

OFFERING MEMORANDUM

Ascot Shopping Center • Value Add Retail • Chicago MSA

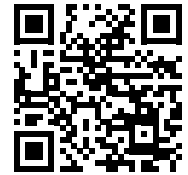
1-55 S. Wolf Road // Prospect Heights, IL 60070

Online auction conducted via

R MARKETPLACE

August 17 -19, 2026

Click or scan for more



<https://tinyurl.com/Ascot-Auction>

*Value Add
Retail
Opportunity*

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THE AUCTION SALE PROCESS

An online auction event will be conducted on ReallINSIGHT Marketplace ("RI Marketplace") in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RI Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RI Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RI Marketplace. For further information, please visit the FAQ, Bidder Registration (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for August 19, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the FAQ, Bidding (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RI Marketplace website.

CONTACT INFORMATION

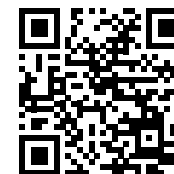
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DATES

Auction Start Date: August 17, 2026
Auction End Date: August 19, 2026

Register and sign the CA at RiMarketplace.com to access full property financials and due diligence information.

Click or scan to register



<https://tinyurl.com/Ascot-Auction>

Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale the Ascot Shopping Center located in Prospect Heights, Illinois. The Ascot Shopping Center consists of two single-story retail buildings, totaling approximately 27,123 square feet of rentable building area on 111,193 SF (2.55 acres) of land. The center is approximately 85% leased to a diverse mix of locally-owned, service-oriented tenants including a daycare, restaurants, a dog groomer, and a video gaming lounge.

Located at the southeast corner of E. Camp McDonald Road and S. Wolf Road immediately adjacent to the Prospect Heights Metra Station, the property offers high visibility and strong street traffic with this intersection seeing over 15,560 vehicles per day (VPD).

The offering provides investors with the ability to unlock meaningful upside through strategic capital improvements, active leasing, and repositioning of the tenant mix. Offered at an attractive land basis, the Property also represents a rare opportunity to control a well-located land parcel at a cost far below replacement value with flexibility to execute multiple business plans ranging from traditional lease-up to partial redevelopment or long-term land hold.

The Wolf Point Shopping Center, located directly across the intersection, is also up for auction on RI Marketplace in the August 17th Event. Contact Broker for more information.

Starting Bid:	\$300,000
Auction Dates:	August 17-19, 2026
Occupancy:	85%
Leasable Area:	±27,123 SF
Land Area:	111,193 SF

INVESTMENT HIGHLIGHTS

- ▶ **Opportunity to modernize the center and improve curb appeal** through exterior façade upgrades, parking lot improvements, landscaping, and updated signage
- ▶ Diversified tenant mix focused on service-oriented uses
- ▶ Ability to boost below-market rents and improve operational efficiencies under new ownership
- ▶ Attractive land basis mitigates downside risk and offers future redevelopment upside



PROPERTY DESCRIPTION

Address:	1-55 S. Wolf Road Prospect Heights, IL 60070
County:	Cook
Description:	Single-story multi-tenant retail building
Number of Units:	18
Occupancy:	85%
Total Building Area:	24,941 SF
Total Rentable Building Area:	±27,123 SF
Total Land Area:	111,193 SF (2.55 acres)
Zoning:	B1 (Prospect Heights)
PINs:	03-26-205-009-0000 03-26-205-010-0000 03-26-205-011-0000
Projected 2025 RE Taxes (Payable 2026):	\$174,126
Projected RE tax figure is based on the recently completed tax appeal.	



NORTH BUILDING - PROPERTY PHOTOS



SOUTH BUILDING - PROPERTY PHOTOS





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