SHERWIN WILLIAMS.

Hertz

CHICAGO (*EVANSTON*), ILLINOIS

Investment Grade Sherwin-Williams Credit (Moody's: Baa2 | S&P: BBB)

Recent Sherwin-Williams 10-Year Lease Extension Through May 2037

Below-Market Hertz Rent with 3.0% Annual Rent Increases

Premier Infill Evanston Location in Affluent North Shore Suburb of Chicago

Signalized Intersection Near Northwestern University

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EXECUTIVE SUMMARY

ParaSell, Inc., as exclusive advisor to Seller, is pleased to present the opportunity to acquire a fee simple interest in a 100% occupied, two-tenant retail center located in Chicago (Evanston), Illinois (the "Property"). The Property is fully leased to The Sherwin-Williams Company (NYSE: SHW) and The Hertz Corporation (NASDAQ: HTZ), providing a Purchaser with an income stream derived entirely from corporate lessee entities. Sherwin-Williams, responsible for approximately 80% of the Property's rental income, carries investment-grade credit ratings from both major agencies (Moody's: Baa2 | S&P: BBB).

Both tenants demonstrate a sustained commitment to the location. Hertz has operated at the Property since 2012 and has exercised two, 3-year renewal options, while Sherwin-Williams has operated at the site since 2017 and recently executed a 10-year lease extension through May 2037. Notably, the Property serves as the only Hertz location on Chicago's North Side, drawing from an expansive consumer base with limited threat of competition. Hertz's in-place triple net rent of $18.46 PSF also sits significantly below market, providing a Purchaser with embedded mark-to-market upside.

The Property occupies a hard corner at the intersection of Green Bay Road (12,300 VPD) and Emerson Street (10,300 VPD) in Evanston, Illinois, one of Chicago's most established and affluent North Shore suburbs and home to Northwestern University. The surrounding trade area is exceptionally dense and affluent, with approximately 169,500 residents within a three-mile radius and average household incomes exceeding $131,000, while the broader five-mile trade area includes more than 413,000 residents. Further, as of June 2026 the Near North retail submarket maintains approximately 3.8% vacancy and 5.2% availability with no retail space currently under construction (Costar.com), reinforcing the Property's position within a highly infill, supply-constrained market.

The limited availability of competing retail space further supports the Property's long-term real estate fundamentals and the potential to capture future rent growth. Additionally, Hertz sits well below market rents, creating identifiable mark-to-market upside over time. Supported by 100% corporate tenancy, investment-grade Sherwin-Williams credit, long-term tenant commitment and affluent infill demographics, the opportunity combines durable in-place income with clear avenues for future value creation.

THE BOTTOM LINE

100% Corporate Tenancy with Proven Long-Term Tenant Commitment | Hertz has operated at the Property since 2012 and exercised two, 3-year renewal options, while Sherwin-Williams has occupied the site since 2017 and recently executed a 10-year lease extension through May 2037.

Investment Grade Sherwin-Williams Credit | Responsible for approximately 80% of current NOI and secured by investment-grade ratings from Moody's (Baa2) and S&P (BBB).

Signalized Corner in Affluent Suburb of Chicago (Evanston) | Positioned at Green Bay Road (12,300 VPD) and Emerson Street (10,300 VPD) in one of Chicago's most established North Shore suburbs and home to Northwestern University.

Dense, High Income Trade Area | Approximately 169,500 residents live within a three-mile radius, where average household income exceeds $131,000, while the five-mile trade area includes more than 413,000 residents.

Only Hertz Location Serving Chicago's North Side | Its unique market position limits same-brand competition, broadens the location's consumer draw and reinforces tenant retention at the Property.

Hertz Mark-to-Market Opportunity | In-place rent is significantly below market, creating additional value add potential.

Tight Retail Submarket with No New Supply | Near North retail vacancy is approximately 3.8%, with 5.2% availability and no retail space currently under construction, supporting long-term rent fundamentals in an infill market (Costar.com).

Built-In Rent Growth | Hertz's lease includes 3.0% annual rent increases through the remaining term and two, 3-Year renewal options, while Sherwin-Williams recently executed a 10-year lease extension with 10% rent increases every 5 years.

Limited Sherwin-Williams Closure History | The company operates more than 4,000 locations and has closed fewer than 25 stores since 2023, supporting the long-term durability of the Property's primary income stream.

DOWNTOWN CHICAGO
SUBJECT
TARGET
Jewel Osco
KOHL'S
JD
THE VITAMIN SHOPPE
Olive Garden
RED LOBSTER
FIVE GUYS
BURGERS and FRIES
Walmart Supercenter
LOWE'S
MARIANO'S
LONGHORN STEAKHOUSE
Chick-fil-A
TRADER JOE'S
Binny's BEVERAGE DEPOT
Jewel Osco
ACE Hardware
Philz Coffee
THE HOME DEPOT
ALDI
PETSMART
sam's club
FOOD 4 LESS
planet fitness
Marshalls
five BELOW
CHIPOTLE MEXICAN GRILL
EVANSTON PLAZA
Valli INTERNATIONAL FRESH MARKET
DOLLAR TREE
PET SUPPLIES PLUS
Minus the hassle.
AutoZone
DUNKIN'
jiffy lube
BURGER KING
HOUSING
1717 EVANSTON
175 Apartments
PURPLE LINE
DAVIS STATION
cta
DAVIS STREET / EVANSTON
WHOLE FOODS MARKET
TARGET
CVS
SCHOOL
EVANSTON TOWNSHIP HIGH SCHOOL
3,560 Students
EMERSON ST - 10,300 VPD
GREEN BAY RD - 12,300 VPD
Public Storage
PURPLE LINE
FOSTER STATION
cta
Hilton Garden Inn
COST PLUS WORLD MARKET
BLICK art materials
AMC THEATRES
SKY ZONE
HOUSING
THE RESERVE
193 Apartments
meineke car care center
Walgreens

INVESTMENT HIGHLIGHTS

100% OCCUPIED BY NATIONAL CORPORATE CREDIT TENANTS

The Property is 100% occupied by The Sherwin-Williams Company and The Hertz Corporation, providing a rental income stream backed by two national corporate tenants. Notably, Sherwin-Williams, which generates approximately 80% of rental income, carries investment-grade ratings of Baa2 from Moody's and BBB from S&P. The company operates more than 4,000 locations nationally and has closed fewer than 25 stores since 2023, supporting the durability of the Property's primary income stream.

Hertz has operated at the Property since 2012 and has exercised two 3-year renewal options, demonstrating its continued commitment to the location. Sherwin-Williams has similarly demonstrated its long-term commitment to the Property operating at the property since 2017 and recently executed a 10-year lease extension through May 2037. Both leases are structured on a triple-net basis, with tenants responsible for reimbursing their respective share of common area expenses. Together, the national credit tenancy, significant contribution from investment-grade-backed income, and established occupancy history provide a strong foundation of in-place income and tenant stability.

PROVEN LONG-TERM TENANT COMMITMENT

Both tenants have established meaningful operating histories at the Property, demonstrating sustained commitment to the location. Hertz has continuously operated at the site since 2012 and has exercised two 3-year renewal options, providing tangible evidence of its continued investment in the location. Notably, the Property serves as the only Hertz location on Chicago's North Side, limiting same-brand competition and expanding the location's consumer draw across a dense and established trade area.

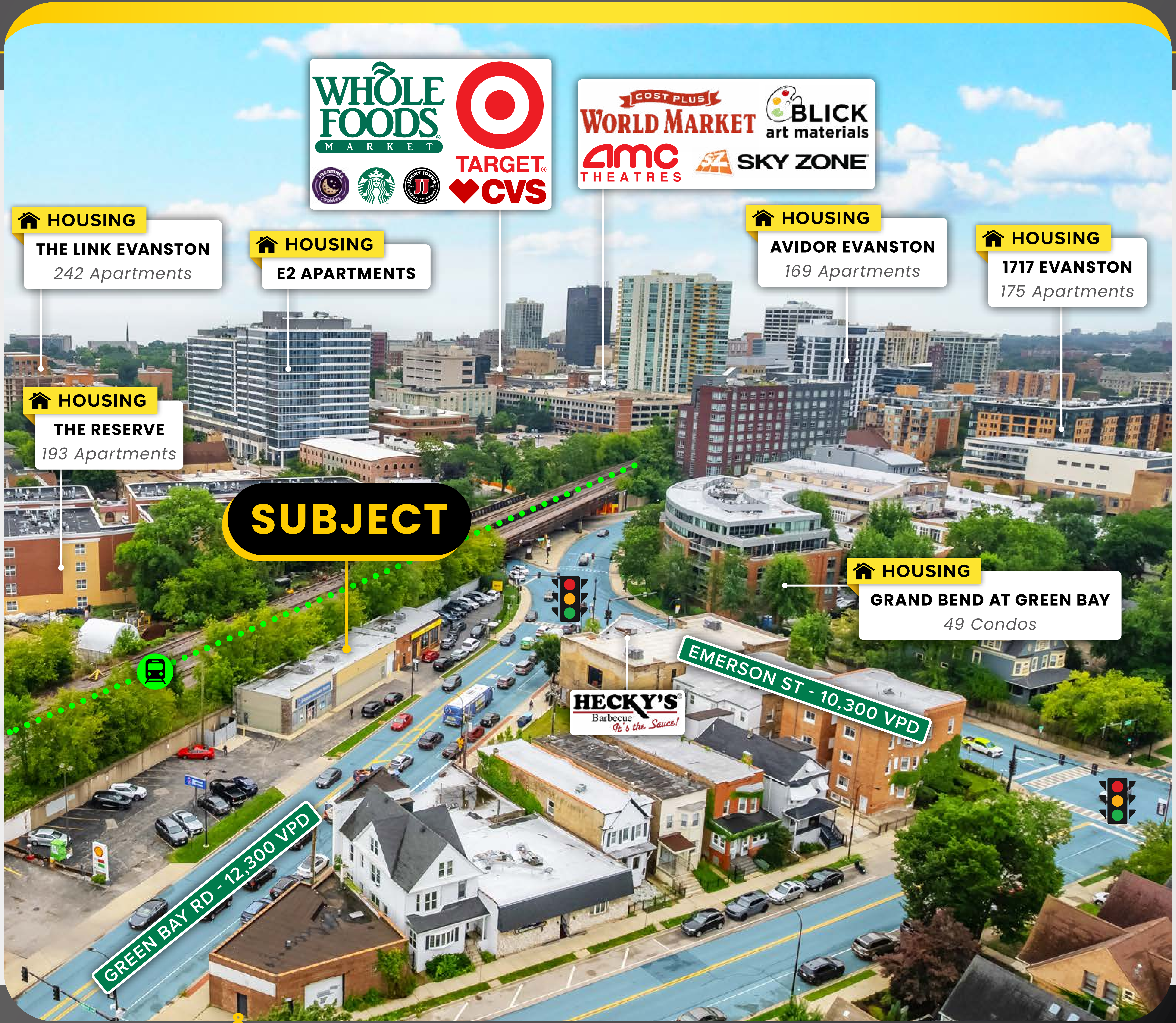
Sherwin-Williams has occupied the Property since 2017, serving Evanston's established residential and contractor base from its location along Green Bay Road. The company recently executed a 10-year lease extension through May 2037. The recent extension further signals the tenant's commitment to the site and reinforces the Property's position as an established retail location within a highly infill North Shore market.

Together, Hertz and Sherwin-Williams represent more than two decades of combined operating history at the Property, providing a Purchaser with demonstrated tenant retention and an income stream supported by two nationally recognized operators with longstanding ties to the site.

SIGNALIZED CORNER, INFILL EVANSTON LOCATION

The Property occupies a signalized corner at the intersection of Green Bay Road (12,300 VPD) and Emerson Street (10,300 VPD) in Evanston, Illinois, one of Chicago's most established and affluent North Shore suburbs. The location provides both tenants with prominent visibility along two established local corridors while placing the Property within a dense residential, employment and institutional trade area.

Evanston is home to Northwestern University and benefits from a deeply established surrounding community with limited opportunities for meaningful new commercial development. The combination of signalized-corner positioning, infill real estate and proximity to one of the nation's leading universities creates a location that is difficult to replicate and supports sustained long-term demand for well-positioned retail real estate.



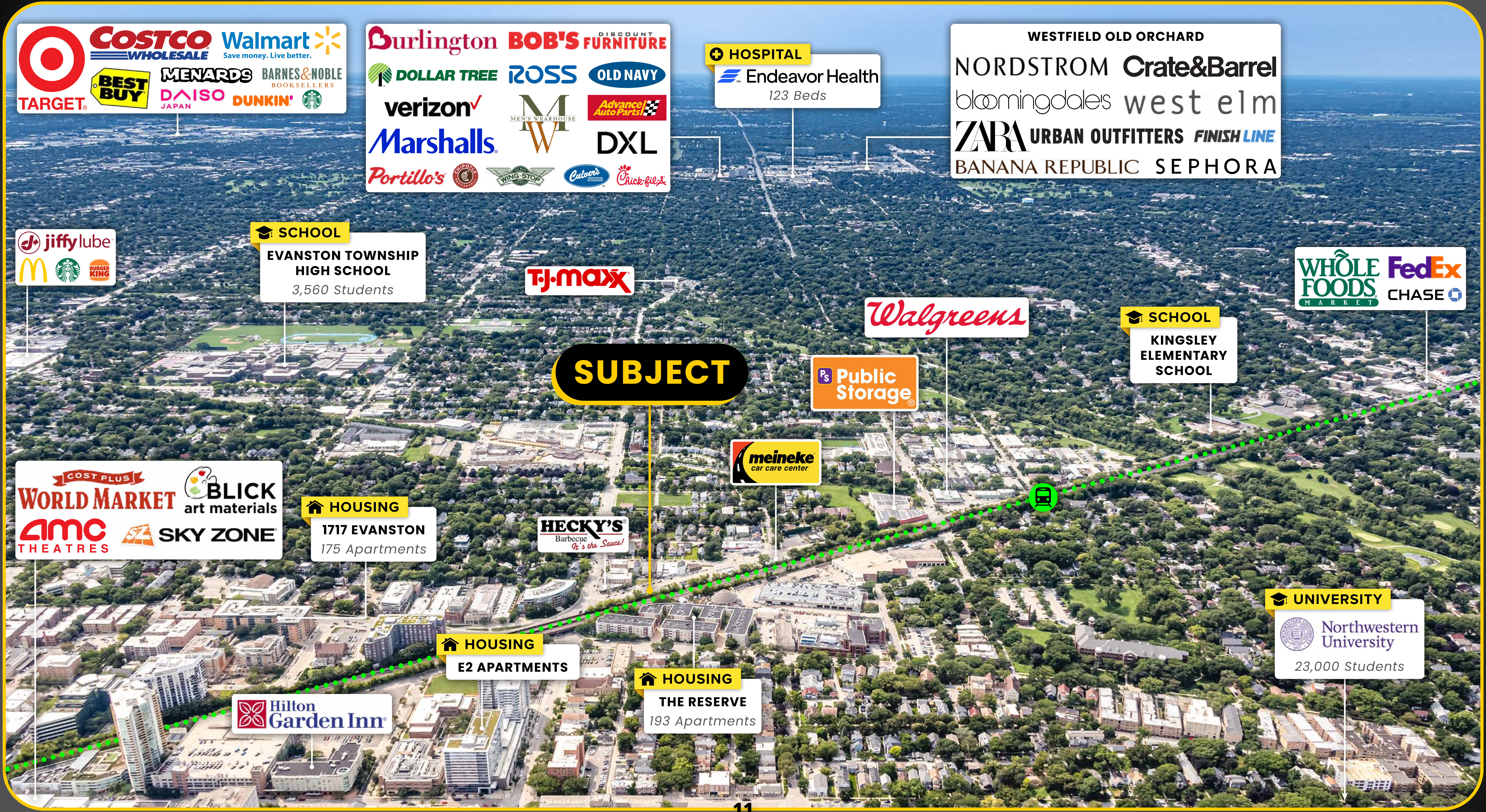
LOCATED WITHIN DENSE, AFFLUENT TRADE AREA

The Property benefits from a dense and affluent surrounding consumer base, with approximately 169,500 residents and 64,600 households located within a three-mile radius, where average household income exceeds $131,000. The broader five-mile trade area includes more than 413,000 residents, while the one-mile population has increased approximately 6.2% since 2020, demonstrating continued growth within an already established infill market.

These demographics are complemented by tight Near North retail fundamentals. According to Costar.com, the broader submarket contains approximately 23.9 million square feet of retail inventory with vacancy of approximately 3.8% and availability of approximately 5.2%. With no retail space currently under construction, new competitive supply remains limited. The combination of population density, high household incomes and constrained new development supports the long-term value of well-located commercial real estate in Evanston.

HERTZ MARK-TO-MARKET POTENTIAL WITH CONTRACTUAL GROWTH

Hertz's current triple-net rent of $18.46 PSF is significantly below prevailing market rents, providing a long-term opportunity of meaningful mark-to-market potential. From a historical standpoint, the tenant's long operating history and exercised renewal options demonstrate continued commitment to the Property. The lease also provides 3% annual income growth throughout the remaining term and follows in the tenant's two, 3-year options, providing the opportunity to benefit from increasing NOI without relying solely on a future leasing event. Combined with the existing spread to prevailing submarket rents, the structure provides a Purchaser with both built-in income growth and additional mark-to-market potential over time.


TARGET
COSTCO WHOLESALE
Walmart Save money. Live better.
BEST BUY
MENARDS
BARNES&NOBLE BOOKSELLERS
DAISO JAPAN
DUNKIN'
Burlington
BOB'S DISCOUNT FURNITURE
DOLLAR TREE
ROSS
OLD NAVY
verizon
MEN'S WEARHOUSE
Advance Auto Parts
Marshalls
DXL
Portillo's
CHIPOTLE MEXICAN GRILL
WING STOP
Culver's
Chick-fil-A
HOSPITAL
Endeavor Health
123 Beds
WESTFIELD OLD ORCHARD
NORDSTROM
Crate&Barrel
bloomingdale's
west elm
ZARA
URBAN OUTFITTERS
FINISH LINE
BANANA REPUBLIC
SEPHORA
jiffy lube
BURGER KING
SCHOOL
EVANSTON TOWNSHIP HIGH SCHOOL
3,560 Students
TJ·maxx
Walgreens
WHOLE FOODS MARKET
FedEx
CHASE
SCHOOL
KINGSLEY ELEMENTARY SCHOOL
SUBJECT
Public Storage
meineke car care center
COST PLUS WORLD MARKET
BLICK art materials
amc THEATRES
SKY ZONE
HOUSING
1717 EVANSTON
175 Apartments
HECKY'S Barbecue It's the Sauce!
HOUSING
E2 APARTMENTS
HOUSING
THE RESERVE
193 Apartments
Hilton Garden Inn
UNIVERSITY
Northwestern University
23,000 Students

PHYSICAL DESCRIPTION

VIEW ON MAP **1901 - 1911 GREEN BAY ROAD EVANSTON, ILLINOIS 60201**

APN	11-18-106-028-0000
ZONING	C2 (Commercial District)
GLA	± 5,060 SF
LOT SIZE	± 0.51 AC
YEAR BUILT	1982
PARKING SPACES	± 21 Surface Spaces
PARKING RATIO	4.15 : 1,000 SF

Disclaimer: Parcel lines and parking stalls depicted are estimated and for general illustration purposes only. Buyer is urged to verify actual parking count, building and lot size through a land and building survey.

RENT ROLL

TENANT	SUITE	GLA *SF*	LEASE TERM: RENT COMMENCEMENT	LEASE TERM: LEASE END	LEASE TERM: TERM REMAINING	% OF REV	RENTAL RATES: RENTAL RATE *Yearly*	RENTAL RATES: RENT/SF *Yearly*	RENTAL RATES: RENTAL RATE *Monthly*	RENTAL RATES: RENT/SF *Monthly*	RENT INCREASES	RENEWAL OPTIONS	OPTION INCREASES	LEASE TYPE	ENTITY TYPE
Sherwin-Williams	1911	3,500	5/20/2017	5/31/2037	10.8	80%	$121,000	$34.57	$10,083	$2.88	10% on 6/1/2032	None	None	NNN	Corporate
Hertz	1901	1,560	11/1/2012	10/31/2028	2.2	20%	$29,664	$19.02	$2,472	$1.58	3.00% Annually	(2), 3-Year Options	3.00% Annually	NNN	Corporate
TOTAL		**5,060**			**9.1**		**$150,664**	**$29.78**	**$12,555**	**$2.48**					

TENANT SNAPSHOT

SHERWIN-WILLIAMS

The Sherwin-Williams Company (NYSE: SHW), founded in 1866 and headquartered in Cleveland, Ohio, is one of the world's leading manufacturers and distributors of paints, coatings and related products. The company serves professional, industrial, commercial and retail customers through three (3) primary business segments: the Paint Stores Group, Consumer Brands Group and Performance Coatings Group, with operations spanning more than 120 countries worldwide.

Sherwin-Williams maintains one of the largest specialty paint retail networks in North America, with more than 4,800 company-operated stores serving professional contractors and residential customers. Its Paint Stores Group serves as the primary distribution channel for Sherwin-Williams branded architectural paints and coatings, supporting a direct and deeply established relationship with professional contractors and end users. The company employs more than 64,000 people globally and carries investment-grade credit ratings from Moody's (Baa2) and S&P (BBB). Its significant scale established brand portfolio and contractor-focused distribution network have positioned Sherwin-Williams as a leading global coatings company with a durable and highly established retail presence.

LESSEE NAME	The Sherwin-Williams Company
LESSEE ENTITY TYPE	Corporate
LEASE TYPE	NNN
TERM REMAINING	± 11 Years
LEASE COMMENCEMENT	5/20/2017
LEASE EXPIRATION	5/31/2037
INCREASES	10% on 6/1/2032
OPTIONS	None
OPTION INCREASESE	None

RENT SCHEDULE	MONTHLY RENT	ANNUAL RENT	RENT/SF	INCREASE
Current - 5/31/2027	$9,167	$110,000	$31.43	
06/01/2027 - 5/31/2032	$10,083	$121,000	$34.57	10.0%
06/01/2032 - 05/31/2037	$11,092	$133,100	$38.03	10.0%

TENANT SNAPSHOT

HERTZ

Hertz Global Holdings, Inc. (NASDAQ: HTZ), founded in 1918, is one of the world's leading car rental and mobility solutions providers. Through its subsidiaries, including The Hertz Corporation, and licensees, the company operates the Hertz, Dollar, Thrifty and Firefly vehicle rental brands across a global network of more than 11,000 rental locations in 160 countries.

In addition to its core vehicle rental operations, Hertz maintains a broad mobility platform that includes Hertz Car Sales and Hertz 24/7 car-sharing services. Its extensive network of airport and neighborhood locations allows the company to serve a diverse customer base spanning leisure, business and local transportation demand. This combination of globally recognized brands and multiple distribution channels provides Hertz with broad market reach across both destination-driven and everyday mobility needs. The company's international network, diversified family of brands and more than century-long operating history have established Hertz as one of the most recognized names in the global vehicle rental industry.

LESSEE NAME	The Hertz Corporation
LESSEE ENTITY TYPE	Corporate
LEASE TYPE	NNN
TERM REMAINING	± 3 Years
LEASE COMMENCEMENT	11/1/12
LEASE EXPIRATION	10/31/28
INCREASES	3.00% Annually
OPTIONS	(2), 3-Year Options
OPTION INCREASESE	3.00% Annually

RENT SCHEDULE	MONTHLY RENT	ANNUAL RENT	RENT/SF	INCREASE
Current - 10/31/2026	$2,400	$28,800	$18.46	
11/1/2026 - 10/31/2027	$2,472	$29,664	$19.02	3.0%
11/1/2027 - 10/31/2028	$2,549	$30,590	$19.61	3.1%
Option 3: 11/1/2028 - 10/31/2029	$2,626	$31,508	$20.20	3.0%
Option 3: 11/1/2028 - 10/31/2029	$2,704	$32,453	$20.80	3.0%
Option 3: 11/1/2028 - 10/31/2029	$2,786	$33,426	$21.43	3.0%
Option 4: 11/1/2031 - 10/31/2032	$2,869	$34,429	$22.07	3.0%
Option 4: 11/1/2031 - 10/31/2032	$2,955	$35,462	$22.73	3.0%
Option 4: 11/1/2031 - 10/31/2032	$3,044	$36,526	$23.41	3.0%

CHICAGO *(EVANSTON)*, ILLINOIS

Evanston is one of Chicago's most established and affluent North Shore communities, offering a dense, highly developed infill environment just north of the City of Chicago. Home to Northwestern University, Evanston benefits from a significant institutional presence, an educated workforce, established residential neighborhoods, and consistent demand generated by students, faculty, employees and visitors. Its proximity to Downtown Chicago also provides direct access to one of the nation's largest employment, cultural and economic centers while maintaining the strong demographics and limited land availability characteristics of the North Shore.

The surrounding trade area reflects these fundamentals, with approximately 169,500 residents and 64,600 households within a three-mile radius, where average household income exceeds $131,000. More than 413,000 residents live within five miles, while the one-mile population has grown 6.2% since 2020. This combination of population density, household wealth and an established consumer base support consistent demand for neighborhood retail and service-oriented uses throughout Evanston.

Evanston also benefits from tight retail fundamentals within the broader Near North submarket, which contains 23.9 million square feet of inventory with just 3.8% vacancy and 5.2% availability. With no retail space currently under construction, opportunities for meaningful new competitive supply remain limited. These supply constraints, combined with Evanston's affluent demographics, Northwestern University and immediate connectivity to the broader Chicago metropolitan economy, create a compelling long-term backdrop for ownership of well-located infill commercial real estate.

DEMOGRAPHICS	*1-MILE*	*3-MILE*	*5-MILE*
2025 POPULATION	36,992	169,502	413,329
NUMBER OF HOUSEHOLDS	14,250	64,630	161,008
AVERAGE HOUSEHOOD INCOME	$113,641	$131,367	$117,399

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CONFIDENTIALITY & DISCLAIMER STATEMENT

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.