

CALL FOR OFFERS

OFFERS DUE JULY 11, 2025

2275 HALF DAY RD., BANNOCKBURN, IL

RARE OPPORTUNITY FOR INVESTOR

AND/OR OWNER OCCUPANT

67% LEASED INVESTMENT

31,000 SF FULLY FURNISHED -MOVE IN READY

TOTAL SF AVAILABLE 43,000



McKAY INVESTMENT
REALTY, INC.

All information is subject to verification or change without notice, and no liability for errors or omissions is assumed. This is not a prospectus.

REGISTRATION AND CONFIDENTIALITY AGREEMENT AND DISCLAIMER

THIS REGISTRATION AND CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by McKay Investment Realty, Inc. ("Broker"), and _____ ("Principal") regarding the property known as **2275 Half Day Road Bannockburn** ("Property"). The obligation of confidentiality undertaken pursuant to this agreement shall survive the terms of the Broker's listing agreement with Owner.

Principal has requested information from Broker for the purpose of evaluating the Property. The Owner of the Property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those principals who sign this agreement.

The parties agree, in consideration of the covenants and agreements contained herein, as follows:

1. Principal will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If Principal is a corporation, partnership or limited liability company, or other non-natural legal entity, person(s) signing this Agreement on its behalf will take all appropriate precautions to limit dissemination of the Information only to those persons within the entity who have need to know of the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Principal understands that all Information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
4. All Information shall be used for the sole purpose of evaluating the Property, and it shall not at any time or in any manner be used for any other purpose.
5. Principal shall not contact directly any persons concerning the Property other than Broker without Broker's written permission. Such persons included, without limitation, Owner's employees, suppliers and tenants.
6. Broker makes no representations or warranty, express or implied, as to the accuracy or completeness of any Information provided by them. Principal assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights and recourse against Broker with respect to the same.
7. The persons signing on behalf of Principal represent that they have the authority to bind the party for whom they sign.
8. Unless otherwise agreed to in writing McKay Investment Realty, Inc. is the agent of the Seller only.
9. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois.

AGREED AND ACCEPTED BY:

Name (Please Print)

Company Name

Address

Email Address

Telephone Number

**For complete package please
email or call Dan McKay at:**

d@miri.show
630-990-2000

2021 Midwest Road, Suite 106, Oak Brook, IL



McKAY INVESTMENT REALTY, INC.
REAL ESTATE BROKERAGE & MANAGEMENT

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McKAY INVESTMENT
REALTY, INC.

Contact



Dan McKay
President
(630) 990-2000
d@miri.show



Investment Summary

66% Leased Property

134,000 SF ON 6.24 ACRES

Built 1978

Renovated 2012 & 2023

High Visibility

Tollway Frontage 94 and Close to O'Hare Airport

Lake County Taxes

Occupancy 67%

CALL FOR INFORMATION

Call Dan McKay

(630) 990-2000
d@miri.show



McKAY INVESTMENT
REALTY, INC.

Notes

Recently prior ownership redeveloped this extremely well-located building to a Class-A standard. Included in the redevelopment is a new exterior façade, improved Tollway signage, fresh landscaping and completely renovated interior with all new surfaces. With one of the best locations in the northern suburbs, Bannockburn Atrium is highly desirable to small, medium and moderately large users.

Building amenities include adjacent 4-way interchange at Half Day Road & the Tollway, 4/1,000 parking, Tollway visibility, the full-service Leaf Café, floor to ceiling windows, fitness facility and adjacent hotel.

Existing and new suites are available ranging from 1,000 RSF to 31,000 RSF contiguous.

The building design, with three pods per floor, should appeal to several different sized tenants. Smaller users have meaningful window line and efficient layouts. Full pod users (12-15,000 RSF) have the security, efficiency, identity and tremendous window line, not typically found in other buildings by taking an entire pod. Multi-pod or full floor users can take advantage of the large central atrium light court to keep their space active and energized. Older leases are modified gross. New lease (Clarion Home Services Group) and Proforma lease income is NNN.

Property Highlights

- 134,000 SF CLASS A OFFICE PROPERTY
- Affluent North Suburban Location
- On-Site Cafeteria (20 years)
- Conference Center—Added in 2023 at cost of \$680,000.
- Fitness Center
- Walking distance to Hotel, La Quinta Inn and Suites by Wyndham
- Furnished Lobby for Gathering, Meeting, Relaxing—Added in 2023 at cost of \$530,000.
- Wet Sprinkler System
- Roof Replaced 2012



Location Highlights

The Village of Bannockburn, with easy access to (I-94, IL-22, IL 43 and IL-41), offers businesses, both large and small, an excellent environment in which to start and/or grow. Village personnel are available to guide business owner through the process of joining this vibrant community. Bannockburn's tax rates are very competitive with those of the surrounding communities.

A hidden gem located 26 miles from downtown Chicago, nestled next to the well-known North shore communities of Lake Forest and Highland Park, is the approximately 1,300 acres enclave of Bannockburn. Its founder, native of Bannockburn, Scotland, set out nearly a century ago to create a village of "country estates." The resulting Village of Bannockburn today has over 250 homes that sit on generous multi-acre lots, the largest of which are suitable for stabling horses.

The Village of Bannockburn combines the best features of estate and urban living. It is one of the safest communities in the Chicago region—one in which children can walk to school and neighbors gladly pick up their neighbor's mail while they are on vacation. At the same time, its large home sites afford privacy and the "elbow room" that is so hard to find in such a convenient, close-in Chicagoland location. Bannockburn truly is a hidden gem.



Bannockburn Atrium Tenant Base

OFFICE REVOLUTION

TRISALUS LIFE SCIENCES

CLUB AUTOMATION

BRIGHTSTAR

NOVARTIS GENE THERAPIES

BUYERS EDGE PLATFORM

BEERMAN FAMILY LAW



OFFICE REVOLUTION

Since 2001, Office Revolution is a Global Leader in Office Furniture, Architectural products and commercial grade upholstery. Office Revolution is the second largest Teknion dealer in the United States, with a strong focus on serving the heart of the country. With five strategically located offices in the Midwest, Office Revolution is the provider innovative workplace solutions to businesses across the region.

TRISALUS LIFE SCIENCES

TriSalus Life Sciences is an oncology company integrating novel delivery technology with immunotherapy to transform treatment for patients with liver and pancreatic tumors. The company's platform includes devices that utilize a proprietary drug delivery technology and clinical stage investigational immunotherapy. The Company's two FDA-cleared devices use its proprietary Pressure-Enabled Drug Delivery™ (PEDD) approach to deliver a range of therapeutics: TriNav® Infusion system for hepatic arterial infusion of liver tumors and Pancreatic Retrograde Venous Infusion System for pancreatic tumors. Revenues of \$8.3 Million in Q4 and \$29.4 Million for Full-Year 2024, Representing Growth of 44% and 59% respectively, versus the prior year periods.

CLUB AUTOMATION

Club Automation is a leading Cloud-Based Software provider that helps the healthy and athletic industry to manage their clubs more efficiently. Club Automation is the leader in management solutions for member-based businesses like healthy clubs, athletic clubs, and medically integrate wellness centers. Used by the largest facilities across the U.S. and Canada, club Automation.

Club Automation is part of the Daxko family of brands.

Bannockburn Atrium Tenant Base

BRIGHTSTAR

BrightStar® Franchising is a unique senior care franchise that encompasses both an award-winning home health care franchise (Brightstar Care®) and a revolutionary assisted living franchise (BrightStar Care Homes™ and BrightStar Senior Living®).

BrightStar Care is a home health care service brand that offers companion care, personal care, and skilled care all in the comfort one's own home. BrightStar uses a Registered Nurse to manage every case which opens up our ability to provide skilled services.

BrightStar Care Homes is a senior care franchise that offers either assisted living or memory care services in a small, residential setting.

BrightStar Senior Living is a senior care franchise that offers both assisted living and memory care services. Each of our boutique communities offers beautiful, intimate living environments that combine the quality care seniors need with the home-like setting and semi-independent lifestyle they want. A full time Director of Health & Wellness and part-time Registered Nurse Case Manager oversee the care of each of our residents.

NOVARTIS GENE THERAPIES

The company

Novartis is an innovative medicine company engaged in the research, development, manufacturing, distribution, marketing and sale of a broad range of innovative pharmaceutical medicines. In 2024 their medicines reached 296 million patients around the world.

The medicines

The medicines treat serious diseases from cancer and heart disease to neurological conditions and rare genetic illnesses. These are sold in approximately 120 countries worldwide.

The global operations

Novartis headquarters are in Basel, Switzerland. In additions, they have 197 operating sites worldwide, including manufacturing sites, R&D facilities and corporate offices.



Bannockburn Atrium Tenant Base

Buyers Edge Platform

Buyers Edge Platform a foodservice digital procurement network that empowers operators, distributors, and manufacturers with efficiency and visibility. Buyers Edge is a leader in digital procurement solutions for the foodservice industry with a \$425M equity investment.



Beermann Family Law

Beerman is an award winning divorce and family law firm serving the Chicagoland area since 1958.

Clarion Home Services Group

Clarion Healthcare Provider to thousands of families around the world.



Building Finishes



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2275 Half Day Road, Bannockburn, IL

RENT ROLL

Unit	Tenant	Sq Ft	% SF	Based Rent/SF	Lease Type	Monthly Base Rent	Tax/Cam	Electric	Total Rent	Lease Start	Lease Exp.	Escalation Rate/Date
100	Office Revolution LLC	3770	2.87%	30.91	MG	9,710.89	1,337.32	392.17	11,440.38	5/1/2025	11/30/2025	
126	Hunt & Associates PC Law Firm	2778	2.12%	14.27	MG	3,303.25	268.34	289.38	3,860.97	9/15/2021	2/14/2027	
127	Vacant	1810	1.38%									
129	Vacant	990	0.75%									
131	MDTV Transport LLC Logistics	1050	0.80%	29.52	G	2,583.33		109.38	2,692.71	11/1/2024	10/31/2027	11/1/25-10/31/26 \$2,666.67 11/1/26-10/31/27 \$2,750.00
133	Fitness Center		0.00%									
135	The Leaf	1873	1.43%			-	-	-	-			
143	Clean Air Flow, Inc	998	0.76%	24.44	M-M	2,032.88	203.68		2,236.56	7/1/2014	at will	
145	Aram Connections, PC Therapist	1107	0.84%	17.02	NNN	1,569.67	1,106.77	115.42	2,791.86	9/1/2024	11/30/2027	9/1/25-8/31/26 \$1,569.67 9/1/26-8/31/27 \$1,662.00 9/1/27-11/30/27 \$1,754.33
147	Vacant Building Office	2274	1.73%									
150	Vacant	3129	2.38%									
160	TriSalus Life Sciences, Inc Medical	4793	3.65%	17.51	NNN	6,992.71	4,995.70	499.48	12,487.89	9/1/2021	1/31/2028	12/1/25-11/30/26 \$7,202.49 12/1/26-11/30/27 \$7,418.56 12/1/27-1/31/28 \$7,641.12
180	Vacant	3129	2.38%									
182	Club Automation, LLC Gym Software	7151	5.45%	20.50	NNN	12,216.29	7,466.77	744.90	20,427.96	12/9/2016	11/8/2027	7/1/26-6/30/27 \$12,514.25 7/1/27-11/4/27 \$12,812.21
184	Conference Room		0.00%									
185	Regatta Medical Inc	2435	1.85%	28.64	MG	5,812.41	905.21	253.65	6,971.27	5/15/2017	12/31/2025	
200	Vacant	31893	24.28%									
210	BrightStar Franchising LLC ** Senior Living Happy Hour Lobby 50-75 pax	15364	11.70%	15.50	NNN	19,845.17	15,879.46	1,600.42	37,325.05	7/1/2024	6/30/1935	7/1/26-6/30/27 \$20,485.33 7/1/27-6/30/28 \$21,125.50 7/1/28-6/30/29 \$21,765.67 7/1/29-6/30/30 \$22,405.83 7/1/30-6/30/31 \$23,046.00 7/1/31-6/30/32 \$23,686.17 7/1/32-6/30/33 \$24,326.33 7/1/33-6/30/34 \$24,966.50 7/1/34-6/30/35 \$25,606.67
300	Novartis Gene Therapies Remote	23018	17.53%	18.50	MG	35,486.08	23,843.45	2,589.53	61,919.06	8/1/2025	7/31/2026	
337	Buyers Edge Platform LLC Restaurant Software	15005	11.43%	17.25	NNN	21,569.69	15,668.13	1,563.02	38,800.84	6/1/2023	2/28/2031	6/1/26-5/31/27 \$22,194.90 6/1/27-5/31/28 \$22,820.10 6/1/28-5/31/29 \$23,445.31 6/1/29-5/31/30 \$24,070.52 6/1/30-2/28/31 \$24,695.73
346	Clarion Home Services ***	2801	2.13%	20.00	NNN	4,668.33	2,161.44	350.13	7,179.90	7/1/2025	1/30/3031	7/1/26-6/30/27 \$4,808.39 7/1/27-6/30/28 \$4,953.10 7/1/28-6/30/29 \$5,102.49 7/1/29-6/30/30 \$5,256.55 7/1/30-1/30/31 \$5,415.26
350	Beerman LLP **** Family Law	5961	4.54%	29.61	MG	14,711.00	546.92	819.64	16,077.56	2/1/2015	10/31/2032	2/1/26-1/31/27 \$15,078.77 2/1/27-1/31/28 \$15,455.74 2/1/28-1/31/29 \$15,842.14 2/1/29-10/31/29 \$16,238.19
	TOTAL	131329	100.00%			140,501.70	74,383.19	9,327.12	224,212.01	X	X	X
	Total Occupied	88104	67.09%									
	Total Vacant	43225	32.91%									

** Rent Abatement Brightstar \$153,000. Due July 2026

*** Rent Abatement Clarion First 6 months of Lease Year 1.

**** Rent Abatement Beerman \$60,660. Due November 2029

2023 Income Statement

	Period to Date	%	Year to Date	%
OPERATING REVENUE				
RENTAL REVENUE				
BASE RENT				
Base Rent Office	2,816,498.82	0.00	2,816,498.82	0.00
Base Rent Abatement	-186,342.97	0.00	-186,342.97	0.00
TOTAL BASE RENT	2,630,155.85	0.00	2,630,155.85	0.00
RECOVERY INCOME				
Electric	138,397.75	0.00	138,397.75	0.00
TOTAL RECOVERY INCOME	138,397.75	0.00	138,397.75	0.00
ESCALATIONS				
Operating Expense	483,691.46	0.00	483,691.46	0.00
Operating Expense Abatement	-113,790.82	0.00	-113,790.82	0.00
TOTAL ESCALATIONS	369,900.64	0.00	369,900.64	0.00
PRIOR YEAR ADJUSTMENTS				
Operating Expense PY	57,588.44	0.00	57,588.44	0.00
TOTAL PRIOR YEAR ADJUSTMENTS	57,588.44	0.00	57,588.44	0.00
TOTAL RENTAL REVENUE	3,196,042.68	0.00	3,196,042.68	0.00
OTHER SPACE RENTAL				
Storage Space Rental	2,591.84	0.00	2,591.84	0.00
TOTAL OTHER SPACE RENTAL	2,591.84	0.00	2,591.84	0.00
TENANT SERVICES				
TENANT SERVICE				
Tenant Service Revenue	9,382.90	0.00	9,382.90	0.00
Cost of Tenant Services	-9,563.24	0.00	-9,563.24	0.00
TOTAL TENANT SERVICE	-180.34	0.00	-180.34	0.00
TOTAL TENANT SERVICES	-180.34	0.00	-180.34	0.00
OTHER MISCELLANEOUS REVENUE				
Miscellaneous Income	715.99	0.00	715.99	0.00
Lease Cancellation Income	205,849.15	0.00	205,849.15	0.00
Prepaid Income	43,580.47	0.00	43,580.47	0.00
TOTAL OTHER MISCELLANEOUS REVENUE	250,145.61	0.00	250,145.61	0.00
TOTAL OPERATING REVENUE	3,448,599.79	0.00	3,448,599.79	0.00
OPERATING EXPENSE RECOVERABLE				
OPERATING EXPENSE/CAM				
OPERATING EXPENSES/CAM				
CLEANING				
Cleaning-Day Porter	63,829.82	0.00	63,829.82	0.00
Cleaning-Contract Svcs	113,470.01	0.00	113,470.01	0.00
Cleaning-Window Cleaning	4,649.00	0.00	4,649.00	0.00
Cleaning-Supplies	9,496.80	0.00	9,496.80	0.00
Cleaning-Trash Removal	10,037.12	0.00	10,037.12	0.00
TOTAL CLEANING	201,482.75	0.00	201,482.75	0.00
REPAIRS & MAINTENANCE				
RM-Pay/Wages	178,973.63	0.00	178,973.63	0.00
RM-General R&M	5,193.66	0.00	5,193.66	0.00
RM-Uniforms	2,392.93	0.00	2,392.93	0.00
RM-Roof	8,792.00	0.00	8,792.00	0.00
RM-Signage	360.11	0.00	360.11	0.00
RM-Pest Control	2,132.43	0.00	2,132.43	0.00

2023 Income Statement (cont.)

	Period to Date	%	Year to Date	%
RM-Painting/Decorating	11,170.33	0.00	11,170.33	0.00
RM-Windows/Doors	15,939.79	0.00	15,939.79	0.00
RM-Elect/Lighting R&M	15,331.20	0.00	15,331.20	0.00
RM-Elect/Lighting Supplies	1,679.83	0.00	1,679.83	0.00
RM-Elev/Esc Contract Svcs	5,062.31	0.00	5,062.31	0.00
RM-Elev/Esc R&M	4,184.00	0.00	4,184.00	0.00
RM-HVAC Contract Svcs	20,801.95	0.00	20,801.95	0.00
RM-HVAC R&M	12,794.00	0.00	12,794.00	0.00
RM-HVAC Supplies	6,841.80	0.00	6,841.80	0.00
RM-Plumbing R&M	950.00	0.00	950.00	0.00
RM-Plumbing Supplies	562.44	0.00	562.44	0.00
TOTAL REPAIRS & MAINTENANCE	293,162.41	0.00	293,162.41	0.00
SECURITY FIRE / LIFE SAFETY				
Security-Contract Svcs	11,506.15	0.00	11,506.15	0.00
Fire/Life-Safety	8,769.25	0.00	8,769.25	0.00
Fire/Life-Miscellaneous	361.45	0.00	361.45	0.00
TOTAL SECURITY FIRE / LIFE SAFETY	20,636.85	0.00	20,636.85	0.00
UTILITIES				
Utilities-Electricity	193,020.12	0.00	193,020.12	0.00
Utilities-Gas	1,107.36	0.00	1,107.36	0.00
Utilities-Water	30,664.05	0.00	30,664.05	0.00
TOTAL UTILITIES	224,791.53	0.00	224,791.53	0.00
ADMIN				
Admin-Pay/Wages	139,382.05	0.00	139,382.05	0.00
Admin-Equipment	1,816.89	0.00	1,816.89	0.00
Admin-QTS Programs	2,463.35	0.00	2,463.35	0.00
Admin-Office Exp/Supplies	14,121.29	0.00	14,121.29	0.00
Admin-Postage	156.15	0.00	156.15	0.00
Admin-Telephone	7,602.46	0.00	7,602.46	0.00
Admin-Bank Fees	974.00	0.00	974.00	0.00
Admin-Mgmt Fee	67,927.56	0.00	67,927.56	0.00
TOTAL ADMIN	234,443.75	0.00	234,443.75	0.00
LANDSCAPING				
Landscaping-Contract Svcs	10,982.00	0.00	10,982.00	0.00
TOTAL LANDSCAPING	10,982.00	0.00	10,982.00	0.00
PARKING LOT MAINTENANCE				
Parking Lot-R&M	22,747.18	0.00	22,747.18	0.00
Parking Lot-Snow Removal	46,398.80	0.00	46,398.80	0.00
TOTAL PARKING LOT MAINTENANCE	69,145.98	0.00	69,145.98	0.00
OTHER SHARED/ASSOCIATION				
Shared CAM/Association-Admin	224,241.43	0.00	224,241.43	0.00
Shared CAM/Association-Misc	18,930.93	0.00	18,930.93	0.00
TOTAL OTHER SHARED/ASSOCIATION	243,172.36	0.00	243,172.36	0.00
TOTAL OPERATING EXPENSES/CAM	1,297,817.63	0.00	1,297,817.63	0.00
EXTERIOR OPERATING EXPENSES/CAM				
LANDSCAPING				
Ext Landscaping-Contract Svcs	64,232.15	0.00	64,232.15	0.00
TOTAL LANDSCAPING	64,232.15	0.00	64,232.15	0.00
TOTAL EXTERIOR OPERATING EXPENSE/CA	64,232.15	0.00	64,232.15	0.00

2023 Income Statement (cont.)

	Period to Date	%	Year to Date	%
TOTAL OPERATING EXPENSE/CAM	1,362,049.78	0.00	1,362,049.78	0.00
TAXES				
Tax-Real Estate	295,364.60	0.00	295,364.60	0.00
Tax-Consultant	5,885.00	0.00	5,885.00	0.00
TOTAL TAXES	301,249.60	0.00	301,249.60	0.00
INSURANCE				
Insurance-All Risk	39,705.00	0.00	39,705.00	0.00
TOTAL INSURANCE	39,705.00	0.00	39,705.00	0.00
TOTAL OPERATING EXPENSE RECOVERABLE	1,703,004.38	0.00	1,703,004.38	0.00
OPERATING EXPENSE NON RECOVERABLE				
NON REC OPERATING EXPENSES				
ADMIN				
NR Adm-Computer/Software	1,382.85	0.00	1,382.85	0.00
NR Adm-Miscellaneous	-3,712.70	0.00	-3,712.70	0.00
TOTAL ADMIN	-2,329.85	0.00	-2,329.85	0.00
TOTAL NON REC OPERATING EXPENSES	-2,329.85	0.00	-2,329.85	0.00
TOTAL OPERATING EXPENSE NON RECOVERABLE	-2,329.85	0.00	-2,329.85	0.00
TOTAL EXPENSES	1,700,674.53	0.00	1,700,674.53	0.00
NET OPERATING INCOME	1,747,925.26	0.00	1,747,925.26	0.00
NON OPERATING EXPENSES				
GENERAL				
Non Op-Tax Prep Fees	5,110.00	0.00	5,110.00	0.00
Non Op-Space Planning Fees	901.25	0.00	901.25	0.00
Non Op-Legal Fees	13,586.22	0.00	13,586.22	0.00
Non Op-Tax Rtn Prep Fees	250.00	0.00	250.00	0.00
Non Op-Miscellaneous	2,076.37	0.00	2,076.37	0.00
TOTAL GENERAL	21,923.84	0.00	21,923.84	0.00
INTEREST EXPENSE				
Int Exp-1st Mortgage	964,254.87	0.00	964,254.87	0.00
TOTAL INTEREST EXPENSE	964,254.87	0.00	964,254.87	0.00
TOTAL NON OPERATING EXPENSES	986,178.71	0.00	986,178.71	0.00
TOTAL NET INCOME	761,746.55	0.00	761,746.55	0.00

2024 Income Statement

	Period to Date	%	Year to Date	%
OPERATING REVENUE				
RENTAL REVENUE				
BASE RENT				
Base Rent Office	2,287,392.12	84.02	2,287,392.12	84.02
Base Rent Abatement	-223,979.99	-8.23	-223,979.99	-8.23
TOTAL BASE RENT	2,063,412.13	75.79	2,063,412.13	75.79
RECOVERY INCOME				
Electric	125,272.85	4.60	125,272.85	4.60
TOTAL RECOVERY INCOME	125,272.85	4.60	125,272.85	4.60
ESCALATIONS				
Operating Expense	606,785.52	22.29	606,785.52	22.29
Operating Expense Abatement	-91,232.79	-3.35	-91,232.79	-3.35
TOTAL ESCALATIONS	515,552.73	18.94	515,552.73	18.94
PRIOR YEAR ADJUSTMENTS				
Operating Expense PY	25,019.24	0.92	25,019.24	0.92
TOTAL PRIOR YEAR ADJUSTMENTS	25,019.24	0.92	25,019.24	0.92
TOTAL RENTAL REVENUE	2,729,256.95	100.25	2,729,256.95	100.25
OTHER SPACE RENTAL				
Storage Space Rental	1,541.82	0.06	1,541.82	0.06
TOTAL OTHER SPACE RENTAL	1,541.82	0.06	1,541.82	0.06
TENANT SERVICES				
TENANT SERVICE				
Tenant Service Revenue	7,180.47	0.26	7,180.47	0.26
Cost of Tenant Services	-5,176.69	-0.19	-5,176.69	-0.19
TOTAL TENANT SERVICE	2,003.78	0.07	2,003.78	0.07
TOTAL TENANT SERVICES	2,003.78	0.07	2,003.78	0.07
OTHER MISCELLANEOUS REVENUE				
Miscellaneous Income	1,221.91	0.04	1,221.91	0.04
Lease Cancellation Income	153,651.33	5.64	153,651.33	5.64
Prepaid Income	-165,309.36	-6.07	-165,309.36	-6.07
TOTAL OTHER MISCELLANEOUS REVENUE	-10,436.12	-0.38	-10,436.12	-0.38
TOTAL OPERATING REVENUE	2,722,366.43	100.00	2,722,366.43	100.00
OPERATING EXPENSE RECOVERABLE				
OPERATING EXPENSE/CAM				
OPERATING EXPENSES/CAM				
CLEANING				
Cleaning-Day Porter	7,252.92	0.27	7,252.92	0.27
Cleaning-Contract Svcs	112,714.20	4.14	112,714.20	4.14
Cleaning-Window Cleaning	18,040.00	0.66	18,040.00	0.66
Cleaning-Supplies	9,072.43	0.33	9,072.43	0.33
Cleaning-Trash Removal	11,040.07	0.41	11,040.07	0.41
TOTAL CLEANING	158,119.62	5.81	158,119.62	5.81
REPAIRS & MAINTENANCE				
RM-Pay/Wages	135,707.41	4.98	135,707.41	4.98
RM-General R&M	13,230.66	0.49	13,230.66	0.49
RM-Uniforms	4,534.25	0.17	4,534.25	0.17
RM-Roof	12,390.03	0.46	12,390.03	0.46
RM-Signage	2,069.26	0.08	2,069.26	0.08
RM-Pest Control	1,713.92	0.06	1,713.92	0.06

2024 Income Statement (cont.)

	Period to Date	%	Year to Date	%
RM-Painting/Decorating	12,430.00	0.46	12,430.00	0.46
RM-Windows/Doors	21,668.63	0.80	21,668.63	0.80
RM-Elect/Lighting R&M	12,958.04	0.48	12,958.04	0.48
RM-Elect/Lighting Supplies	2,643.79	0.10	2,643.79	0.10
RM-Elev/Esc Contract Svcs	5,195.88	0.19	5,195.88	0.19
RM-Elev/Esc R&M	18,385.53	0.68	18,385.53	0.68
RM-HVAC Contract Svcs	21,234.80	0.78	21,234.80	0.78
RM-HVAC R&M	10,872.63	0.40	10,872.63	0.40
RM-HVAC Supplies	4,980.56	0.18	4,980.56	0.18
RM-Plumbing R&M	6,595.75	0.24	6,595.75	0.24
RM-Plumbing Supplies	885.80	0.03	885.80	0.03
TOTAL REPAIRS & MAINTENANCE	287,496.94	10.56	287,496.94	10.56
SECURITY FIRE / LIFE SAFETY				
Security-Contract Svcs	4,361.75	0.16	4,361.75	0.16
Fire/Life-Safety	6,687.50	0.25	6,687.50	0.25
Fire/Life-Miscellaneous	3,910.69	0.14	3,910.69	0.14
TOTAL SECURITY FIRE / LIFE SAFETY	14,959.94	0.55	14,959.94	0.55
UTILITIES				
Utilities-Electricity	217,009.64	7.97	217,009.64	7.97
Utilities-Gas	1,340.18	0.05	1,340.18	0.05
Utilities-Water	18,856.56	0.69	18,856.56	0.69
TOTAL UTILITIES	237,206.38	8.71	237,206.38	8.71
ADMIN				
Admin-Pay/Wages	143,556.68	5.27	143,556.68	5.27
Admin-Equipment	1,637.71	0.06	1,637.71	0.06
Admin-QTS Programs	1,870.31	0.07	1,870.31	0.07
Admin-Office Exp/Supplies	18,567.55	0.68	18,567.55	0.68
Admin-Postage	431.73	0.02	431.73	0.02
Admin-Telephone	9,046.29	0.33	9,046.29	0.33
Admin-Bank Fees	2,268.57	0.08	2,268.57	0.08
Admin-Mgmt Fee	55,847.10	2.05	55,847.10	2.05
Admin-Miscellaneous	193.44	0.01	193.44	0.01
TOTAL ADMIN	233,419.38	8.57	233,419.38	8.57
LANDSCAPING				
Landscaping-Contract Svcs	19,148.24	0.70	19,148.24	0.70
TOTAL LANDSCAPING	19,148.24	0.70	19,148.24	0.70
PARKING LOT MAINTENANCE				
Parking Lot-R&M	21,813.08	0.80	21,813.08	0.80
Parking Lot-Snow Removal	45,266.00	1.66	45,266.00	1.66
TOTAL PARKING LOT MAINTENANCE	67,079.08	2.46	67,079.08	2.46
OTHER SHARED/ASSOCIATION				
Shared CAM/Association-Admin	179,445.32	6.59	179,445.32	6.59
Shared CAM/Association-Misc	15,754.66	0.58	15,754.66	0.58
TOTAL OTHER SHARED/ASSOCIATION	195,199.98	7.17	195,199.98	7.17
TOTAL OPERATING EXPENSES/CAM	1,212,629.56	44.54	1,212,629.56	44.54
EXTERIOR OPERATING EXPENSES/CAM				
LANDSCAPING				
Ext Landscaping-Contract Svcs	52,019.66	1.91	52,019.66	1.91
TOTAL LANDSCAPING	52,019.66	1.91	52,019.66	1.91

2024 Income Statement (cont.)

	Period to Date	%	Year to Date	%
TOTAL EXTERIOR OPERATING EXPENSE/CAM	52,019.66	1.91	52,019.66	1.91
TOTAL OPERATING EXPENSE/CAM	1,264,649.22	46.45	1,264,649.22	46.45
TAXES				
Tax-Real Estate	316,785.58	11.64	316,785.58	11.64
Tax-Consultant	10,185.00	0.37	10,185.00	0.37
TOTAL TAXES	326,970.58	12.01	326,970.58	12.01
INSURANCE				
Insurance-All Risk	43,064.00	1.58	43,064.00	1.58
TOTAL INSURANCE	43,064.00	1.58	43,064.00	1.58
TOTAL OPERATING EXPENSE RECOVERABLE	1,634,683.80	60.05	1,634,683.80	60.05
OPERATING EXPENSE NON RECOVERABLE				
NON REC OPERATING EXPENSES				
ADMIN				
NR Adm-Computer/Software	4,200.00	0.15	4,200.00	0.15
TOTAL ADMIN	4,200.00	0.15	4,200.00	0.15
TOTAL NON REC OPERATING EXPENSES	4,200.00	0.15	4,200.00	0.15
TOTAL OPERATING EXPENSE NON RECOVERABLE	4,200.00	0.15	4,200.00	0.15
TOTAL EXPENSES	1,638,883.80	60.20	1,638,883.80	60.20
NET OPERATING INCOME	1,083,482.63	39.80	1,083,482.63	39.80
NON OPERATING EXPENSES				
GENERAL				
Non Op-Space Planning Fees	13,509.43	0.50	13,509.43	0.50
Non Op-Legal Fees	19,424.86	0.71	19,424.86	0.71
Non Op-Miscellaneous	20,960.24	0.77	20,960.24	0.77
TOTAL GENERAL	53,894.53	1.98	53,894.53	1.98
INTEREST EXPENSE				
Int Exp-1st Mortgage	784,797.55	28.83	784,797.55	28.83
TOTAL INTEREST EXPENSE	784,797.55	28.83	784,797.55	28.83
TOTAL NON OPERATING EXPENSES	838,692.08	30.81	838,692.08	30.81
TOTAL NET INCOME	244,790.55	8.99	244,790.55	8.99
ADJUSTMENTS				
Building Improvements	-2,156,555.14	-79.22	-2,156,555.14	-79.22
Building Tenant Improvements	-688,916.24	-25.31	-688,916.24	-25.31
Accum Dep Building Improvements	9,158.04	0.34	9,158.04	0.34
Leasing Commission	-83,084.03	-3.05	-83,084.03	-3.05
Leasing Legal	-2,510.69	-0.09	-2,510.69	-0.09
Security Deposit Tenant	-259,236.16	-9.52	-259,236.16	-9.52
Tenant Refund Clearing	99,309.82	3.65	99,309.82	3.65
Mortgage Principal 1st	-206,740.00	-7.59	-206,740.00	-7.59
Contributions 1	400,000.00	14.69	400,000.00	14.69
TOTAL ADJUSTMENTS	-2,888,574.40	-106.11	-2,888,574.40	-106.11
CASH FLOW	-2,643,783.85	-97.11	-2,643,783.85	-97.11

PROFORMA @ 100% OCCUPANCY**Office Income**

Existing Base – 88,104 Occupied SF		\$1,651,816
Existing Recovery – 88,104 Occupied SF		\$977,073
Potential (now vacant) Base @ \$18.50 PSF 43,225 SF Vacant	\$18.50	\$799,663
Potential (now vacant) Recovery @ \$11.87 PSF	\$11.87	\$513,081
Potential Gross Income		\$3,941,632
(Vacancy) @ 10%		\$394,163
Effective Gross Income		\$3,547,469

Operating Expenses

131,329 SF

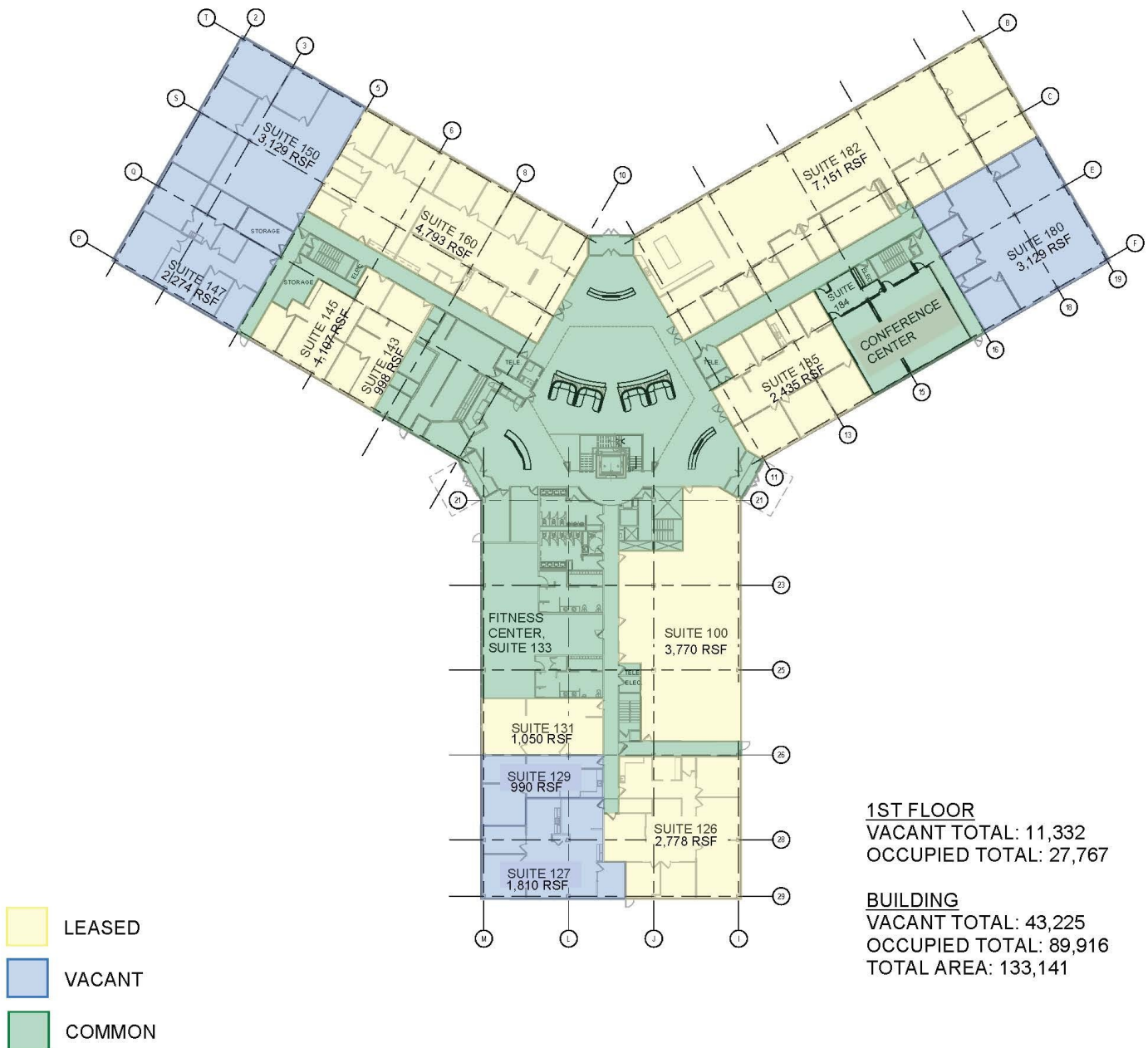
Real Estate Taxes	\$2.57	\$337,516
Insurance	\$0.37	\$48,592
Utilities	\$2.37	\$311,250
Repairs and Maintenance	\$3.98	\$522,689
Cleaning and Janitorial	\$1.37	\$179,921
General and Administrative	\$1.43	\$187,800
Management	3.00%	\$105,063
Other Expenses	\$1.06	\$139,209
Total Operating Expenses	52.38%	\$1,832,040
Net Operating Income		\$1,715,430



All information is subject to verification or change without notice, and no liability for errors or omissions is assumed. This is not a prospectus.

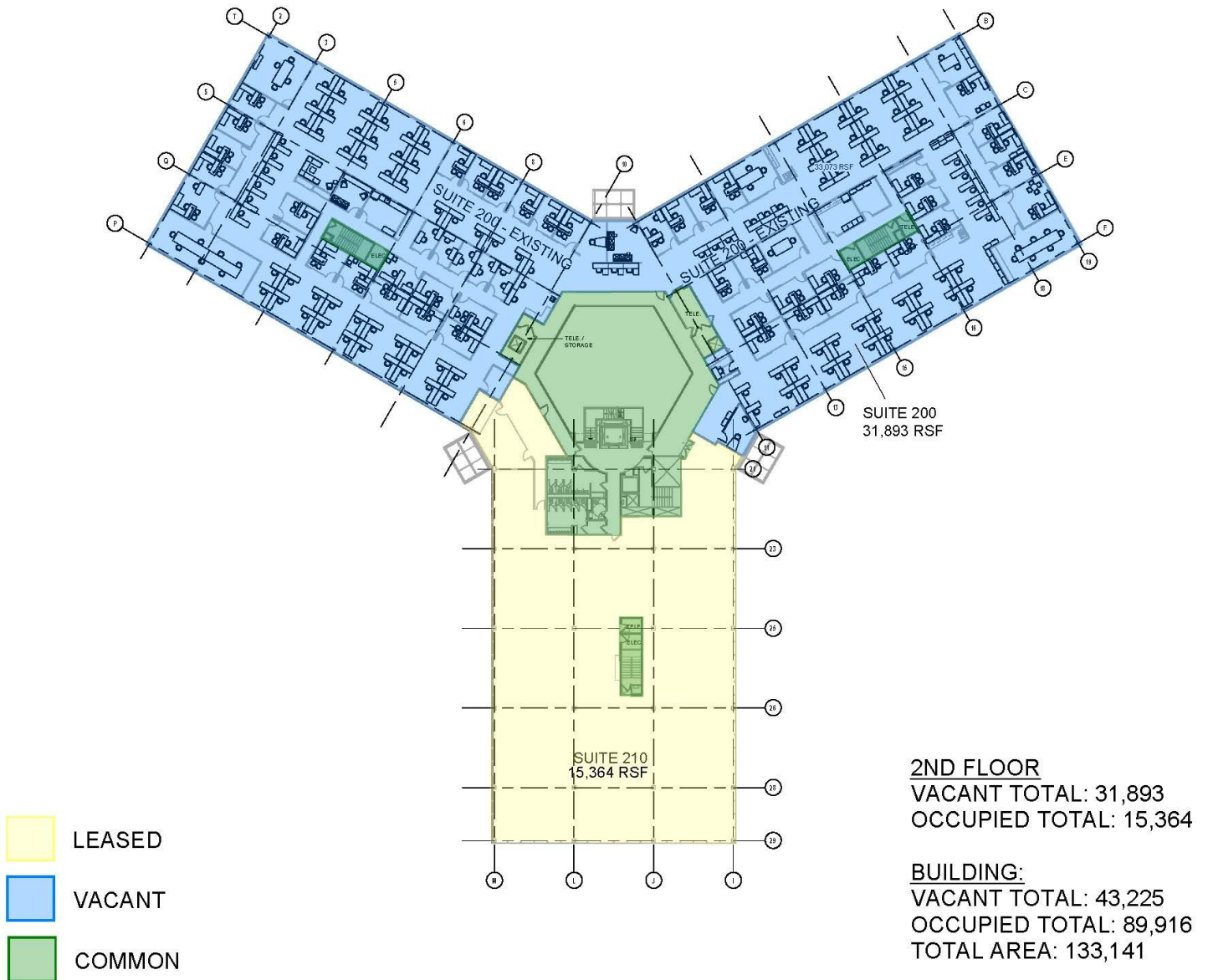
2275 Half Day Road

Level 1



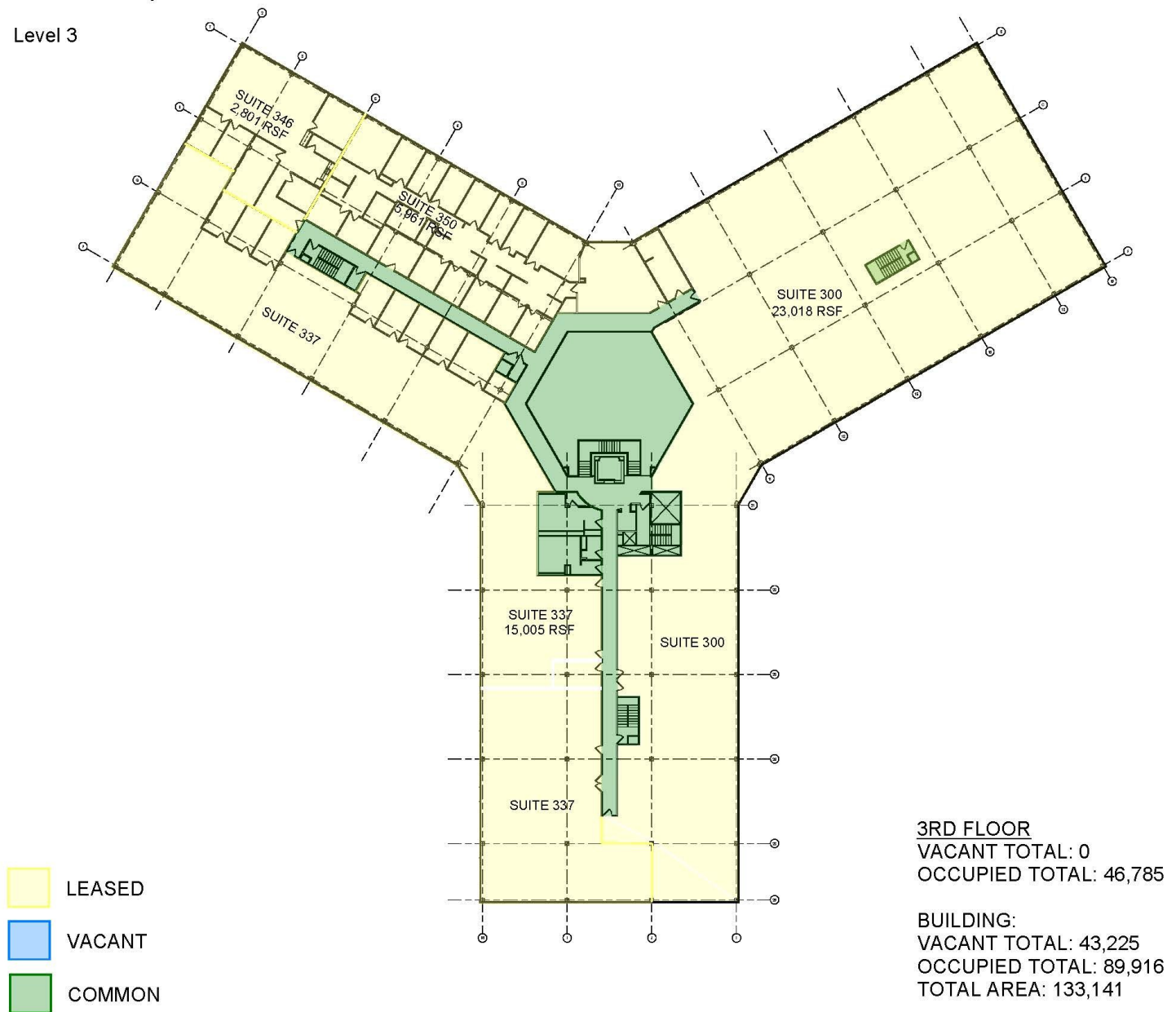
2275 Half Day Road

Level 2



2275 Half Day Road

Level 3




LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**
1
Tax Year 2024
16-18-302-005


16-18-302-005

**WANXIANG BANNOCKBURN LLC
88 AIRPORT RD
ELGIN IL 60123-9324**

2024 1st Installment due by 06/04/2025

Interest calculated as of 05/13/2025

\$146,639.37 DUE

 Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

161830200500000014663937202410

 ↓ **TEAR HERE** ↓

LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**
2
Tax Year 2024
16-18-302-005


16-18-302-005

**WANXIANG BANNOCKBURN LLC
88 AIRPORT RD
ELGIN IL 60123-9324**

2024 2nd Installment due by 09/04/2025

Interest calculated as of 05/13/2025

\$146,639.37 DUE

For information on exemptions, contact your local assessor

 ↓ **TEAR HERE** ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
16-18-302-005	2024	17081	6.1254		\$12,554,336
Property Location: 2275 HALF DAY RD BANNOCKBURN IL 60015					
Legal Description: BANNOCKBURN EXECUTIVE PLAZA SUBDIVISION; LOT 1(EX PT IN COLLEGE PARK SUBDIVISION & EX BEG AT THE INT OF THE N LN OF LOT 1 & THE W ROW LN OF LAKESIDE DRIVE, S ALG SD ROW 63', N46					
Taxing Body	Rate	Current Amount	Change From Prior Year		
COLLEGE OF LAKE COUNTY #532	0.280239	\$11,726.22	-1,123.02	Land Assessed Value	\$1,032,286
COUNTY OF LAKE	0.467238	\$19,550.91	-1,968.96	+ Building Assessed Value	\$3,152,074
COUNTY OF LAKE PENSION	0.084014	\$3,515.45	-565.34	- Home Improvement	
BANNOCKBURN SCHOOL DISTRICT #106	2.277096	\$95,281.90	-2,451.60	- Disabled Vet Homestead	
BANNOCKBURN SCHOOL DISTRICT #106 PENSION	0.049590	\$2,075.02	91.22	x State Multiplier	1.000
DEERFIELD-BANNOCKBURN FIRE PROT	0.597998	\$25,022.39	-1,326.43	+ Equalized Value	\$4,184,360
DEERFIELD-BANNOCKBURN FIRE PROT PENSION	0.110637	\$4,629.45	67.65	+ Farm Land & Bldg Assessed Value	
FOREST PRESERVE	0.152991	\$6,401.68	-567.25	+ State Assessed Pollution Control	
FOREST PRESERVE PENSION	0.008655	\$362.16	-3.47	+ State Assessed Railroads	
TOWNSHIP HIGH SCHOOL DISTRICT 113	2.332665	\$97,607.10	-7,717.84	+ Total Assessed Value	\$4,184,360
TOWNSHIP HIGH SCHOOL DISTRICT 113 PENSION	0.063095	\$2,640.12	-213.16	- General Homestead Exemption	
VIL OF BANNOCKBURN	0.536464	\$22,447.60	-361.74	- Sr. Citizen Homestead Exemption	
TOWNSHIP OF WEST DEERFIELD	0.033877	\$1,417.54	-86.23	- Senior Freeze	
TOWNSHIP OF WEST DEERFIELD PENSION	0.000349	\$14.60	-0.73	- Returning Veterans Homestead	
UNION #1 - WEST FORK DRAINAGE	0.000000	\$586.60	0.00	- Disabled / Disabled Veterans	
				- Natural Disaster Homestead	
				+ Taxable Valuation	\$4,184,360
				x Tax Rate	6.994908
				+ Real Estate Tax	\$292,692.14
				+ Special Service Area	\$0.00
				+ Drainage	\$586.60
				+ Total Current Year Tax	\$293,278.74
				+ Omit/Rollback Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 05/13/2025	
				+ Cost	\$0.00
				- Payment applied to Principal	\$0.00
				= TOTAL AMOUNT DUE	\$293,278.74
TOTALS					
	6.994908	\$293,278.74	-16,226.90		


LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**
1
Tax Year 2024
16-18-302-002


16-18-302-002

**WANXIANG BANNOCKBURN LLC
88 AIRPORT RD
ELGIN IL 60123-9324**

2024 1st Installment due by 06/04/2025

Interest calculated as of 05/13/2025

\$3,430.83 DUE
1618302002000000000343083202410

 Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

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LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**
2
Tax Year 2024
16-18-302-002


16-18-302-002

**WANXIANG BANNOCKBURN LLC
88 AIRPORT RD
ELGIN IL 60123-9324**

2024 2nd Installment due by 09/04/2025

Interest calculated as of 05/13/2025

\$3,430.83 DUE
1618302002000000000343083202428

For information on exemptions, contact your local assessor

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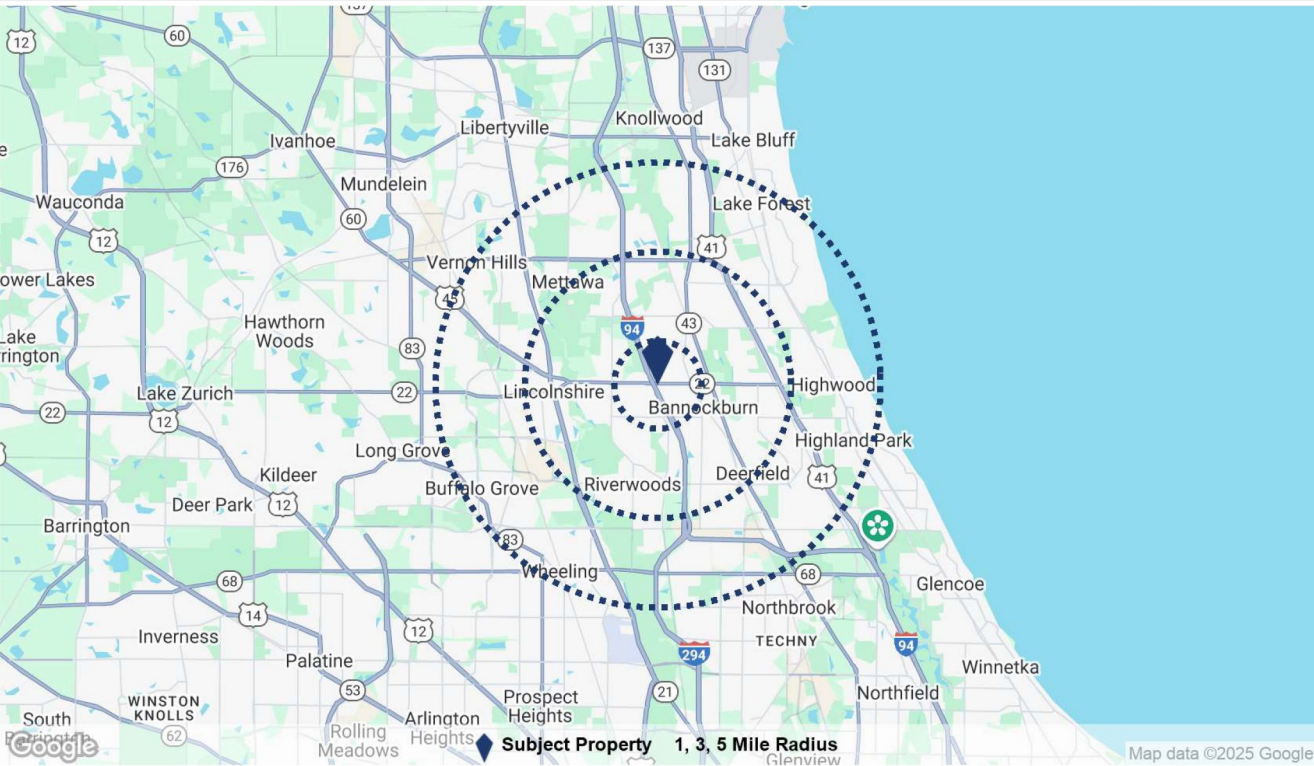
Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	\$293,865
16-18-302-002	2024	17081	0.0000		
Property Location: 2275 HALF DAY RD BANNOCKBURN IL 60015					
Legal Description: BANNOCKBURN EXECUTIVE PLAZA SUB LOT 2					
Taxing Body	Rate	Current Amount	Change From Prior Year		
COLLEGE OF LAKE COUNTY #532	0.280239	\$274.48	-27.88	Land Assessed Value	\$19,291
COUNTY OF LAKE	0.467238	\$457.63	-48.76	+ Building Assessed Value	\$78,654
COUNTY OF LAKE PENSION	0.084014	\$82.29	-13.74	- Home Improvement	
BANNOCKBURN SCHOOL DISTRICT #105	2.277096	\$2,230.31	-69.51	- Disabled Vet Homestead	
BANNOCKBURN SCHOOL DISTRICT #105 PENSION	0.049590	\$48.57	1.89	x State Multiplier	1.000
DEERFIELD-BANNOCKBURN FIRE PROT	0.597998	\$585.70	-34.33	- Equalized Value	\$97,945
DEERFIELD-BANNOCKBURN FIRE PROT PENSION	0.110637	\$108.36	1.01	+ Farm Land & Bldg Assessed Value	
FOREST PRESERVE	0.152991	\$149.84	-14.14	+ State Assessed Pollution Control	
FOREST PRESERVE PENSION	0.008655	\$8.48	-0.12	+ State Assessed Railroads	
TOWNSHIP HIGH SCHOOL DISTRICT 113	2.332665	\$2,284.74	-193.72	- Total Assessed Value	\$97,945
TOWNSHIP HIGH SCHOOL DISTRICT 113 PENSION	0.063095	\$61.80	-5.34	- General Homestead Exemption	
VIL OF BANNOCKBURN	0.536464	\$525.44	-11.30	- Sr. Citizen Homestead Exemption	
TOWNSHIP OF WEST DEERFIELD	0.033877	\$33.18	-2.22	- Senior Freeze	
TOWNSHIP OF WEST DEERFIELD PENSION	0.000349	\$0.34	-0.02	- Returning Veterans Homestead	
UNION #1 - WEST FORK DRAINAGE	0.000000	\$10.50	-0.10	- Disabled / Disabled Veterans	
				- Natural Disaster Homestead	
				- Taxable Valuation	\$97,945
				x Tax Rate	6.994908
				- Real Estate Tax	\$6,851.16
				+ Special Service Area	\$0.00
				+ Drainage	\$10.50
				- Total Current Year Tax	\$6,861.66
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 05/13/2025	
				+ Cost	\$0.00
				- Payment applied to Principal	\$0.00
				= TOTAL AMOUNT DUE	\$6,861.66
TOTALS	6.994908	\$6,861.66	-418.28		

Demographic Overview

2275 Half Day Rd

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
3,288	2.8	43	\$194,736

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2024 Population	3,288	36,304	148,002
2029 Population	3,225	35,967	146,335
Pop Growth 2024-2029	(1.9%)	(0.9%)	(1.1%)
2024 Average Age	43	43	43
Households			
2024 Households	1,087	12,922	54,943
2029 Households	1,063	12,818	54,279
Household Growth 2024-2029	(2.2%)	(0.8%)	(1.2%)
Median Household Income	\$194,736	\$177,888	\$127,782
Average Household Size	2.8	2.7	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$745,488	\$708,025	\$496,652
Median Year Built	1977	1980	1980