$4,891,114.40
Stabilization Cost (\$/sf)	\$29.24
All - in \$/sf	\$59.13

OFFERING HIGHLIGHTS

CHANNAHON RAIL SERVED VALUE-ADD

OFFERING PRICE	CAP RATE
\$5,000,000	3.13%
Offering Price	\$5,000,000
Cap Rate	3.13%
Yield on Cost (YOC) - 2026	9.50%
Price/SF	\$29.89
Total Square Feet	167,282
Proposed Rental Rate	\$4.80
Lease Type	Triple-Net (NNN)
Lease Term	3 Years
Rental Increases	3% Annually
Tenancy	Multi
Occupancy	29.89%
DEBT QUOTE	
LTPP (Loan-to-Purchase Price)	75.0%
Initial Funding Loan Amount	\$3,750,000
Capex/TT/LC Costs	\$4,891,114
LTC	75.0%
Future Funding Proceeds	\$3,668,336
Total Loan Amount	\$7,418,336
NOI Year 3	996,510
Interest Rate	7.00%
Annual Debt Service	(\$519,284)
Free Cash Flow	477,226
DSCR	1.92x
Takeout DSCR Using 6.5% 5/25	1.70x
Term	3 Years
Total Cost Basis	\$9,891,114

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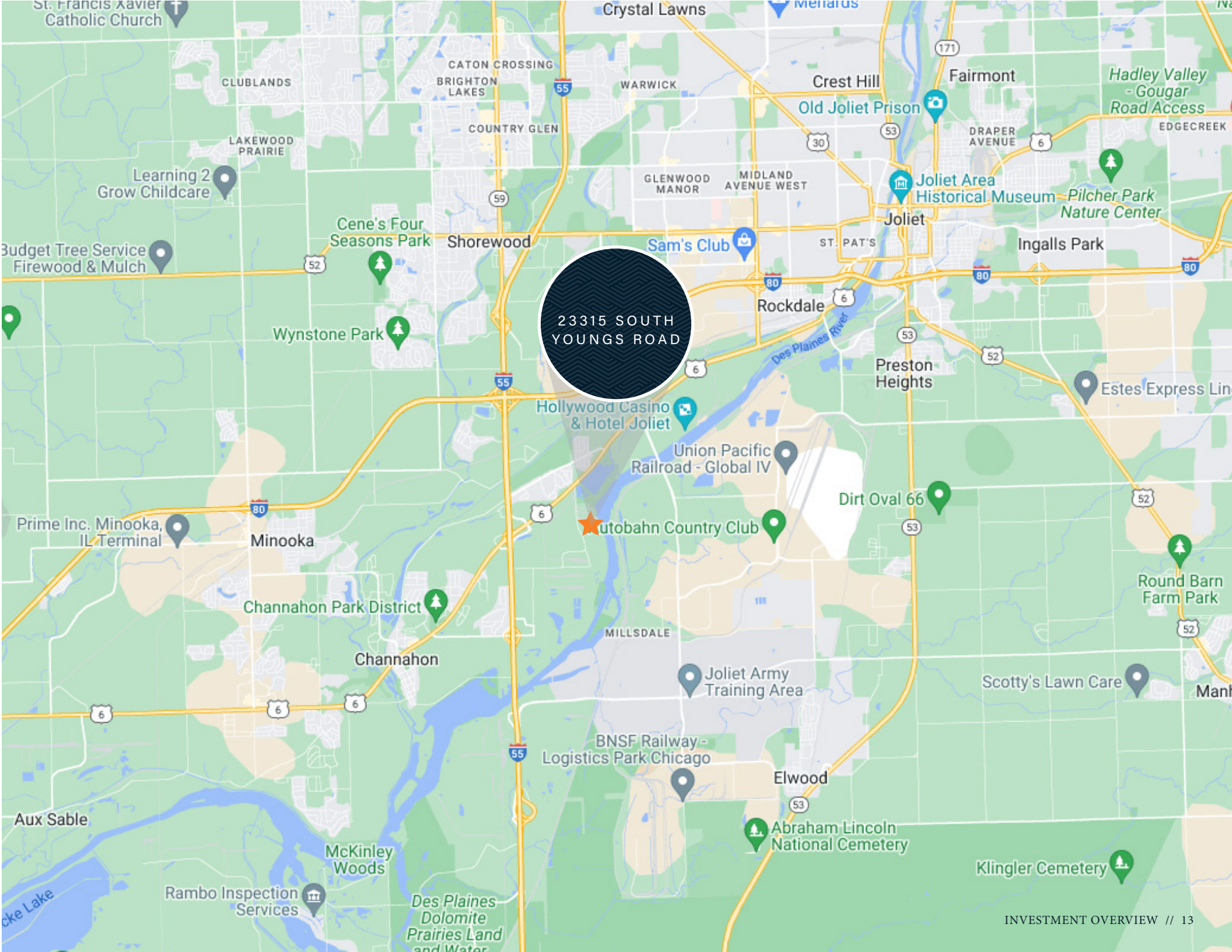
RENT ROLL

		%				Annual		Pro Forma				
Tenant Name	Suite	Square Feet	Bldg Share	Lease Dates		Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Rent Per Year	Changes on	Rent Increase	Lease Type
Verdeco Plastics	1	50,000	29.9%	COE	3 Years	\$4.80	\$20,000	\$240,000	\$395,520	TBD	64.80%	NNN
Vacant	0	117,282	70.1%	COE+12 months	5 years	\$0.00	\$0.00	\$0.00	\$448,910	N/A	N/A	NNN
Total		167,282				\$4.80	\$20,000	\$240,000	\$844,430			
Occupied Tenants: 1				Unoccupied Tenants: 1		Occupied GLA: 29.90%		Unoccupied GLA: 70.10%				
Total Current Rents: \$32,000						Occupied Current Rents: \$32,000		Unoccupied Current Rents: \$0				

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	384,000		2.30	844,430		5.05	
Expense Reimbursement Income							
Net Lease Reimbursement							
CAM	50,000		0.30	167,282		1.00	
Insurance	20,000		0.12	66,913		0.40	
Real Estate Taxes	18,996		0.11	69,910		0.42	
Management Fees	0		0.00	0		0.00	
Total Reimbursement Income	\$88,996	28.1%	\$0.53	\$304,105	86.9%	\$1.82	
Effective Gross Revenue	\$472,996		\$2.83	\$1,148,535		\$6.87	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
Operating Expenses - CAM	167,282		1.00	167,282		1.00	Assumption
Insurance	66,913		0.40	66,913		0.40	Assumption
Real Estate Taxes	63,555		0.38	69,911		0.42	Grossing up 110% in Pro-Forma
Management Fee	18,920	4.0%	0.11	45,941	4.0%	0.27	
Total Expenses	\$316,670		\$1.89	\$350,047		\$2.09	
Expenses as % of EGR	66.9%			30.5%			
Net Operating Income	\$156,326		\$0.93	\$798,488		\$4.77	



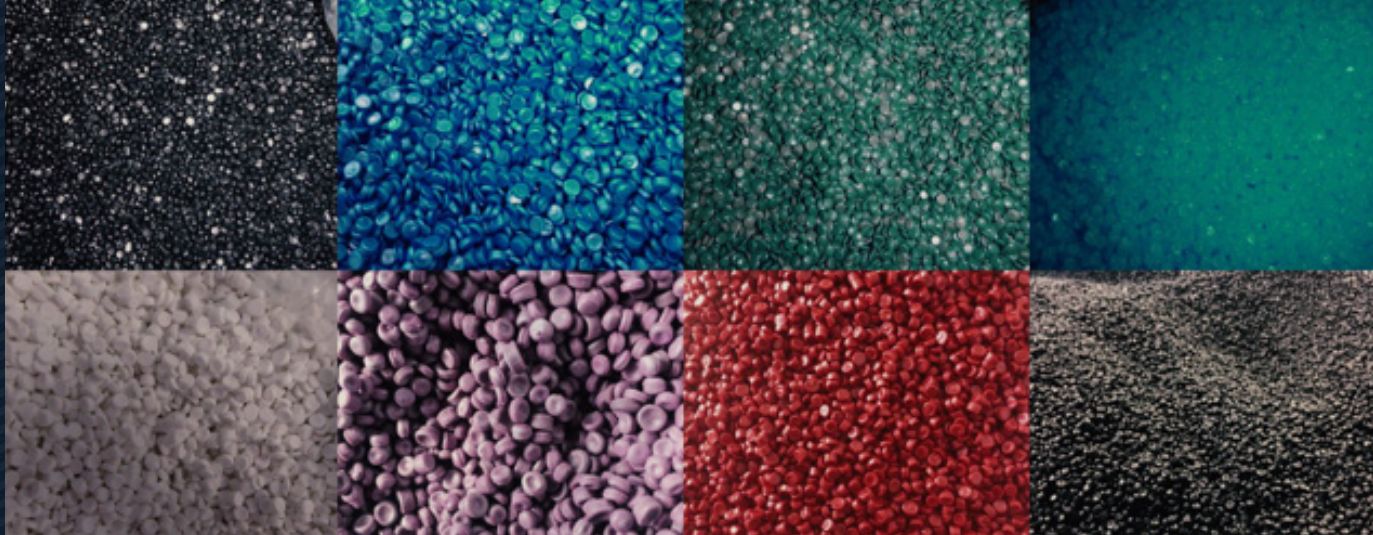
23315 SOUTH
YOUNGS ROAD



23315 SOUTH
YOUNGS ROAD



TENANT SUMMARY



Verdeco Plastics Inc

Verdeco Plastics specializes in the procurement of industrial plastic scrap for recycling and repurposing that plastic back through the manufacturing supply chain around the world. By using state-of-the-art processing equipment such as extruders, grinders, and heat densifiers, Verdeco Plastics keeps plastic scrap and off-grade materials out of landfills, while enhancing the profitability of its clients. Verdeco Plastics offers a variety of services including post-industrial plastic recycling, manufacturing of reprocessed plastic pellets, toll pelletizing and grinding, and manufacturing of master batch black and white color concentrate and calcium pellets.

TENANT
Verdeco Plastics, Inc.

HEADQUARTERS
Channahon, IL

DATE FOUNDED
2011

www.verdecoplastics.net

CAPABILITIES

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

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

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



Closed 1,076 debt
and equity
financings in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



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 pipes. 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

Marcus & Millichap

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



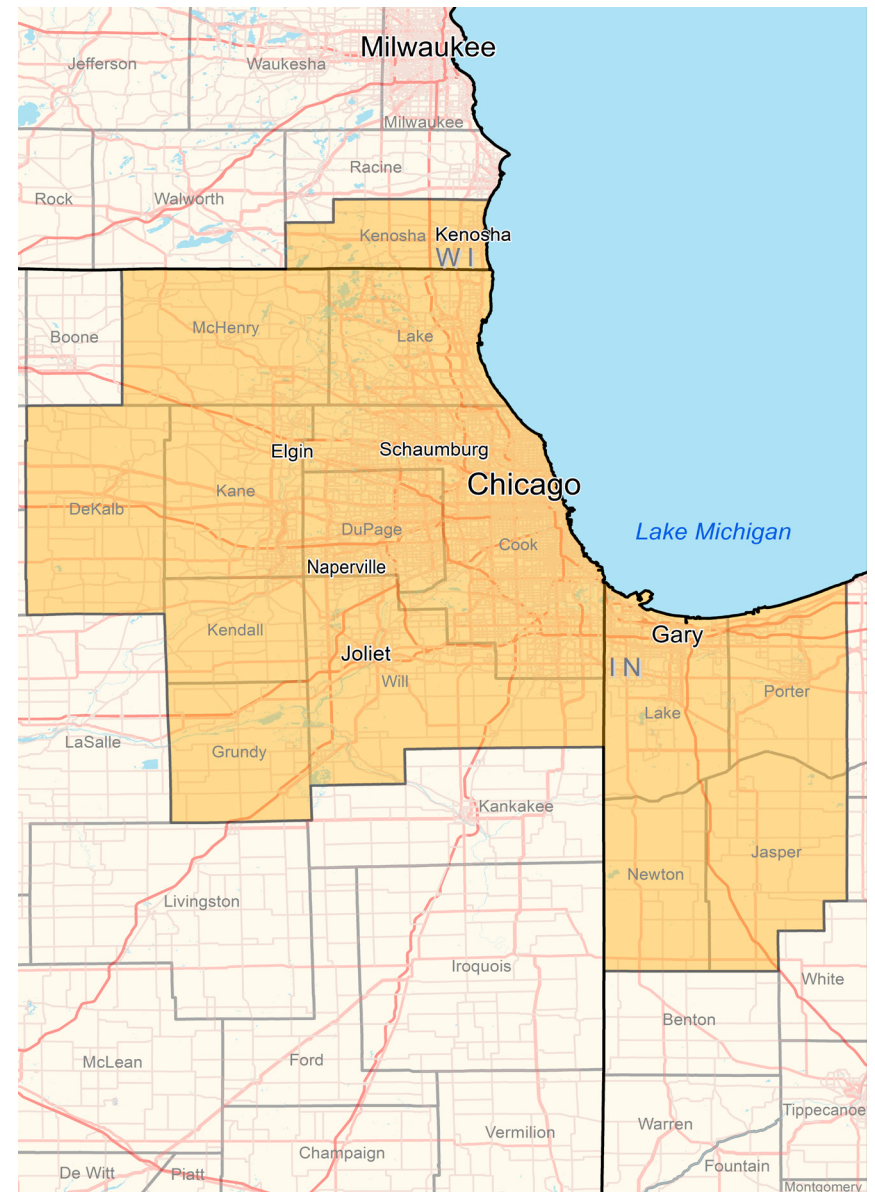
16%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

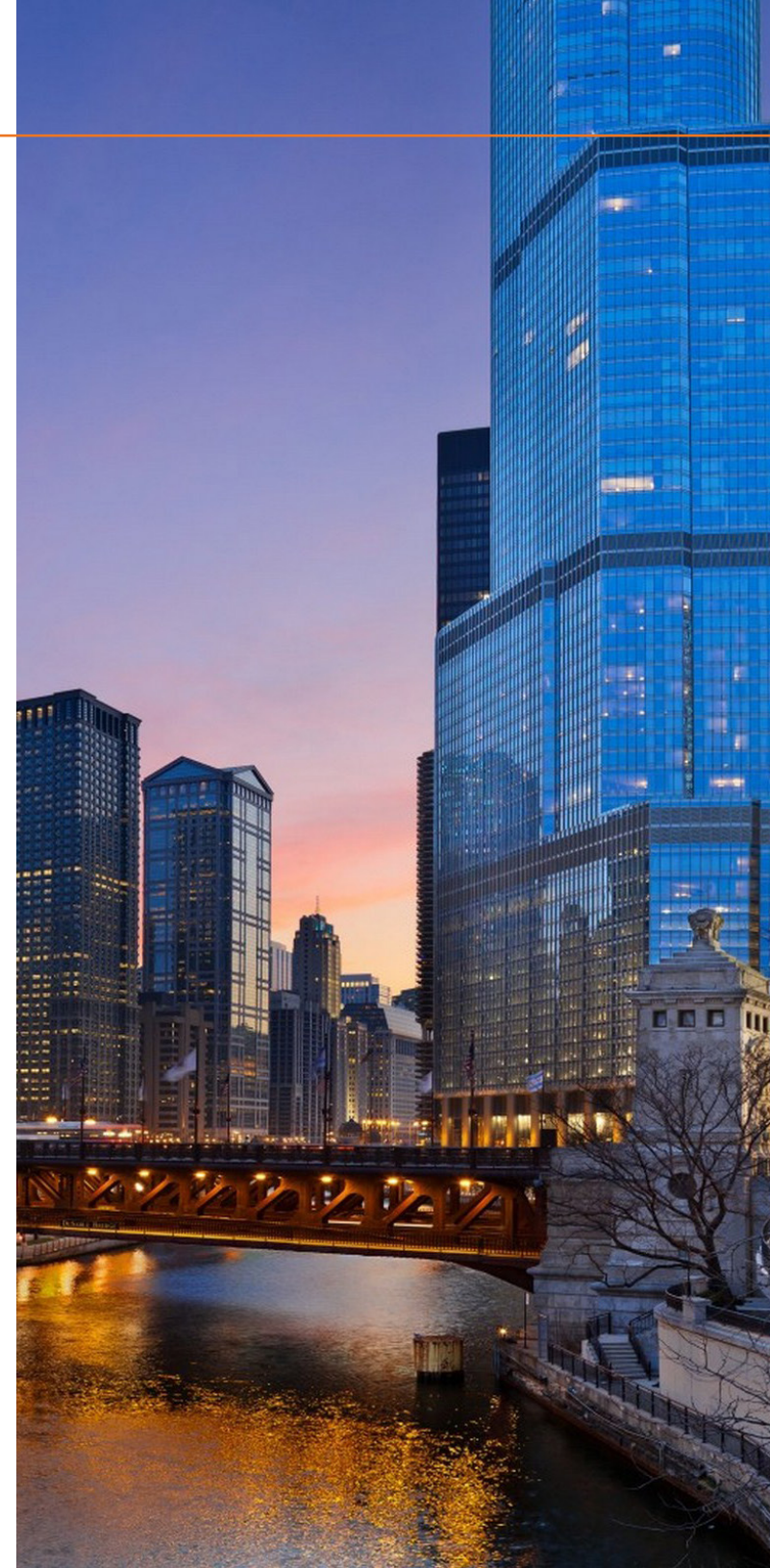
TRANSPORTATION

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

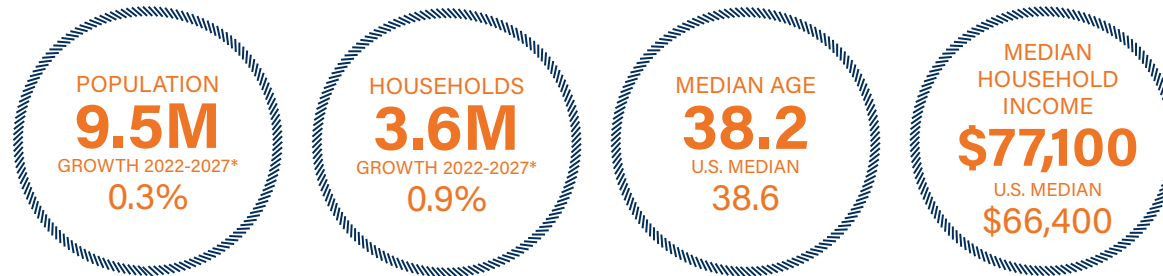
The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its 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



45,529

Total Population
Within 5 Miles



49.5%



50.5%



\$114,770

Average Household Income
Within 5 Miles



28,107

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,051	6,676	46,398
2023 Estimate			
Total Population	1,012	6,502	45,529
2020 Census			
Total Population	984	6,213	45,146
2010 Census			
Total Population	986	6,052	42,995
Daytime Population			
2023 Estimate	1,588	8,950	67,206
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	379	2,501	17,408
2023 Estimate			
Total Households	363	2,426	16,999
Average (Mean) Household Size	2.5	2.8	2.7
2020 Census			
Total Households	356	2,379	16,739
2010 Census			
Total Households	347	2,232	15,655

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	2.8%	8.3%	9.1%
\$150,000-\$199,999	12.8%	15.4%	12.1%
\$100,000-\$149,999	23.4%	25.3%	22.2%
\$75,000-\$99,999	19.1%	18.0%	15.7%
\$50,000-\$74,999	17.8%	15.9%	16.9%
\$35,000-\$49,999	9.6%	6.8%	8.6%
\$25,000-\$34,999	4.8%	3.3%	5.0%
\$15,000-\$24,999	3.9%	2.9%	5.0%
Under \$15,000	5.9%	4.0%	5.4%
Average Household Income	\$95,380	\$121,181	\$114,770
Median Household Income	\$85,341	\$98,537	\$89,127
Per Capita Income	\$34,248	\$45,255	\$43,023
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	1,012	6,502	45,529
Under 20	24.6%	24.3%	24.0%
20 to 34 Years	18.1%	18.5%	17.7%
35 to 39 Years	6.7%	6.2%	6.4%
40 to 49 Years	11.7%	12.7%	12.7%
50 to 64 Years	18.9%	22.9%	21.5%
Age 65+	20.1%	15.5%	17.6%
Median Age	40.6	40.8	41.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	693	4,471	31,910
Elementary (0-8)	1.6%	1.4%	2.7%
Some High School (9-11)	5.2%	3.8%	5.1%
High School Graduate (12)	27.4%	29.0%	28.3%
Some College (13-15)	31.1%	26.8%	24.5%
Associate Degree Only	12.2%	11.4%	9.8%
Bachelor's Degree Only	15.4%	18.7%	19.3%
Graduate Degree	7.1%	8.9%	10.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	32.0	32.0

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