

Marcus & Millichap
TAG INDUSTRIAL GROUP

NORTHFIELD SPORTSPLEX

287 NORTHFIELD ROAD

NORTHFIELD, IL, 60093

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Marcus & Millichap
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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Fully Occupied ±15,000-Square-Foot Multi-Tenant Sports Flex Asset on 1.1 Acres
- Featuring 16' Clear, Two Dock Doors, One Grade-Level Door, and 49 Parking Spaces
- Specialized Buildouts Reduce the Risk of Tenant Loss | 2.75 WALT and 3.0%-3.5% Escalations
- Close Proximity to I-94 with Average Household Income of \$184,000
- Located in Massive North Cook Submarket with Vacancy Rate 100 Bps Below National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 287 Northfield Road in Northfield, Illinois, anchored by Power of The Golf Ball. The subject property consists of approximately 15,000 square feet of flex space and is situated on 1.1 acres of land. The multi-tenant asset features five suites, a clear height of 16'; two dock-high doors accessible through a double-wide grade-level door, one grade-level door, and 49 parking spaces. Located only 0.3 miles from the on-ramp to Interstate 94, the property is situated amongst Chicago's most affluent ZIP codes with an average household income of about \$184,000 within five miles of the asset (CoStar). Fully occupied by four sports training-related tenants and a home tech company, the property benefits from the high-income area. With a weighted average lease term (WALT) of 2.75 years, the leases are set to escalate from 3.0 to 3.5 percent starting in March 2026 through January 2027. Four of the tenants have invested significant capital in specialized buildouts, creating an opportunity for buyers to acquire an asset that reduces the risk of tenant loss.

The subject asset is well-positioned within the North Cook submarket that borders Lake Michigan. Home to Northwestern University, North Cook is a massive submarket containing 54.3 million square feet of industrial space. At 59 percent, the submarket consists mostly of logistics facilities, followed by specialized and flex space at 31 percent and 10 percent, respectively. In the 12 months running through Q2, net absorption remained in positive territory at about 62,000 square feet. However, new supply outpaced demand with net deliveries reaching over 890,000 square feet. As a result, the vacancy rate in Q2 increased by 140 basis points annually to 6.6 percent but stabilized quarter-over-quarter. While above the Chicago market average, North Cook's vacancy rate was still below the 7.6 percent national average (based on the top 50 metros, minimum 10,000 square feet, and classes A, B, and C). The increase in availability caused annual rent growth to decelerate to 3.8 percent, pushing the average asking rent to about \$12.10 per square foot. At the midway point of 2025, there were no industrial properties under construction in North Cook, putting demand back in the driver's seat of vacancies and rents for the foreseeable future (CoStar).

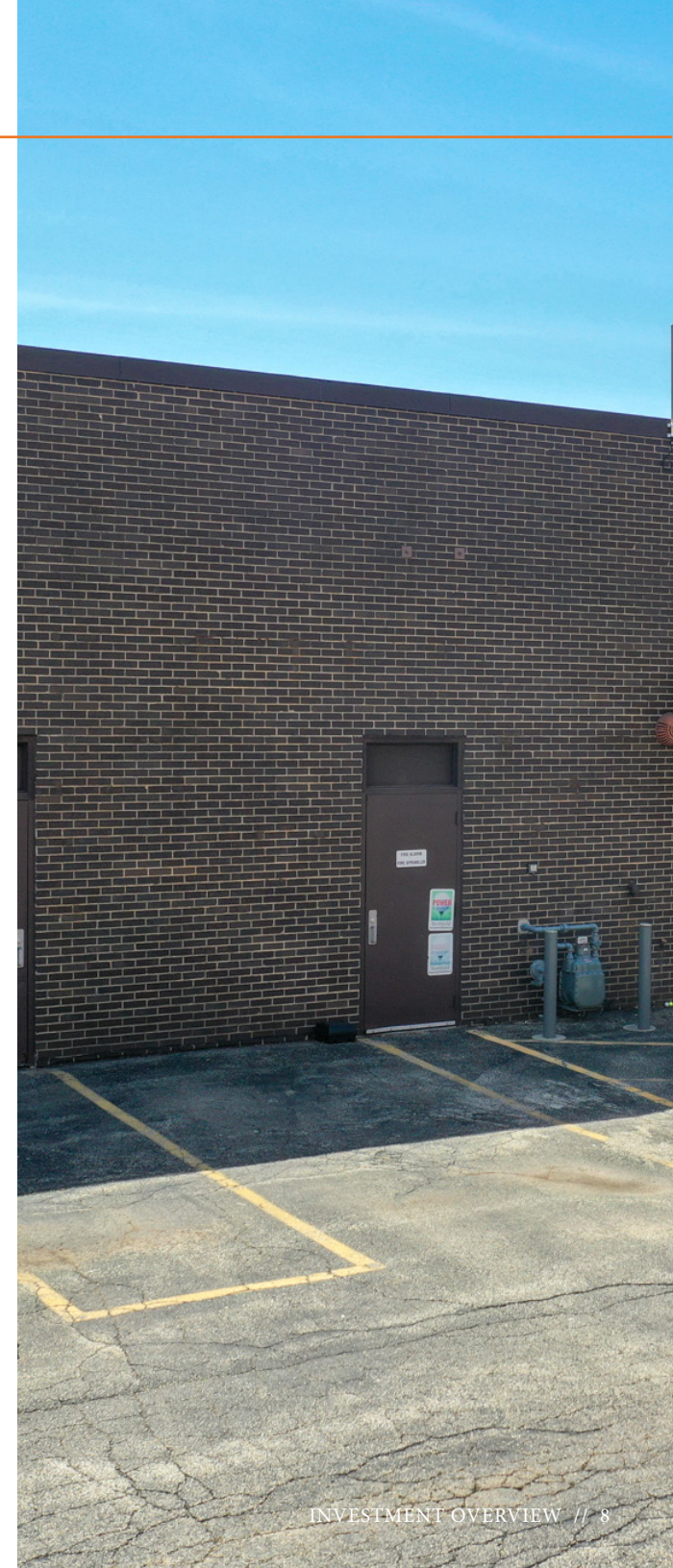
Known as the Greater Chicagoland area, Chicago-Naperville-Elgin is the third-largest metro in the nation. The metro houses 9.3 million people, including 2.7 million residents within the city of Chicago. The number of corporate headquarters in Chicago is second only to New York City and is home to 30 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

287 NORTHFIELD ROAD, NORTHFIELD, IL 60093

Number of Suites	5
Number of Buildings	1
Total Square Feet	15,000 SF
Year Built	1967
Lot Size	1.10 Acres
Clear Height	16'
Parking Spaces	49
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi-Tenant
Dock-High Doors	2
Grade Level Doors	1
Construction	Masonry
Power	400a
Zoning	M-1
Roof Type	TPO
Age/Condition of Roofs	New
Sprinklers	Wet
Market	IL-Chicago MSA
Submarket	Northfield
Market Vacancy	6.60%

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NORTHFIELD SPORTSPLEX

287 NORTHFIELD ROAD, NORTHFIELD, IL, 60093

OFFERING PRICE
\$2,950,000CAP RATE
7.69%PRO FORMA CAP RATE
7.90%

Offering Price	\$2,950,000
Cap Rate	7.69%
Pro Forma Cap Rate	7.90%
Price/SF	\$192.97
Total Square Feet	15,000
Rental Rate	\$14.71
Lease Type	Triple-Net (NNN)
Weighted Average Lease Term	2.73
Rental Increases	3%-3.5% Annually
Tenancy	Multi
Occupancy	100.00%

FINANCING

Loan Amount	\$1,917,500 (65% LTV)
Term	5 Years
Amortization	25 Years
Interest Rate (as of 7/17/2025)	6.38%
Recourse	Full

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

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RENT ROLL

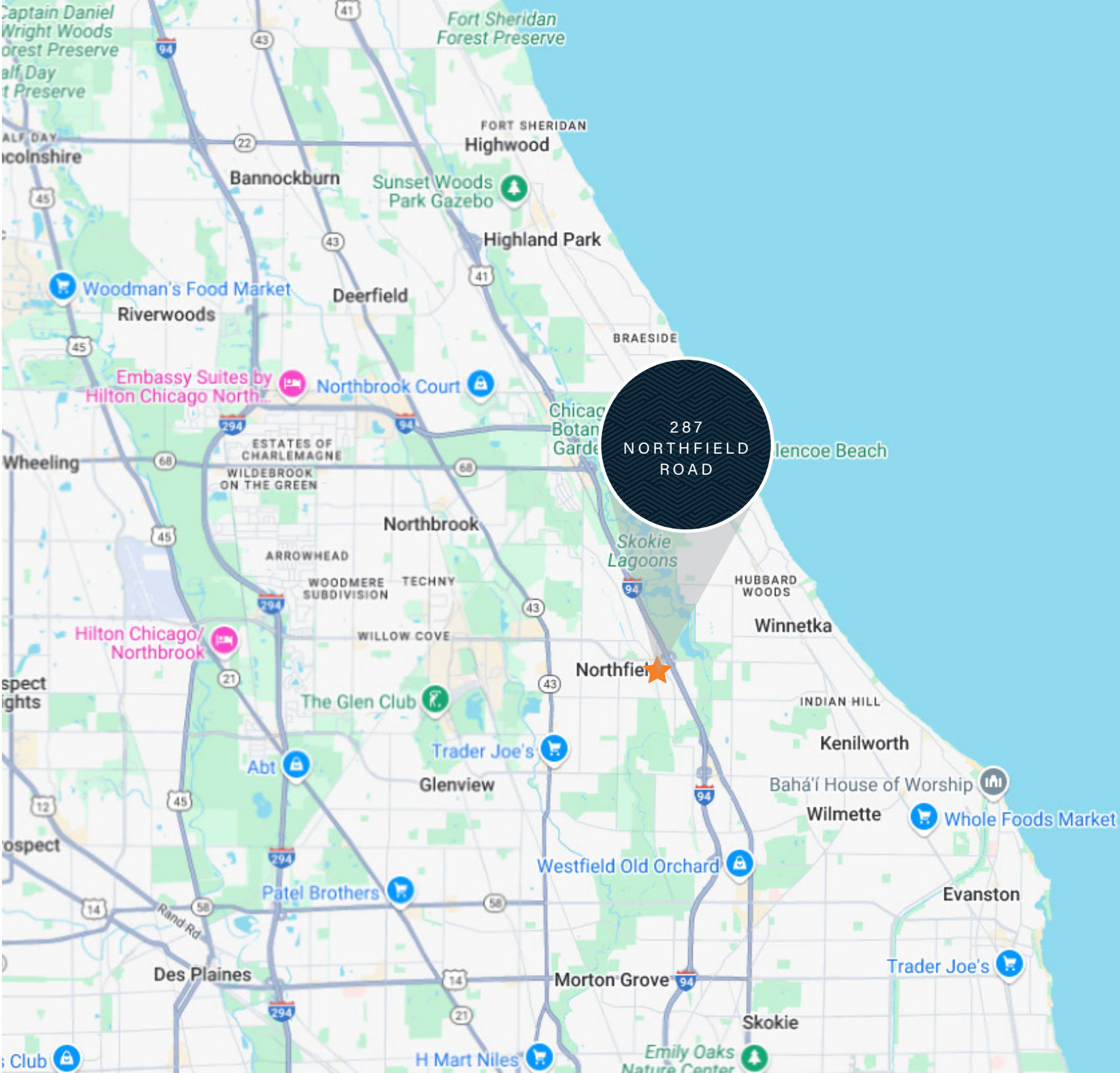
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Bar Down Hockey Training	A	4,100	26.8%	3/1/25	3/31/28	\$15.00	\$5,125	\$61,500	\$65,510	Mar-2026	3.51%	NNN	-
P.U.R.E. Golf/RTS	B	1,800	11.8%	1/1/25	12/31/29	\$15.76	\$2,364	\$28,368	\$29,220	Jan-2027	3.00%	NNN	-
Liaison	C	987	6.5%	1/1/25	12/31/30	\$29.34	\$2,413	\$28,956	\$29,832	Jan-2027	3.03%	NNN	-
Oban	D	1,500	9.8%	11/1/24	10/31/29	\$15.45	\$1,931	\$23,172	\$23,988	Nov-2026	3.00%	NNN	-
Power of The Golf Ball	E	6,613	45.1%	3/1/25	4/30/26	\$12.00	\$6,900	\$82,800	\$84,456	May-2026	3.00%	NNN	(4) 1-Year Options Current Owner
Total		15,000				\$14.71	\$18,733	\$224,796	\$233,006				
				Occupied Tenants: 5	Unoccupied Tenants: 0	Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
				Total Current Rents: \$18,893		Occupied Current Rents: \$18,893		Unoccupied Current Rents: \$0					

Notes: Rent Roll and Operating Statement Reflects 1/1/2026 Effective Date. Leases Convert from Gross to Triple Net for All Tenants On or Before 1/1/2026. Seller Will Credit for Discrepancy if Ownership Transfers Prior to 1/1/2026.

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	226,712	14.83	233,006	15.24	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	41,719	2.73	42,970	2.81	Pro-Forma Grossed 103%
Insurance	12,144	0.79	12,507	0.82	Pro-Forma Grossed 103%
Real Estate Taxes	88,370	5.78	91,020	5.95	Pro-Forma Grossed 103%
Management Fees	0	0.00	0	0.00	
Total Reimbursement Income	\$142,233	100.0%	\$146,497	100.0%	\$9.58
Effective Gross Revenue	\$368,945	\$24.13	\$379,503	\$24.83	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Electric	19,086	1.25	19,658	1.29	
Repairs & Maintenance	20,973	1.37	21,602	1.41	
Landscaping	1,660	0.11	1,710	0.11	
Insurance	12,143	0.79	12,507	0.82	
Real Estate Taxes	88,369	5.78	91,020	5.95	
Total Expenses	\$142,231	\$9.30	\$146,498	\$9.58	
Expenses as % of EGR	38.6%		38.6%		
Net Operating Income	\$226,714	\$14.83	\$233,005	\$15.24	





287
NORTHFIELD
ROAD



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.



1,249 Financing
Transactions
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 trusses. 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 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth 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 in-person work attendance, while progressing tourism levels support activity in the urban core.



THIRD-LARGEST
METROPOLITAN
AREA



WEALTH OF
INTELLECTUAL
CAPITAL

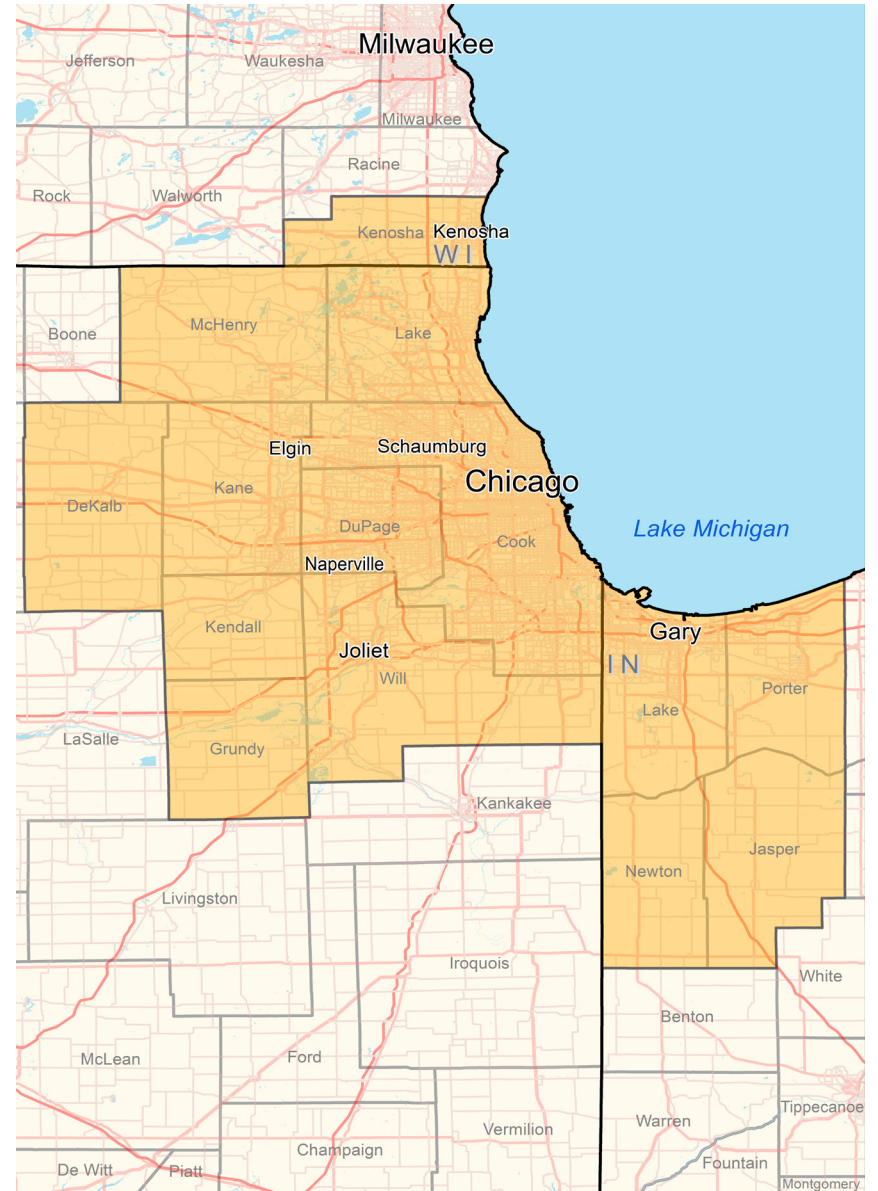
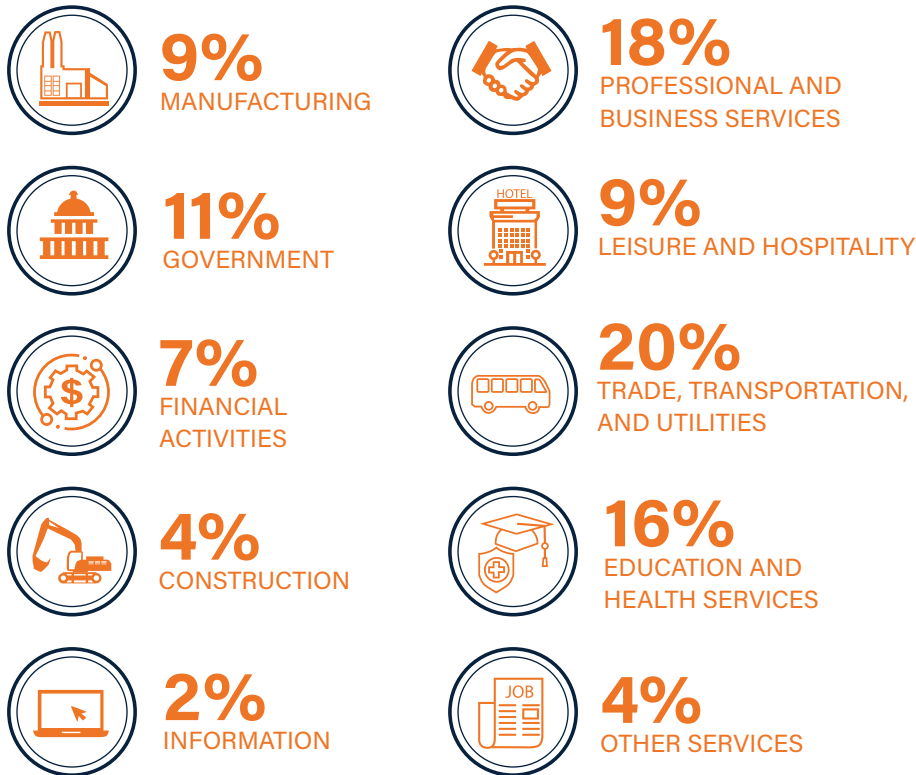


LARGE, DIVERSE
EMPLOYMENT
BASE

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, State Farm Insurance 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 have rebounded substantially. 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.



METROPLEX GROWTH

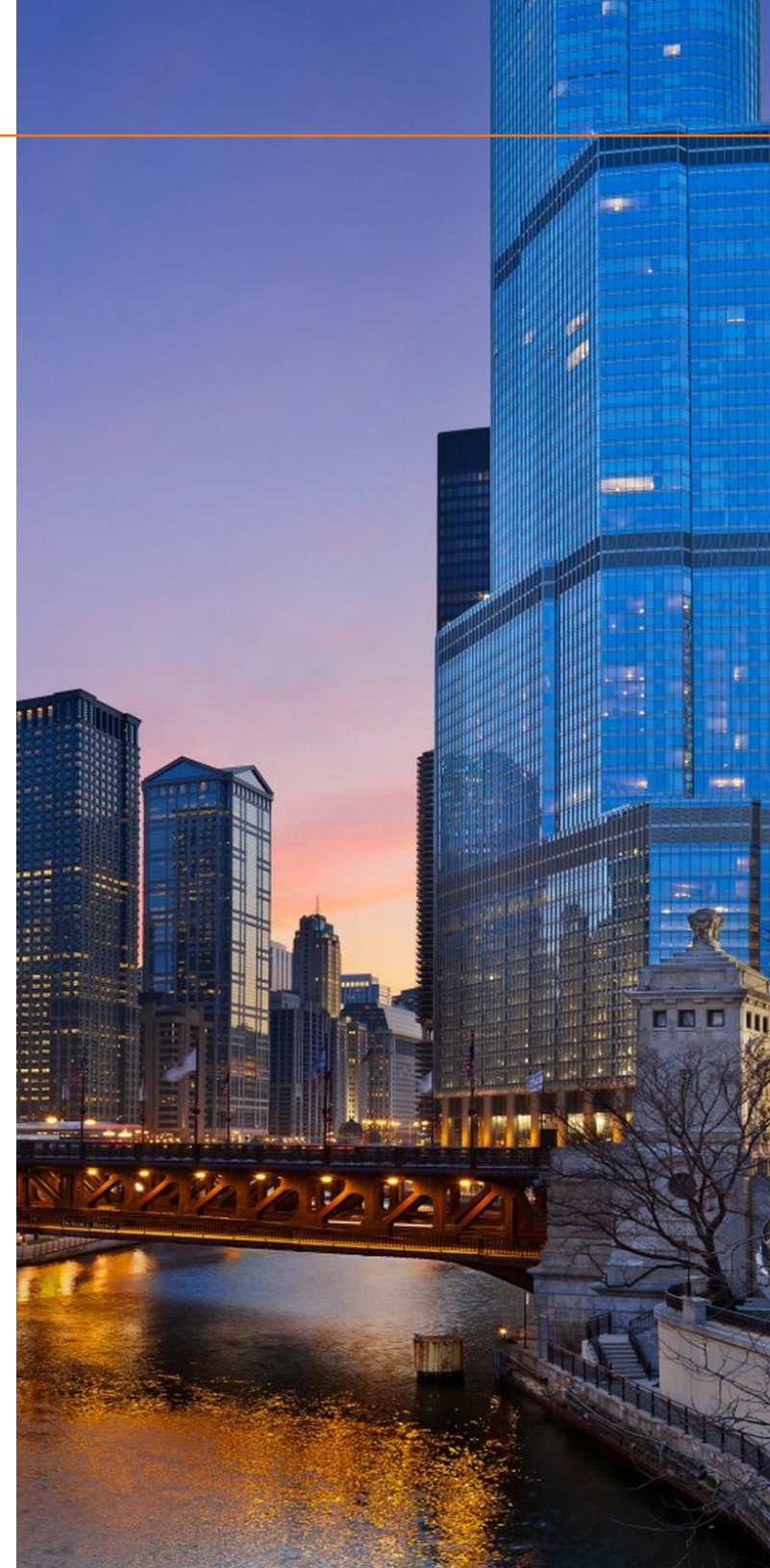
TRANSPORTATION

The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 100 miles across the metro. 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 "L" serves the city of Chicago. The Metra commuter rail provides passenger service in the suburbs. International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.



QUALITY OF LIFE

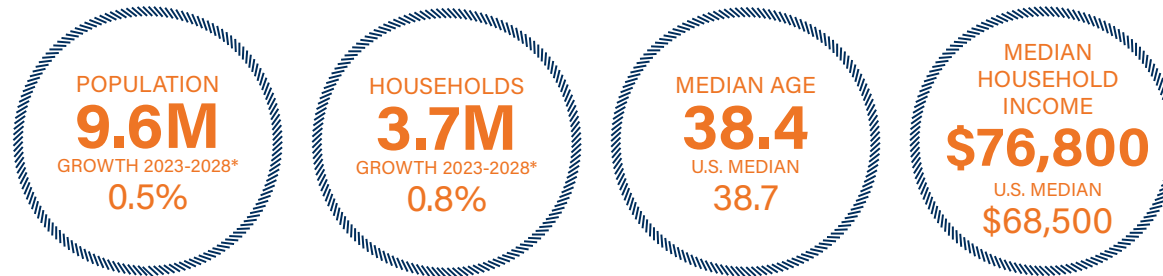
The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its lower 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 is set to open in 2026.



METROPLEX GROWTH

DEMOGRAPHICS

Chicago is the second-most populous metro in the U.S., with 9.5 million residents. During the next five years, however, the population is expected to lower marginally. 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 work-force 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. Local home-ownership is slightly below the national rate of 65 percent.



DEMOGRAPHICS



245,771

Total Population
Within 5 Miles



48.4%



51.6%



\$184,160

Average Household Income
Within 5 Miles



116,176

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	5,153	72,219	246,637
2023 Estimate			
Total Population	5,147	72,250	245,771
2020 Census			
Total Population	5,431	74,361	251,258
2010 Census			
Total Population	5,043	69,929	238,346
Daytime Population			
2023 Estimate	8,466	90,577	270,519
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	2,069	27,136	91,754
2023 Estimate			
Total Households	2,067	27,131	91,392
Average (Mean) Household Size	2.6	2.7	2.6
2020 Census			
Total Households	2,069	27,168	91,274
2010 Census			
Total Households	2,028	25,987	88,396

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	39.5%	41.5%	28.4%
\$150,000-\$199,999	9.7%	10.3%	10.5%
\$100,000-\$149,999	14.7%	14.3%	16.7%
\$75,000-\$99,999	8.4%	8.4%	10.1%
\$50,000-\$74,999	11.2%	9.1%	11.7%
\$35,000-\$49,999	5.2%	5.1%	7.3%
\$25,000-\$34,999	4.1%	4.1%	5.2%
\$15,000-\$24,999	2.4%	3.2%	4.4%
Under \$15,000	4.9%	4.1%	5.8%
Average Household Income	\$231,897	\$240,005	\$184,160
Median Household Income	\$146,800	\$157,775	\$114,315
Per Capita Income	\$93,134	\$90,210	\$68,679
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	5,147	72,250	245,771
Under 20	21.8%	25.3%	23.0%
20 to 34 Years	9.8%	10.0%	12.5%
35 to 39 Years	3.0%	3.3%	4.3%
40 to 49 Years	10.9%	12.2%	12.1%
50 to 64 Years	26.0%	24.8%	23.7%
Age 65+	28.5%	24.3%	24.4%
Median Age	53.0	49.4	48.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,812	50,785	178,245
Elementary (0-8)	1.3%	1.1%	2.6%
Some High School (9-11)	1.5%	1.4%	2.6%
High School Graduate (12)	6.8%	6.9%	12.3%
Some College (13-15)	11.0%	9.3%	12.5%
Associate Degree Only	3.6%	3.2%	4.7%
Bachelor's Degree Only	42.7%	36.6%	32.9%
Graduate Degree	33.2%	41.5%	32.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	33.0	32.0

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