



FIFTH THIRD BANK

154 S WESTERN AVE | CARPENTERSVILLE, IL 60110

\$2,400,000 6.25% CAP RATE
ABSOLUTE NNN GROUND LEASE

IREA

Chris Thompson

Senior Partner
(818) 522-4792
chris@irea.com
01205918



CONTENTS

Financials	3
Tenant Profile	6
Demographics	7

IREA

16501 Ventura Blvd. Suite 448
Encino, CA 91436
Phone: 818.386.6888

www.irea.com

Chris Thompson

Senior Partner
(818) 522-4792
chris@irea.com
01205918



FINANCIAL INDICATORS:

Price **\$2,400,000**

CAP Rate (as of 1/1/2027): **6.25%**

PROPERTY ABSTRACT:

Lease Begin: December 4, 2006

Lease Expire: December 31, 2036

Approx. Lot Size: 38,746 Sq. Ft.

Net Square Feet: 3,833 Sq. Ft.

Year Built: 1991/2006

Parking: 31 + Drive Thru

ANNUAL RENT:

				<u>Cap Rate</u>	<u>Comments</u>
\$159,720	1/1/22	to	12/31/26	6.66%	Current
\$150,000	1/1/27	to	12/31/31	6.25%	As of 1/1/2027
\$165,000	1/1/32	to	12/31/36	6.88%	
\$181,500	1/1/37	to	12/31/41	7.56%	1st Option
\$199,650	1/1/42	to	12/31/46	8.32%	2nd Option
\$219,615	1/1/47	to	12/31/51	9.15%	3rd Option
\$241,577	1/1/52	to	12/31/56	10.07%	4th Option

FINANCING:

Property to be delivered free of debt.

HIGHLIGHTS:

- Recent 10-year Extension · Approx. 10½ years now remaining
- Prime Commerical Corridor
- Drive-thru
- 9th Largest Bank in U.S.
- S&P "A-" Credit.

NOTES

Fifth Third Bank sits on a primary retail corridor with other national retailers close to the site including Home Depot, Panda Express, Walgreens, McDonalds, AutoZone, Sherwin Williams and the massive redevelopment of Spring Hill Mall. National credit tenant Fifth Third Bank has an investment grade rating (S&P rated A-), and with its recent merger with Comerica Bank it is now the 9th largest bank in the United States. The property features an Absolute NNN ground lease, drive-thru service, and a recently extended lease now with about 10½ years remaining.

FDIC DEPOSITS

FDIC: BankFind Suite - Summary

https://banks.data.fdic.gov/bankfind-suite/SOD/marketShare?displayResults=&instType=&institutionType=banks&institutionTypeTimeSeries=&lastYear=20...

Fifth Third Bank, National Association

Deposits
(in thousands)

700 S Randall Rd	Saint Charles	60174	265254	688	Full Service, Brick and Mortar Office	188,409
1645 Larkin Ave	Elgin	60123	271209	695	Full Service, Brick and Mortar Office	87,934
154 S Western Ave	Carpentersville	60110	271210	696	Full Service, Brick and Mortar Office	135,269
165 W Wilson St	Batavia	60510	41662	744	Full Service, Brick and Mortar Office	85,469
34 S Broadway	Aurora	60505	2292	748	Full Service, Brick and Mortar Office	107,071
205 E Downer Pl	Aurora	60505	201436	749	Limited Service, Drive-through Facility	0
1851 W Galena Blvd	Aurora	60506	12845	752	Full Service, Brick and Mortar Office	150,105
1776 S Randall Rd	Geneva	60134	201441	754	Full Service, Brick and Mortar Office	121,409
1600 E Main St	Saint Charles	60174	39895	755	Full Service, Brick and Mortar Office	166,185
460 Randall Rd	South Elgin	60177	428586	1065	Full Service, Brick and Mortar Office	115,071
10						1,156,922





THE PROPERTY

LOCATION	154 S WESTERN AVE, CARPENTERSVILLE, IL 60110
LEASE BEGIN	DECEMBER 4, 2006
LEASE EXPIRE	DECEMBER 31, 2036
APPROX LOT SIZE	38,746 SF
NET SF	3,833 SF
YEAR BUILT	1991/2006
PARKING	31+ DRIVE THROUGH





Fifth Third Bank operates as a diversified financial services company in the United States. It operates through

four segments: Commercial Banking, Branch Banking, Consumer Lending, and Wealth and Asset Management.

As of February 1, 2026, the Company had almost \$300 billion in assets and currently operates over 1,400 full-service Banking Centers with plans to hit 1,750 branches in California, Arizona, Texas, Ohio, Kentucky, Indiana, Michigan, Illinois, Florida, Tennessee, West Virginia, Georgia, North Carolina and South Carolina. In total, Fifth Third provides its customers with access to over 40,000 fee-free ATMs across the United States. Fifth Third employs more than 18,000 full-time employees.

Fifth Third is one of the few U.S.-based banks to have been named among Ethisphere's World's Most Ethical Companies® for several years. With a commitment to taking care of our customers, employees, communities and shareholders, our goal is not only to be the nation's highest performing regional bank, but to be the bank people most value and trust. Fifth Third Bank, National Association is a federally chartered institution. Fifth Third Bancorp is the indirect parent company of Fifth Third Bank and its common stock is traded on the NASDAQ® Global Select Market under the symbol "FITB."

TENANT PROFILE



WEBSITE	WWW.53.COM
STANDARD & POOR'S	A-
STOCK SYMBOL	FITB (NASDAQ)
LOCATIONS	1,400+
MARKET CAPITALIZATION	\$294 BILLION



THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

DEMOGRAPHICS 1-Mile from Property



Overview

Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons Per Household
\$88,512	31.7%	33.2	Hispanic or Latino (42.5%)	2.93



\$101,614
Average Household Income



Population

1 Mile Radius	6,720
3 Mile Radius	56,739
5 Mile Radius	142,024

Income

Median Household	\$88,512
Median House Value	\$457,482
Disposable Income	\$74,276

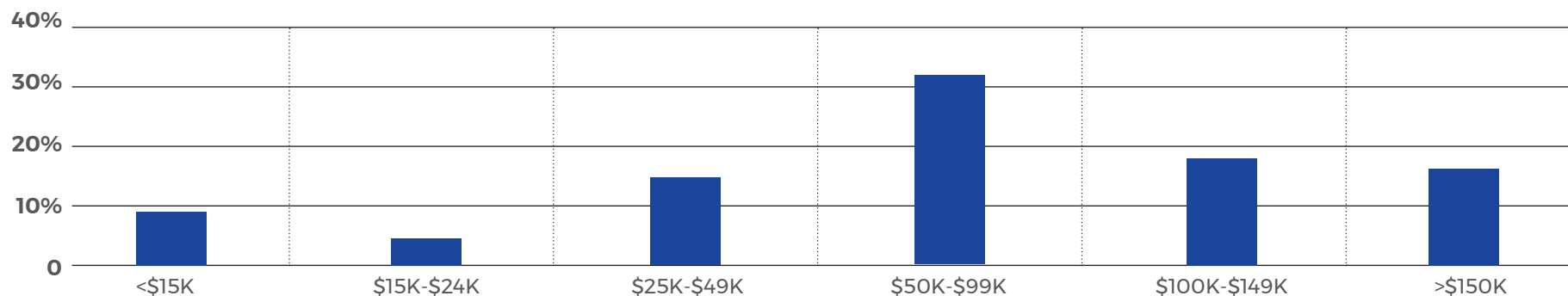
Housing Units

Total Units	2,676
Owner Occupied	1,974

Education

Bachelor/Grad Degree	40.4%
Some College	21%
High School Grad	21.7%
No HS Diploma	4.2%

Household Income



DEMOGRAPHICS



		1 Mile		3 Mile		5 Mile
Population	6,720		56,739		142,024	
Households	2,570		17,831		46,828	
Persons per Household	2.61	101	3.18	123	3.01	116
Household Median Income	\$88,512.81	127	\$83,031.84	119	\$82,900.9	119
Household Median Disposable Income	\$74,276.92	123	\$69,882.67	116	\$69,815.65	116
Household Median Discretionary Income	\$54,226.8	126	\$48,024.47	112	\$48,407.36	113
Average Income Per Person	\$42,814.18	115	\$33,772.64	90	\$34,216.3	92
Median Rent	\$1,404.02	111	\$1,473.34	116	\$1,376.61	108
Median House Value	\$457,482.18	111	\$411,641.96	100	\$398,253.23	97

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



IREA

16501 Ventura Blvd. Suite 448
Encino, CA 91436
Phone: 818.386.6888
Fax: 818.386.2805

www.irea.com

*Representative Photo



Chris Thompson

Senior Partner
(818) 522-4792
chris@irea.com
01205918

\$2,400,000 | 6.25% CAP

154 S WESTERN AVE | CARPENTERSVILLE, IL 60110