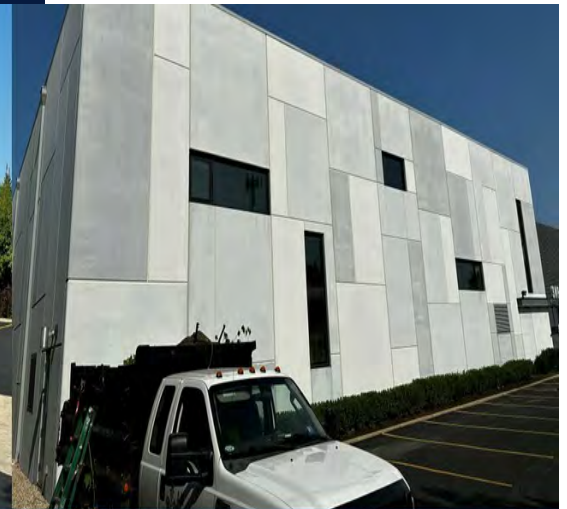


Value-Add Multi-Tenant Industrial

3048-90 NORTH LAKE TERRACE
GLENVIEW, ILLINOIS



PRESENTED BY

Jeffrey Baasch

312.286.0141

jeffb@awproperties.com

AW PROPERTIES
GLOBAL

3048-90 N Lake Terrace



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AW Properties Global, LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1
PROPERTY INFORMATION

Property Summary



OFFERING SUMMARY

| | |
|---------------------|------------------|
| Sale Price: | Subject to Offer |
| Number of Units: | 6 |
| Number of Buildings | 3 |
| Lot Size: | 4.93 Acres |
| Building Size: | 85,225 SF |
| Ceiling Heights: | 12'-24' |
| Parking Spaces: | 85 |
| NOI: | \$26,790.00 |
| Cap Rate: | 0.0% |
| Year Built: | 1962-1986 |

PROPERTY DESCRIPTION

AW Properties Global is pleased to present a 85,225 square foot multi-tenant, industrial property located in Glenview, Illinois. Value add opportunity with below market rents. There are three buildings which are fully leased to six tenants with approximately 13.4% office buildout, 12'-24' clear ceiling heights, 9 drive-in doors, 2 dock doors and 85 parking spaces. The buildings were constructed in 1962 through 1986 with additions and updates made through 2017. The property is zoned I-3 Light Industrial and is situated on a 4.93-acre site.

PROPERTY HIGHLIGHTS

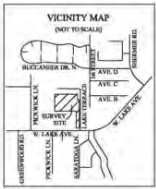
- Value Add Opportunity
- Upside Rent Potential
- Prime Glenview Location

Survey

ALTA/ACSM LAND TITLE SURVEY

BY:
SAMBORSKI, MATTIS, INC.
LAND SURVEYORS
4332 OAKTON STREET SOKOLIE, IL 60076
TEL: (847) 674-7373 FX: (847) 674-7385
OF

SEE SHEET 2 OF 2 FOR INGRESS AND EGRESS
EASEMENT AND LEGAL DESCRIPTIONS



- LEGEND**
- MOUNT OR CATCH BASIN
 - ⊙ MANHOLE
 - ⊕ CURB BOX OR VALVE
 - ⊖ FIRE HYDRANT
 - ⊖ WATER ALRCK
 - ⊖ WVV VALVE VALET
 - ⊖ VAP
 - ⊖ UTILITY POLE
 - ⊖ KEEB LIGHT
 - ⊖ LAMP
 - ⊖ WATER PAINT STRIP
 - ⊖ ELECTRIC PAINT STRIP
 - ⊖ GAS PAST STRIP
 - ⊖ CATY COMMUNICATIONS STRIP
 - ⊖ TREE (T)

BENCHMARK

VILLAGE OF GLENVIEW BENCHMARK #103-302
RAILROAD SPIKE 4.7' UP FROM GROUND ON NORTH SIDE OF POWER POLE IN
FRONT OF HARBORG FACTORY 59' NORTH OF THE CENTERLINE OF WEST LAKE
STREET AND 110' WEST OF THE CENTERLINE OF GREENWOOD
ELEVATION = 668.10 USGS DATUM

SHEET 1 OF 2

Order No.: 161-88 D

Ordered By: CJ Evolution

Property Address: 3048-3084 LAKE TERRACE, GLENVIEW

THE PROPERTY SHOWN ON THIS PLAN IS DESIGNATED AS BEING ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN, BUT POSSIBLE ON FLOOD INSURANCE RATE MAP NO.
1703(C022) EFFECTIVE DATE AUGUST 19, 2008

GROSS LAND AREA = 21351.50 SQ. FT.

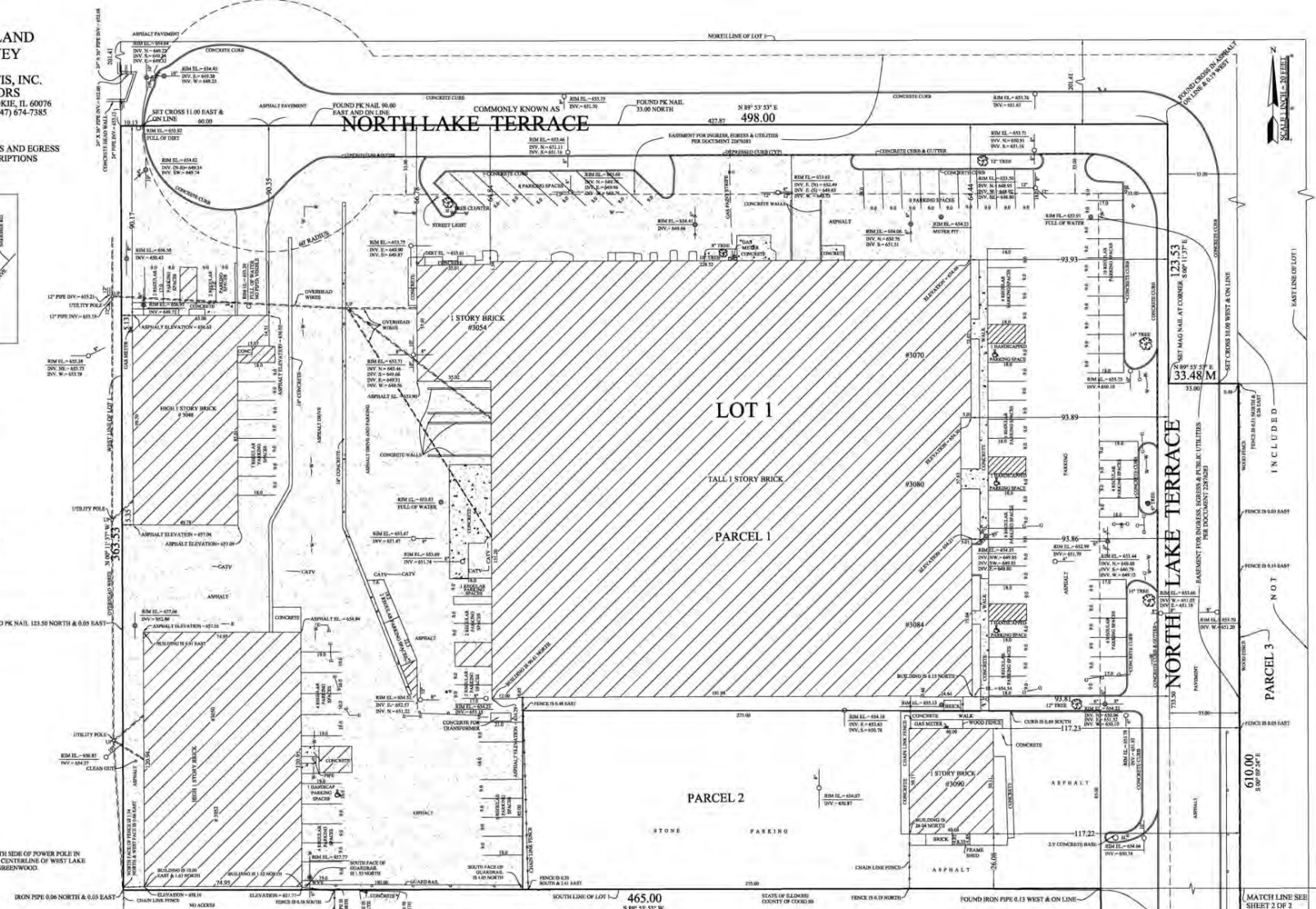
Measurements are shown in feet and decimals and are correct to 68 degrees Fahrenheit.

Note:

1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by name and report any discrepancy at once.
3. Building lines, if any, always shown on building lines shown on the recorded subdivision plat.
4. Control level established by building lines established by local ordinance.
5. No dimensions are to be assumed by scaling.
6. Coordinate and Bearing Distances are assumed unless otherwise noted.
7. E = Exact Distance M = Measured Distance

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard
Requirements for ALTA/ACSM Land Title Surveys, which includes the addition of 0.2% Annual Chance Flood, and include Items 1, 2, 3, 4, 5,
6, 8, 9, 10, 14, 16 and 17 of Table A thereof. The field work was completed on 10th day of July A.D. 2012.

Michael J. Mattis, Illinois Professional Land Surveyor No. 2194
Illinois Professional Land Surveyor No. 16488775
Lizanne Kasper 12/30/2012
CSRS Registered, Meritt, Inc.



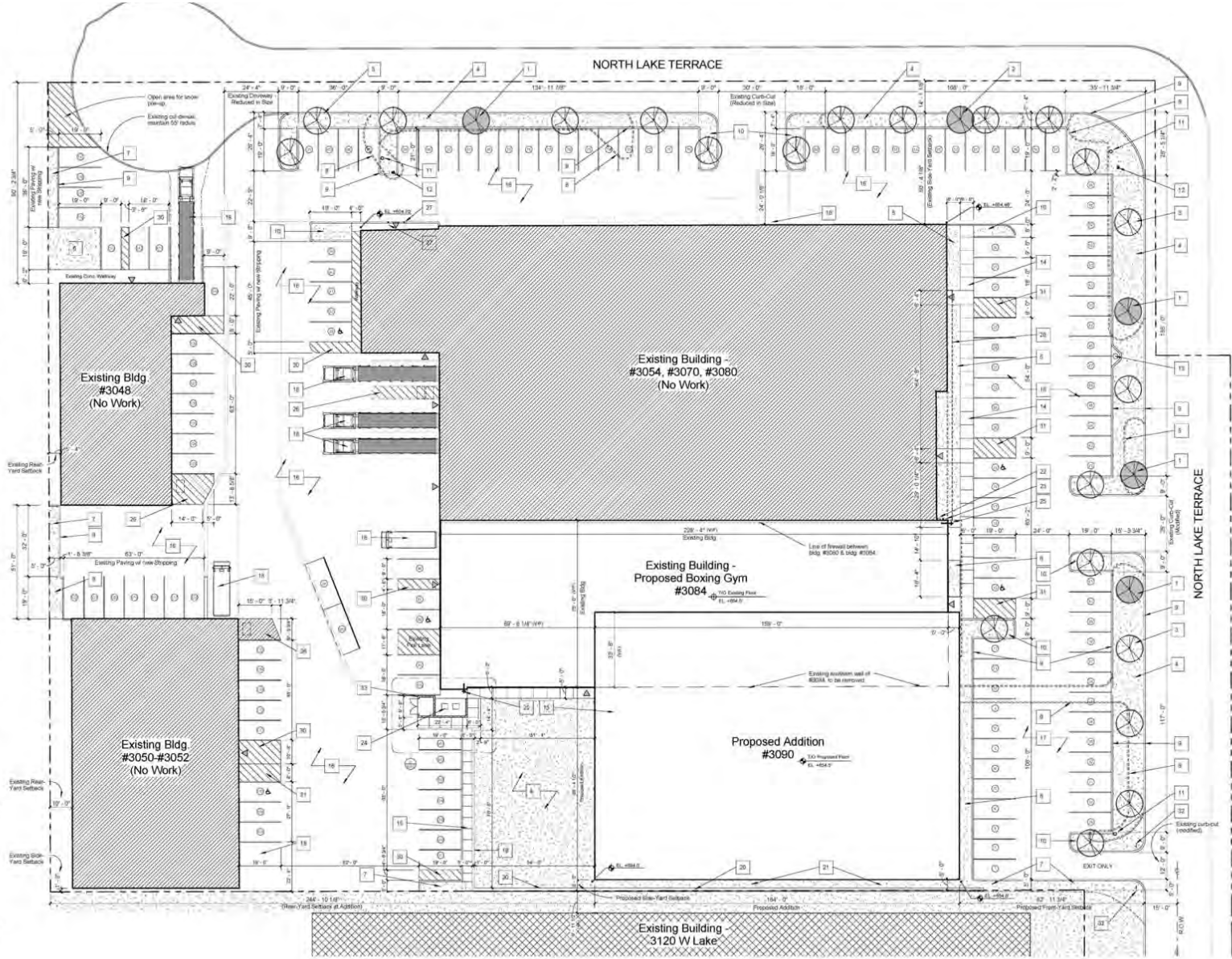
Site Plan

SITE PLAN KEYNOTES

- Existing primary parking tree to remain, protect during project duration. Typical - See landscape drawings.
- Existing primary parking tree to be removed. Typical - See landscape drawings.
- New primary parking tree, typical - See landscape drawings.
- New primary parking grass - See landscape drawings.
- Existing landscape bed to be cleaned, grade, seeding, mulch and/or shrubs as required to maintain health and provide new wood mulch. See landscape drawings.
- New landscape bed - See landscape drawings.
- New 5" wide landscape buffer per Village requirements - See landscape drawings.
- Existing concrete curb & gutter to be removed - See civil drawings.
- New concrete curb & gutter per Village standards - See civil drawings.
- New interior landscape island with concrete curb & gutter - See civil landscape drawings.
- Existing private street light to remain - Protect during project duration.
- Existing fire hydrant to remain - Protect & maintain access during project duration per Village & Fire Dept standards.
- Existing storm catch basin - Protect during project duration - See civil drawings.
- New 12" wide concrete walkway to replace existing - See civil drawings.
- New concrete walkway - See civil drawings.
- Existing parking lot paved surface to remain, existing parking spaces 21'-0" x 10'-0" - See civil drawings.
- New parking lot paving to match existing, new new underground retention tank - See civil drawings.
- Existing bedding basin - No changes.
- New 12" thick concrete retaining wall - See civil drawings.
- New 12" thick landscape block retaining wall - See civil drawings.
- New drainage weirs with gravel - See civil drawings.
- Existing gas meter serving #3030, protect during project duration per Village and local requirements.
- New gas meter to serve #3034 & #3080 per Village and local standards.
- New electric transformers to replace existing per Village & local standards. General contractor shall verify required clearances prior to construction and administration.
- New roof proof frame job - See plumbing drawings.
- New parking surface striping for existing surface parking spaces - See civil drawings.
- New 8" diameter concrete filled steel ballast painted yellow - See civil drawings.
- Line of new overhead steel entry canopy - See architectural plans & elevations.
- Wheelchair, typical - See civil drawings.
- New surface striping for pedestrian walkway - See civil drawings.
- New surface striping for IC parking spaces per IAC standards - See civil drawings.
- New DO NOT ENTER signage - See civil drawings.
- New 7" high masonry trash and electric transformer enclosures - See architectural plans & elevations. Structure to match adjacent building.

GENERAL SITE NOTES

- Refer to landscape drawings provided by landscape architect for related landscape design, plant list and details.
- Refer to civil drawings provided by Terra Engineering for site drainage, surface parking, new curb locations and site details & specifications.
- Refer to survey provided by Stantec, Milroy, Inc. for site dimensions, grade elevations, legal descriptions and utility information.
- The average grade elevation at the four corners of the proposed building, including the proposed addition is 454.29'. The proposed height of the addition - measured to top of eave which will exceed 450.00' or 50'-0". The existing proposed site height at grade at #3034 & #3080 is 454.10' or lower so 12'-0" architectural sections. The proposed height to top of present walls shall be 450.00' or 14'-0" above the existing & proposed concrete slab at grade.
- See civil drawings for site utilities and protection information.
- See civil drawings for retention basins, with erosion and sedimentation control plan and notes.
- See civil drawings for site dimensions plan & notes and site details.
- The general contractor shall verify and mark exact locations of all underground utilities and shall coordinate this information with the applicable contractor & excavation contractor prior to any work. For utility locations, call J.U.L.I.E. (800) 802-5123.



FILORAMONTALSMA
 102 N. Main Street, Suite 100
 Chicago, Illinois 60610
 ARCHITECT

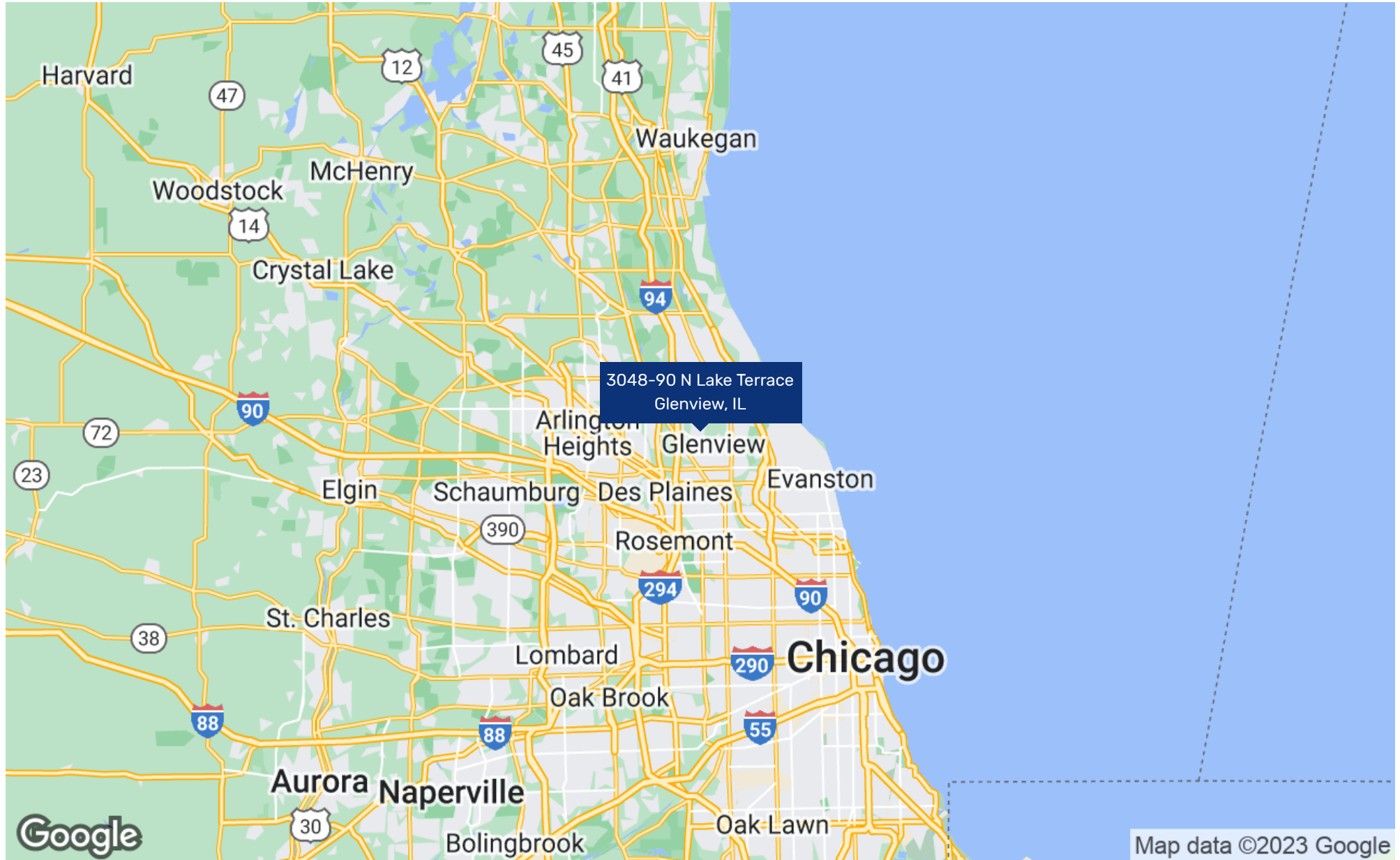
Falcon Boxing Gym
 3084-3090 Lake Terrace, Blueview, IL
 Owner:
 CJ Evolution, LLC

1/14/15
 A100
 Site Plan

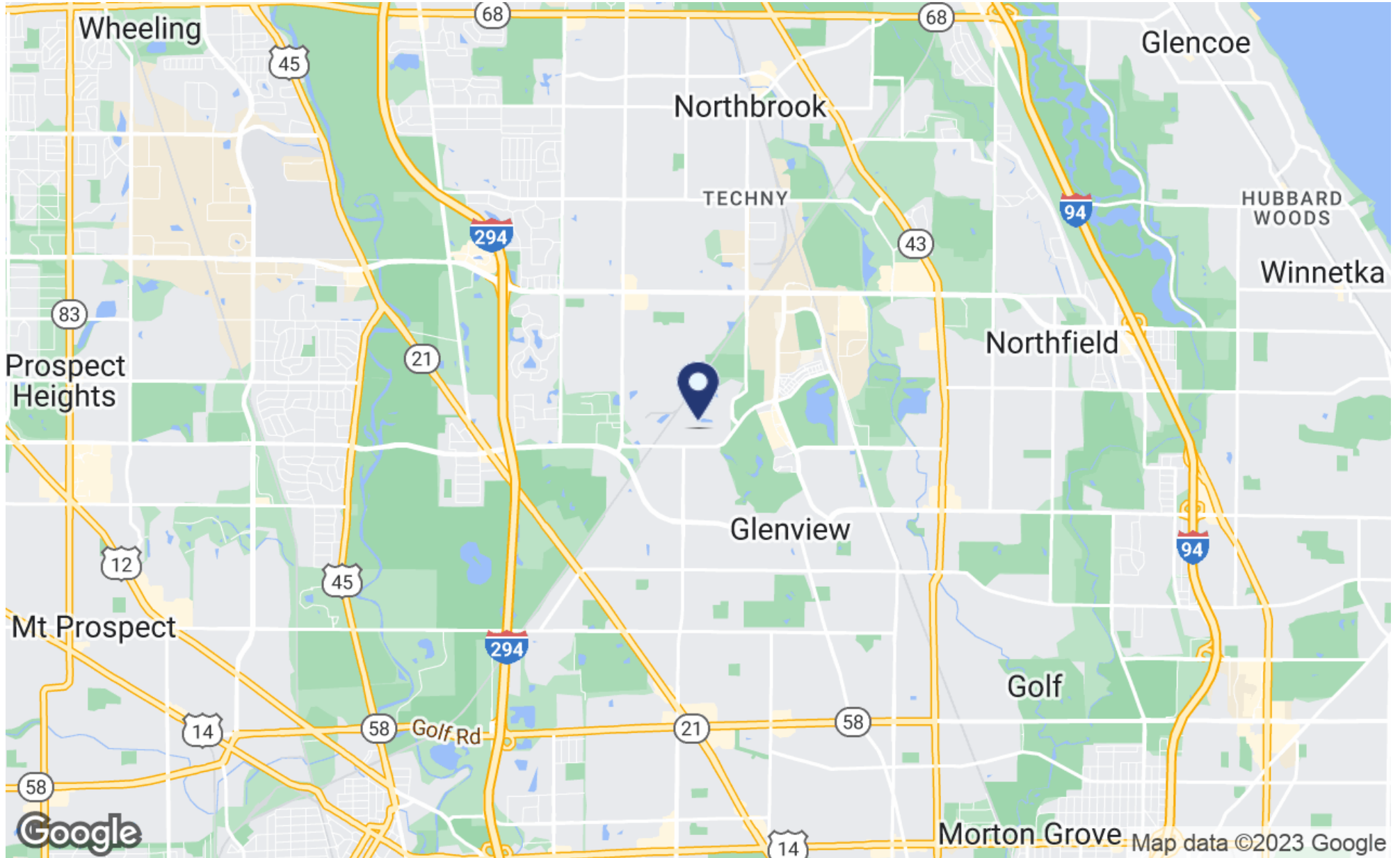


SECTION 2
LOCATION INFORMATION

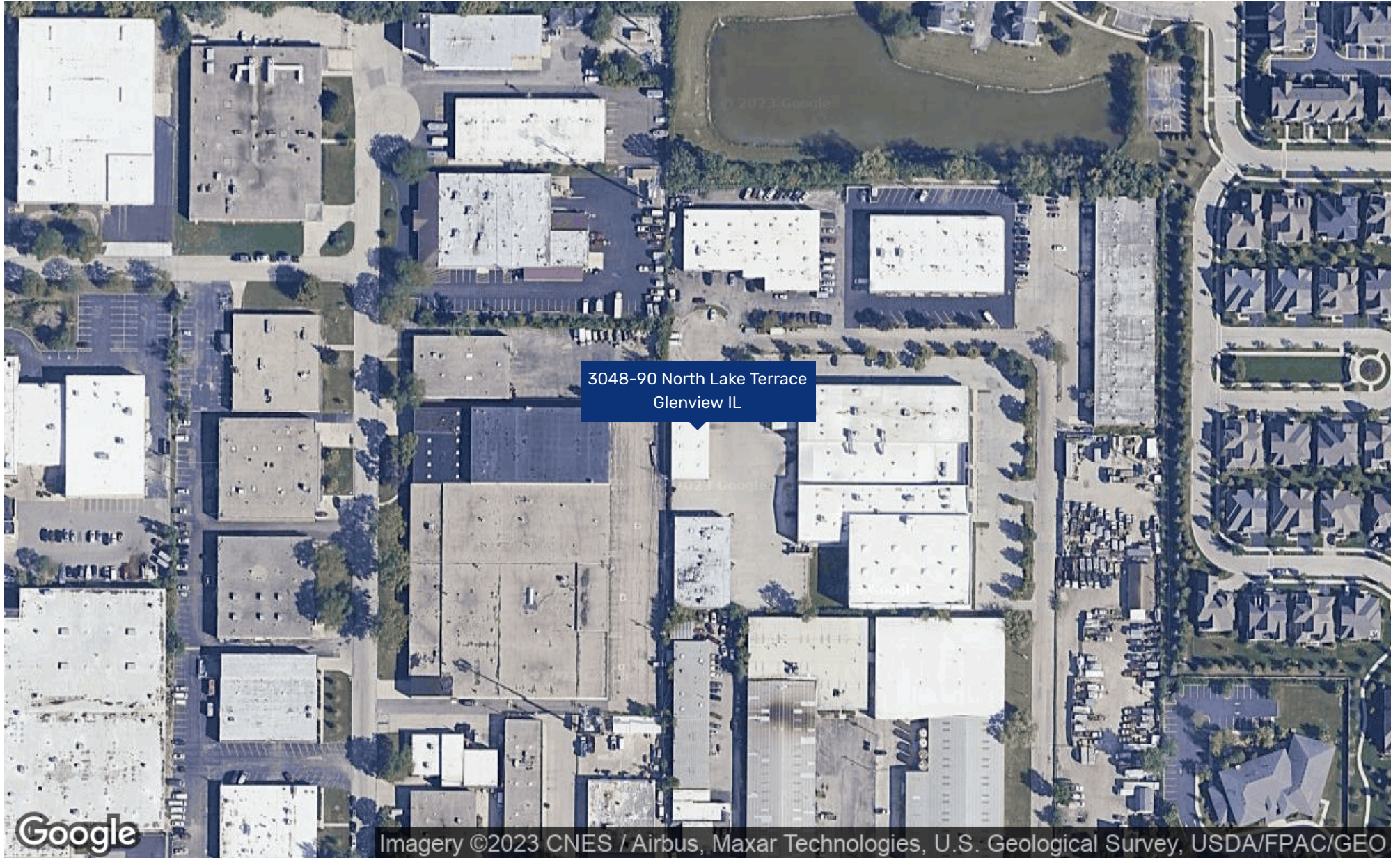
Regional Map



Location Map



Aerial Map



3048-90 North Lake Terrace
Glenview IL

Google

Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



SECTION 3
FINANCIAL ANALYSIS

Income & Expenses

| INCOME SUMMARY | CASH FLOW | PER SF |
|-----------------------------|------------------|---------------|
| Expected Gross Income | \$451,297 | \$5.30 |
| Less: Vacancy | (\$22,565) | (\$0.26) |
| GROSS INCOME | \$428,732 | \$5.03 |
| EXPENSES SUMMARY | CASH FLOW | PER SF |
| Real Estate Taxes | \$243,667 | \$2.86 |
| Insurance | \$50,592 | \$0.59 |
| Utilities | \$13,721 | \$0.16 |
| CAM | \$42,600 | \$0.50 |
| Repairs and Maintenance | \$30,000 | \$0.35 |
| Management | \$12,862 | \$0.15 |
| Miscellaneous and Reserve | \$8,500 | \$0.10 |
| OPERATING EXPENSES | \$401,942 | \$4.72 |
| NET OPERATING INCOME | \$26,790 | \$0.31 |

Rent Roll

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | ANNUAL RENT | LEASE START | LEASE END |
|-----------------|----------------------|------------------|---------------|-------------------|------------------|-------------|-----------|
| 3048 | MSF Performance | 5,225 SF | 6.13% | \$8.16 | \$42,636 | 08/27/21 | 08/31/25 |
| 3050-A | JP | 1,500 SF | 1.76% | \$6.40 | \$9,600 | 06/01/15 | 12/31/24 |
| 3052 | JNP Rev Trust | 4,538 SF | 5.32% | \$8.00 | \$36,304 | 01/01/23 | 12/31/24 |
| 3054 | Ultimate Ninjas Nort | 10,400 SF | 12.20% | \$8.41 | \$87,464 | 01/01/20 | 02/28/26 |
| 3070-80 | Dreams Gymnasttics | 19,350 SF | 22.70% | \$4.16 | \$80,496 | 07/01/12 | 0/31/27 |
| 3050,84,90 | Sports Made Personal | 44,212 SF | 51.88% | \$4.41 | \$194,975 | 03/11/14 | 03/31/28 |
| TOTALS | | 85,225 SF | 99.99% | \$39.54 | \$451,475 | | |
| AVERAGES | | 14,204 SF | 16.67% | \$6.59 | \$75,246 | | |



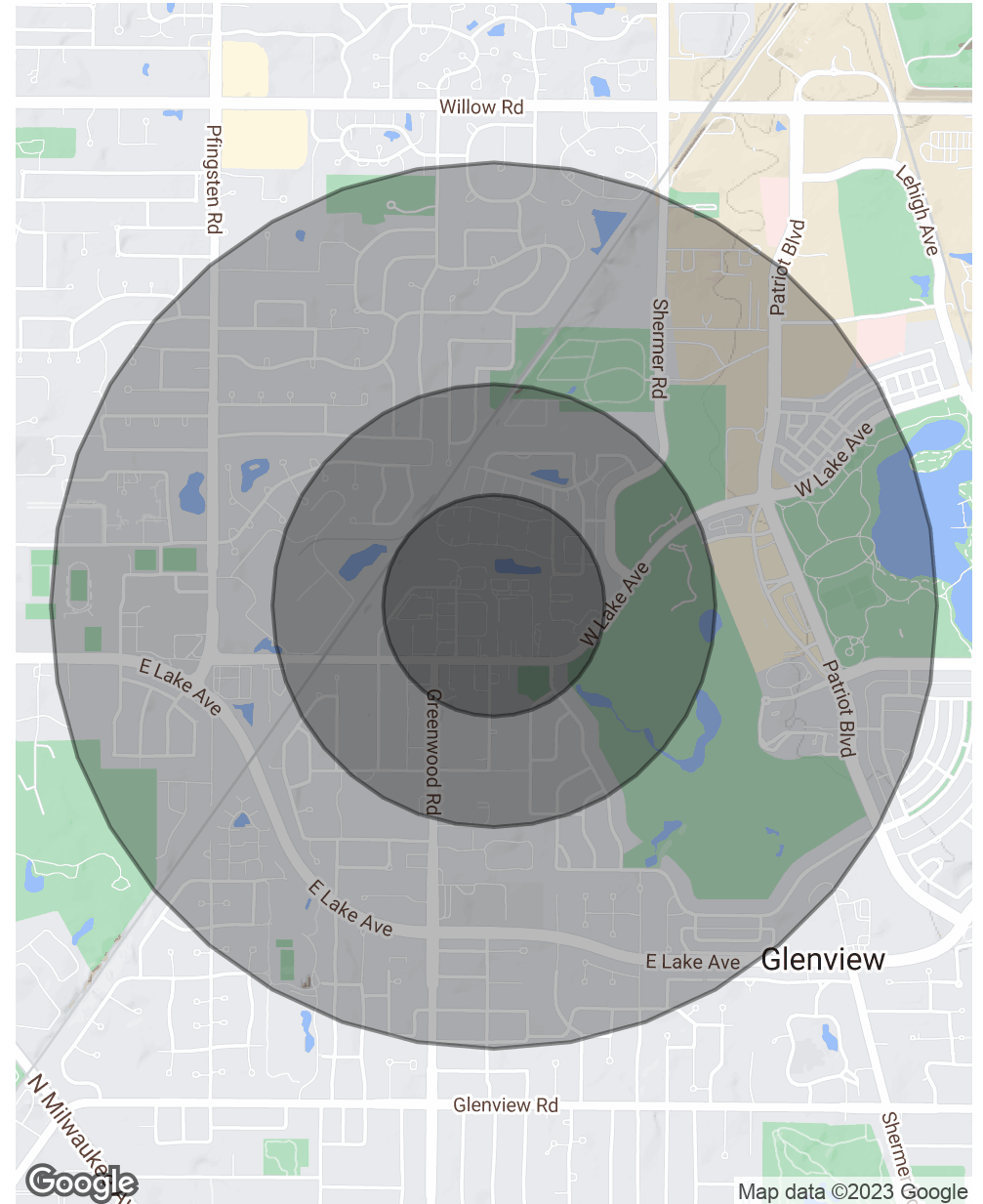
SECTION 4 DEMOGRAPHICS

Demographics Map & Report

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 660 | 2,529 | 9,802 |
| Average Age | 47.2 | 47.9 | 47.2 |
| Average Age (Male) | 43.1 | 43.7 | 44.0 |
| Average Age (Female) | 49.8 | 50.2 | 48.9 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 265 | 1,059 | 3,984 |
| # of Persons per HH | 2.5 | 2.4 | 2.5 |
| Average HH Income | \$159,064 | \$160,207 | \$161,611 |
| Average House Value | \$490,309 | \$508,950 | \$545,581 |

* Demographic data derived from 2020 ACS - US Census

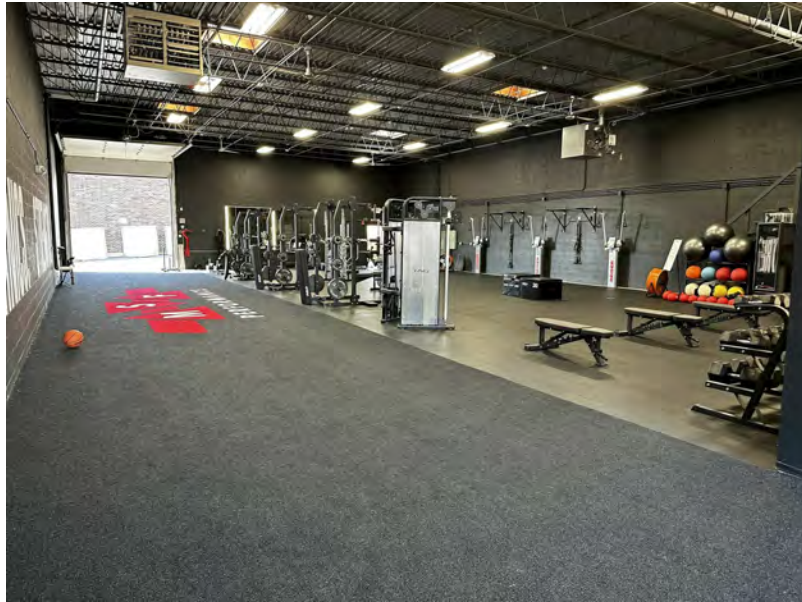




SECTION 5
PROPERTY PHOTOS

Photos - Exterior - 3048 N Lake Terrace





Photos - Exterior - 3050-52 N Lake Terrace



Photos - Interior - 3050-52 N Lake Terrace



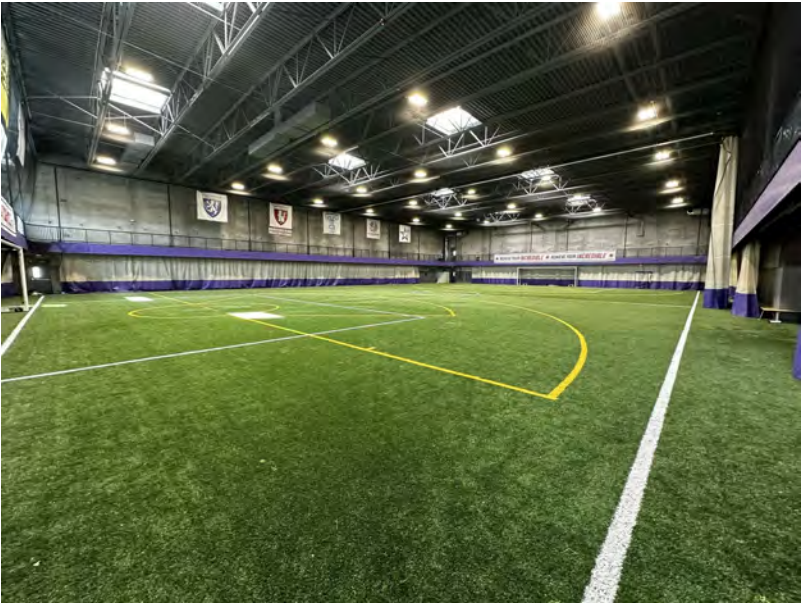
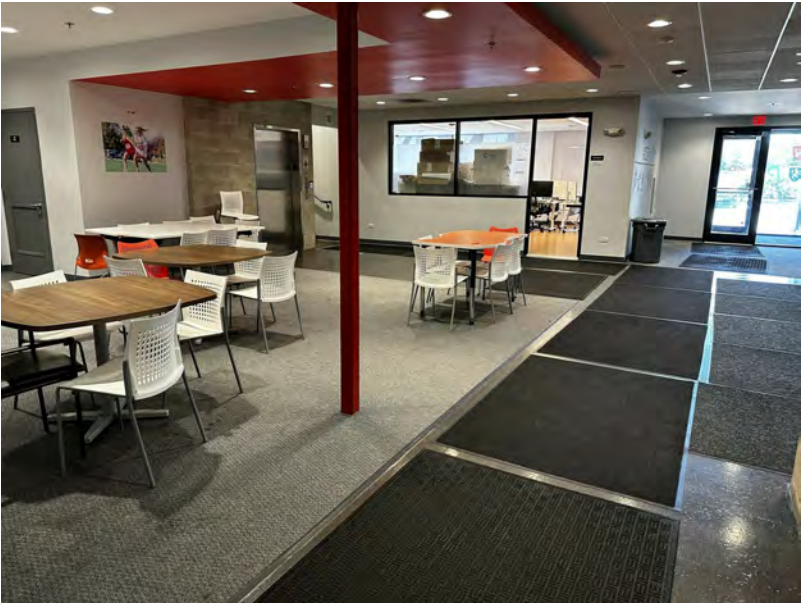
Photos - Exterior - 3054-90 N Lake Terrace



Photos - Interior - 3070-80 N Lake Terrace



Photos - Interior - 3090 N Lake Terrace



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Northbrook, IL 60062
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