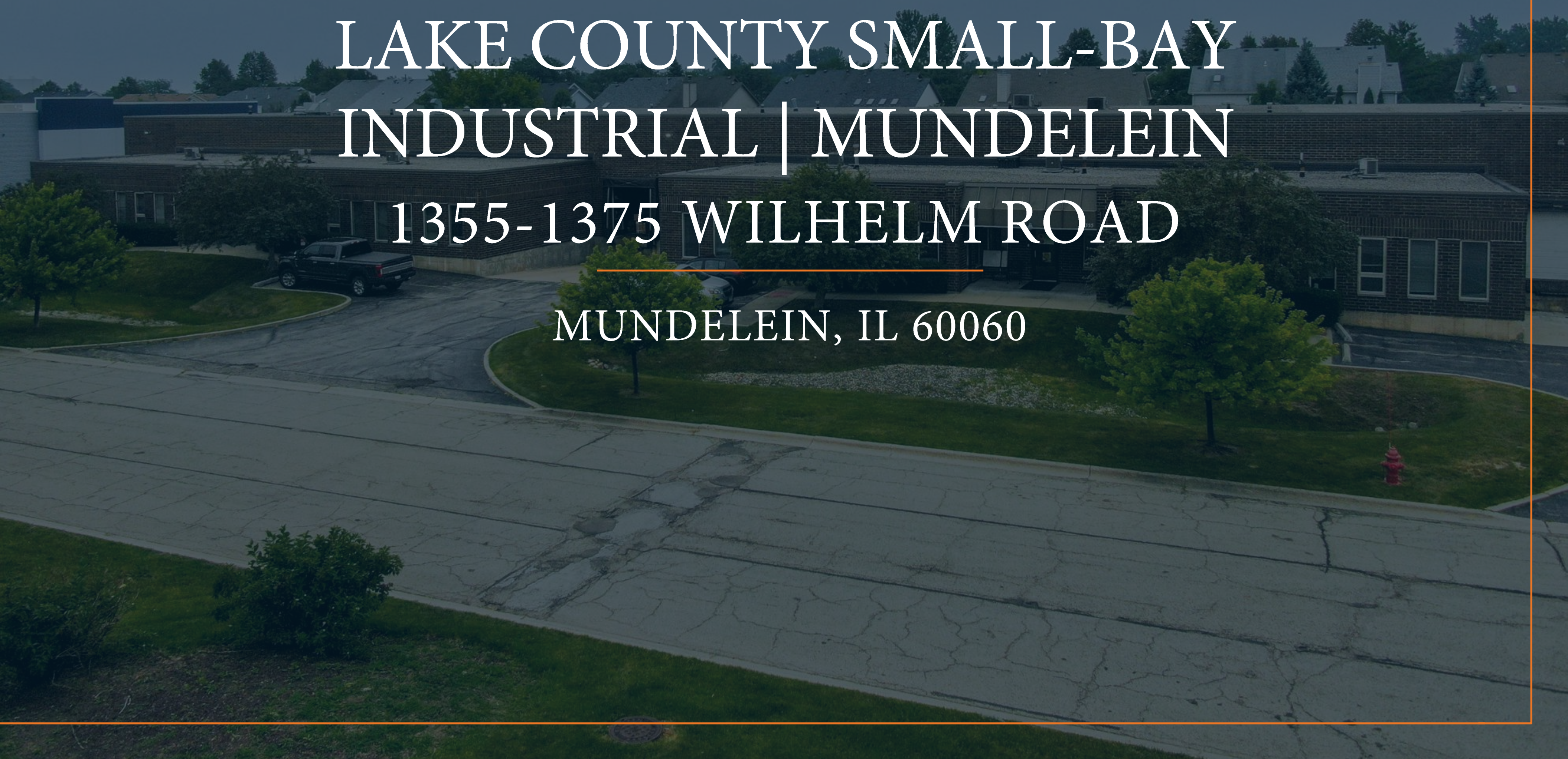
Marcus & Millichap
TAG INDUSTRIAL GROUP

LAKE COUNTY SMALL-BAY INDUSTRIAL | MUNDELEIN

1355-1375 WILHELM ROAD

MUNDELEIN, IL 60060



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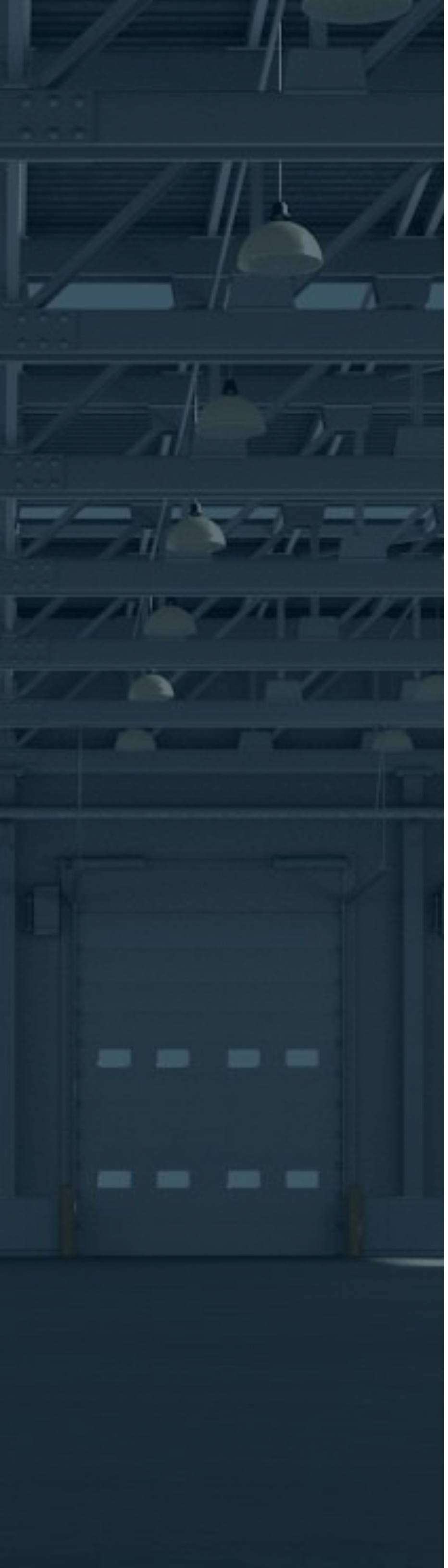


SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Fully Occupied 32,900-Square-Foot Small-Bay Industrial Asset Situated on 2.10 Acres
- Featuring Six Units, 19' Clear-Height, Six Grade-Level Doors, 4 Dock-High Doors, and 2022 Rubber Roofing Installation
- 3.27 Years of WALT at $10.27/SF Avg. Annual Rent, Generating 7.31% Cap Rate
- 3.0% Rental Escalations with Three Lease Renewal Options Linked to CPI Increase, Providing Inflation Protection
- Close Proximity to Major Thoroughfares: U.S. 45, IL-60, and I-94
- Located in Large South Lake County Submarket with No Industrial Properties Under Construction | Outperforming 5.4% Vacancy Rate and 4.1% Rent Growth

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1355-1375 Wilhelm Road in Mundelein, Illinois. The subject property consists of approximately 32,900 square feet of small-bay industrial space situated on 2.10 acres. With its high-quality features, including six units, 19’ clear height, six grade-level doors, and four dock-high doors, this asset is well-suited to meet the demands of industrial users. Four tenants fully occupy the property with gross leases that carry a weighted average lease term of 3.27 years. With an average annual rent of $10.72 per square foot, the property generates a 7.31 percent cap rate. Each rental rate escalates by 3.0 percent annually, and three leases can be renewed with the rent tied to increases in the consumer price index (CPI), offering investors inflation protection.

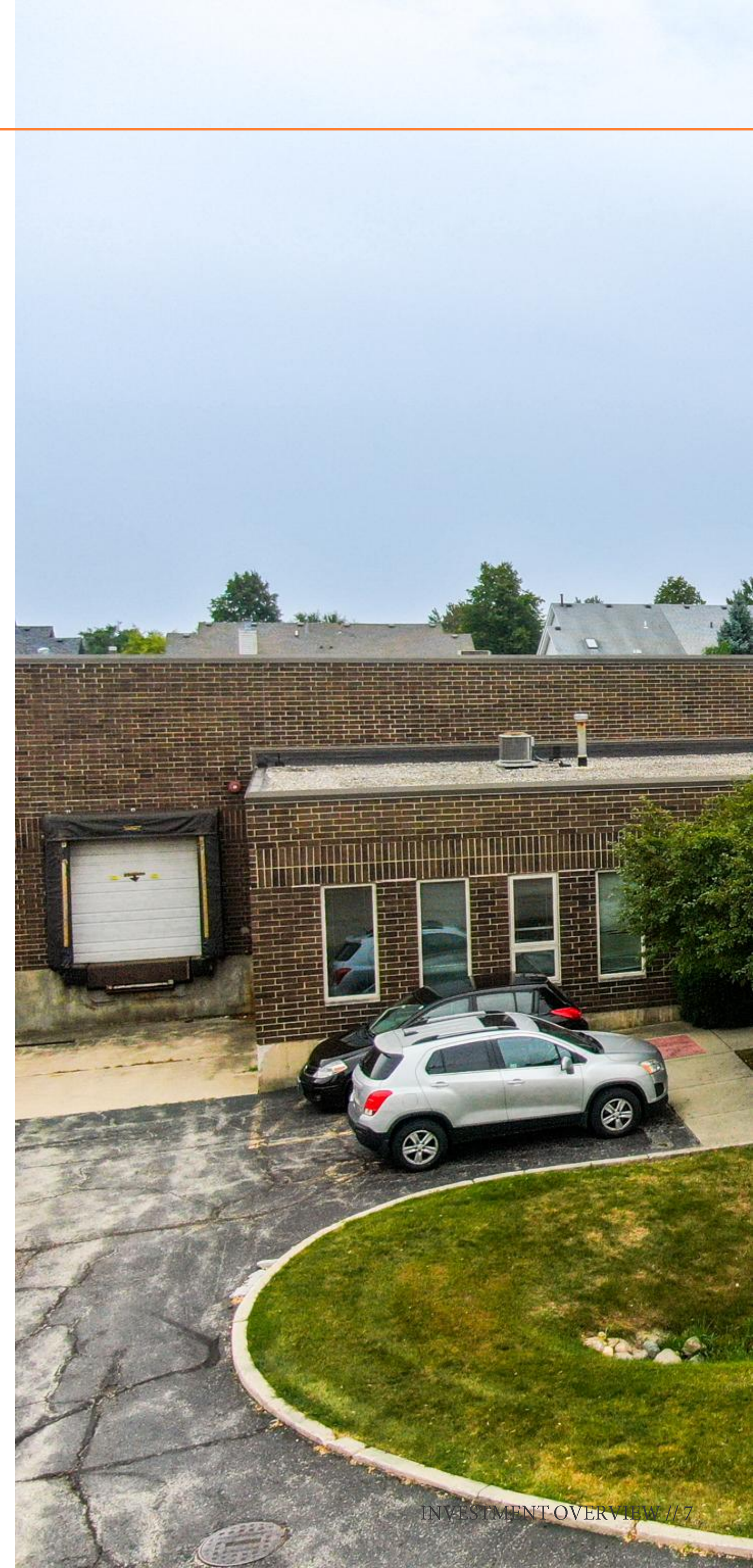
Multiple thoroughfares, including U.S. Route 45, Illinois Route 60 (Town Line Road), and Interstate 94, are located in close proximity to the subject property. Primely situated in the South Lake County submarket, the property benefits from strong industrial market fundamentals. The submarket is outperforming national averages, with a 5.4 percent vacancy rate and 4.1 percent annual rent growth during Q2 2026, making it an attractive location for investors. The lack of new industrial construction in South Lake County contributes to the submarket's tight market conditions, supporting existing landlords (CoStar). Major industries in the submarket include manufacturing, logistics, and distribution, which drive demand for high-quality industrial space like the subject property.

The Chicago metropolitan area, where the South Lake County submarket is situated, is a large and diverse market with a population of over 9.5 million people. Metro Chicago is experiencing positive trends in job growth, population growth, and migration, driven by its strong economy, world-class transportation infrastructure, and high quality of life. The region is home to two major international airports, O'Hare and Midway, as well as a comprehensive network of highways, rail lines, and waterways, making it a critical hub for trade and commerce. Major industries in the market include manufacturing, technology, healthcare, and finance, with numerous corporate headquarters and key economic anchors, such as Boeing, United Airlines, and Walgreens. With its strong market fundamentals, limited new construction, and growing demand for industrial space, the subject property presents a solid investment opportunity in the current market conditions, offering a compelling case for investors seeking stable cash flow and long-term appreciation.

PROPERTY DETAILS

1355-1375 WILHELM ROAD, MUNDELEIN, IL 60060

Number of Suites	6
Number of Buildings	1
Total Square Feet	32,900 SF
Warehouse Square Feet	27,965 SF
Office Square Feet	4,935 SF
Office Ratio	15.00%
Year Built	1986
Lot Size	2.10 acres
Clear Height	19'
Parking Spaces	67
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi-Tenant
Dock-High Doors	4
Drive-In Doors	6
Construction	Masonry
Power	200a
Type of Lighting	Fluorescent
Zoning	M-1
Roof Type	Rubber
Age/Condition of Roofs	5 Years Old
Age/Condition of HVAC	3 Years Old
Sprinklers	Wet
Market	IL-Chicago MSA
Submarket	South Lake County
Market Vacancy	5.40%



1355-1375 WILHELM ROAD

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
$3,750,000	7.31%	7.52%

Offering Price	$3,750,000
Cap Rate	7.31%
Pro Forma Cap Rate	7.52%
Price/SF	$113.98
Total Square Feet	32,900
Rental Rate	$10.72
Lease Type	Gross
Weighted Average Lease Term	3.27 Years
Rental Increases	3% Annually
Tenancy	Multi-Tenant
Occupancy	100.00%

DEBT QUOTE

LTV	70%
Fixed	5-Year
Amortization	25-Year
Interest Rate	6.62%

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	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
Scott Industrial Systems	1355	8,000	24.3%	7/1/26	6/30/31	$12.00	$8,000	$96,000	$99,621	Jul-2027	3.00%	Gross	(3) 5-Year Options | $9,273 + 3%
DBG Mundelein LLC	1363	8,100	24.6%	4/1/25	3/31/30	$10.00	$6,747	$80,964	$84,428	Apr-2027	3.00%	Gross	No Options
Audio Supply Inc.	1367	5,800	17.6%	11/1/25	10/31/30	$9.59	$4,635	$55,620	$58,872	Nov-2026	3.00%	Gross	(3) 5-Year Options | $5,217+ 3%
Hope Transportation Inc.	1355-1375	11,000	33.4%	6/1/25	5/31/28	$10.91	$10,000	$120,000	$124,836	Jun-2027	3.00%	Gross	(3) 5-Year Options | $5,228 + 3%
Total		32,900				$10.72	$29,382	$352,584	$367,757				

Occupied Tenants: 4	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%
	Total Current Rents: $29,770	Occupied Current Rents: $29,770	Unoccupied Current Rents: $0

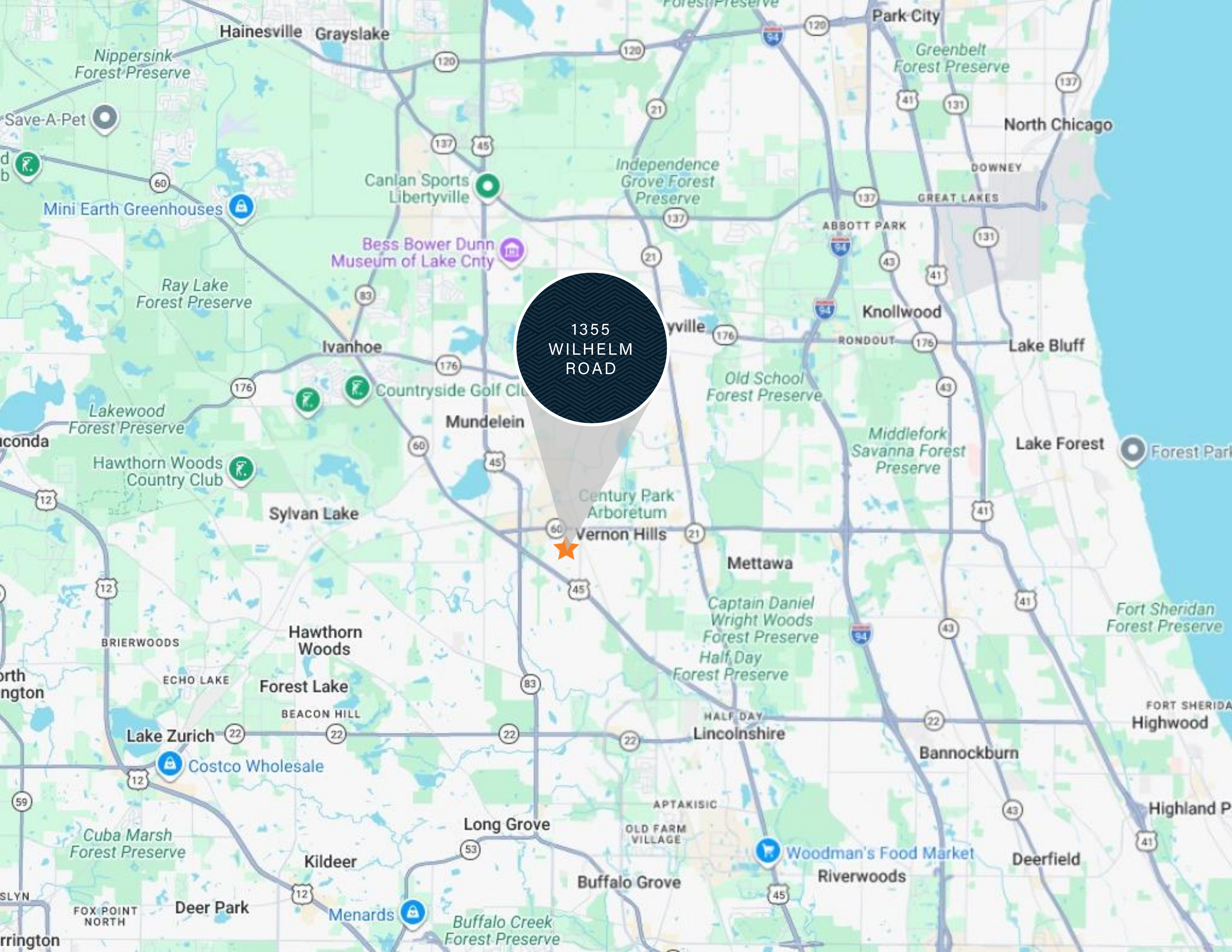
Notes: Underwriting to a 10/1/2026 transfer of ownership.

Marcus & Millichap

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	357,245		10.86	367,757		11.18	
Expense Reimbursement Income							
Net Lease Reimbursement							
Total Reimbursement Income	$0	0.0%	$0.00	$0	0.0%	$0.00	
Effective Gross Revenue	$357,245		$10.86	$367,757		$11.18	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
Water	1,640		0.05	1,689		0.05	Pro-Forma Grossed to 103%
Landscaping	3,564		0.11	3,671		0.11	Pro-Forma Grossed to 103%
Snow Removal	1,300		0.04	1,339		0.04	Pro-Forma Grossed to 103%
Alarm + Fire	1,386		0.04	1,428		0.04	Pro-Forma Grossed to 103%
Insurance	7,820		0.24	8,055		0.24	Pro-Forma Grossed to 103%
Real Estate Taxes	50,558		1.54	52,075		1.58	Pro-Forma Grossed to 103%
Management Fee	14,290	4.0%	0.43	14,710	4.0%	0.45	4% EGR
Total Expenses	$80,558		$2.45	$82,966		$2.52	
Expenses as % of EGR	22.5%			22.6%			
Net Operating Income	$276,687		$8.41	$284,791		$8.66	



1355
WILHELM
ROAD
Hainesville
Grayslake
Park City
Nippersink
Forest Preserve
Greenbelt
Forest Preserve
Save-A-Pet
North Chicago
Canlan Sports
Libertyville
Independence
Grove Forest
Preserve
DOWNEY
GREAT LAKES
Mini Earth Greenhouses
ABBOTT PARK
Bess Bower Dunn
Museum of Lake Cnty
Ray Lake
Forest Preserve
Knollwood
RONDOUT
Lake Bluff
Ivanhoe
Old School
Forest Preserve
Mundelein
Lakewood
Forest Preserve
Middlefork
Savanna Forest
Preserve
Lake Forest
Hawthorn Woods
Country Club
Century Park
Arboretum
Sylvan Lake
Vernon Hills
Mettawa
Captain Daniel
Wright Woods
Forest Preserve
Fort Sheridan
Forest Preserve
BRIERWOODS
Hawthorn
Woods
Half Day
Forest Preserve
ECHO LAKE
Forest Lake
BEACON HILL
HALF DAY
FORT SHERIDA
Lake Zurich
Lincolnshire
Highwood
Bannockburn
Costco Wholesale
APTAKISIC
OLD FARM
VILLAGE
Long Grove
Cuba Marsh
Forest Preserve
Highland P
Woodman's Food Market
Kildeer
Deerfield
Riverwoods
Buffalo Grove
FOX POINT
NORTH
Deer Park
Menards
Buffalo Creek
Forest Preserve


1355
WILHELM
ROAD


1385

MARCUS & MILLICHAP CAPITAL CORPORATION

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 our 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 1,659 Debt and equity financings in 2025

National platform operating within the firm's brokerage offices

$11.9 billion total national volume in 2025

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

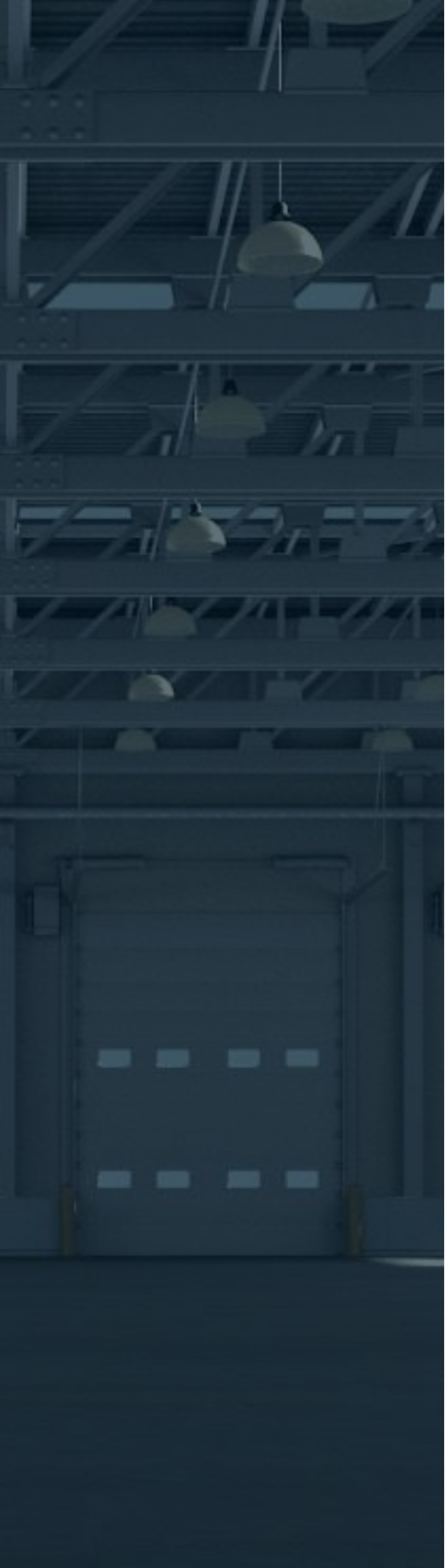
WHY MMCC?

Optimum financing solutions to enhanced 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.



SECTION 2

MARKET OVERVIEW

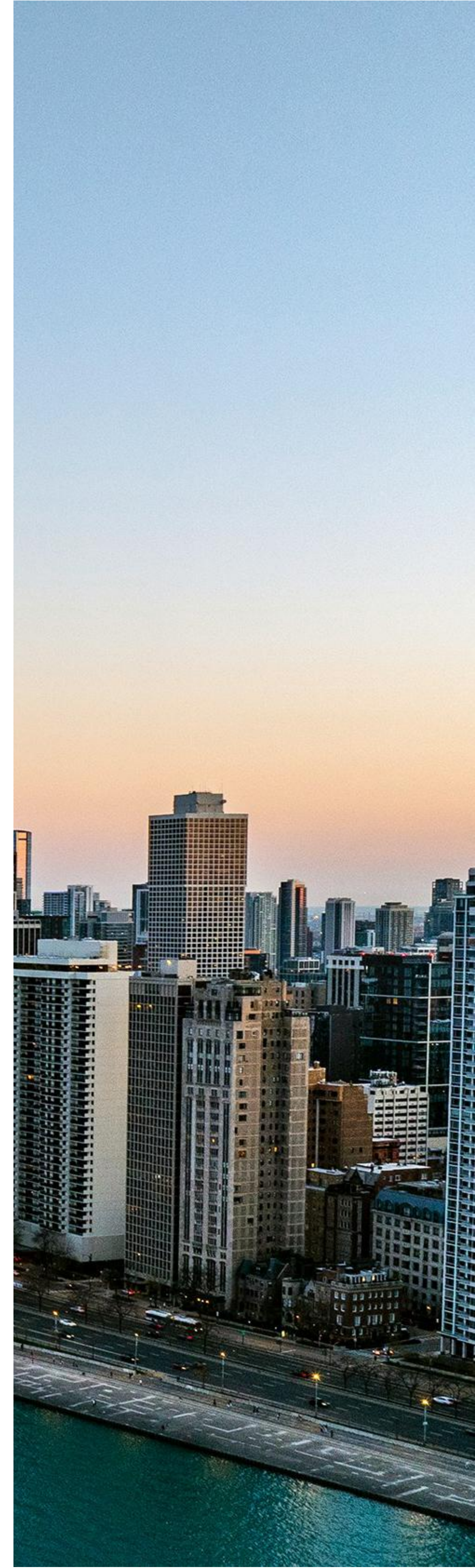
CHICAGO
ILLINOIS

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



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

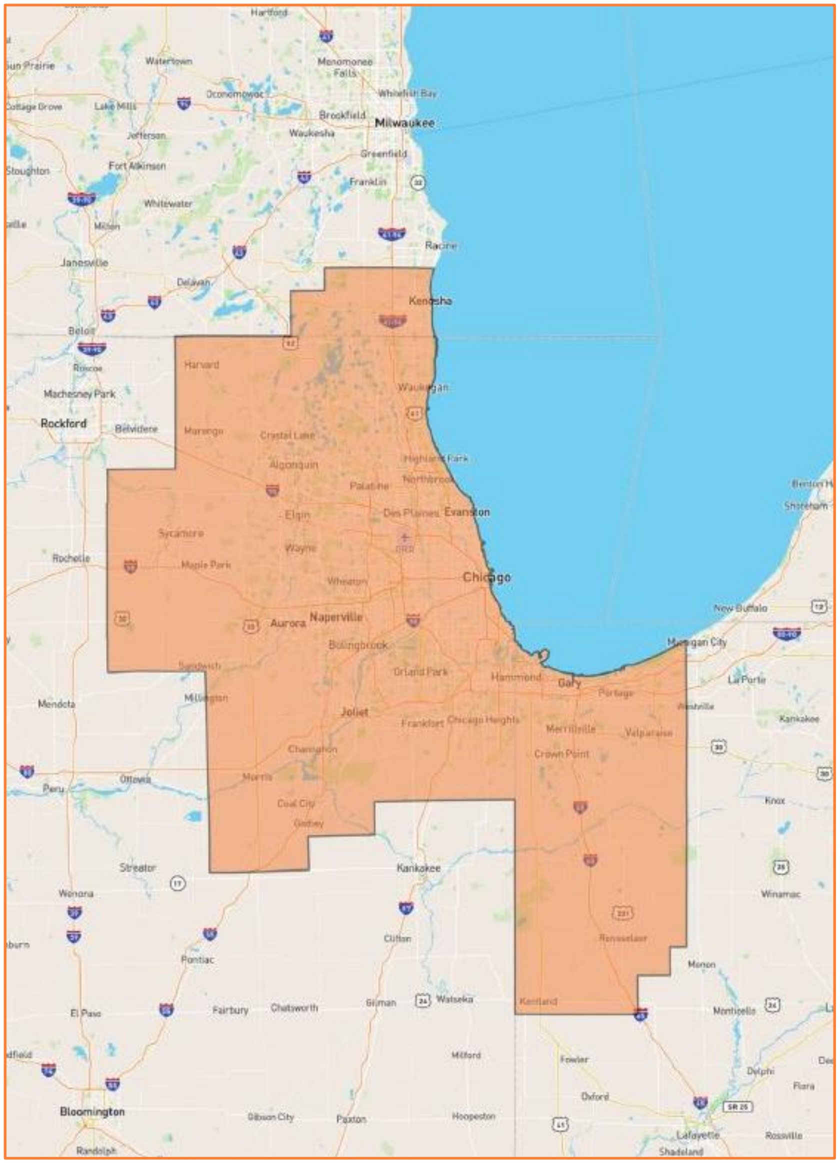
18% PROFESSIONAL AND BUSINESS SERVICES

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.

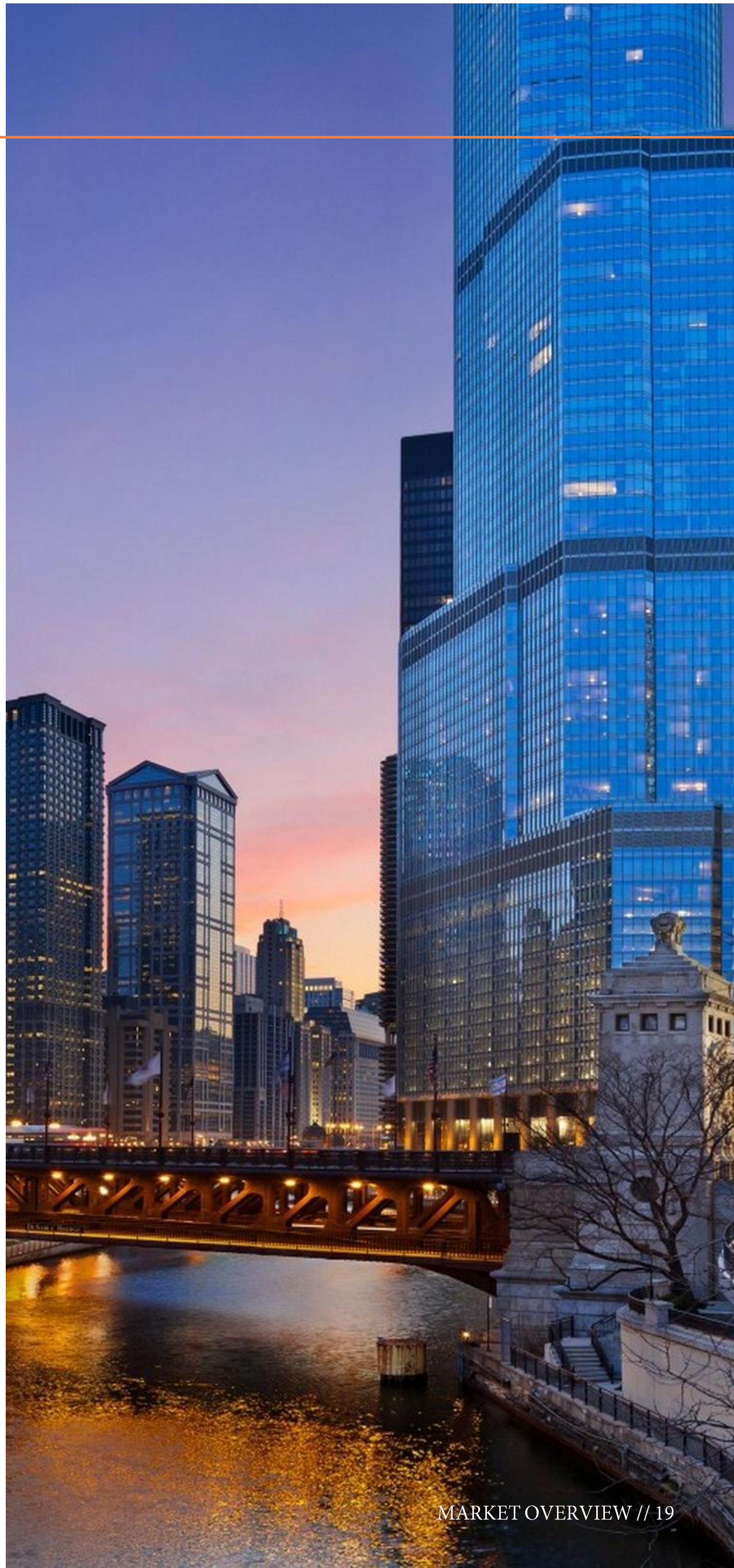
17.2
MILLION TEU'S
Moved Through Metro in 2024

3
International **AIRPORTS**

7
RAIL LINES
For Freight, Passengers & Commuter

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

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

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