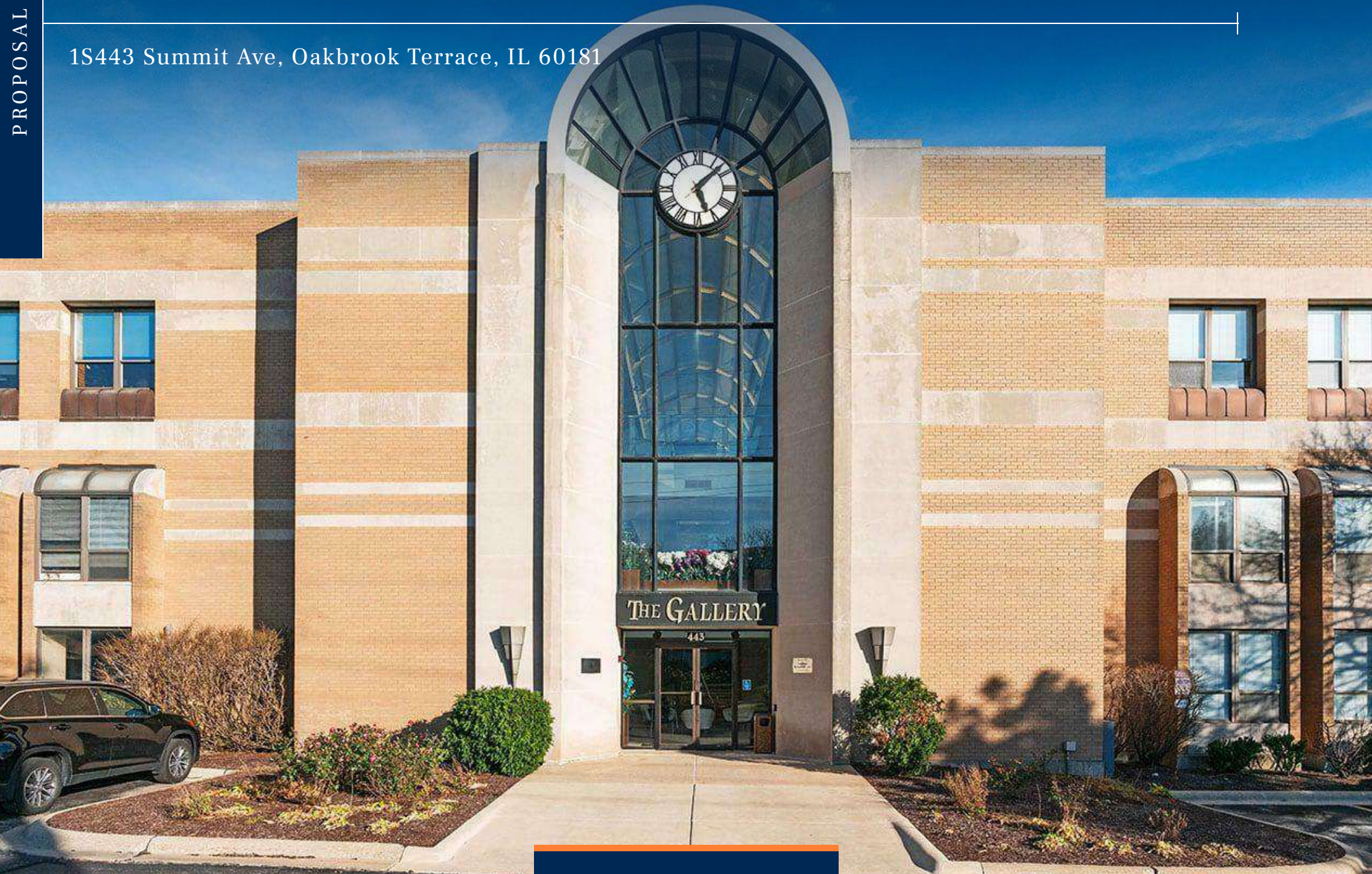


The Gallery Medical/Professional Building

1S443 Summit Ave, Oakbrook Terrace, IL 60181

PROPOSAL



Marcus & Millichap

NON - ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID - 19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAF0370067

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

THE GALLERY

BROKER OF RECORD

443

THE
GALLERY

STEVEN WEINSTOCK

ONE MID-AMERICA PLAZA, SUITE 200,
OAKBROOK TERRACE, Illinois
(630)-570-2250
License: IL: 471.011175

Marcus & Millichap



THE GALLERY

443



TABLE OF CONTENTS

SECTION 1 Property Information	10
SECTION 2 Investment Overview	12
SECTION 3 Financial Analysis	21









202

SECTION 1

Property Information

PROPERTY DETAILS

Marcus & Millichap

The Gallery Medical/Professional Building // PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	06-22-108-023
Zoning	B
Floors	3
Year Built/Renovated	1985/2022
Net Rentable Area	28,437 SF
Parking	57 Surface & 25 Covered
Parking Ratio	2.93:1,000 SF
Guest Parking	No
Topography	Masonry
Intersection/Cross Street	Summit Avenue and East Butterfield

UTILITIES

Electric	ComEd
Water	Village of Oak Brook
Gas	Yes

CONSTRUCTION

Foundation	Slab to Slab
Exterior	Masonry
Roof	Flat
Stairways	Yes

MECHANICAL

HVAC	Roof Top & Per Tenant
Elevators	2
Security	High Definitin 16 Camera Surveillance System
Fire Protection	Yes
Restrooms	Yes

SECTION 2

Investment Overview

PROPERTY SUMMARY

TENANT PROFILES

TENANT PROFILES

TENANT PROFILES

REGIONAL MAP

AERIAL MAP

ALTA.PDF U.PDF (1)

Marcus & Millichap



PROPERTY SUMMARY // **The Gallery Medical/Professional Building**

PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present the opportunity to purchase The Gallery Medical/Professional Office Building, located in Oakbrook Terrace, Illinois. The property is 100 percent occupied by a mix of medical /professional services tenants, with over half of the GLA attributed to tenants either providing direct or related healthcare services. The property has demonstrated remarkable resilience throughout the downturn of the market, it is 100 percent occupied with eight of the twelve tenants signing NNN leases with rare three percent annual increases within the last two years with the remaining four legacy tenants operating under modified gross leases with tax and CAM base stops.

The Gallery is located in Oakbrook Terrace, in DuPage County, and benefits from exceptional demographics and low real estate taxes. Over 90,000 people reside within a three-mile radius, and average household incomes exceed \$134,000 annually. Positioned near IL-83 and I-88, access to the property is supported by abundant local infrastructure. The nearest intersection of Summit and Butterfield sees nearly 48,200 vehicles daily, and the property is located a mile away from Oakbrook Center, a super-regional outdoor mall with extensive shopping, dining, and other entertainment options.

PROPERTY HIGHLIGHTS

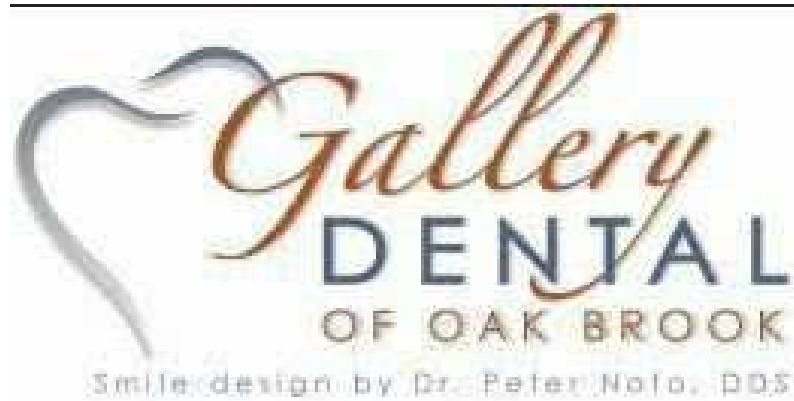
- Medical & Professional Building | 100 Percent Occupied | Professionally Maintained
- Eight of the Twelve Tenants Operate Under Strong NNN Leases with Rare 3% Annual Increases while the four remaining Legacy Tenants have CAM and Tax Base Stops
- Above Market Return with a Going in CAP Rate of 8.47 Percent
- Rents are Three to Four Dollars Below Submarket Rents (CoStar), Leaving Plenty of Room for Rent Growth
- Strong Demographics | +90,000 People Within a Three-Mile Radius and Average Household Income of \$134,000 Annually



OFFERING SUMMARY

Listing Price:	\$3,975,000
Net Rentable Area:	28,437 SF
Lot Size:	1.3 Acres
Year Built/Renovated:	1985/2022
Cap Rate:	8.69%
Price/SF:	\$139.78
Average Rent:	\$21.54/SF

The Gallery Medical/Professional Building // TENANT PROFILES



TENANT OVERVIEW

Company:	Gallery Dental of Oakbrook
Locations:	1
Lease Rate:	\$12.00 Net
Headquarters:	-Oak Brook Terrace
Website:	www.gallerydentalofoakbrook.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	ESCALATIONS
Year 1	\$28,596	3%
Year 2	\$29,453	3%
Year 3	\$30,337	3%
Year 4	\$31,247	3%
Year 5	\$32,184	3%

ABOUT GALLERY DENTAL

Gallery Dental is a family-orientated cosmetic practice dedicated to exceptional dental care and education. Dr. Noto and his team provide a full range of dental services using the latest innovations and technology available.

TENANT PROFILES // The Gallery Medical/Professional Building



TENANT OVERVIEW

Company:	Endodontics Associates
Locations:	2
Lease Rate:	\$20.95 Mod Gross
Headquarters:	Oak Brook Terrace
Website:	https://www.endo-illinois.com/

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	ESCALATIONS
Year 1	\$67,284	3% Annually
Year 2	\$69,302	3% Annually
Year 3	\$71,381	3% Annually

ABOUT

Endodontic Associates of Illinois has two locations, one in Oak Brook Terrace and the other in Naperville, They treat the inside of teeth.

The Gallery Medical/Professional Building // TENANT PROFILES



TENANT OVERVIEW

Company:	Simply Health
Locations:	1
Lease Rate:	\$12.36 Net
Headquarters:	Oak Brook Terrace
Website:	www.drrajika.com

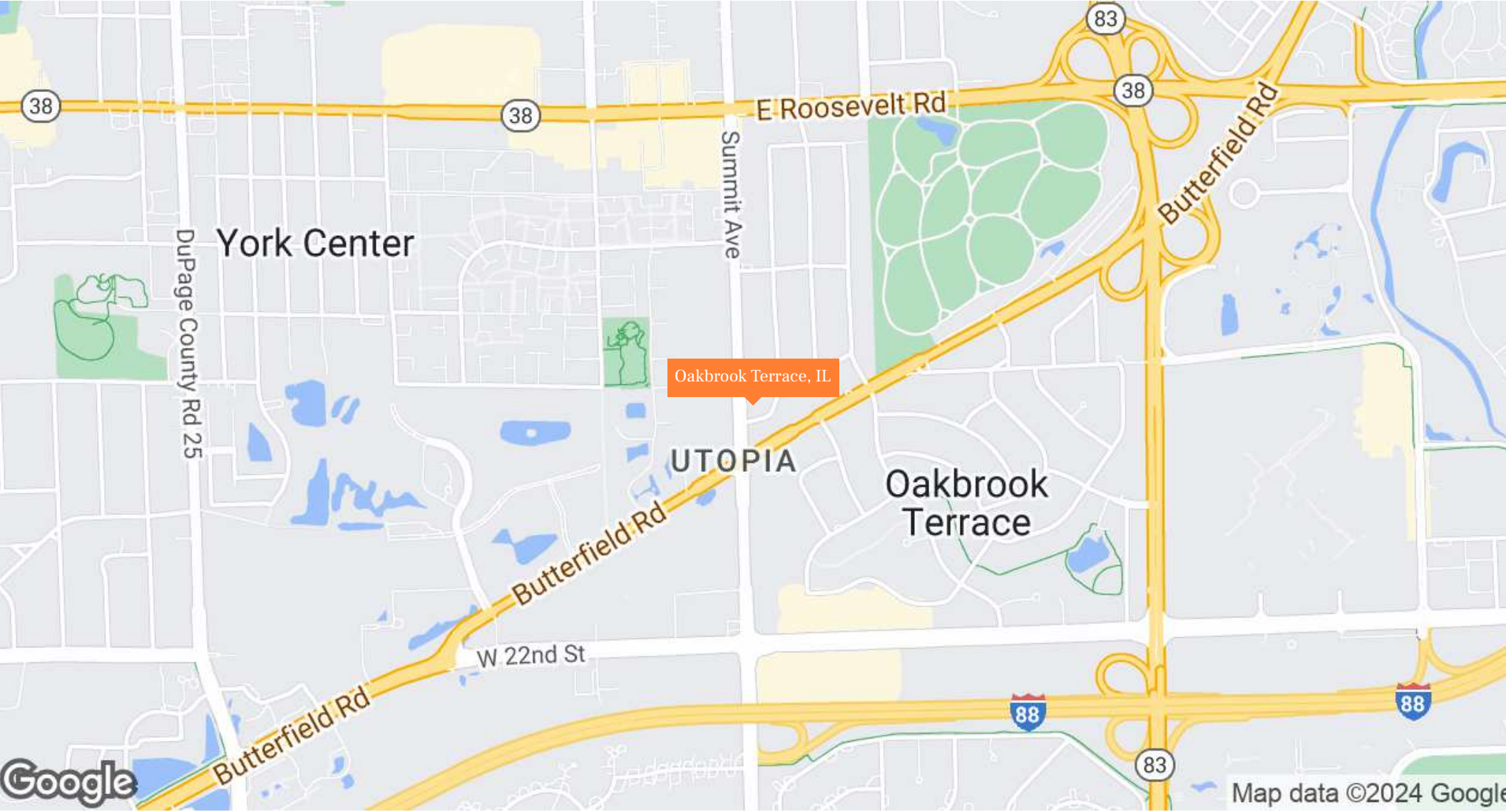
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	ESCALATIONS
Year 1	\$20,424	3% Annually
Year 2	\$21,036	3% Annually
Year 3	\$21,667	3% Annually
Year 4	\$22,317	3% Annually

CUSTOM TEXT

When you partner with the coaches and clinicians at Simply Health Institute, you will receive the extensive diagnostic and treatment options and patient-centered care you deserve, so you can truly focus on implementing the daily adjustments needed to reach your goals. Dr. Rajka has delivered in-person talks in Canada, Qatar, and Puerto Rico. She has also presented webinars with participants from Germany, England, and India.

REGIONAL MAP // **The Gallery Medical/Professional Building**



The Gallery Medical/Professional Building // AERIAL MAP



SECTION 3

Financial Analysis

FINANCIAL DETAILS

BROKER OF RECORD

DEMOGRAPHICS

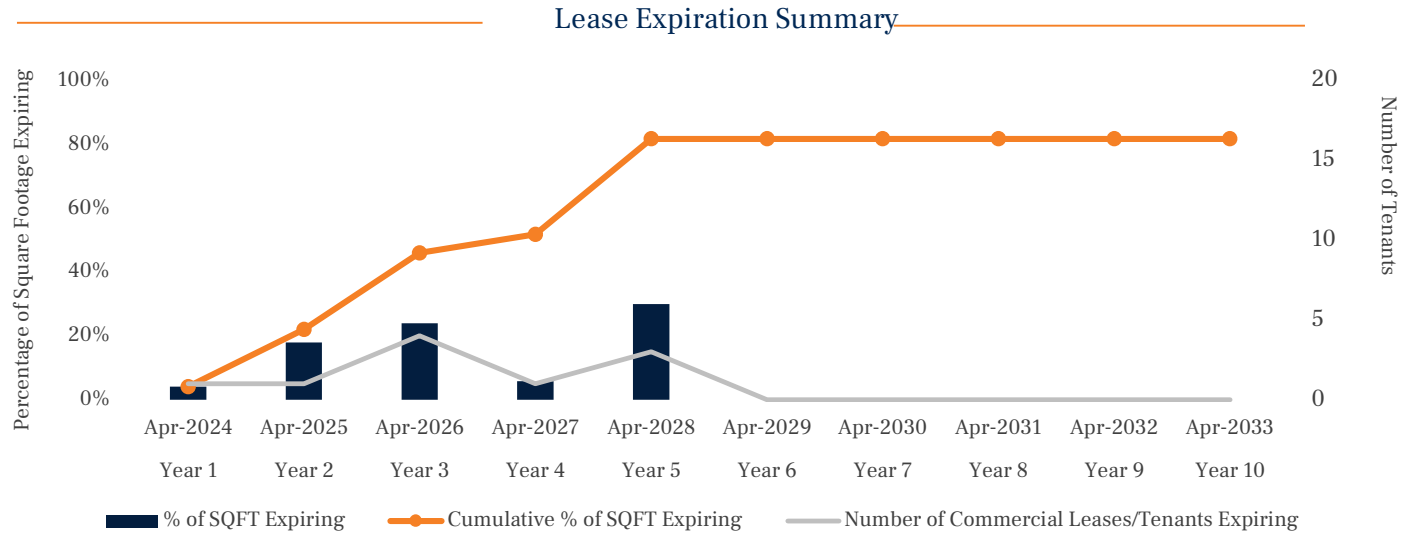
Marcus & Millichap

FINANCIAL DETAILS // The Gallery Medical/Professional Building

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Annual			CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.	RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR					
Zwari Design Studio	101	1,100	3.9%	1/1/24	12/31/26	\$12.00	\$1,100	\$13,200	Mar-2025	\$13,596	NNN	\$9,076	1-(3Yr) w/3% annual increases
Suburban Behavioral Health	201-202	3,414	12.0%	8/25/17	2/29/2029	\$13.08	\$3,721	\$44,652	Sep-2024	\$45,696	NNN	\$28,676	3% annual increases
Simply Health Institute	203	1,652	5.8%	6/1/22	6/30/27	\$12.36	\$1,702	\$20,424	Jun-2024	\$21,036	NNN	\$13,615	3% annual increases
Crescent Health Care	204	4,134	14.5%	8/1/23	7/31/28	\$12.00	\$4,134	\$49,608	Sep-2025	\$51,096	NNN	\$34,156	2-(5Yr) w/3% annual increases
Brown & Miranda CPA	205	1,300	4.6%	5/12/11	9/30/26	\$20.27	\$2,196	\$26,352	Oct-2025	\$27,132	Gross	\$1,176	3% annual increases - MG
MSB Insurance Agency	206	1,197	4.2%	1/1/24	12/31/26	\$12.00	\$1,197	\$14,364	Dec-2025	\$14,796	NNN	\$10,032	1-(3Yr) w/3% annual increases
Marco, McGuire & Arreola Law	207	1,779	6.3%	11/1/23	11/31/2026	\$12.00	\$1,779	\$21,348	Oct-2024	\$22,584	NNN	\$14,809	1-(3Yr) w/3% annual increases
Fernandez, Johnson & Anderson CPA	301-303	5,096	17.9%	10/16/16	9/30/25	\$20.24	\$8,596	\$103,152	Sep-2024	\$108,348	Gross	\$5,849	4-(3Yr) w/1.25% increases in each option-MG
The Hire Solution	304A	1,166	4.1%	6/1/11	3/31/25	\$19.81	\$1,925	\$23,100	Mar-2025	\$23,796	Gross	\$2,707	3% annual increases-MG
Vy Huang Huang Chiropractic	304B	2,383	8.4%	9/1/23	10/31/28	\$12.00	\$2,383	\$28,596	Sep-2024	\$29,448	NNN	\$19,825	1-(5Yr) w/3% annual increases
Endodontic Associates	305-306	3,212	11.3%	4/1/18	12/31/26	\$20.95	\$5,607	\$67,284	Jan-2026	\$69,300	Gross	\$4,321	2-(5Yr) w/3% annual increases-MG
Gallery Dental	307	2,004	7.0%	1/1/12	10/31/28	\$22.17	\$3,703	\$44,436	Jan-2025	\$45,768	Gross	\$9,019	3% annual increases-MG
Total		28,437				\$16.05	\$38,043	\$456,516				\$153,261	
Occupied Tenants: 12				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					

Notes:

The Gallery Medical/Professional Building // FINANCIAL DETAILS



FINANCIAL DETAILS // **The Gallery Medical/Professional Building**

INCOME		Year 1	PER SF
Scheduled Base Rental Income		459,312	16.15
Expense Reimbursement Income			
CAM		112,071	3.94
Real Estate Taxes		41,190	1.45
Total Reimbursement Income		\$153,261	64.2%
Effective Gross Revenue		\$584,222	\$20.54
OPERATING EXPENSES		Year 1	PER SF
Common Area Maintenance			
Utilities		32,869	1.16
Trash Removal		4,692	0.16
Repairs & Maintenance		34,701	1.22
Landscaping		10,426	0.37
Snow Removal		7,500	0.26
Elevator & Fire		6,792	0.24
Telephone & Internet		2,540	0.09
Janitorial Services & Suppl		47,040	1.65
Real Estate Taxes		59,087	2.08
Management Fee	0.0%	23,620	4.0%
Total Expenses		\$238,857	\$8.40
Expenses as % of EGR		40.9%	
Net Operating Income		\$345,365	\$12.14

Notes and assumptions to the above analysis are on the following page.

NOTES

NOTES TO OPERATING STATEMENT

- [1] The expenses used in the underwriting are projected numbers
- [2] Brown CPA & Miranda has a CAM base stop which has not been met, however their tax base stop has
- [3] Fernandez, Johnson and Anderson have a CAM base stop which has not been met, however their Tax base stop has
- [4] The Hire Solutions Employment Agency has a CAM base stop and a tax base stop, both which have been met
- [5] Expense reimbursement under CAM, includes CAM, insurance, and a management fee
- [7] PLEASE DO NOT DISTURB TENANTS, ALL TOURS WILL BE SCHEDULED WITH BROKER

FINANCIAL DETAILS // The Gallery Medical/Professional Building

PRICING DETAILS

SUMMARY	
Price	\$3,975,000
Down Payment	\$1,391,250
Number of Suites	12
Price Per SqFt	\$139.78
Gross Leasable Area (GLA)	28,437 SF
Lot Size	1.30 Acres
Year Built/Renovated	1985/2022
Occupancy	100.00%

RETURNS	Year 1
CAP Rate	8.69%
Cash-on-Cash	9.07%
Debt Coverage Ratio	1.58

Financing	1st Loan
Loan Amount	\$2,583,750
Loan Type	New
Interest Rate	7.00%
Amortization	25 Years
Year Due	2029

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

OPERATING DATA		
INCOME		Year 1
Scheduled Base Rental Income		\$459,312
Total Reimbursement Income	33.4%	\$153,261
Potential Gross Revenue		\$612,573
General Vacancy		(\$27,565)
Effective Gross Revenue		\$584,222
Less: Operating Expenses	40.9%	(\$238,857)
Net Operating Income		\$345,365
Cash Flow		\$345,365
Debt Service		(\$219,137)
Net Cash Flow After Debt Service	9.07%	\$126,228
Principal Reduction		\$39,527
Total Return	11.91%	\$165,755

OPERATING EXPENSES		Year 1
CAM		\$146,560
Insurance		\$9,590
Real Estate Taxes		\$59,087
Management Fee		\$23,620
Total Expenses		\$238,857
Expenses/SF		\$8.40



BROKER OF RECORD

Steven Weinstock

One Mid America Plaza, Suite 200
Oakbrook Terrace, Illinois, 60181
Direct: 630-570-2550
Steven.Weinstock@marcusmillichap.com
License: IL: 471.011175

Marcus & Millichap

DEMOGRAPHICS // The Gallery Medical/Professional Building

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	9,711	90,740	267,511
2022 Estimate			
Total Population	9,653	90,497	266,764
2010 Census			
Total Population	9,367	88,315	263,895
2000 Census			
Total Population	10,345	89,753	262,502
Daytime Population			
2022 Estimate	24,739	168,780	381,606
HOUSEHOLDS			
2027 Projection			
Total Households	3,812	36,315	101,802
2022 Estimate			
Total Households	3,805	36,013	101,125
Average (Mean) Household Size	2.5	2.5	2.6
2010 Census			
Total Households	3,771	35,300	99,362
2000 Census			
Total Households	4,031	34,332	98,258
Occupied Units			
2027 Projection	4,263	39,050	108,918
2022 Estimate	4,240	38,610	107,870
HOUSEHOLDS BY INCOME			
2022 Estimate			
\$150,000 or More	20.3%	25.8%	28.0%
\$100,000-\$149,999	16.7%	19.8%	19.9%
\$75,000-\$99,999	12.3%	13.5%	12.7%
\$50,000-\$74,999	16.5%	14.0%	13.7%
\$35,000-\$49,999	12.6%	9.4%	9.0%
Under \$35,000	21.6%	17.5%	16.8%
Average Household Income	\$121,782	\$132,653	\$141,637
Median Household Income	\$73,854	\$91,593	\$95,592
Per Capita Income	\$48,217	\$52,961	\$53,889

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$124,356	\$134,208	\$137,970
Consumer Expenditure Top 10 Categories			
Housing	\$21,425	\$22,808	\$23,190
Transportation	\$10,560	\$11,479	\$12,036
Food	\$7,363	\$7,834	\$8,097
Personal Insurance and Pensions	\$6,839	\$7,427	\$7,703
Healthcare	\$6,126	\$6,761	\$6,929
Entertainment	\$2,982	\$3,271	\$3,350
Cash Contributions	\$1,853	\$2,024	\$2,018
Gifts	\$1,679	\$2,069	\$2,274
Apparel	\$1,649	\$1,784	\$1,864
Education	\$842	\$1,010	\$1,066
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	9,653	90,497	266,764
Under 20	22.3%	22.0%	24.7%
20 to 34 Years	20.9%	17.8%	16.4%
35 to 39 Years	8.0%	6.2%	6.0%
40 to 49 Years	12.1%	11.9%	12.6%
50 to 64 Years	16.9%	20.0%	20.8%
Age 65+	19.9%	22.1%	19.6%
Median Age	39.3	43.3	42.4
Population 25+ by Education Level			
2022 Estimate Population Age 25+	6,956	65,534	186,135
Elementary (0-8)	3.1%	2.0%	2.8%
Some High School (9-11)	3.1%	2.7%	3.3%
High School Graduate (12)	20.2%	18.4%	18.5%
Some College (13-15)	20.1%	18.9%	17.9%
Associate Degree Only	5.9%	6.7%	6.5%
Bachelor's Degree Only	28.8%	31.2%	30.5%
Graduate Degree	18.8%	20.1%	20.6%



POPULATION

In 2022, the population in your selected geography is 266,764. The population has changed by 1.6 percent since 2000. It is estimated that the population in your area will be 267,511 five years from now, which represents a change of 0.3 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 42.4, compared with the U.S. average, which is 38.6. The population density in your area is 3,390 people per square mile.



EMPLOYMENT

In 2022, 145,838 people in your selected area were employed. The 2000 Census revealed that 75.4 percent of employees are in white-collar occupations in this geography, and 24.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 23.9 minutes.



HOUSEHOLDS

There are currently 101,125 households in your selected geography. The number of households has changed by 2.9 percent since 2000. It is estimated that the number of households in your area will be 101,802 five years from now, which represents a change of 0.7 percent from the current year. The average household size in your area is 2.6 people.



HOUSING

The median housing value in your area was \$367,181 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 78,039 owner-occupied housing units and 20,219 renter-occupied housing units in your area. The median rent at the time was \$739.



INCOME

In 2022, the median household income for your selected geography is \$95,592, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 47.6 percent since 2000. It is estimated that the median household income in your area will be \$112,602 five years from now, which represents a change of 17.8 percent from the current year.

The current year per capita income in your area is \$53,889, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$141,637, compared with the U.S. average, which is \$96,357.



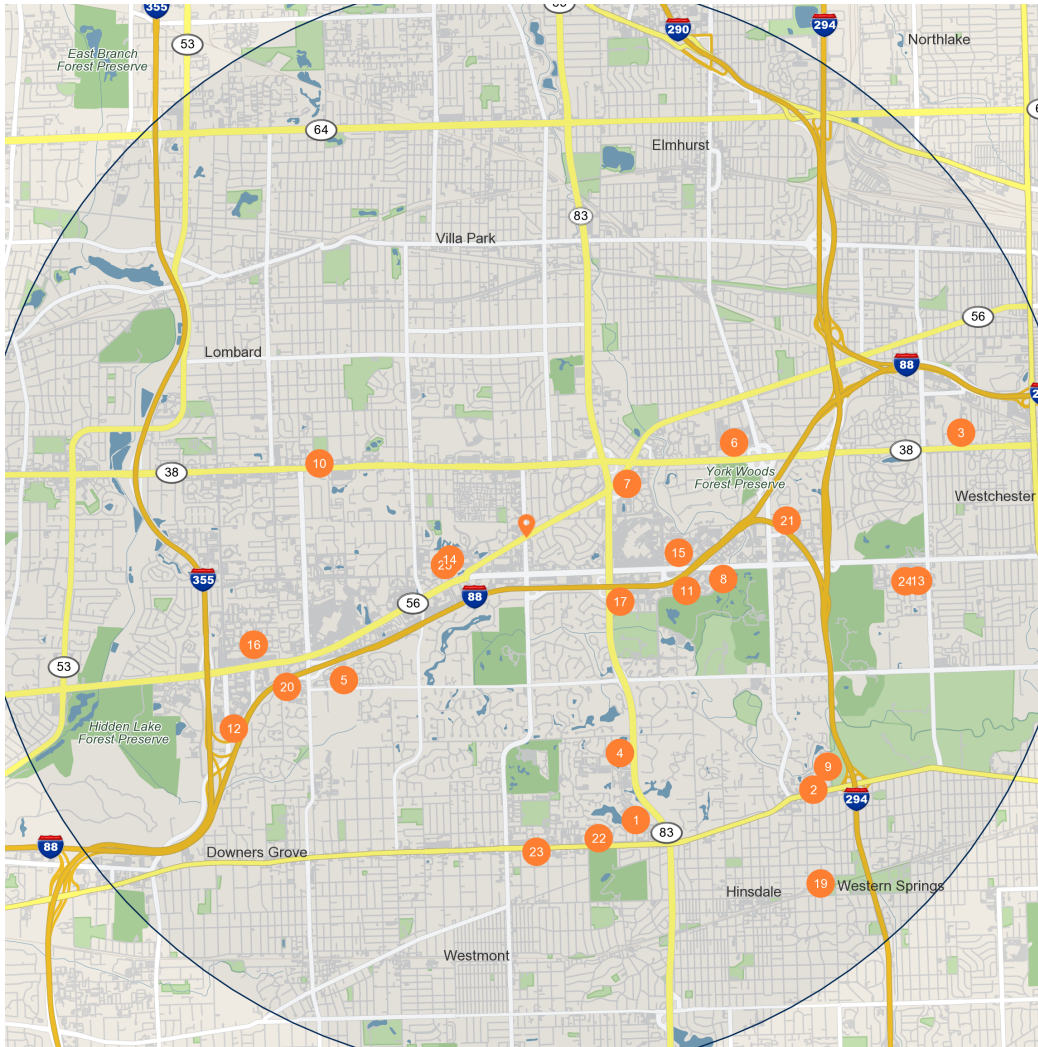
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. 20.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 30.5 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.5 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 18.5 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.9 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // The Gallery Medical/Professional Building



Major Employers		Employees
1	Alexian Brthrs-Ahs Mdwst Reg	5,974
2	Continental Leasing Management-C L Management	5,000
3	Infinity Healthcare MGT LLC	4,662
4	Schneider Elc Holdings Inc	4,619
5	Advocate Hlth & Hospitals Corp-Advocate Aurora Health	4,000
6	Elmhurst Memorial Hospital-Starbucks Licensed Store	2,429
7	Redbox Entertainment Inc	2,225
8	Carry Transit LLC	1,751
9	Healthcare Services Group Inc	1,536
10	Allstate Corporation-Allstate	1,451
11	Jorie Healthcare Partners LLC-Healthcare Technology and Svcs	1,400
12	Ensono Holdings LLC	1,308
13	Commscope Technologies LLC-Commscope	1,200
14	Nav Consulting Inc	1,200
15	McDonalds Restaurants of Mich-McDonalds	1,200
16	Gca Services Group Inc	1,160
17	Planetechs LLC	1,100
18	Sbm Maintenance Contractors	1,010
19	Adventist Health System/Sunbel-Adventist Hinsdale Hospital	1,002
20	Du Page Medical Group Ltd-Duly Health and Care	940
21	Chamberlain Manufacturing Corp	865
22	Robert V Rohrman Inc-Oak Brook Toyota	850
23	North American Auto Svcs Inc	832
24	Ingredion Incorporated-Ingredion	800
25	Salem Services Inc-Salem Technical Services	800

