

Marcus & Millichap
TAG INDUSTRIAL GROUP

WHEELING | ABSOLUTE TRIPLE
NET LEASE | 8.5 YEARS REMAINING

180 SHEPARD AVENUE
WHEELING, IL, 60090

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Marcus & Millichap
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MARKET OVERVIEW

SECTION 2

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

- Single-Tenant 18,712 Square-Foot Industrial Facility on 1.03 Acres
- Featuring Five Drive-In Doors, 15.5' Clear Height, 200 Amps, and Full Sprinkler System
- Premier Accessibility with Close Proximity to I-294 and Chicago Executive Airport
- Long-Term Lease with Baseball Training Facility | 11.4% Cash-on-Cash Return with 3% Rent Escalations
- Outperforming Massive North Cook Submarket: 6.1% Vacancy vs. 7.7% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 180 Shepard Avenue in Wheeling, Illinois, leased to 1 On 1 Baseball Academy. The subject property consists of approximately 18,712 square feet of warehouse space and is situated on 1.03 acres of land. The single-tenant asset features 15.5' Clear Height, five grade-level doors, a full sprinkler system, masonry construction, and 200 amps. Located near the Chicago Executive Airport (PWK), the property has proximity to Interstate 294. The tenant is signed to a long-term triple-net lease that runs through June 20, 2034, with 3.0 percent annual escalations. At \$9.17 per square foot, the property generates an annual net operating income of \$171,648, equating to a 9.03 percent cap rate and an 11.36 percent cash-on-cash day one return. Doing business as Wow Factor Stoppers, the tenant is a premier national player development and showcase organization for baseball youths.

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 55.6 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. Year-to-date through late December 2025, net absorption remained in positive territory at about 318,000 square feet. During 2025, demolitions outpaced new supply in North Cook as the inventory shrank by nearly -27,000 square feet. As a result, the vacancy rate bucked the national trend, falling by 60 basis points to 6.1 percent, comfortably below the 7.7 percent national average (based on the top 50 metros, minimum 10,000 square feet, and classes A, B, and C). Despite availability tightening in North Cook, annual rent growth slipped to 3.5 percent in Q4 but was more than twice the national level. With only roughly 352,000 square feet of industrial space under construction in the submarket (representing 0.6 percent of inventory), supply will have minimal impact on 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

180 SHEPARD AVENUE, WHEELING, IL 60090

Number of Suites	1
Number of Buildings	1
Total Square Feet	18,712 SF
Year Built	1980
Lot Size	1.03 Acres
Clear Height	15.5
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	5
Construction	Masonry
Power	200a
Zoning	I-3
Sprinklers	Yes
Market	IL-Chicago MSA
Submarket	North Cook County
Market Vacancy	6.50%



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OFFERING HIGHLIGHTS

WHEELING | ABSOLUTE TRIPLE NET LEASE | 8.5 YEARS REMAINING

180 SHEPARD AVENUE, WHEELING, IL 60090

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$1,925,000	9.03%	9.30%
Offering Price	\$1,925,000	
Cap Rate	9.03%	
Pro Forma Cap Rate	9.30%	
Price/SF	\$102.88	
Total Square Feet	18,712	
Rental Rate	\$9.29	
Lease Type	Absolute Triple Net	
Lease Term	~8.5 Years	
Rental Increases	3.00% Annually	
Tenancy	Single Tenant	
Occupancy	100.00%	

DEBT QUOTE

Loan Amount	\$1,347,500 (70% LTV)
Term	5 Years
Amortization	25 Years
Rate	6.25% today (5YR UST + 250)
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
1 on 1 Baseball Academy	A	18,712	100.0%	6/24/24	6/20/34	\$9.17	\$14,304	\$171,648	\$179,007	Jun-2026	3.00%	NNN	No Options 3% Increase Annually
Total		18,712				\$9.17	\$14,304	\$171,648	\$179,007				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
				Total Current Rents: \$14,483		Occupied Current Rents: \$14,483		Unoccupied Current Rents: \$0					

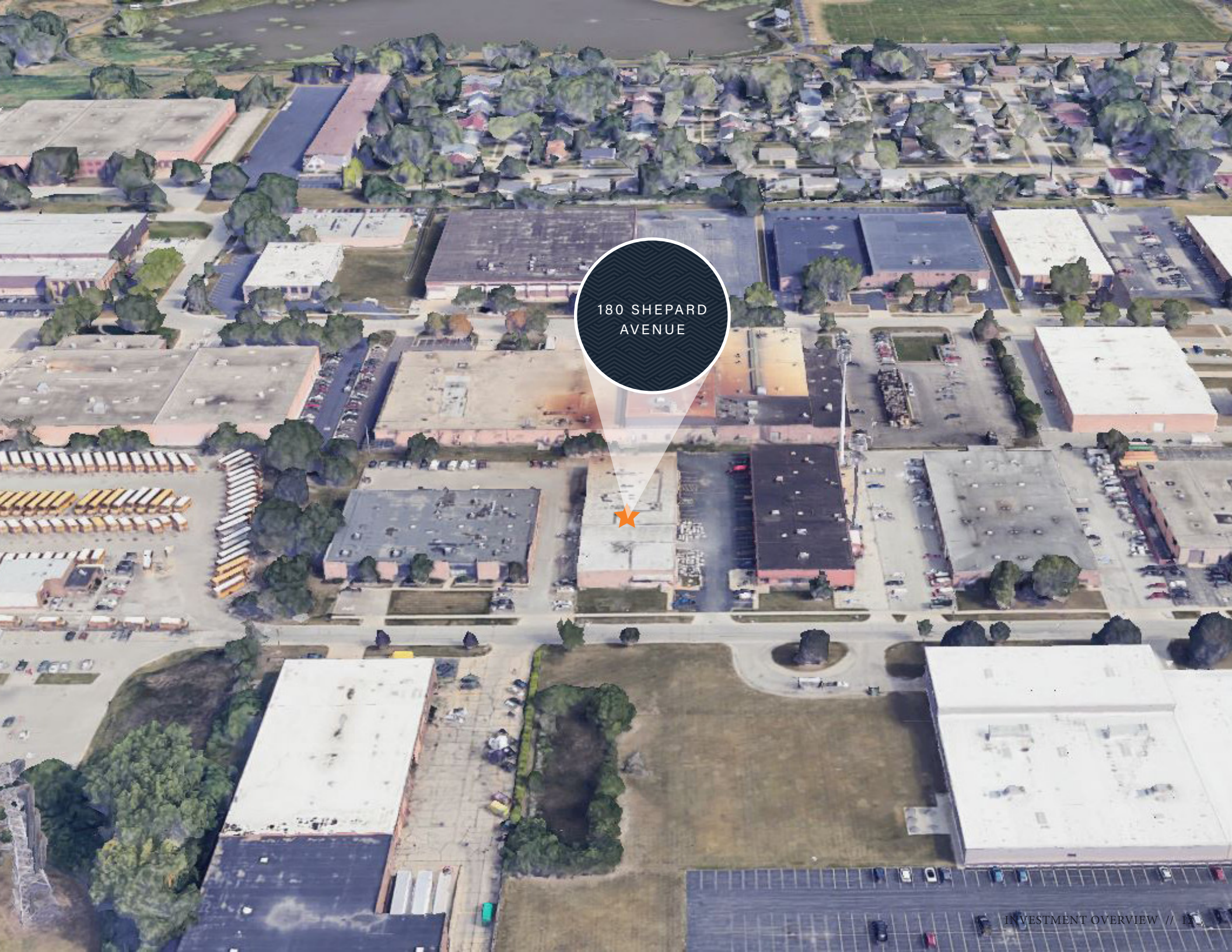
Notes: Tenant Option to Terminate After the 7th Lease Year (6/31) with 9 Months Written Notice. Tenant Pays All Expenses Directly.

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	173,794	9.29	179,007	9.57	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	18,712	1.00	19,273	1.03	
Insurance	7,485	0.40	7,709	0.41	
Real estate Taxes	84,347	4.51	88,564	4.73	
Management Fees	0	0.00	0	0.00	
Total Reimbursement Income	\$110,544	100.0%	\$115,546	100.0%	\$6.17
Effective Gross Revenue	\$284,338	\$15.20	\$294,553	\$15.74	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
CAM	18,712	1.00	19,273	1.03	\$1/SQFT - Estimate - Pro-Forma Grossed 103%
Insurance	7,485	0.40	7,709	0.41	\$0.4/SQFT - Estimate - Pro-Forma Grossed 103%
Real Estate Taxes	84,347	4.51	88,564	4.73	Current Reflects 2024 Taxes - Pro-Forma Grossed 105%
Total Expenses	\$110,544	\$5.91	\$115,547	\$6.18	
Expenses as % of EGR	38.9%		39.2%		
Net Operating Income	\$173,794	\$9.29	\$179,007	\$9.57	





180 SHEPARD
AVENUE



TENANT SUMMARY

“Wow Factor Great Lakes is an elite level travel baseball program serving the Chicagoland and greater Great Lakes region. We are dedicated to providing high level instruction and elite player development with the intention of preparing players for the varsity and collegiate levels.”

TENANT
1 On 1 Baseball Academy

HEADQUARTERS
Orpington, UK

www.wowfactorstoppers.com



Wow Factor Stoppers is an elite travel baseball organization serving the Chicagoland area as the affiliate director of Wow Factor Great Lakes, a regional arm of Wow Factor National's premier player development and showcase network. The program is dedicated to the complete athlete, emphasizing mental and physical health, accountability, and sustained growth while preparing players for success at the varsity, collegiate, and national showcase levels.

For players ages 9u-14u, the year-round Youth Program offers fall baseball, winter conditioning, and structured team training, with multiple teams per age level and paid, non-parent head coaches focused on fundamentals, team-first standards, and sportsmanship. The High School Program provides intensive offseason strength, speed, agility, and skill work, plus collegiate showcase opportunities, helping athletes emerge as top regional talents and compete in elite events such as Perfect Game WWBA tournaments. Through its Wow Factor Great Lakes and Wow Factor National connections, select players gain access to regional and national showcase teams, premier events, and elevated scouting and recruiting exposure (WowFactorStoppers).

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, multi-level structure with 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 several small, 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 and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana. The metro houses 9.4 million people and comprises 14 counties. The city of Chicago contains 2.6 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020 and 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.



SECOND-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, supporting 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.



9%
MANUFACTURING



20%
TRADE, TRANSPORTATION
AND UTILITIES



11%
GOVERNMENT



15%
EDUCATION AND
HEALTH SERVICES



7%
FINANCIAL
ACTIVITIES



18%
PROFESSIONAL AND
BUSINESS SERVICES



4%
CONSTRUCTION



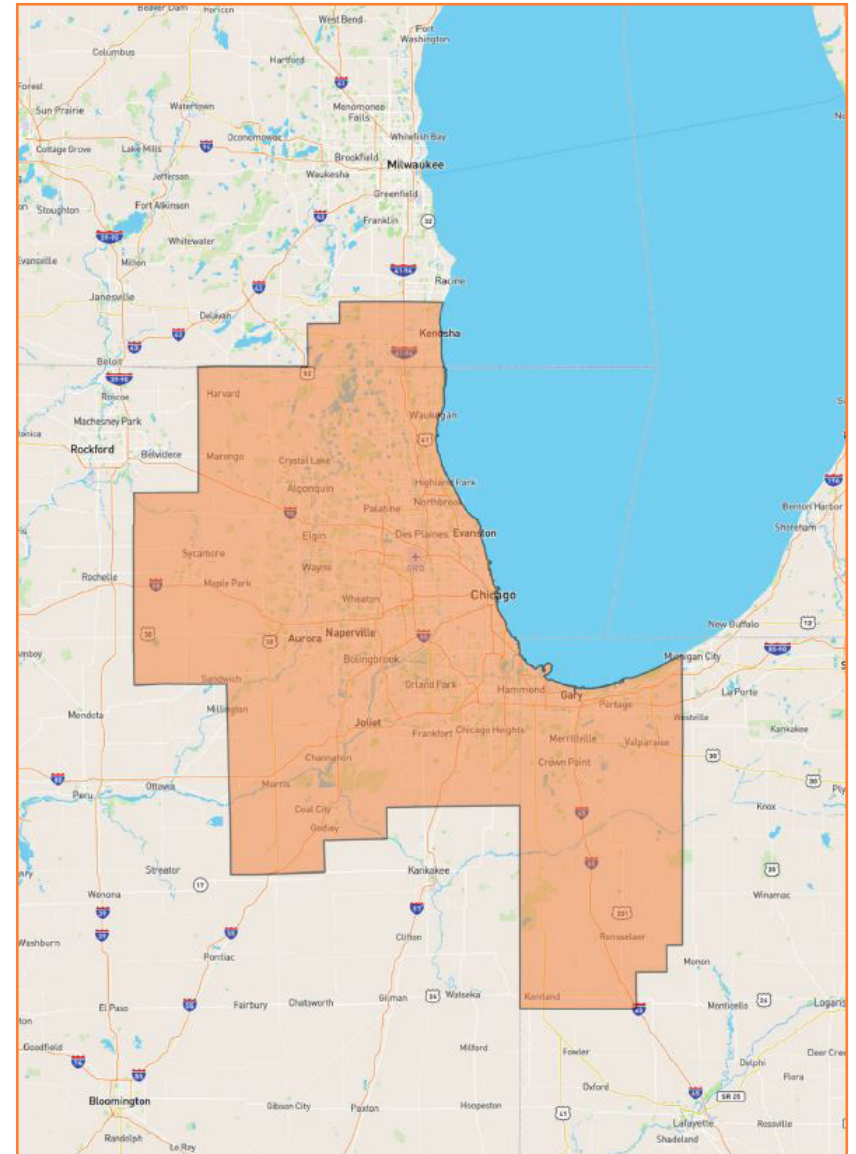
9%
LEISURE AND
HOSPITALITY



3%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

TRANSPORTATION

The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 200 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 9.4 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 the metro with a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 16 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 roughly in line with 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 homeownership is slightly below the national rate of 65 percent.



POPULATION

9.4M

2025-2029* Growth

0.0%



HOUSEHOLDS

3.7M

2025-2029* Growth

0.4%



MEDIAN AGE

39

U.S. Median

39



MEDIAN HOUSEHOLD INCOME

\$96,000

U.S. Median

\$76,000



DEMOGRAPHICS



275,902

Total Population
Within 5 Miles



51.0%



49.0%



\$147,085

Average Household Income
Within 5 Miles



146,282

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	12,607	103,181	275,058
2024 Estimate			
Total Population	12,691	103,642	275,902
2020 Census			
Total Population	13,094	106,238	283,161
2010 Census			
Total Population	13,171	102,760	274,045
Daytime Population			
2024 Estimate	19,567	109,343	326,792
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,822	41,969	108,479
2024 Estimate			
Total Households	4,828	42,115	108,784
Average (Mean) Household Size	2.6	2.5	2.6
2020 Census			
Total Households	4,836	42,330	109,228
2010 Census			
Total Households	4,529	40,462	106,064

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	9.0%	15.8%	22.2%
\$150,000-\$199,999	8.8%	12.0%	13.1%
\$100,000-\$149,999	17.0%	20.1%	20.4%
\$75,000-\$99,999	15.2%	13.5%	12.0%
\$50,000-\$74,999	20.6%	14.7%	12.4%
\$35,000-\$49,999	11.4%	8.5%	6.7%
\$25,000-\$34,999	5.3%	5.3%	4.5%
\$15,000-\$24,999	4.2%	4.3%	3.7%
Under \$15,000	8.4%	6.0%	5.0%
Average Household Income	\$99,944	\$126,337	\$147,085
Median Household Income	\$78,714	\$102,483	\$122,235
Per Capita Income	\$38,068	\$51,009	\$57,095
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	12,691	103,642	275,902
Under 20	23.1%	21.0%	23.4%
20 to 34 Years	22.1%	17.1%	15.2%
35 to 39 Years	7.6%	6.8%	6.5%
40 to 49 Years	13.1%	12.5%	13.1%
50 to 64 Years	19.4%	20.2%	20.6%
Age 65+	14.6%	22.4%	21.1%
Median Age	39.0	45.0	44.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	8,969	76,811	198,179
Elementary (0-8)	11.8%	5.7%	4.0%
Some High School (9-11)	6.6%	3.8%	3.0%
High School Graduate (12)	22.3%	17.3%	14.7%
Some College (13-15)	16.9%	16.3%	14.2%
Associate Degree Only	8.4%	6.8%	6.1%
Bachelor's Degree Only	23.5%	30.1%	32.9%
Graduate Degree	10.4%	20.1%	25.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	30.0	31.0

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