Marcus & Millichap
TAG INDUSTRIAL GROUP

INFILL CHICAGO MANUFACTURING SALE-LEASEBACK



10-YEAR ABSOLUTE NET SALE-LEASEBACK

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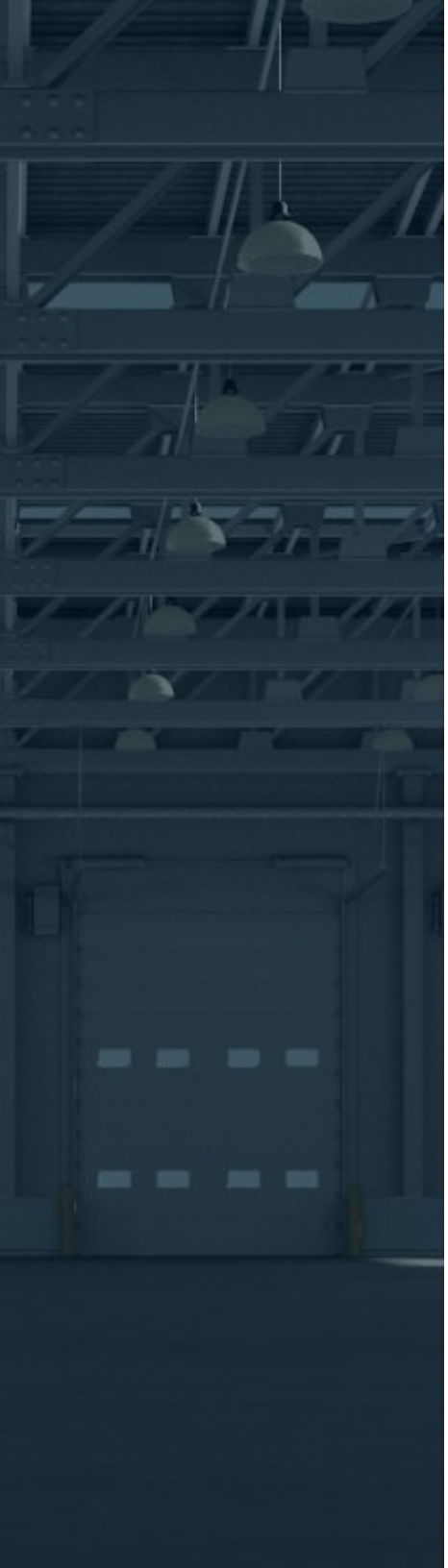
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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Two-Building 45,000-Square-Foot Chemical Manufacturing Facility Situated on 1.8 Acres of Land
- Featuring 14' Clear Height, Two Dock Doors, and Three Grade-Level Doors
- 10-Year Absolute Net Sale-Leaseback Opportunity at $6.00/SF with 3.0% Escalations, Generating 8.48% Cap Rate
- Long-Term Fully Occupied by Seller, Cedar Concepts Corporation, Leading Chemicals Producer | Specialized T.I. Safeguards Investors Against Tenant Loss
- Primely Situated Near Historical Stockyards in Massive South Chicago Submarket with Outperforming 5.7% Vacancy Rate vs. 7.8% National Average
- Located Near Major Thoroughfares I-55 and I-90, with Close Proximity to Three Intermodals: BNSF, CSX, and NS

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4342 & 4400 South Wolcott Avenue in Chicago, Illinois. The subject property consists of approximately 45,000 square feet of chemical manufacturing space situated on 1.8 acres of land. This industrial facility features 14' clear height, two dock-high doors, and three grade-level doors. Situated near Interstates 55 & 90, the property has close proximity to three intermodals: BNSF, CSX, & Norfolk Southern, providing excellent transportation options. The property's location offers convenient access to various points of interest, making it an attractive option for businesses requiring a strategic location.

The property is being offered as a 10-year absolute net sale-leaseback opportunity, generating an 8.48 percent cap rate, with 3.0 percent annual escalations. Due to specialized tenant improvements, this property provides protection against tenant loss in a rising vacancy and slowing rent growth environment. Located near the historical Union Stockyards Gate, the property is primely situated in the massive South Chicago submarket, boasting 118.8 million square feet of industrial space. At 5.7 percent, the industrial vacancy rate in the South Chicago submarket outperforms the 7.8 percent national average (CoStar, based on top 50 metros, classes A, B, & C, and minimum 10,000 square feet).

The Chicago metropolitan area, where the South Chicago submarket is situated, is a major economic hub, comprising numerous counties and a large population. With a population of over 9.5 million people, the Chicago metro spans across several counties and covers a vast area of over 10,874 square miles. The region has experienced steady job growth, driven by its diverse economy, which includes major industries such as manufacturing, logistics, and technology. The area is well-connected by a network of freeways, as well as several rail lines and airports, including O'Hare and Midway International Airports. Major corporations, such as Boeing and United Airlines, have headquarters in the area, contributing to its economic stability. The region's strong economy, combined with its strategic location, makes it an attractive destination for businesses and investors, which in turn is expected to drive demand for commercial real estate, including industrial properties like the subject facility, and ultimately, positively impact the investment's long-term performance.

PROPERTY DETAILS

4342 SOUTH WOLCOTT AVENUE

Number of Suites	1
Number of Buildings	1
Total Square Feet	24,900
Year Built	1951
Lot Size	0.92 Acres
Clear Height	14'
Parking Spaces	25
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	1
Construction	Brick
Type of Lighting	Fluorescent
Zoning	PDM 8
Roof Type	TBD
Age/Condition of Roofs	Replaced 2023
Age/Condition of HVAC	TBD
Market	IL-Chicago MSA

4400 SOUTH WOLCOTT AVENUE

Number of Suites	1
Number of Buildings	1
Total Square Feet	20,100
Year Built	1965
Lot Size	0.88 Acres
Clear Height	14'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	1
Grade Level Doors	3
Construction	Brick
Type of Lighting	Fluorescent
Zoning	PDM 8
Roof Type	TPO
Age/Condition of Roofs	TBD
Age/Condition of HVAC	TBD
Market	IL-Chicago MSA





4342 & 4400 SOUTH WOLCOTT AVENUE

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
$3,030,000	8.48%	8.68%

Offering Price	$3,030,000
Cap Rate	8.48%
Pro Forma Cap Rate	8.68%
Price/SF	$67.33
Total Square Feet	45,000
Rental Rate	$6.00
Lease Type	Absolute Triple-Net
Lease Term	10 Years
Rental Increases	3%
Tenancy	Single-Tenant
Occupancy	100.00%

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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
4342 South Wolcott Avenue	Full Building & Lot	24,900	55.3%	COE	COE + 10-Years	$6.00	$12,450	$149,400	$153,882	TBD	3.00%	NNN
4400 South Wolcott Avenue	Full Building & Lot	20,100	44.7%	COE	COE + 10-Years	$6.00	$10,050	$120,600	$124,218	TBD	3.00%	NNN
Total		45,000				$6.00	$22,500	$270,000	$278,100			

Occupied Tenants: 1	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%
Total Current Rents: $22,500		Occupied Current Rents: $22,500	Unoccupied Current Rents: $0

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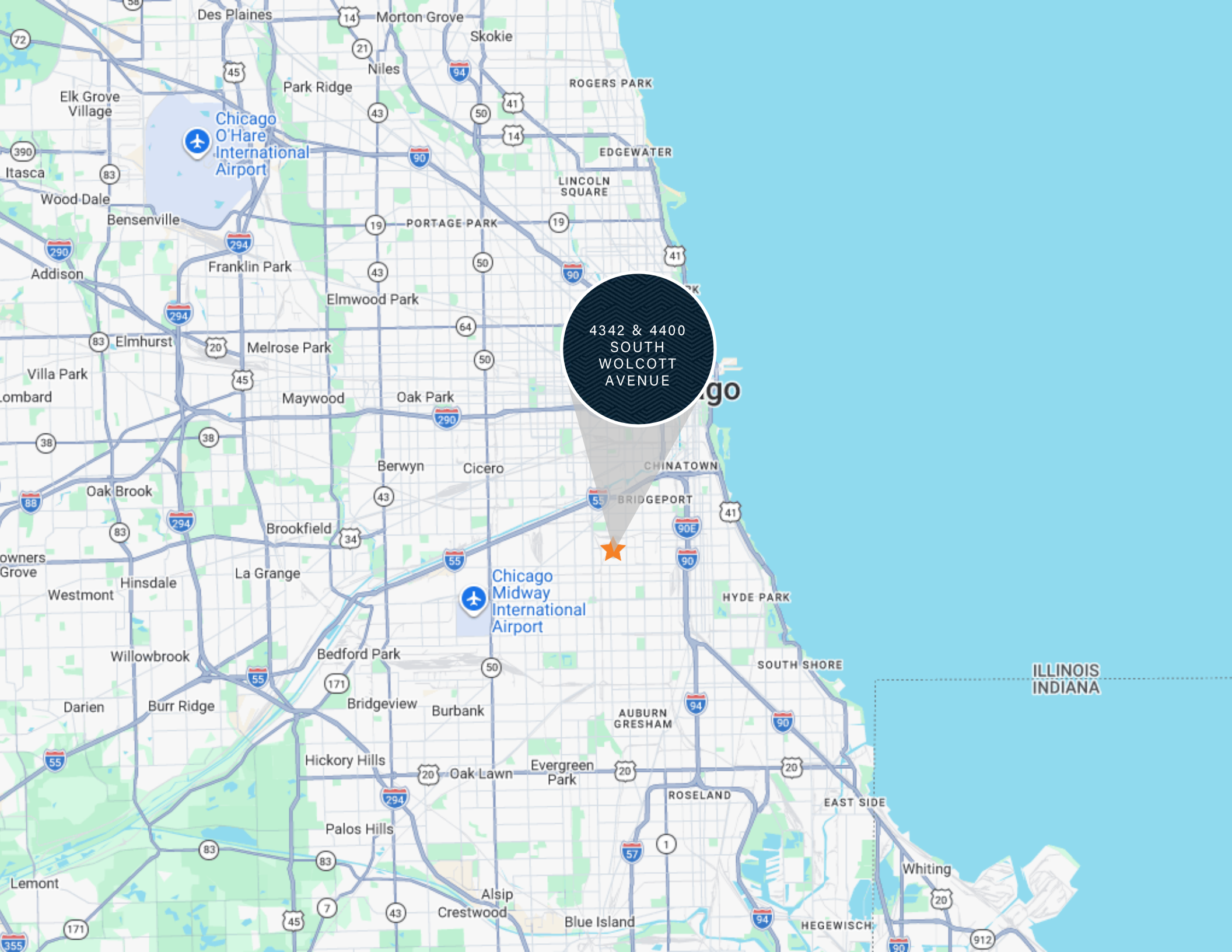
OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	270,000		6.00	278,100		6.18
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	11,250		0.25	11,588		0.26
Insurance	18,000		0.40	18,540		0.41
Real Estate Taxes	134,657		2.99	192,909		4.29
Management Fees	0		0.00	0		0.00
Total Reimbursement Income	$163,907	92.6%	$3.64	$223,037	93.7%	$4.96
Effective Gross Revenue	$433,907		$9.64	$501,137		$11.14

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Repairs & Maintenance	6,750		0.15	6,953		0.15
Landscaping	2,250		0.05	2,318		0.05
Snow Removal	2,250		0.05	2,318		0.05
Insurance	18,000		0.40	18,540		0.41
Real Estate Taxes	134,657		2.99	192,908		4.29
Management Fee	13,017	3.0%	0.29	15,034	3.0%	0.33
Total Expenses	$176,924		$3.93	$238,070		$5.29
Expenses as % of EGR	40.8%			47.5%		
Net Operating Income	$256,983		$5.71	$263,067		$5.85

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4342 & 4400 SOUTH WOLCOTT AVENUE
Des Plaines
Morton Grove
Skokie
Niles
Park Ridge
ROGERS PARK
Elk Grove Village
Chicago O'Hare International Airport
EDGEWATER
LINCOLN SQUARE
Itasca
Wood Dale
Bensenville
PORTAGE PARK
Addison
Franklin Park
Elmwood Park
Elmhurst
Melrose Park
Villa Park
Lombard
Maywood
Oak Park
Berwyn
Cicero
CHINATOWN
Oak Brook
BRIDGEPORT
Brookfield
Chicago Midway International Airport
HYDE PARK
Westmont
Hinsdale
La Grange
Willowbrook
Bedford Park
SOUTH SHORE
ILLINOIS
INDIANA
Darien
Burr Ridge
Bridgeview
Burbank
AUBURN GRESHAM
Hickory Hills
Oak Lawn
Evergreen Park
ROSELAND
EAST SIDE
Palos Hills
Lemont
Alsip
Crestwood
Blue Island
Whiting
HEGEWISCH


4342 & 4400
SOUTH
WOLCOTT
AVENUE



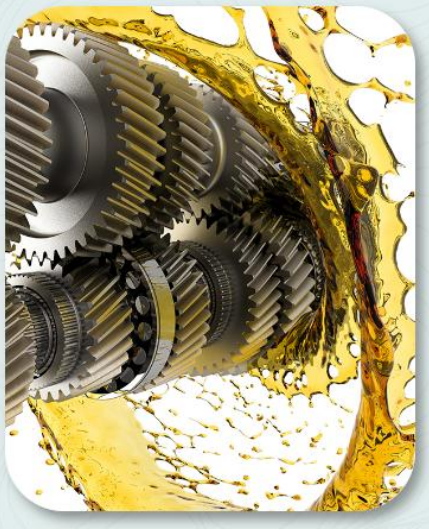




TENANT SUMMARY







TENANT
Cedar Concepts Corporation

HEADQUARTERS
Chicago, IL

DATE FOUNDED
1991

www.cedarconcepts.com

CEDAR CONCEPTS

Cedar Concepts Corporation is a multi-million-dollar chemical manufacturing company founded in 1991 and headquartered with a strategically located production plant in Chicago. Specializing in innovation, quality, and personalized service, the company supplies key solid and liquid ingredients for personal care, household products, metalworking, agriculture, and aerospace applications. With decades of technical and operational expertise, Cedar Concepts offers tailored solutions from approximately 500 formulations, enabling multinational corporations to bring familiar branded products to market. Shipping more than 50 million pounds annually, the firm emphasizes reliable on-time delivery, cost-effectiveness, and "White Glove" customer service, positioning its facility as clients' virtual Midwest production site.

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

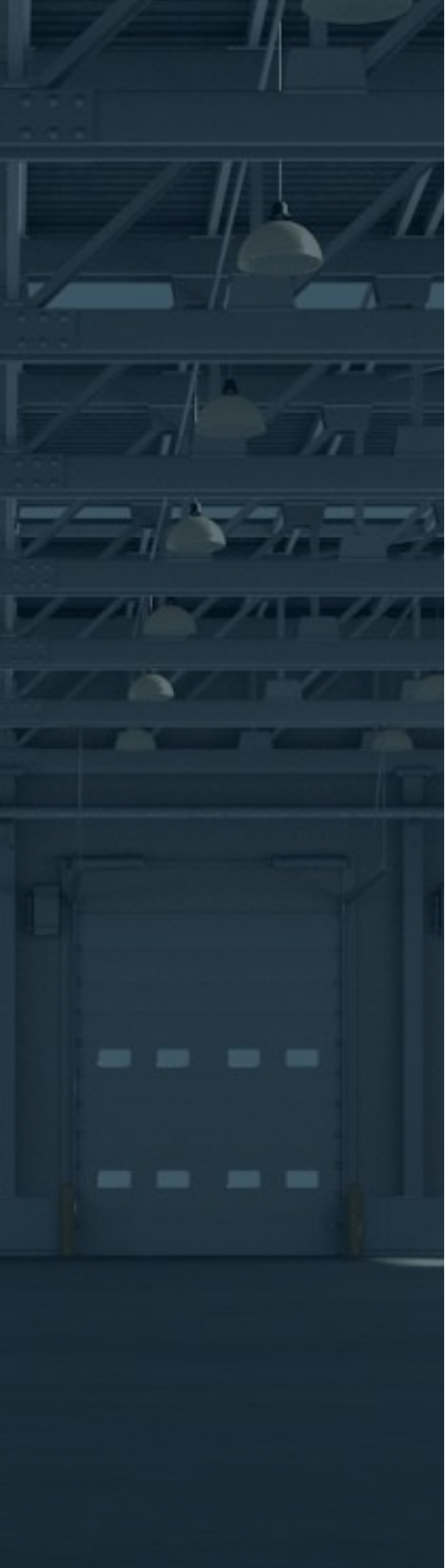
WHY MMCC?

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.

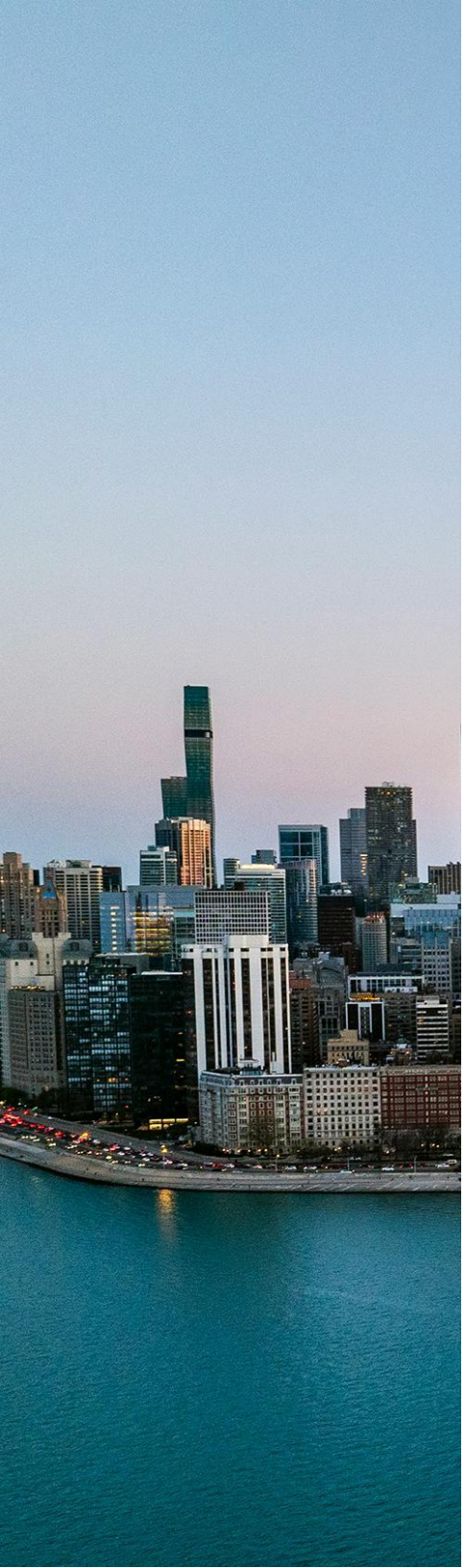


SECTION 2

MARKET OVERVIEW

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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

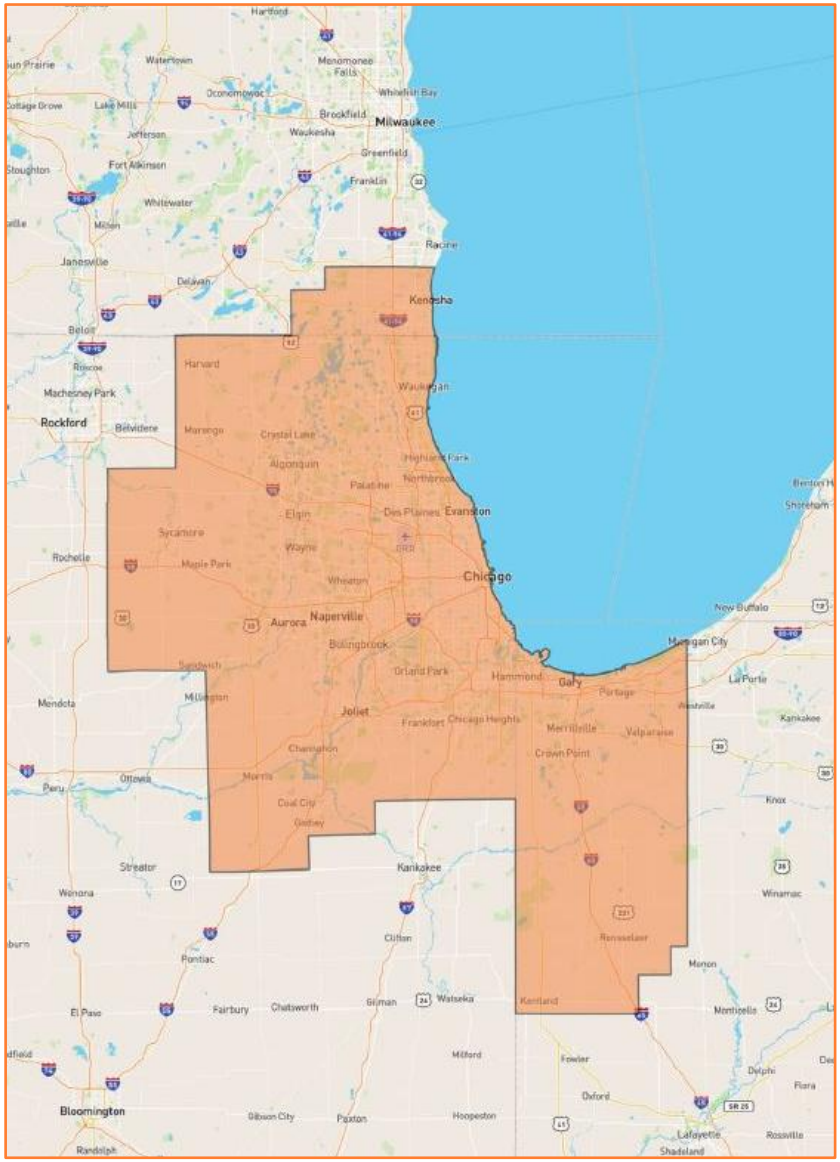
18% PROFESSIONAL AND BUSINESS SERVICES

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.

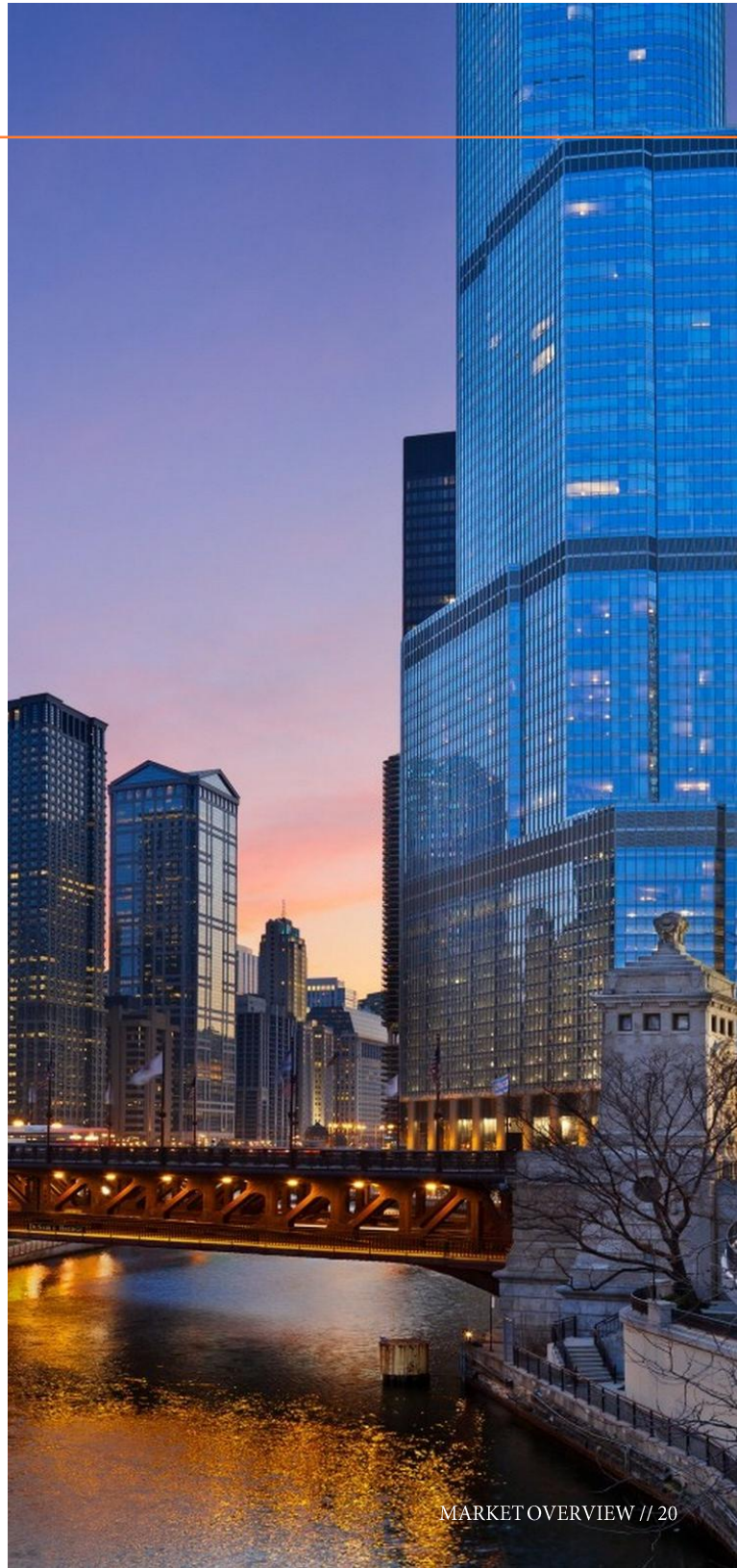
17.2
MILLION TEU'S
Moved Through Metro in 2024

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 Obama Presidential Center.



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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