



PARK PLACE OF WHEATON

100 West Roosevelt Rd • Wheaton, IL 60189

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PARK PLACE OF WHEATON
Wheaton, IL
ACT ID ZAB0670733

BROKER OF RECORD
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Marcus & Millichap

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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	PRO FORMA
Price	\$1,550,000	CAP Rate	0.33%	13.89%
Down Payment	30% / \$465,000	Net Operating Income	\$5,055	\$215,231
Loan Amount	\$1,085,000	Net Cash Flow After Debt Service	-13.31% / (\$61,885)	31.89% / \$148,291
Loan Type	Proposed New	Total Return	-7.56% / (\$35,177)	37.85% / \$176,019
Interest Rate / Amortization	3.75% / 25 Years			
Rentable SF	21,257			
Price/SF	\$64.95			
Current Occupancy	38.69%			
Year Built	1984			
Lot Size	1.51 Acre(s)			

EXPENSES				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Electric	\$22,415	\$1.05	\$23,087	\$1.09
Gas	\$7,913	\$0.37	\$8,150	\$0.38
Water	\$1,531	\$0.07	\$1,577	\$0.07
Sewer	\$2,586	\$0.12	\$2,664	\$0.13
Cleaning	\$3,093	\$0.15	\$3,186	\$0.15
Trash Removal	\$1,168	\$0.05	\$1,203	\$0.06
Repairs & Maintenance	\$5,639	\$0.27	\$5,808	\$0.27
Landscaping	\$1,150	\$0.05	\$1,185	\$0.06
Snow Removal	\$1,500	\$0.07	\$1,500	\$0.07
Office/Professional	\$3,552	\$0.17	\$3,659	\$0.17
Insurance	\$9,702	\$0.46	\$9,993	\$0.47
Real Estate Taxes	\$63,733	\$3.00	\$65,645	\$3.09
Management Fee	\$6,791	\$0.32	\$18,047	\$0.85
Total Expenses	\$130,773	\$6.15	\$145,703	\$6.85



DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	15,319	102,242	227,507
2010 Census Pop	14,735	100,779	223,885
2020 Estimate HH	5,600	37,827	83,317
2010 Census HH	5,404	37,253	81,690
Median HH Income	\$100,478	\$103,609	\$92,534
Per Capita Income	\$53,738	\$54,324	\$46,821
Average HH Income	\$144,257	\$145,552	\$127,150

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present Park Place of Wheaton, a wholly-owned eight-unit office condo property, superbly located on highly-visible West Roosevelt Road and South Main Street in downtown Wheaton, Illinois in DuPage County. Each 2,983-square foot unit has a private entrance with separately metered and controlled tenant paid HVAC, well finished for professional office and medical office users. The current tenant mix is a complement of established doctors, dentists, chiropractors and attorneys.

The property is competitively priced at \$65 per square foot, less than one third of construction costs. This offering provides an investor with considerable upside, conservatively underwritten at an average market occupancy rate of 80 percent with rental rates of \$19 per square foot modified gross. Engaging professional leasing and management will facilitate achieving this performance offering an investor the potential for a near 14 percent pro forma cap rate.

Demographic trends have substantially increased demand for this well-located suburban office property. This property offers an investor a lucrative opportunity to offer quality office space in this vibrant growing central Dupage County market. Wheaton is bordered by Naperville to the south, Glen Ellyn to the east, Warrenville to the west and Carol Stream and Glendale Heights to the north.

The subject property is located in Wheaton, Illinois, approximately 25 miles west of Chicago on busy Roosevelt Road averaging 31,300 cars per day. Wheaton is the county seat for DuPage County, home of Wheaton College, which is sometimes referred to as "The Harvard of Evangelical schools," as well as home to the College of Dupage. This location also offers convenient access to transportation with bus routes along Roosevelt Road, walking distance to the Wheaton Metra Train station and minutes from the Interstate 355 tollway.

INVESTMENT HIGHLIGHTS

- Superb Roosevelt Road and South Main Street Corner in Downtown Wheaton
- Wholly-Owned Eight-Unit Office/Condo Property, No Association
- Separately Controlled HVAC for Each Unit, New Roof in 2014
- Competitively Priced with Substantial Upside
- High Visibility Corner with Access from Roosevelt Road and South Main Street
- Good Tenant Mix of Doctors, Dentists, Chiropractors and Attorneys

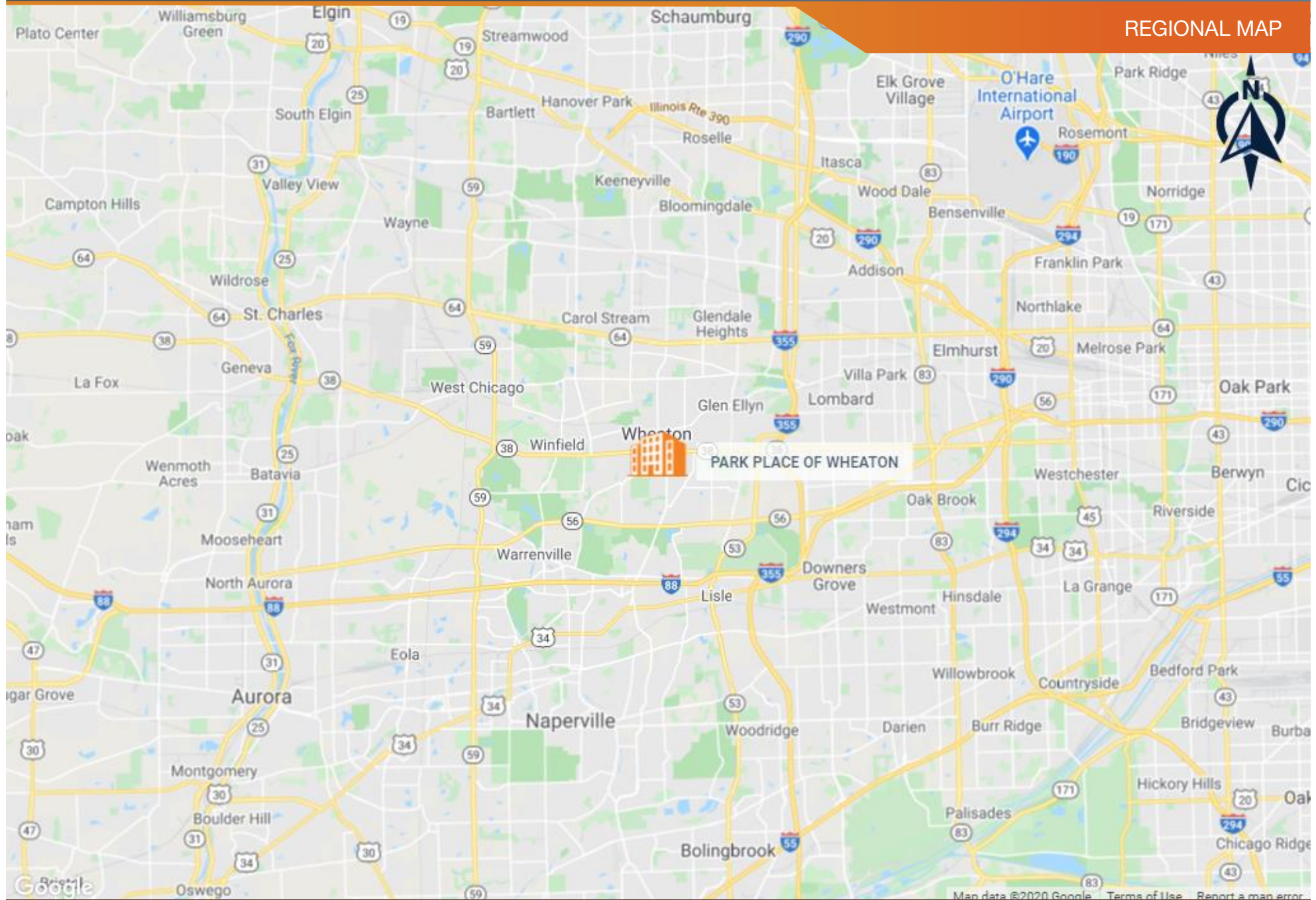


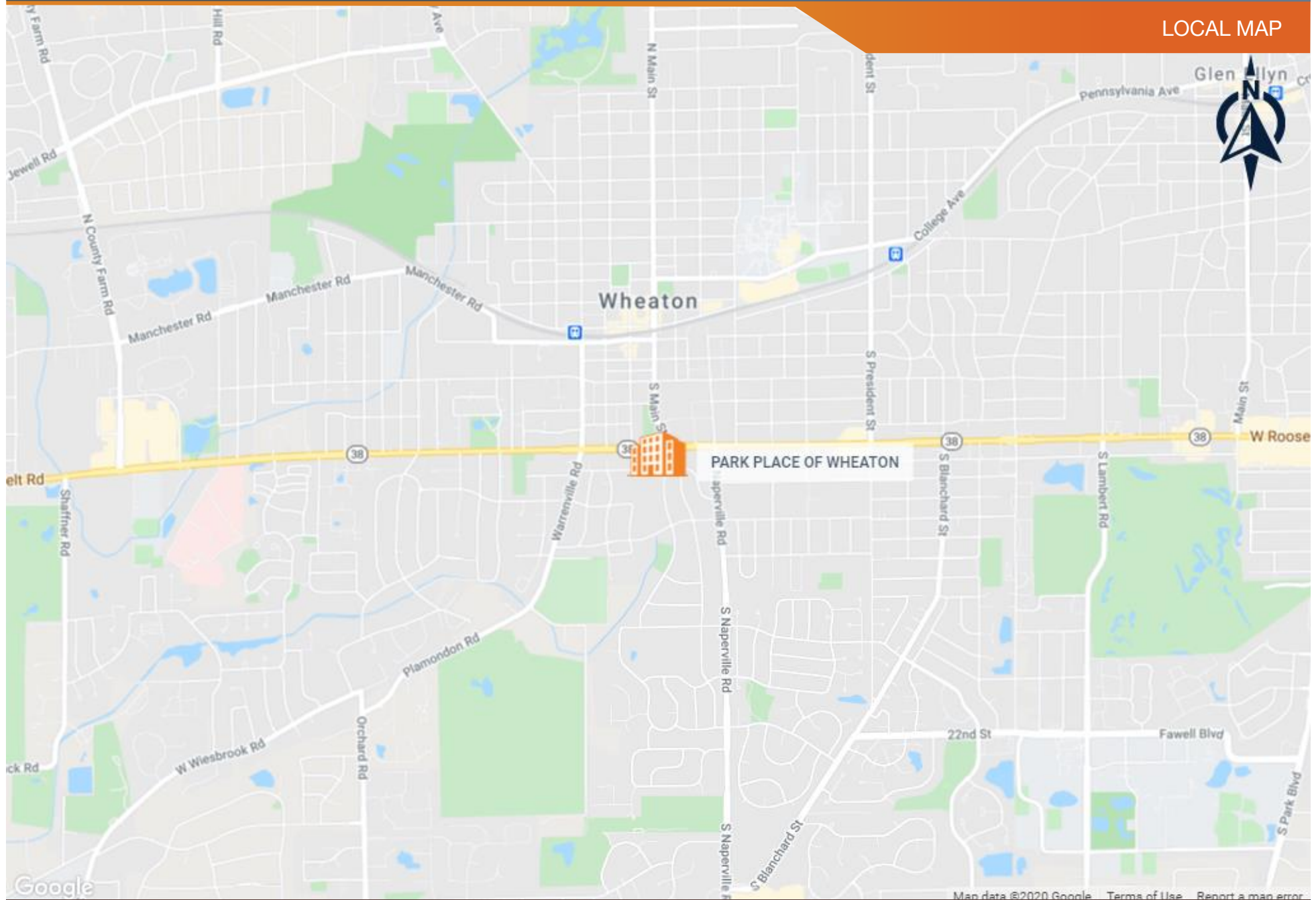
PROPERTY SUMMARY

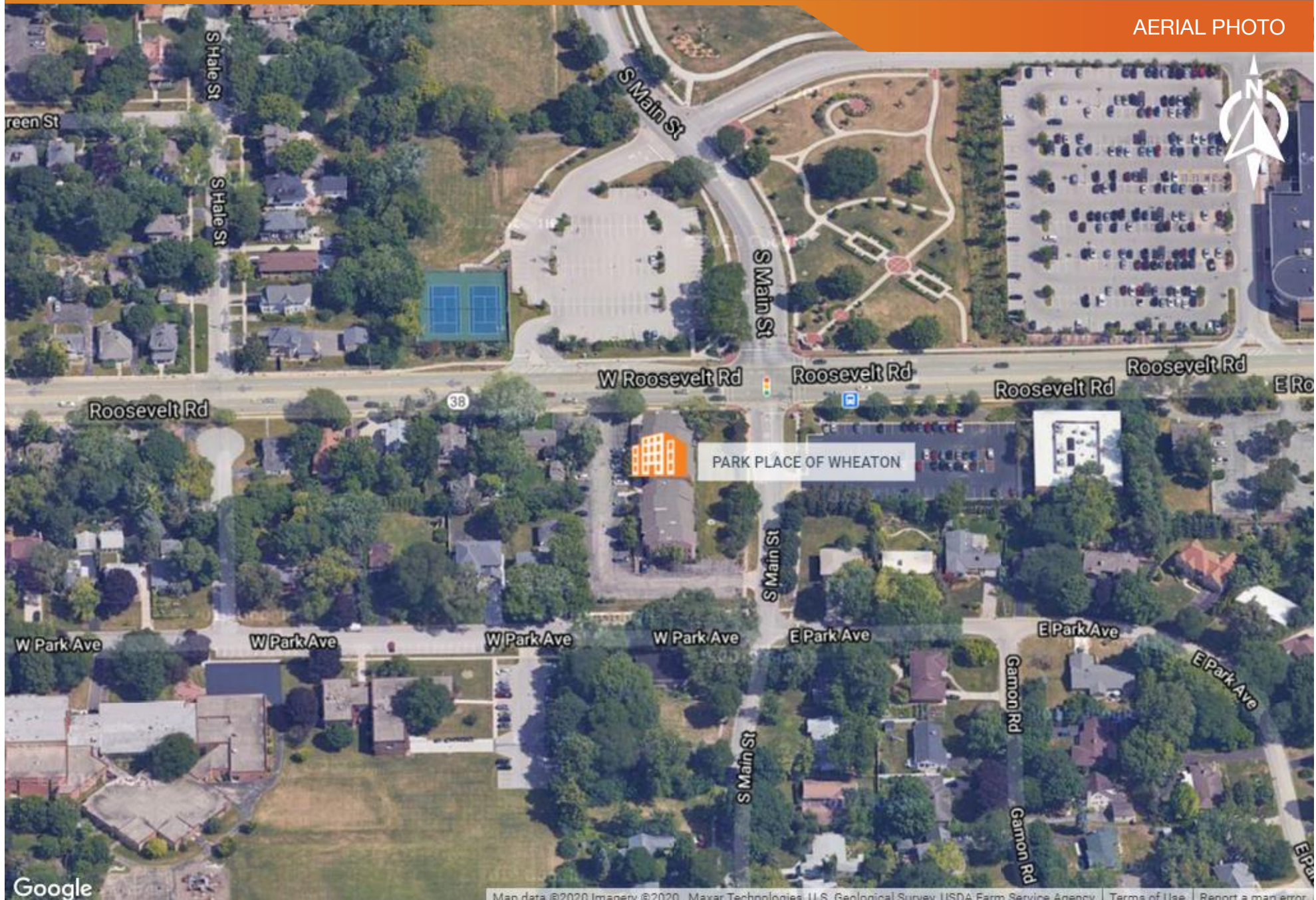
THE OFFERING	
Property	Park Place of Wheaton
Price	\$1,550,000
Property Address	100 West Roosevelt Rd, Wheaton, IL
Assessors Parcel Number	05-21-117-001
Zoning	O-R (City of Wheaton)
SITE DESCRIPTION	
Number of Floors	2
Year Built/Renovated	1984
Rentable Square Feet	23864
Ownership	Fee Simple
Lot Size	1.51 Acre(s)
Parking	100
Intersection/Cross Street	W Roosevelt Rd/S Main St
UTILITIES	
Gas	Public
Electric	Public
Water	Public
Sewer	Public
Trash	Private Contracted

CONSTRUCTION	
Foundation	Concrete Slab
Framing	Wood
Exterior	Brick
Parking Surface	Asphalt
Roof	Asphalt Shingle (New 2014)
MECHANICAL	
HVAC	GFA/Central



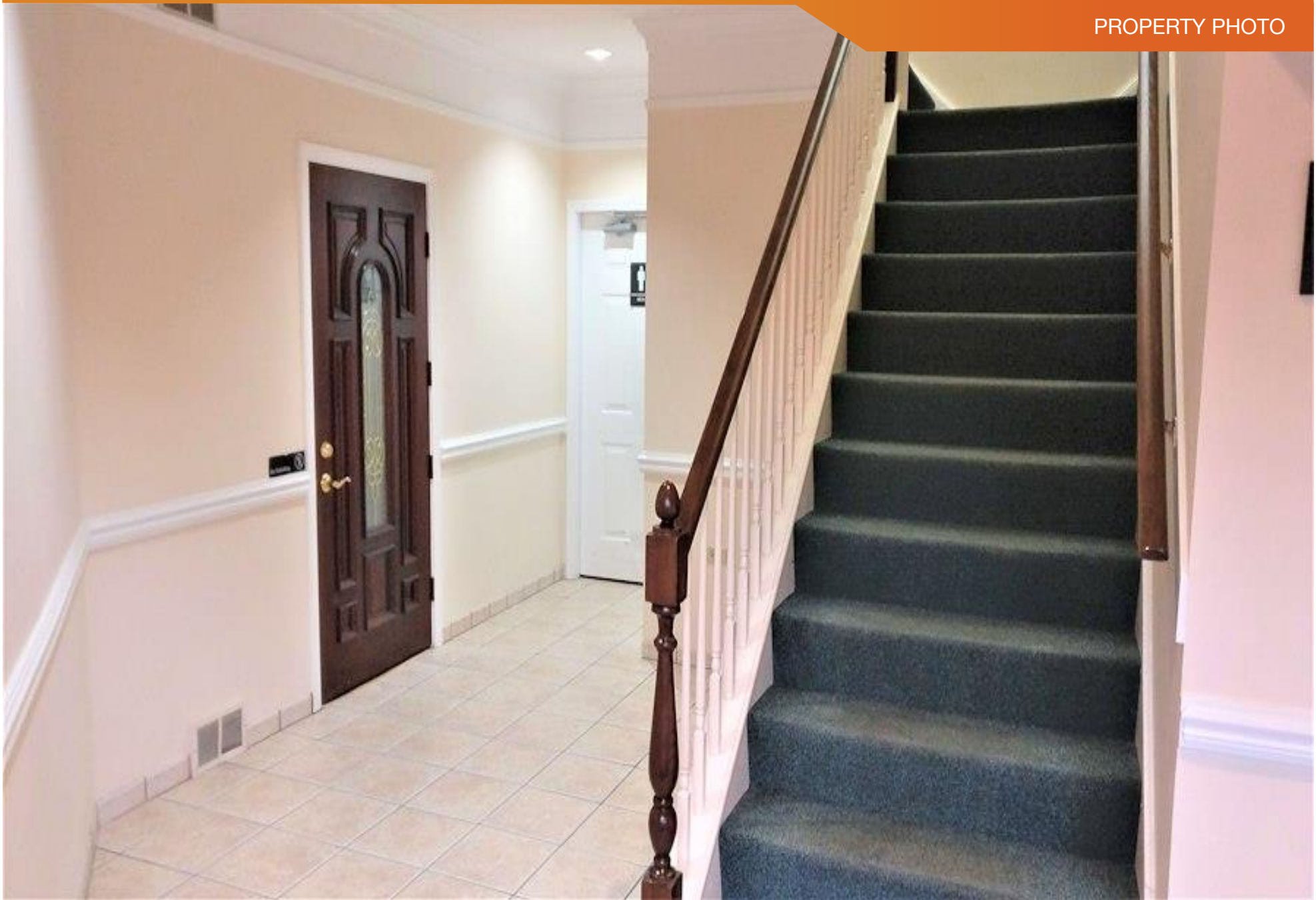






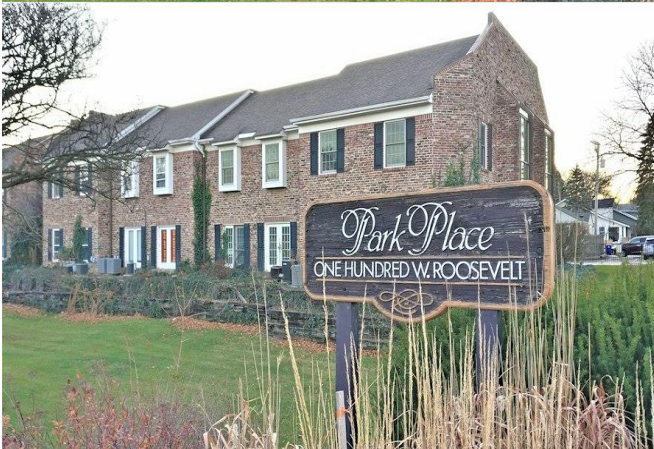
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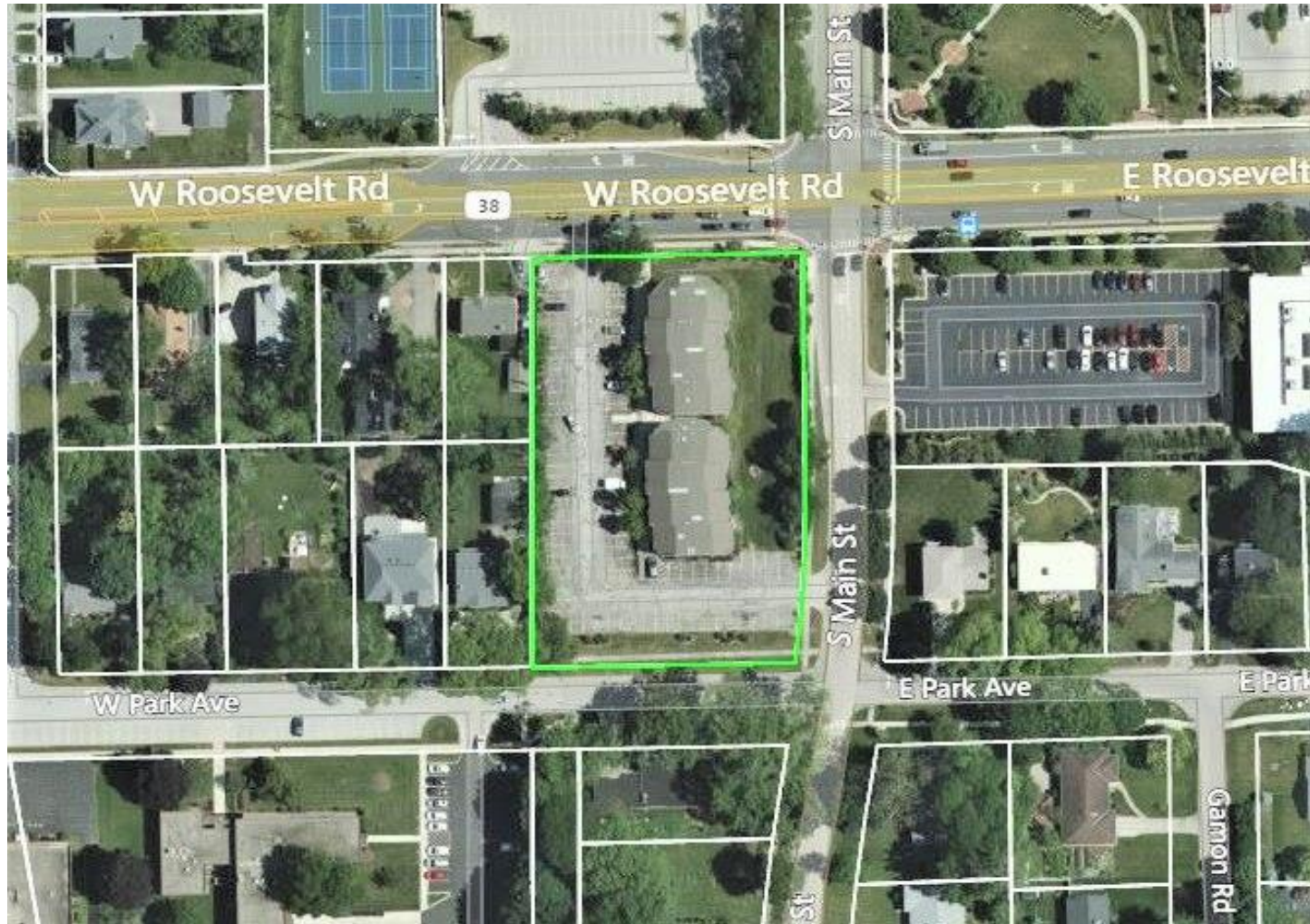
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**Marcus & Millichap closes
more transactions than any
other brokerage firm.**





FINANCIAL ANALYSIS



TENANT SUMMARY

As of November, 2020

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm. Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Educational Assistance LTD	A1-101	1,480	6.2%	3/1/18 2/28/21	\$12.16	\$1,500	\$18,000	\$23,680	Mar-2021	\$1,973	Modified Gross	
Vacant	A1-201	1,861	7.8%	12/31/99	\$0.00	\$0	\$0	\$35,359	Oct-2021	\$2,947	Modified Gross	
Vacant	A2-201	275	1.2%	12/31/99	\$0.00	\$0	\$0	\$5,225	Oct-2021	\$435	Modified Gross	
Doug Naegelen	A2-202	295	1.2%	3/1/19 4/30/21	\$20.34	\$500	\$6,000	\$6,000	Dec-1900		Modified Gross	
Vacant	A2-102	1,851	7.8%	12/31/99	\$0.00	\$0	\$0	\$35,169	Oct-2021	\$2,931	Modified Gross	
Williamson Chiropractic	A3-102	750	3.1%	6/1/18 5/31/21	\$23.73	\$1,483	\$17,796	\$17,796	Dec-1900		Modified Gross	
Vacant	A3-103	630	2.6%	12/31/99	\$0.00	\$0	\$0	\$11,970	Oct-2021	\$998	Modified Gross	
Vacant	A3-201	681	2.9%	12/31/99	\$0.00	\$0	\$0	\$12,939	Oct-2021	\$1,078	Modified Gross	
Martin Zeigler DDS	A3-202	365	1.5%	11/1/19 M-M	\$29.59	\$900	\$10,800	\$10,800	Dec-1900		Modified Gross	
Gretchen Rodriguez-Patterson	A3-203	318	1.3%	6/1/18 5/31/21	\$18.87	\$500	\$6,000	\$6,000	Dec-1900		Modified Gross	
Vacant	A4-103	1,211	5.1%	12/31/99	\$0.00	\$0	\$0	\$23,009	Oct-2021	\$1,917	Modified Gross	
Clearthrough Solutions LLC	A4-204	1,343	5.6%	3/7/16 M-M	\$3.57	\$400	\$4,800	\$21,488	Dec-2020	\$1,791	Modified Gross	
A Kent Honke	A4-205	300	1.3%	1/1/19 11/30/21	\$24.28	\$607	\$7,284	\$7,284	Dec-1900		Modified Gross	
Relaxation Restoration	B5-101	225	0.9%	10/1/18 9/30/21	\$21.60	\$405	\$4,860	\$4,860	Dec-1900		Modified Gross	
John Nolsinger	B5-105	279	1.2%	1/1/20 12/31/21	\$19.91	\$463	\$5,556	\$5,556	Dec-1900		Modified Gross	
Dr. Phillip P Moscatel DC	B5-103	401	1.7%	7/1/19 7/31/23	\$16.01	\$535	\$6,420	\$7,419	Aug-2023	\$618	Modified Gross	
Vacant	B5-104	335	1.4%	12/31/99	\$0.00	\$0	\$0	\$6,365	Oct-2021	\$530	Modified Gross	
Crossroads Leadership	B5-201	251	1.1%	5/1/19 4/30/21	\$14.34	\$300	\$3,600	\$3,600	Dec-1900		Modified Gross	
Charles G Mearthy Jr.	B5-203	505	2.1%	3/1/19 4/30/22	\$16.75	\$705	\$8,460	\$8,460	Dec-1900		Modified Gross	
Wheaton Family Dental	B5-204	526	2.2%	6/1/16 5/31/21	\$21.67	\$950	\$11,400	\$11,400	Dec-1900		Modified Gross	
Vacant	36-105/106	1,222	5.1%	12/31/99	\$0.00	\$0	\$0	\$23,218	Oct-2021	\$1,935	Modified Gross	
Vacant	B6-205	1,500	6.3%	12/31/99	\$0.00	\$0	\$0	\$28,500	Oct-2021	\$2,375	Modified Gross	
Vacant	B7-101	1,132	4.7%	12/31/99	\$0.00	\$0	\$0	\$21,508	Oct-2021	\$1,792	Modified Gross	

TENANT SUMMARY

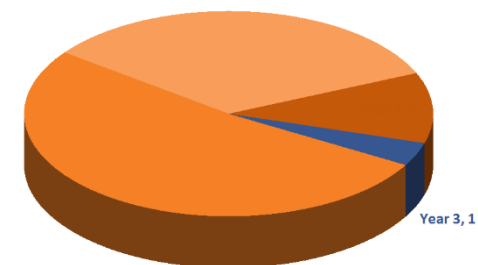
As of November, 2020

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Comm.	Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Vacant	B7-201	950	4.0%	12/31/99		\$0.00	\$0	\$0	\$18,050	Oct-2021	\$1,504	Modified Gross	
Vacant	B7-202	323	1.4%	12/31/99		\$0.00	\$0	\$0	\$6,137	Oct-2021	\$511	Modified Gross	
Advanced Nursing Solutions	B8-103A	173	0.7%	2/10/20	M-M	\$22.54	\$325	\$3,900	\$3,900	Dec-1900		Modified Gross	
Vacant	B8-103B	325	1.4%	12/31/99		\$0.00	\$0	\$0	\$6,175	Oct-2021	\$515	Modified Gross	
Dennis Hornstra Atty at Law	B8-103C	300	1.3%	11/1/19	M-M	\$33.72	\$843	\$10,116	\$10,116	Dec-1900		Modified Gross	
Office (Non-Revenue)	B8-202	737	3.1%	12/31/99		\$0.00	\$0	\$0	\$14,003	Oct-2021	\$1,167	Modified Gross	
Benshoff & Company Inc.	B8-203	263	1.1%	8/2/20	7/31/21	\$12.55	\$275	\$3,300	\$3,300	Dec-1900		Modified Gross	
The Greg Jones Agency LLC	B8204	450	1.9%	5/1/19	4/30/22	\$16.75	\$628	\$7,536	\$7,536	Dec-1900		Modified Gross	
Total		23,864				\$16.52	\$11,319	\$135,828	\$406,822				
Occupied Tenants: 17				Unoccupied Tenants: 14		Occupied GLA: 34.50%		Unoccupied GLA: 65.50%					
				Total Current Rents: \$11,319		Occupied Current Rents: \$11,319		Unoccupied Current Rents: \$0					
Notes:													

LEASE EXPIRATION SUMMARY

Year	Tenant	SF	% of RBA	2020 Rent	Expiration
0	Vacant	1,861	7.80%	\$0.00	
	Vacant	275	1.15%	\$0.00	
	Vacant	1,851	7.76%	\$0.00	
	Vacant	630	2.64%	\$0.00	
	Vacant	681	2.85%	\$0.00	
	Vacant	1,211	5.07%	\$0.00	
	Vacant	335	1.40%	\$0.00	
	Vacant	1,222	5.12%	\$0.00	
	Vacant	1,500	6.29%	\$0.00	
	Vacant	1,132	4.74%	\$0.00	
	Vacant	950	3.98%	\$0.00	
	Vacant	323	1.35%	\$0.00	
	Vacant	325	1.36%	\$0.00	
	Office (Non-Revenue)	737	3.09%	\$0.00	
1	Educational Assistance LTD	1,480	6.20%	\$12.16	2/28/2021
	Doug Naegelen	295	1.24%	\$20.34	4/30/2021
	Crossroads Leadership	251	1.05%	\$14.34	4/30/2021
	Williamson Chiropractic	750	3.14%	\$23.73	5/31/2021
	Gretchen Rodriguez-Patterson	318	1.33%	\$18.87	5/31/2021
	Wheaton Family Dental	526	2.20%	\$21.67	5/31/2021
	Benshoff & Company Inc.	263	1.10%	\$12.55	7/31/2021
	Relaxation Restoration	225	0.94%	\$21.60	9/30/2021
	A Kent Honke	300	1.26%	\$24.28	11/30/2021
2	John Nolsinger	279	1.17%	\$19.91	12/31/2021
	Charles G Mearthy Jr.	505	2.12%	\$16.75	4/30/2022
	The Greg Jones Agency LLC	450	1.89%	\$16.75	4/30/2022
3	Dr. Phillip P Moscatel DC	401	1.68%	\$16.01	7/31/2023
#N/A					#N/A
#N/A					#N/A
#N/A					#N/A
#N/A					#N/A

LEASE EXPIRATION SUMMARY



OPERATING STATEMENT

Income	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	135,828	5.69	135,828	5.69	406,822	17.05	
Expense Reimbursement Income							
CAM	0	0.00	0	0.00	35,477	1.49	[1]
Management Fees	0	0.00	0	0.00	0	0.00	
Total Reimbursement Income	\$0	0.0%	\$0	0.0%	\$35,477	24.3%	\$1.49
Potential Gross Revenue	135,828	5.69	135,828	5.69	442,299	18.53	
General Vacancy		0.0%	0	0.00	(81,364)	20.0%	(3.41) [2]
Effective Gross Revenue	\$135,828	\$5.69	\$135,828	\$5.69	\$360,934	\$15.12	
Operating Expenses	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	
Electric	22,415	0.94	22,415	0.94	23,087	0.97	[3]
Gas	7,913	0.33	7,913	0.33	8,150	0.34	[3]
Water	1,531	0.06	1,531	0.06	1,577	0.07	[3]
Sewer	2,586	0.11	2,586	0.11	2,664	0.11	[3]
Cleaning	3,093	0.13	3,093	0.13	3,186	0.13	[4]
Trash Removal	1,168	0.05	1,168	0.05	1,203	0.05	[3]
Repairs & Maintenance	5,639	0.24	5,639	0.24	5,808	0.24	[3]
Landscaping	1,150	0.05	1,150	0.05	1,185	0.05	[3]
Snow Removal	0	0.00	1,500	0.06	1,500	0.06	[5]
Office/Professional	3,552	0.15	3,552	0.15	3,659	0.15	[3]
Insurance	9,702	0.41	9,702	0.41	9,993	0.42	[3]
Real Estate Taxes	63,733	2.67	63,733	2.67	65,645	2.75	[6]
Management Fee	0	0.0%	6,791	5.0%	18,047	5.0%	0.76 [7]
Total Expenses	\$122,482	\$5.13	\$130,773	\$5.48	\$145,703	\$6.11	
Expenses as % of EGR	90.2%		96.3%		40.4%		
Net Operating Income	\$13,346	\$0.56	\$5,055	\$0.21	\$215,231	\$9.02	

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

NOTES

Notes to Operating Statement

- [1] Current Rates are Modified Gross (Base Rate + Water/Sewer/Trash/Gas/Electric) / Proforma = \$19/SF Modified Gross Base Rate + Pass-through of all utilities
- [2] In-place & Current Rents Reflects Current Actual Occupancy / Proforma Assumes a Twenty Percent Vacancy Rate
- [3] Owner Reported Current Expense / Proforma Assumes a Three Percent Annual Increase
- [4] Cleaning is for Common Areas. In-Suite Janitorial Not Provided for Tenants
- [5] Snow Plowing Currently Done In-House / Proforma Assumes Contracted Snow Plowing
- [6] 2019 Taxes Payable in 2020 / Proforma Assumes a Three Percent Increase in the Property Taxes
- [7] The Property is Currently Self-Managed / Proforma Assumes Third Party Management

PRICING DETAIL

Summary	
Price	\$1,550,000
Down Payment	\$465,000
Down Payment %	30%
Number of Suites	31
Price Per SqFt	\$64.95
Total Gross SF	23,864 SF
Lot Size	1.51 Acres
Year Built/Renovated	1984
Occupancy	38.69%

Returns	Current	Pro Forma
CAP Rate	0.33%	13.89%
Cash-on-Cash	-13.31%	31.89%
Debt Coverage Ratio	0.08	3.22

Financing	1st Loan
Loan Amount	\$1,085,000
Loan Type	New
Interest Rate	3.75%
Amortization	25 Years
Year Due	2025

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

Operating Data				
Income		Current		Pro Forma
Scheduled Base Rental Income		\$135,828		\$406,822
Total Reimbursement Income	0.0%	\$0	8.7%	\$35,477
Potential Gross Revenue		\$135,828		\$442,299
General Vacancy	0.0%	\$0	20.0%	(\$81,364)
Effective Gross Revenue		\$135,828		\$360,934
Less: Operating Expenses	96.3%	(\$130,773)	40.4%	(\$145,703)
Net Operating Income		\$5,055		\$215,231
Cash Flow		\$5,055		\$215,231
Debt Service		(\$66,940)		(\$66,940)
Net Cash Flow After Debt Service	-13.31%	(\$61,885)	31.89%	\$148,291
Principal Reduction		\$26,708		\$27,727
Total Return	-7.56%	(\$35,177)	37.85%	\$176,019

Operating Expenses	Current	Pro Forma
CAM	\$50,547	\$52,018
Insurance	\$9,702	\$9,993
Real Estate Taxes	\$63,733	\$65,645
Management Fee	\$6,791	\$18,047
Total Expenses	\$130,773	\$145,703
Expenses/Suite	\$4,218	\$4,700
Expenses/SF	\$5.48	\$6.11

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**Closed 1,994
debt and equity
financings
in 2019**



**National platform
operating
within the firm's
brokerage offices**



**\$ 7.18 billion
total national
volume in 2019**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions to
enhance value**

**Enhanced control through
investor qualification support**

**Enhanced control through
MMCC's ability to qualify
investor finance contingencies**

**Enhanced control through
quickly identifying potential
debt/equity sources,
processing, and closing
buyer's finance alternatives**

**Enhanced control through
MMCC's ability to monitor
investor/due diligence and
underwriting to ensure timely,
predictable closings**

MARKET COMPARABLES



PARK PLACE OF WHEATON

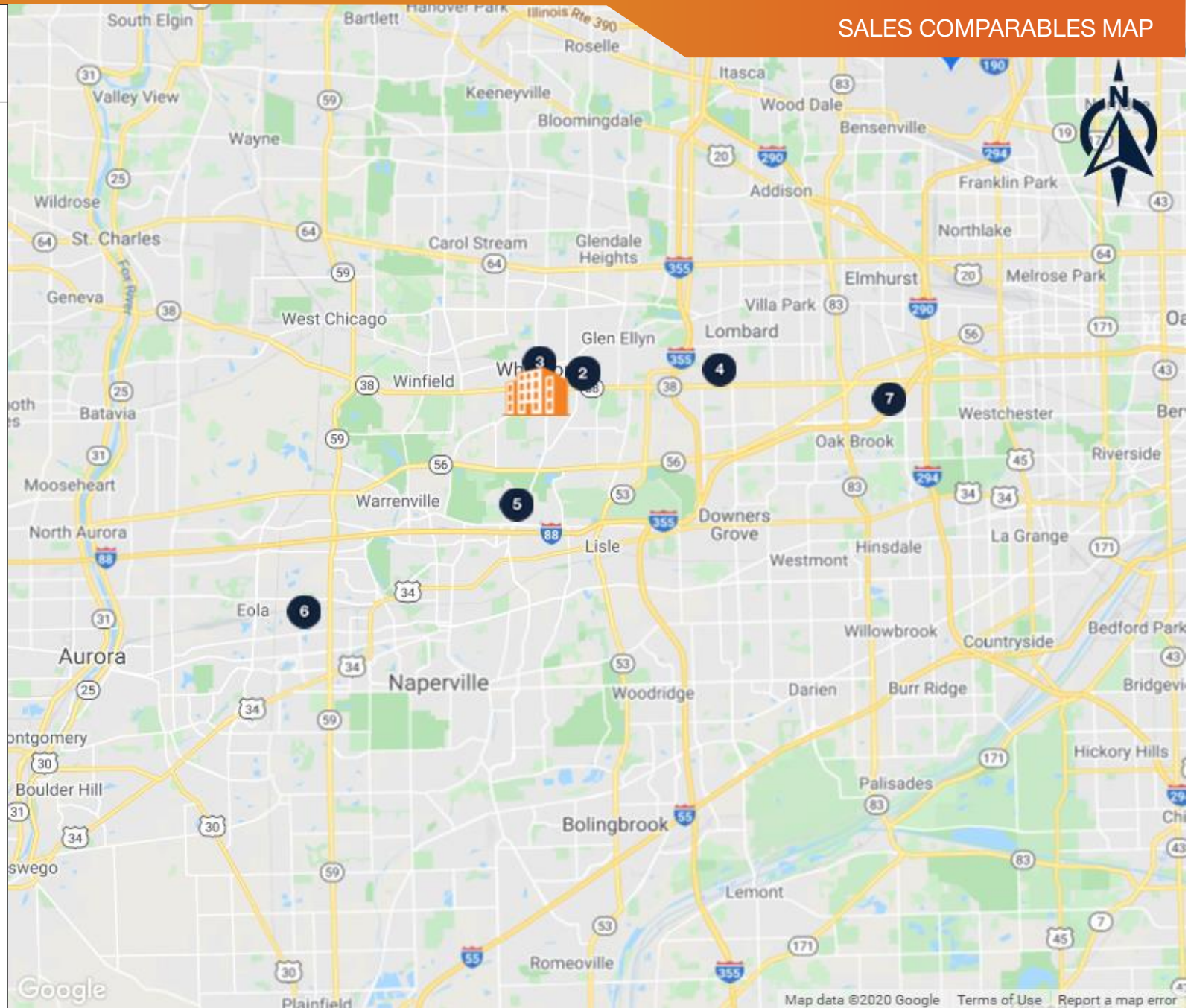


**PARK PLACE OF WHEATON
(SUBJECT)**

- 1 1616 E Roosevelt Rd
- 2 1607 E Taft Ave
- 3 211 E Illinois St
- 4 33 W Roosevelt Rd
- 5 4151 Naperville Rd
- 6 4255 Meridian Pky
- 7 709 Enterprise Dr

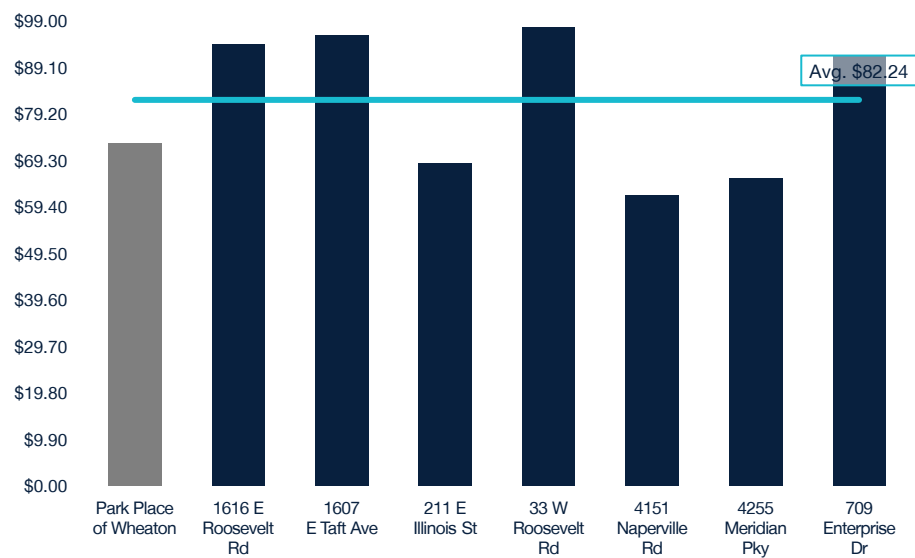
SALES COMPARABLES

SALES COMPARABLES MAP



SALES COMPARABLES SALES COMPS AVG

Average Price Per Gross Square Foot



SALES COMPARABLES

PARK PLACE OF WHEATON

100 West Roosevelt Road, Wheaton, IL, 60189



Asking Price	\$1,550,000
Year Built	1984
Occupancy	39%
Parking Ratio	5.6/1000

1616 EAST ROOSEVELT ROAD

Wheaton, IL, 60187



Close of Escrow	10/8/2019
Sales Price	\$1,250,000
Rentable SF	13,280
Year Built	1963
Occupancy	75%
Parking Ratio	4.57

NOTES

Owner-User Sale

1607 EAST TAFT AVENUE

Wheaton, IL, 60189



Close of Escrow	12/13/2019
Sales Price	\$615,000
Rentable SF	6,401
Year Built	1961
Occupancy	100%

SALES COMPARABLES

211 EAST ILLINOIS STREET

Wheaton, IL, 60187



Close of Escrow	11/19/2019
Sales Price	\$1,100,000
Rentable SF	16,000
Year Built	1964
Occupancy	50%

33 WEST ROOSEVELT ROAD

Lombard, IL, 60148



Close of Escrow	1/14/2020
Sales Price	\$860,000
Rentable SF	8,800
Year Built	1980
Occupancy	100%

4151 NAPERVILLE ROAD

Lisle, IL, 60532



Close of Escrow	3/26/2020
Sales Price	\$1,115,000
Rentable SF	18,000
Year Built	1982

NOTES

Owner-User

SALES COMPARABLES

4255 MERIDIAN PARKWAY

Aurora, IL, 60504

6



Close of Escrow	6/4/2020
Sales Price	\$2,900,000
Rentable SF	44,315
Year Built	2006
Occupancy	55%

709 ENTERPRISE DRIVE

Oak Brook, IL, 60523

7



Close of Escrow	5/21/2020
Sales Price	\$2,870,000
Rentable SF	31,338
Year Built	1974

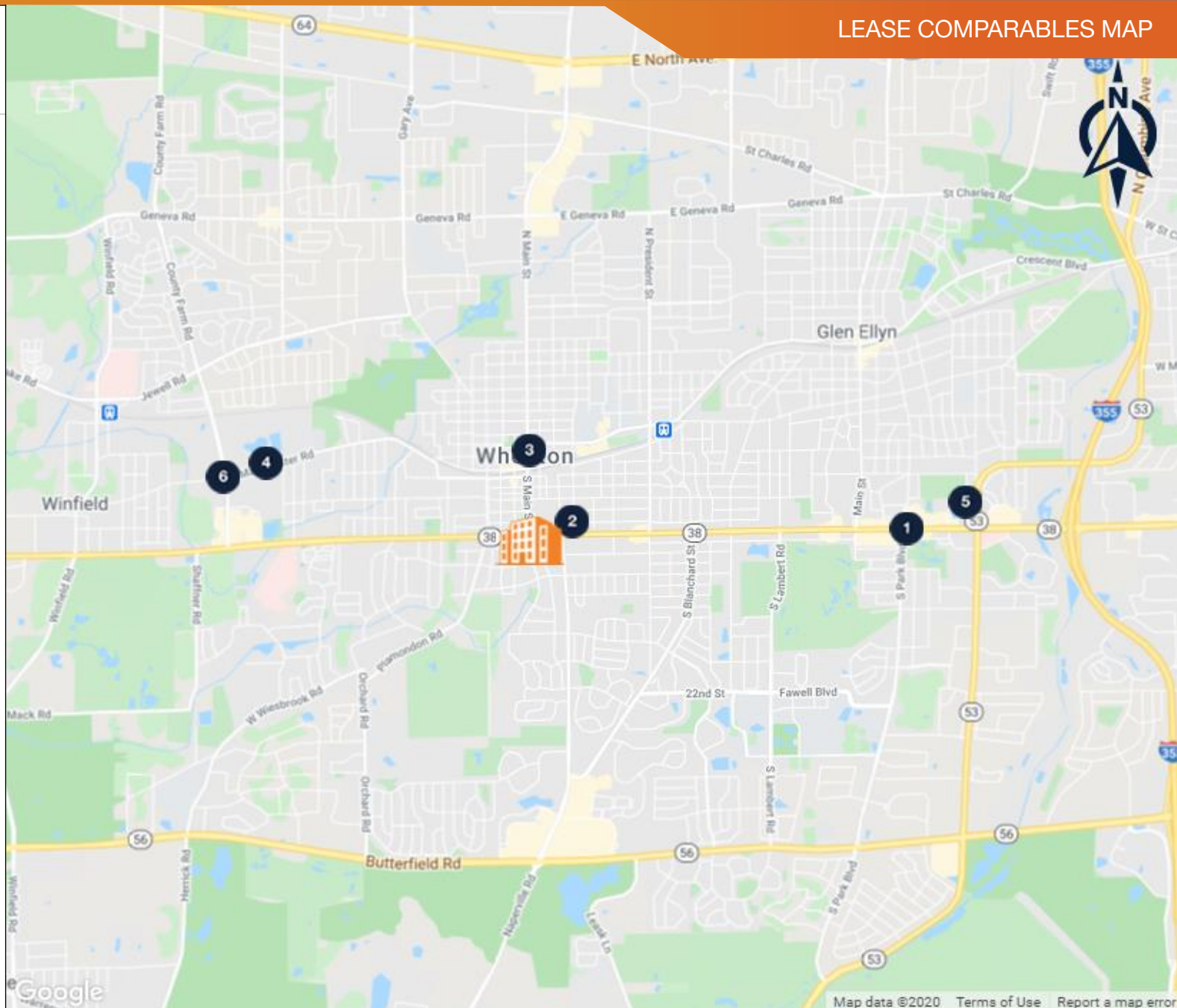
NOTES

Vacant at closing



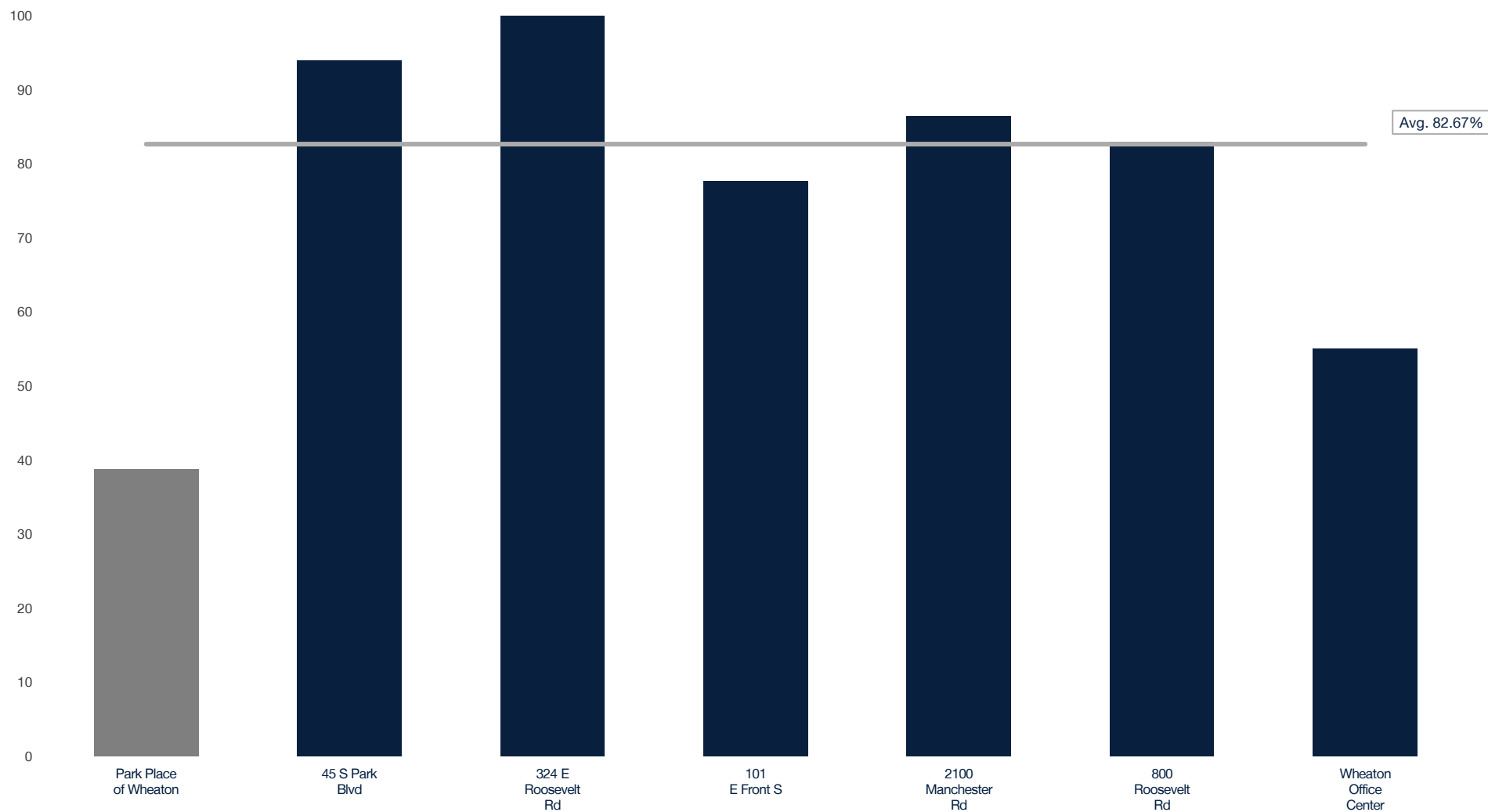
PARK PLACE OF WHEATON (SUBJECT)

- 1 45 S Park Blvd
- 2 324 E Roosevelt Rd
- 3 101 E Front S
- 4 2100 Manchester Rd
- 5 800 Roosevelt Rd
- 6 Wheaton Office Center

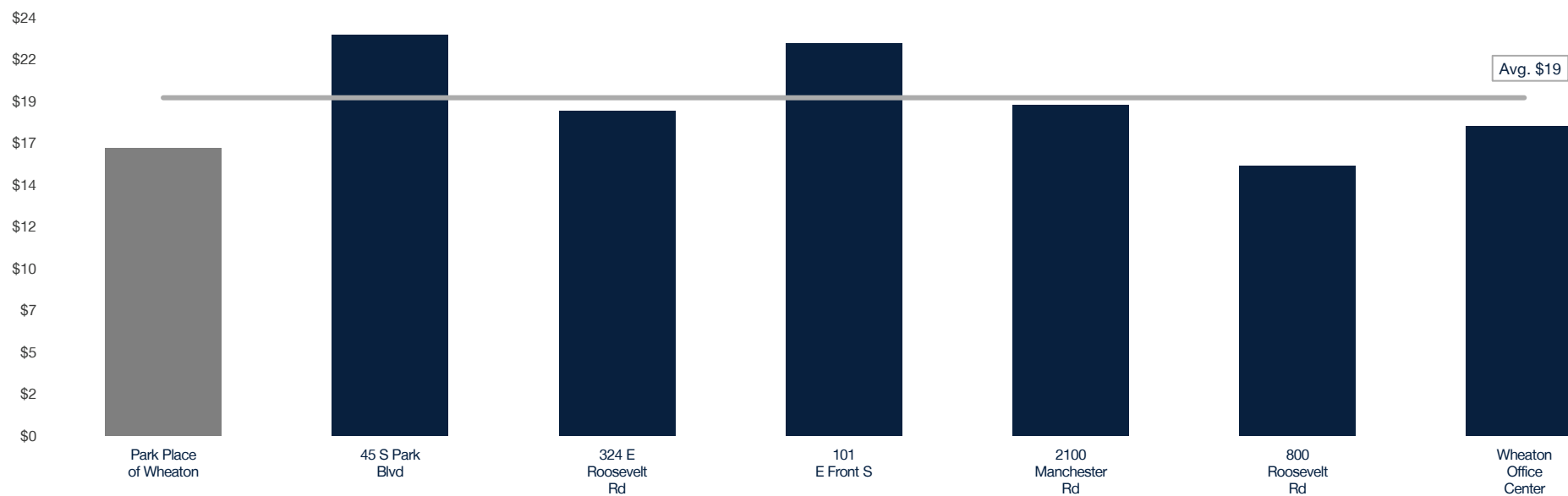


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AVERAGE OCCUPANCY



AVERAGE RENT PER SQUARE FOOT



PARK PLACE OF WHEATON

100 West Roosevelt Road, Wheaton, IL, 60189



Available SF	13,033
Asking Rent/SF	\$16.52
Year Built	1984
Occupancy	39%
Lease Type	Modified Gross
Lot Size	1.51 acre(s)
Parking Ratio	5.6/1000

45 SOUTH PARK BOULEVARD

Glen Ellyn, IL, 60137



Rentable SF	38,000
Available SF	2,245
Asking Rent/SF	\$23.00
Year Built	1991
Occupancy	94%
Lease Type	Modified Gross
Lot Size	Acre(s):1.5 SqFt:65340

324 EAST ROOSEVELT ROAD

Wheaton, IL, 60187



Rentable SF	4,926
Asking Rent/SF	\$18.66
Year Built	1978
Occupancy	100%
Lease Type	Modified Gross

101 EAST FRONT STREET

Wheaton, IL, 60187



Rentable SF	2,900
Available SF	650
Asking Rent/SF	\$22.50
Year Built	1885
Occupancy	78%
Lease Type	Modified Gross

2100 MANCHESTER ROAD

Wheaton, IL, 60187



Rentable SF	34,600
Available SF	4,715
Asking Rent/SF	\$19.00
Year Built	1983
Occupancy	86%
Lease Type	Modified Gross

800 ROOSEVELT ROAD

Glen Ellyn, IL, 60137



Rentable SF	64,968
Available SF	9,526
Asking Rent/SF	\$15.50
Year Built	1979
Occupancy	83%
Lease Type	Modified Gross

WHEATON OFFICE CENTER

290-311 South County Farm Road, Wheaton, IL, 60187

6



Rentable SF	37,800
Available SF	18,406
Asking Rent/SF	\$17.75
Year Built	1990
Occupancy	55%
Lease Type	Modified Gross
Lot Size	2.53

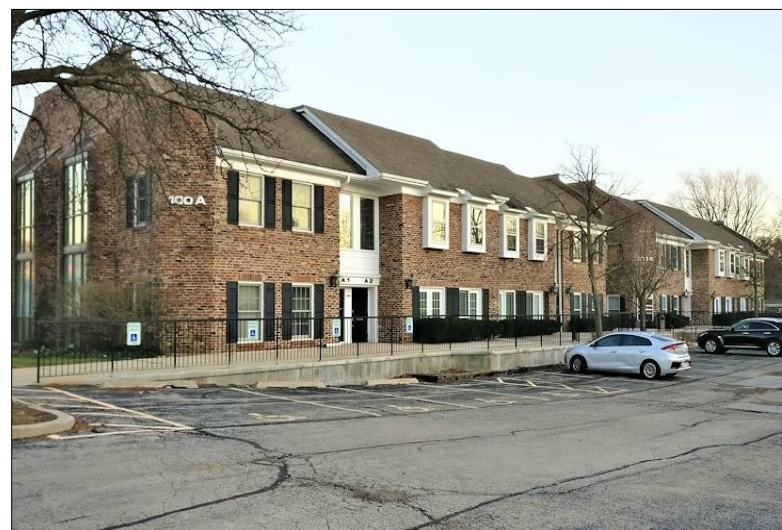
MARKET OVERVIEW



Created on December 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	15,632	102,520	228,719
■ 2020 Estimate			
Total Population	15,319	102,242	227,507
■ 2010 Census			
Total Population	14,735	100,779	223,885
■ 2000 Census			
Total Population	15,925	103,796	223,172
■ Current Daytime Population			
2020 Estimate	20,520	121,648	278,837
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	5,712	38,059	84,075
■ 2020 Estimate			
Total Households	5,600	37,827	83,317
Average (Mean) Household Size	2.62	2.61	2.68
■ 2010 Census			
Total Households	5,404	37,253	81,690
■ 2000 Census			
Total Households	5,683	37,151	79,078
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	17.28%	18.25%	13.37%
\$150,000 - \$199,999	12.09%	12.48%	10.91%
\$100,000 - \$149,000	20.88%	20.97%	21.81%
\$75,000 - \$99,999	12.38%	11.04%	13.30%
\$50,000 - \$74,999	13.35%	12.65%	14.60%
\$35,000 - \$49,999	7.82%	7.68%	9.13%
\$25,000 - \$34,999	5.49%	5.57%	6.10%
\$15,000 - \$24,999	5.60%	5.38%	5.14%
Under \$15,000	7.30%	8.03%	8.95%
Average Household Income	\$144,257	\$145,552	\$127,150
Median Household Income	\$100,478	\$103,609	\$92,534
Per Capita Income	\$53,738	\$54,324	\$46,821

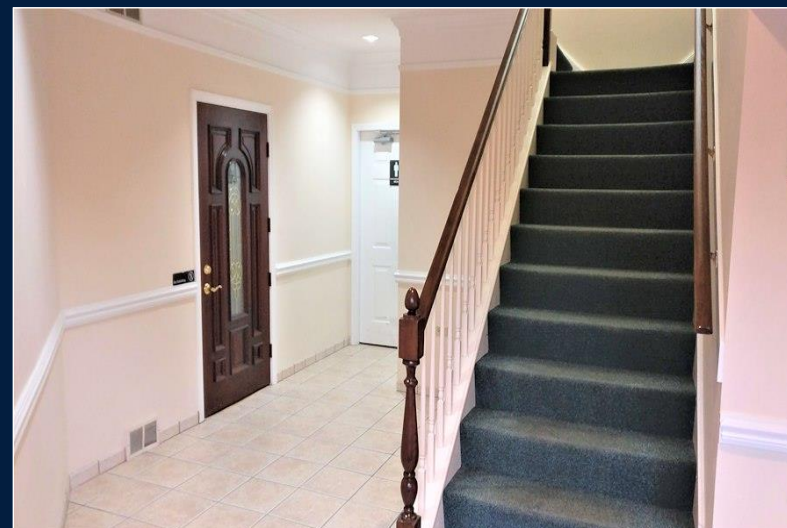
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	15,319	102,242	227,507
Under 20	26.42%	25.85%	25.33%
20 to 34 Years	20.36%	17.73%	19.85%
35 to 39 Years	5.67%	5.48%	6.53%
40 to 49 Years	12.44%	12.24%	12.44%
50 to 64 Years	21.01%	22.12%	20.90%
Age 65+	14.12%	16.57%	14.96%
Median Age	37.88	40.85	38.68
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	9,859	68,691	154,669
Elementary (0-8)	0.82%	1.21%	2.52%
Some High School (9-11)	2.02%	2.78%	3.98%
High School Graduate (12)	11.42%	12.38%	17.02%
Some College (13-15)	15.11%	15.50%	17.85%
Associate Degree Only	5.74%	6.55%	6.91%
Bachelors Degree Only	35.65%	35.13%	30.89%
Graduate Degree	27.98%	25.46%	19.58%



Source: © 2019 Experian

Created on December 2020

POPULATION BY TRANSPORTATION TO WORK	1 Miles	3 Miles	5 Miles
■ 2020 Estimate Total Population			
Bicycle	0.55%	0.54%	0.51%
Bus or Trolley Bus	0.78%	0.24%	0.25%
Carpooled	5.96%	6.03%	7.55%
Drove Alone	68.62%	73.64%	77.55%
Ferryboat	0.16%	0.03%	0.02%
Motorcycle	0.00%	0.03%	0.04%
Other Means	0.21%	0.53%	0.53%
Railroad	8.05%	7.68%	5.55%
Streetcar or Trolley Car	0.00%	0.01%	0.02%
Subway or Elevated	0.08%	0.32%	0.27%
Taxicab	0.21%	0.17%	0.13%
Walked	7.60%	3.91%	2.41%
Worked at Home	7.78%	6.88%	5.16%
POPULATION BY TRAVEL TIME TO WORK	1 Miles	3 Miles	5 Miles
■ 2020 Estimate Total Population			
Under 15 Minutes	29.20%	25.87%	24.30%
15 - 29 Minutes	26.55%	28.81%	31.28%
30 - 59 Minutes	18.97%	21.28%	23.65%
60 - 89 Minutes	9.42%	10.12%	8.90%
90 or More Minutes	3.13%	2.86%	2.60%
Worked at Home	7.78%	6.88%	5.16%
Average Travel Time in Minutes	30	31	31



Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 15,319. The population has changed by -3.81% since 2000. It is estimated that the population in your area will be 15,632.00 five years from now, which represents a change of 2.04% from the current year. The current population is 48.81% male and 51.19% female. The median age of the population in your area is 37.88, compare this to the US average which is 38.21. The population density in your area is 4,866.89 people per square mile.



Households

There are currently 5,600 households in your selected geography. The number of households has changed by -1.46% since 2000. It is estimated that the number of households in your area will be 5,712 five years from now, which represents a change of 2.00% from the current year. The average household size in your area is 2.62 persons.



Income

In 2019, the median household income for your selected geography is \$100,478, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 43.70% since 2000. It is estimated that the median household income in your area will be \$116,803 five years from now, which represents a change of 16.25% from the current year.

The current year per capita income in your area is \$53,738, compare this to the US average, which is \$34,935. The current year average household income in your area is \$144,257, compare this to the US average which is \$90,941.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 85.82% White, 4.19% Black, 0.03% Native American and 5.94% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 5.25% of the current year population in your selected area. Compare this to the US average of 18.38%.



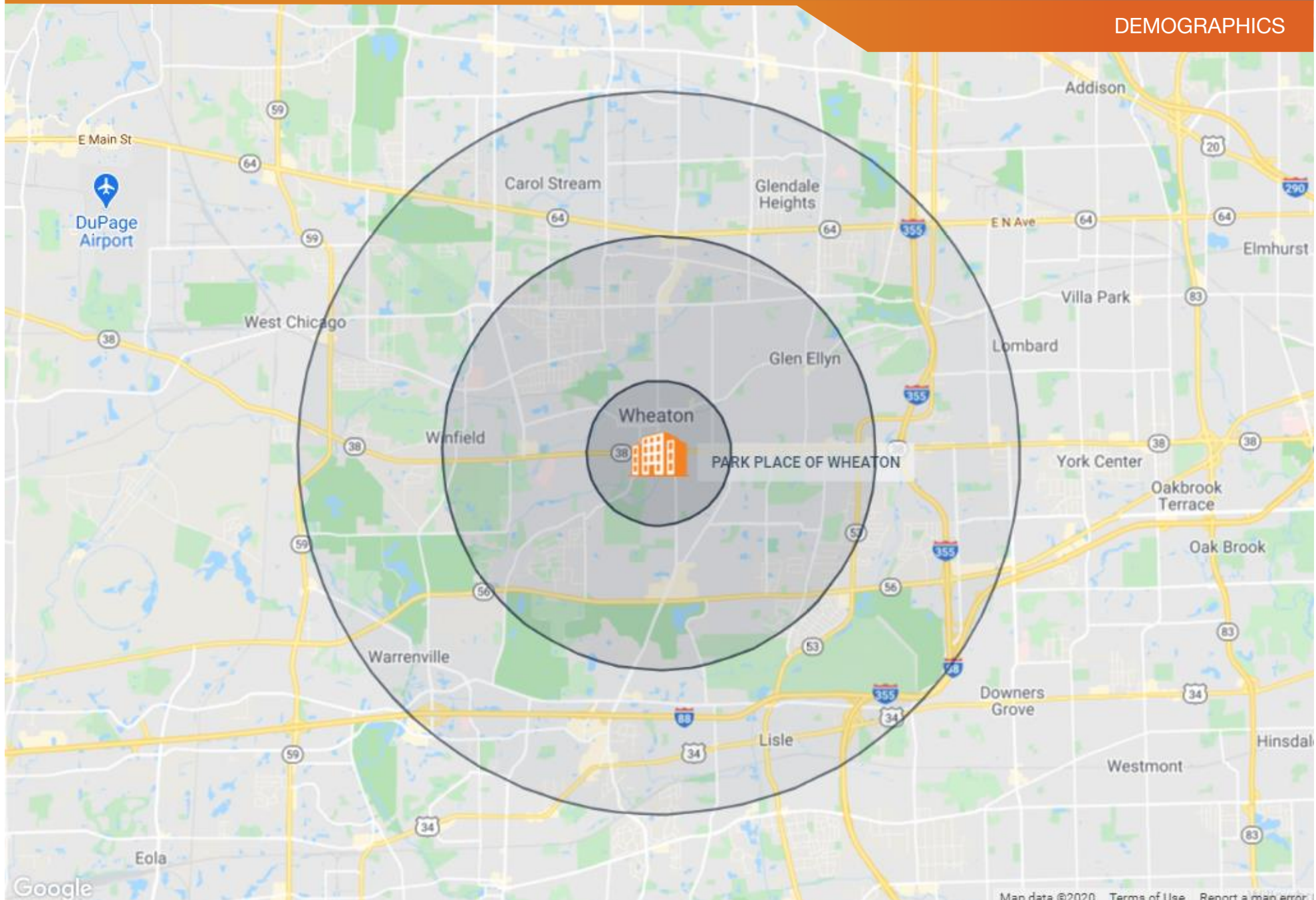
Housing

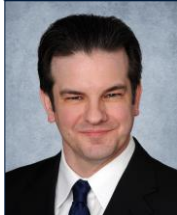
The median housing value in your area was \$385,156 in 2019, compare this to the US average of \$221,068. In 2000, there were 3,953 owner occupied housing units in your area and there were 1,731 renter occupied housing units in your area. The median rent at the time was \$822.



Employment

In 2019, there are 8,474 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 78.30% of employees are employed in white-collar occupations in this geography, and 21.26% are employed in blue-collar occupations. In 2019, unemployment in this area is 4.41%. In 2000, the average time traveled to work was 30.00 minutes.



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Bio

Randolph Taylor MBA, CCIM is a Multifamily Investment Sales Broker in the Marcus and Millichap Chicago Oak Brook office. Randolph is a member of the National Multi Housing Group focusing exclusively on the Listing and Sale of Investment Grade Multifamily Properties in the Chicago area. Randy has over 23 years of Commercial Real Estate experience including Corporate Real Estate, Asset Management, and Brokerage. Randolph's broad knowledge of the Commercial Real Estate Industry, financial analysis, marketing and negotiating skills uniquely positions him to provide a superior level of service to his clients.