



SALE / LEASE

Former Bowling Alley on Roosevelt

243 WEST ROOSEVELT ROAD

West Chicago, IL 60185

PRESENTED BY:

DEREK GONSCH

Phone: 312.676.1864

derek.gonsch@svn.com

DAVID SZYMANOWSKI

Phone: 818.318.6601

david.szymanowski@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	\$7 SF/yr (Gross)
BUILDING SIZE:	49,225 SF
AVAILABLE SF:	34,555 SF
LOT SIZE	5.37 Acres
YEAR BUILT:	1976
ZONING:	B2
TRAFFIC COUNT:	22,000

PROPERTY OVERVIEW

SVN Chicago Commercial proudly presents this unique leasing and sales opportunity in business-friendly West Chicago, IL. Formerly the Bowling Green Sports Center, this expansive building is now ready for the next business to call it home. In its heyday, this large property was a staple of the neighborhood, offering top-class bowling, food and drink, sand volleyball, arcade, and more. The bowling alley has since closed its doors; however, the building did welcome a new Haunted House/Escape Room business, which is operating there today (see financial page for rental info).

This property still has the bones of an entertainment center, but it can also be retrofitted for a number of different uses, including division into smaller rental units. The interior is half gutted, as the current owners recently abandoned a renovation project within. A large, expansive basement also creates opportunity for additional ventures and is fitted with walk-in coolers and other trade fixtures. Surrounded by an office/industrial park, a large shopping center, and future retail development across the street, this site is primed for its next jolt of life. The exterior of the building is still solid, and there is more than ample parking on the site. Bring your ideas and watch them succeed at this gem of a property.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



INCOME & EXPENSES

INCOME SUMMARY

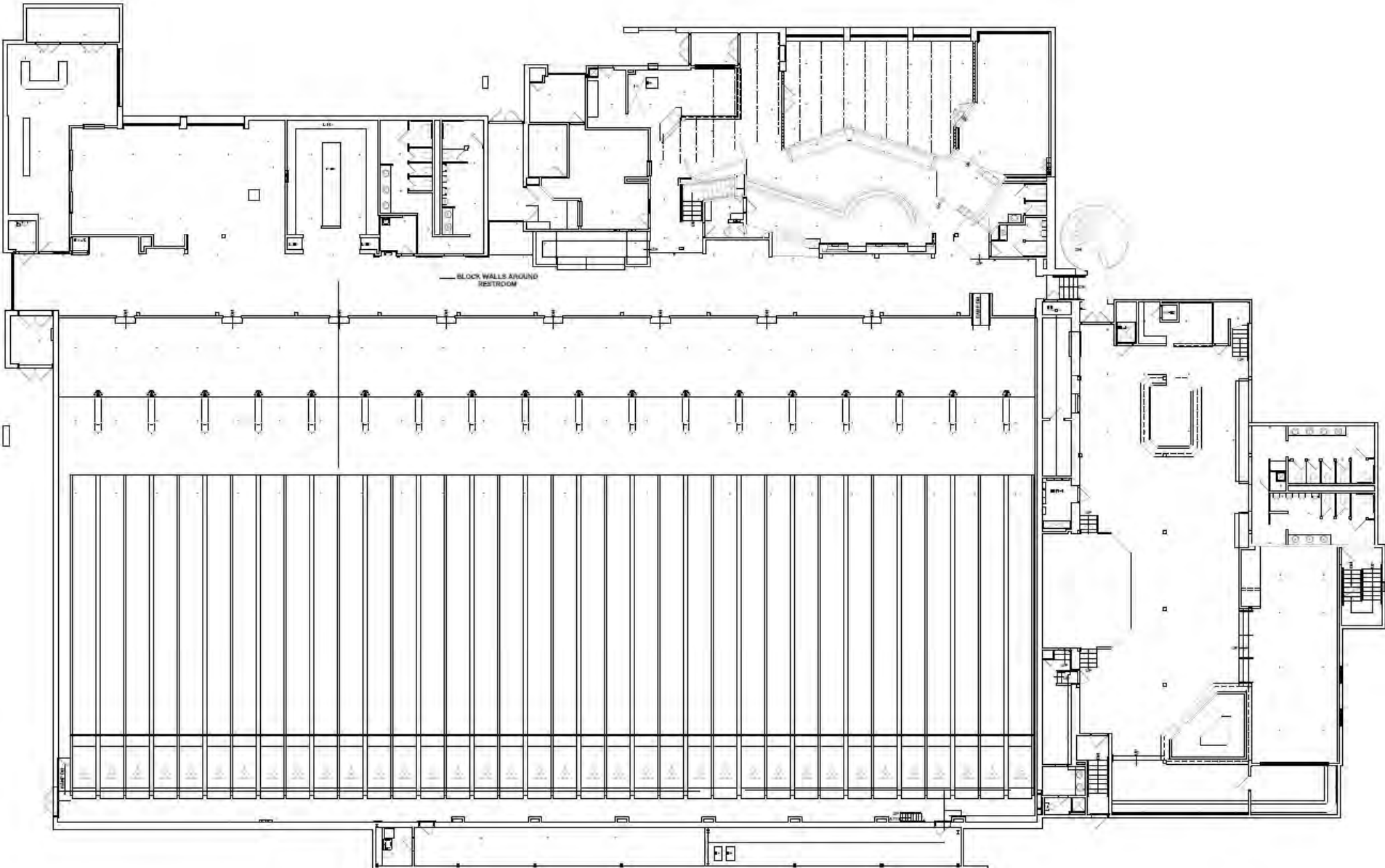
VACANCY COST	\$0
GROSS INCOME	\$102,900

EXPENSES SUMMARY

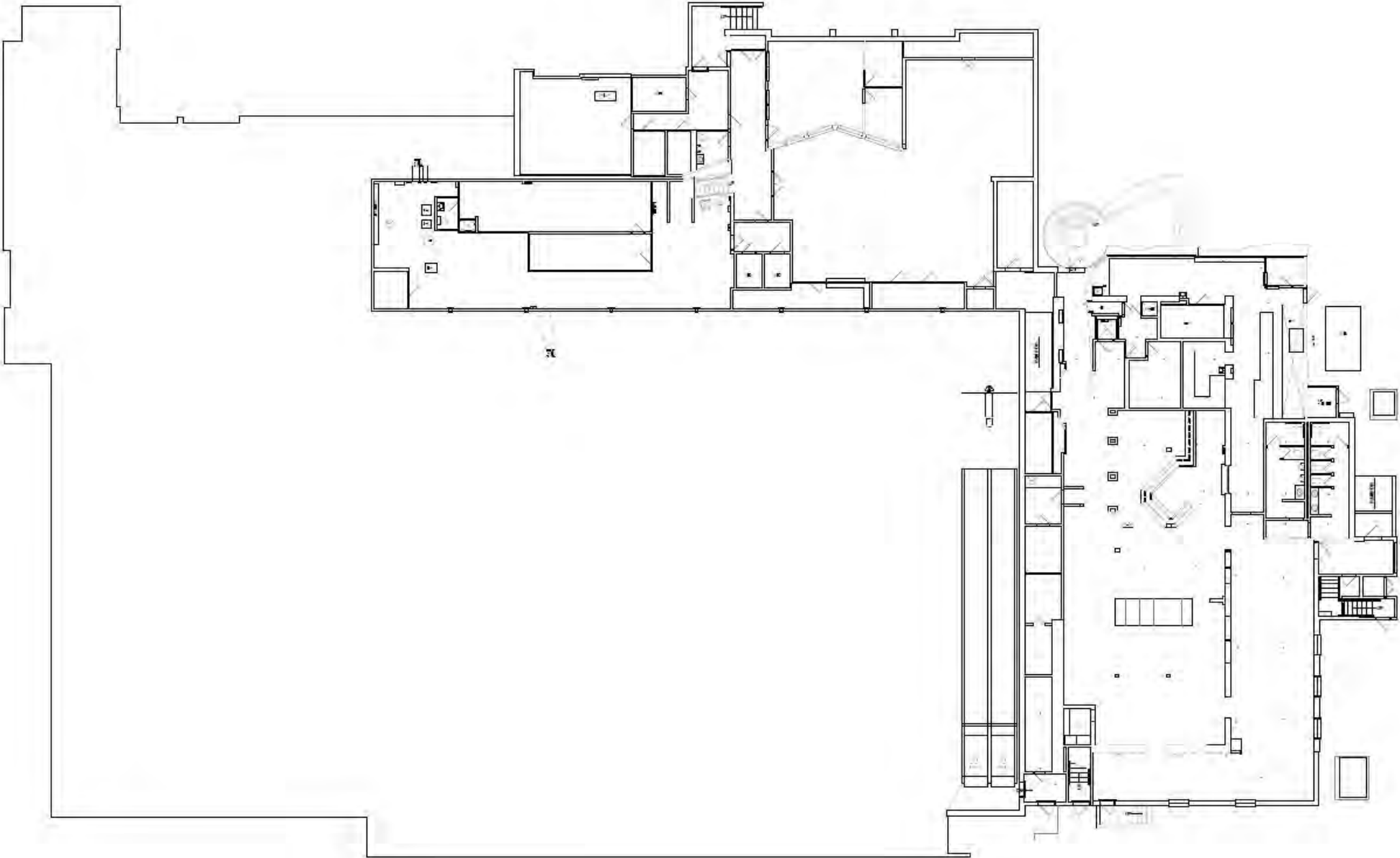
REAL ESTATE TAXES	\$30,564
INSURANCE	\$25,000
PROPERTY MANAGEMENT	\$10,000
CAPEX & REPAIRS	\$20,000
UTILITIES	\$2,000
OPERATING EXPENSES	\$87,564

NET OPERATING INCOME	\$15,336
-----------------------------	-----------------

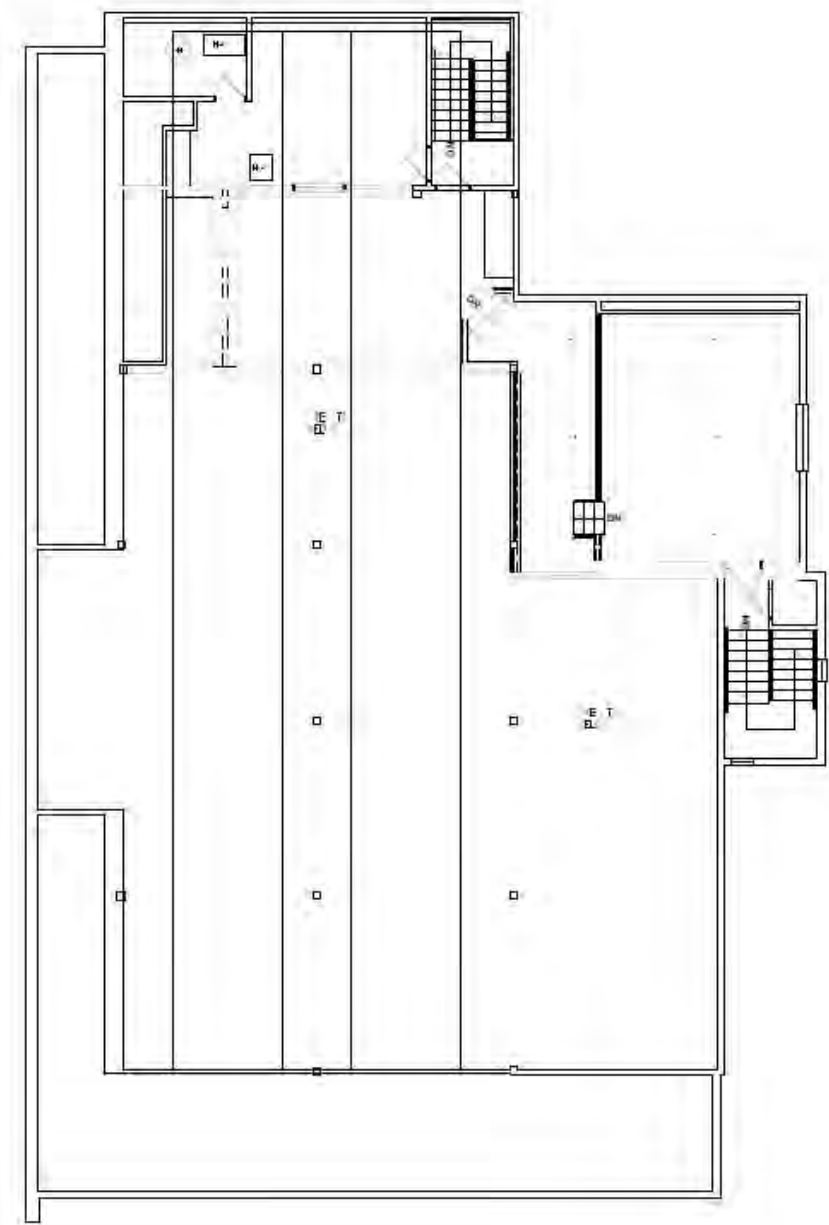
FLOOR PLANS



FLOOR PLANS



FLOOR PLANS



SURVEY



VICINITY MAP
NOT TO SCALE

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN (ZONE B) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COURAGE COUNTY, ILLINOIS INCORPORATED AREAL COMMUNITY PANEL NO. 170400212I EFFECTIVE DATE 09/01/2019

AREA

134,462 SQ. FT.
3.089 ACRES

PARKING STALLS

UNABLE TO COUNT TOTAL OF STALLS
ESTIMATED FACED TO SEVERAL ACRES

GENERAL NOTES

- CURRIER THIS PLAN, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- BEYOND SCALE DIMENSIONS FROM THIS PLAN.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAN ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT TOGETHER WITH THE TITLE COMMITMENT THE VALUES WHICH IS OBTAINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- MANHOLES, SAULTS AND OTHER UTILITY IRMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND THEY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE (SHOWN AT TIME OF SURVEY) THROUGH A NORMAL SEARCH AND WHILE THROUGH OF THE SITE. THE LABELS OF THESE MANHOLES (SANITARY, SEWER, ETC.) IS BASED ENTIRELY ON THE "STRAPPED" MANHOLES OF THE SITE. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- NO UNDERGROUND UTILITIES (GAS, WATER, ETC.) ARE SHOWN BY OWNER HEREON.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS (NO ORIENTATION PROVIDED BY UTILITY COMPANIES THROUGH ILL. I.E.'S SECTION STAKE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IN SUCH AREAS AS HIDDEN BY UNLOADING OR ARE COVERED BY HIGH TREES AS COMPOSTERS, TRAILERS, CARS, DIRT PILING OR SHOWN AT THE TIME OF THIS SURVEY. OWNER DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEM, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLY OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL ILL. I.E. AT 1-800-622-3723 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OWNERS AND OTHERS SHOULD BE AWARE OF ANY EXISTING RECORDS, HOWEVER, THESE

NOTES FROM SCHEDULE B

PERMISSION TITLE CORPORATION COMMITMENT NO. PFC026088 PAVING
A COMMITMENT DATE OF FEBRUARY 15, 2021 PROVIDED BY THE CLIENT

EXCERPTS	YES	NO	RELATED PROPERTY	RELATED NOTE
26. EASEMENT BELOW THE PROPERTY. DOC. 188-44027	YES	NO		
27. EASEMENT FOR STEAM GRINDS (CASE NO. 336)	YES	NO		
28. EASEMENT FOR INGRESS AND EGRESS. DOC. 871-4408	YES	NO		
29. EASEMENT TO SET & CORRECT. DOC. 876-8472	NO	NO	18897	
30. EASEMENT TO SET & CORRECT. DOC. 783-1036	NO	NO	18898	
31. EASEMENT FOR INGRESS AND EGRESS AND W/ GAS. DOC. 813-7325	NO	NO		
32. EASEMENT TO CORRECT. DOC. 875-4968	YES	NO		
33. PARKING, VEHICULAR AND PED. USE (M2) (2002) EXISTS BETWEEN PROPERTY AND ADJACENT.	YES	NO		
34. PED. VEH. PARKING ACCESS SELF HELP EASEMENT 2009-12301 EXISTS BETWEEN PROP OWNERS AND ADJACENT.	YES	NO		
35. MEMORANDUM OF LEASE AND AGREEMENT. DOC. 82018-0208	YES	NO		
36. MEMORANDUM OF LEASE AGREEMENT. DOC. 82018-0208	YES	NO		
37. ASSIGNMENT OF LEASE AND RENTS. DOC. 2717-2609	YES	NO		

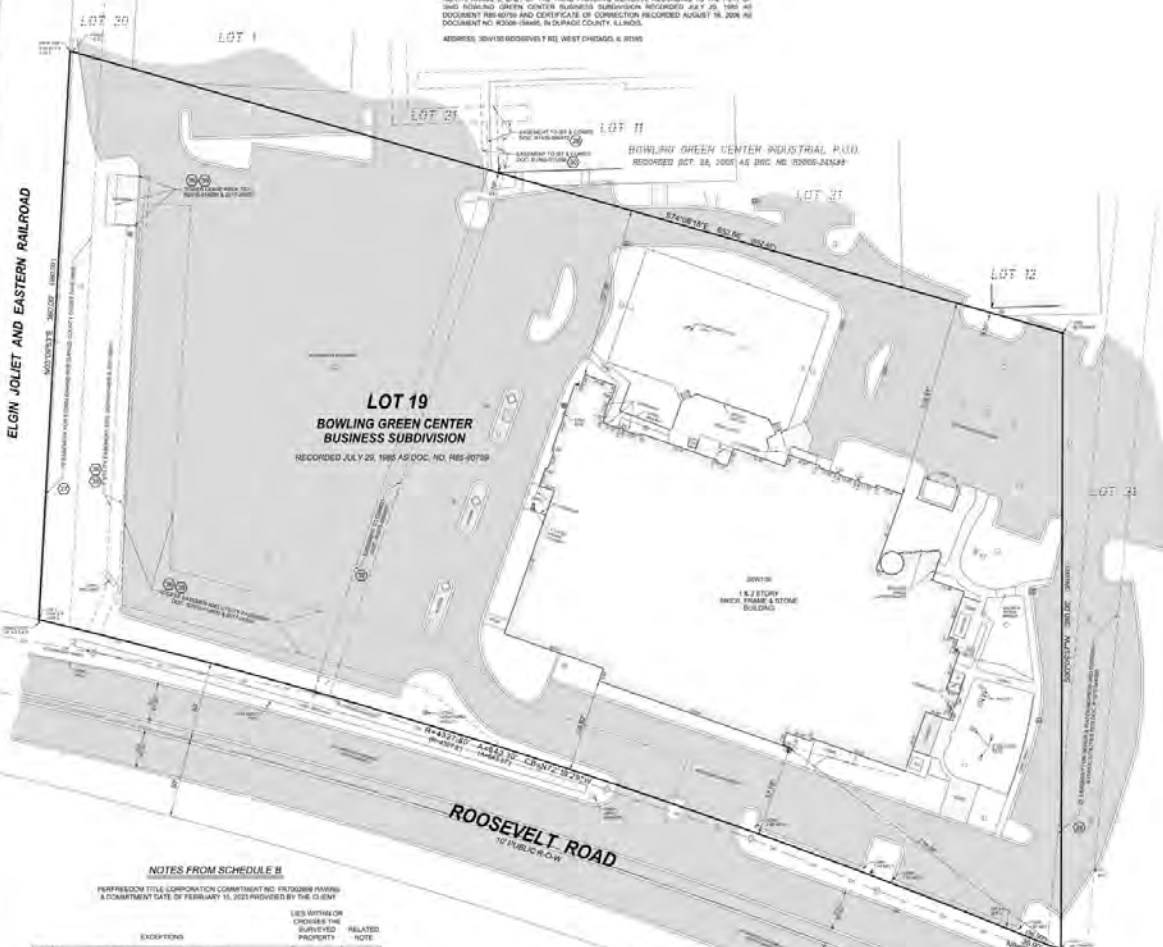
ALL OTHER SCHEDULE B ITEMS ARE NON-IDENTIFIABLE OR NOT A SURVEY MATTER.

RELATED NOTES:
 a. On location in block.
 b. On location in block.
 c. On location in block.
 d. On location in block.
 e. On location in block.
 f. On location in block.
 g. On location in block.
 h. On location in block.
 i. On location in block.
 j. On location in block.
 k. On location in block.
 l. On location in block.
 m. On location in block.
 n. On location in block.
 o. On location in block.
 p. On location in block.
 q. On location in block.
 r. On location in block.
 s. On location in block.
 t. On location in block.
 u. On location in block.
 v. On location in block.
 w. On location in block.
 x. On location in block.
 y. On location in block.
 z. On location in block.

WEST CHICAGO, ILLINOIS

LEGAL DESCRIPTION

LOT 19 IN BOWLING GREEN CENTER BUSINESS SUBDIVISION OF PART OF LOTS 8, 9 & 10 AND ALL OF LOT 1 IN WEST PARK, IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN OF SAID BOWLING GREEN CENTER BUSINESS SUBDIVISION, RECORDED JULY 22, 1985 AS DOCUMENT 185-9759 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 18, 2008 AS DOCUMENT NO. 8008-3486, IN DECATUR COUNTY, ILLINOIS. ADDRESS: 243 WEST ROOSEVELT RD WEST CHICAGO, IL 60185



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPS) ZONE 18N (18N) ZONE 1201 (18N) EAST WITH PROJECT ORIGIN AT LATITUDE 41° 51' 50" NORTH, LONGITUDE 87° 51' 50" WEST, ELEVATION 121.00 FEET. HORIZONTAL SCALE FACTOR 1.0000000. ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE

1" = 30'

LEGEND

PROPERTY LINE
 EASEMENT
 EASEMENT TO SET & CORRECT
 EASEMENT FOR INGRESS AND EGRESS
 EASEMENT FOR INGRESS AND EGRESS AND W/ GAS
 EASEMENT TO CORRECT
 PARKING, VEHICULAR AND PED. USE
 PED. VEH. PARKING ACCESS SELF HELP EASEMENT
 MEMORANDUM OF LEASE AND AGREEMENT
 MEMORANDUM OF LEASE AGREEMENT
 ASSIGNMENT OF LEASE AND RENTS

MANHOLE
 SAULT
 UTILITY IRM OR GRATE
 UTILITY LINE
 UTILITY LINE WITH STRUCTURE
 UTILITY LINE WITH STRUCTURE AND CONNECTION
 UTILITY LINE WITH STRUCTURE AND CONNECTION AND ORIENTATION
 UTILITY LINE WITH STRUCTURE AND CONNECTION AND ORIENTATION AND DEPTH
 UTILITY LINE WITH STRUCTURE AND CONNECTION AND ORIENTATION AND DEPTH AND MATERIAL
 UTILITY LINE WITH STRUCTURE AND CONNECTION AND ORIENTATION AND DEPTH AND MATERIAL AND COLOR
 UTILITY LINE WITH STRUCTURE AND CONNECTION AND ORIENTATION AND DEPTH AND MATERIAL AND COLOR AND SIZE
 UTILITY LINE WITH STRUCTURE AND CONNECTION AND ORIENTATION AND DEPTH AND MATERIAL AND COLOR AND SIZE AND WEIGHT
 UTILITY LINE WITH STRUCTURE AND CONNECTION AND ORIENTATION AND DEPTH AND MATERIAL AND COLOR AND SIZE AND WEIGHT AND TENSION
 UTILITY LINE WITH STRUCTURE AND CONNECTION AND ORIENTATION AND DEPTH AND MATERIAL AND COLOR AND SIZE AND WEIGHT AND TENSION AND STRENGTH

ABBREVIATIONS

ACRES
 ANNUAL CHANCE FLOODPLAIN
 AREA
 ASSESSMENT
 ATTORNEY
 BOUNDARY SURVEY
 BUSINESS SUBDIVISION
 CASE NO.
 CERTIFICATE OF CORRECTION
 CHICAGO
 CHICAGO COUNTY
 CHICAGO COUNTY CLERK
 CHICAGO COUNTY CLERK'S OFFICE
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 1ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 2ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 3RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 4TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 5TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 6TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 7TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 8TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 9TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 10TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 11TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 12TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 13TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 14TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 15TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 16TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 17TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 18TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 19TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 20TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 21ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 22ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 23RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 24TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 25TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 26TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 27TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 28TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 29TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 30TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 31ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 32ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 33RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 34TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 35TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 36TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 37TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 38TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 39TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 40TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 41ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 42ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 43RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 44TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 45TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 46TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 47TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 48TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 49TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 50TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 51ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 52ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 53RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 54TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 55TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 56TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 57TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 58TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 59TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 60TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 61ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 62ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 63RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 64TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 65TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 66TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 67TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 68TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 69TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 70TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 71ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 72ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 73RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 74TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 75TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 76TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 77TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 78TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 79TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 80TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 81ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 82ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 83RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 84TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 85TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 86TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 87TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 88TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 89TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 90TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 91ST FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 92ND FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 93RD FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 94TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 95TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 96TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 97TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 98TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 99TH FLOOR
 CHICAGO COUNTY CLERK'S OFFICE OF RECORDS & ADMINISTRATION - 100TH FLOOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF COURAGE

TO: PAUL MURPHY
 620 REAL ESTATE SERVICES LLC
 158 ROOSEVELT RD, BERRIDGE
 WEST CHICAGO, IL 60185

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS, PRIVATE SURVEYS AND ADOPTED BY ALTA AND HEREIN, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9 AND 10 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON MARCH 11, 2023.
 DATED THIS 16TH DAY OF MARCH, A.D. 2023.

Christoph D. Bartosz
 CHRISTOPHER D. BARTOSZ

ALTA SURVEY LAND TITLE SURVEY

Project No. _____
 Drawing No. _____
 Date of Issue _____
 Scale _____
 Project Manager _____
 Designer _____
 Checker _____
 Surveyor _____
 State of Illinois _____
 County of Courage _____
 City of West Chicago _____
 7205 James Avenue, Suite 100
 Oak Brook, IL 60110
 630.274.0394 fax
 630.274.0394
 10001.com

Engineers
 Scientists
 Surveyors

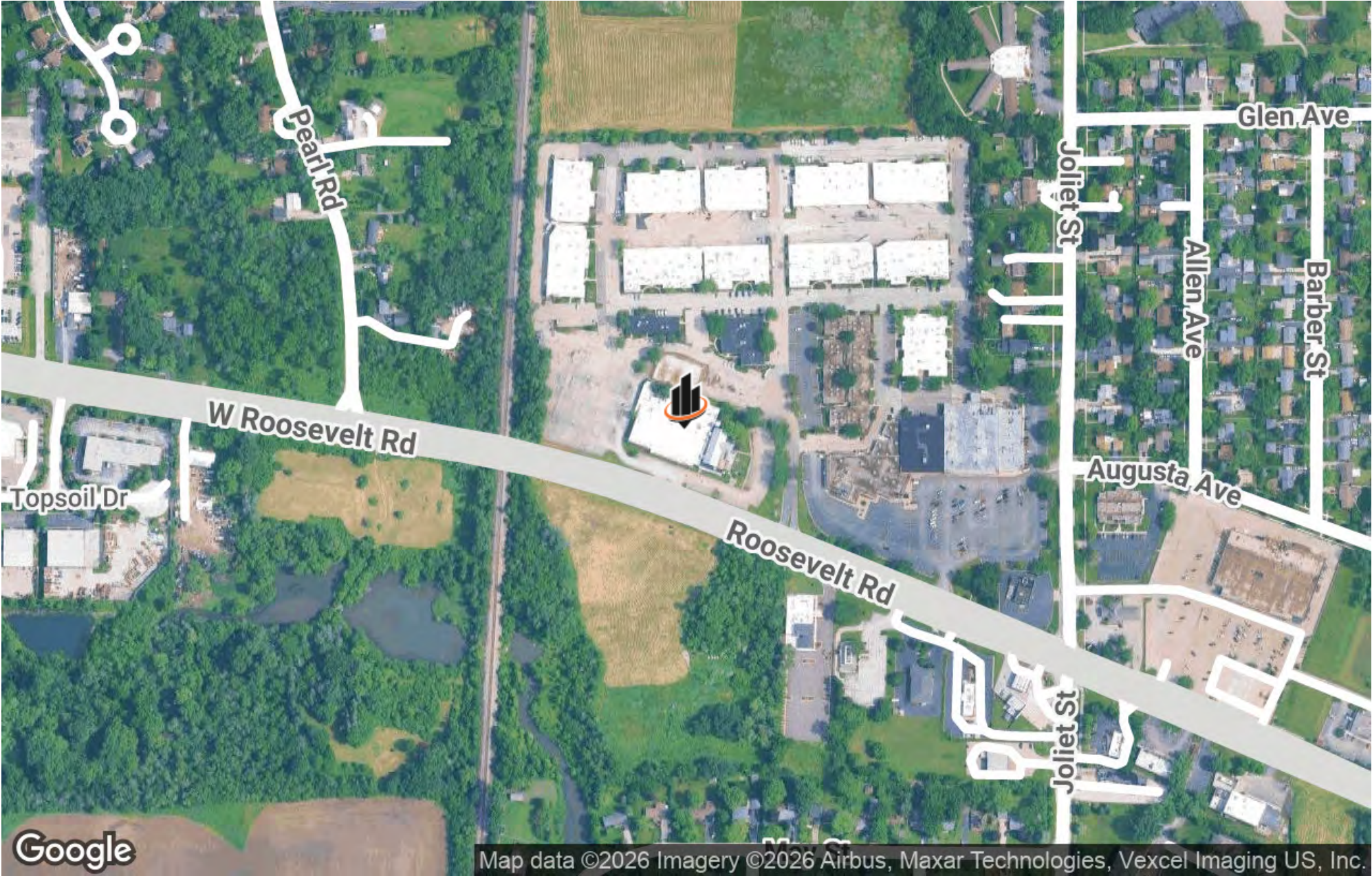
BIRD'S EYE VIEW



RETAIL MAP



LOCATION MAP



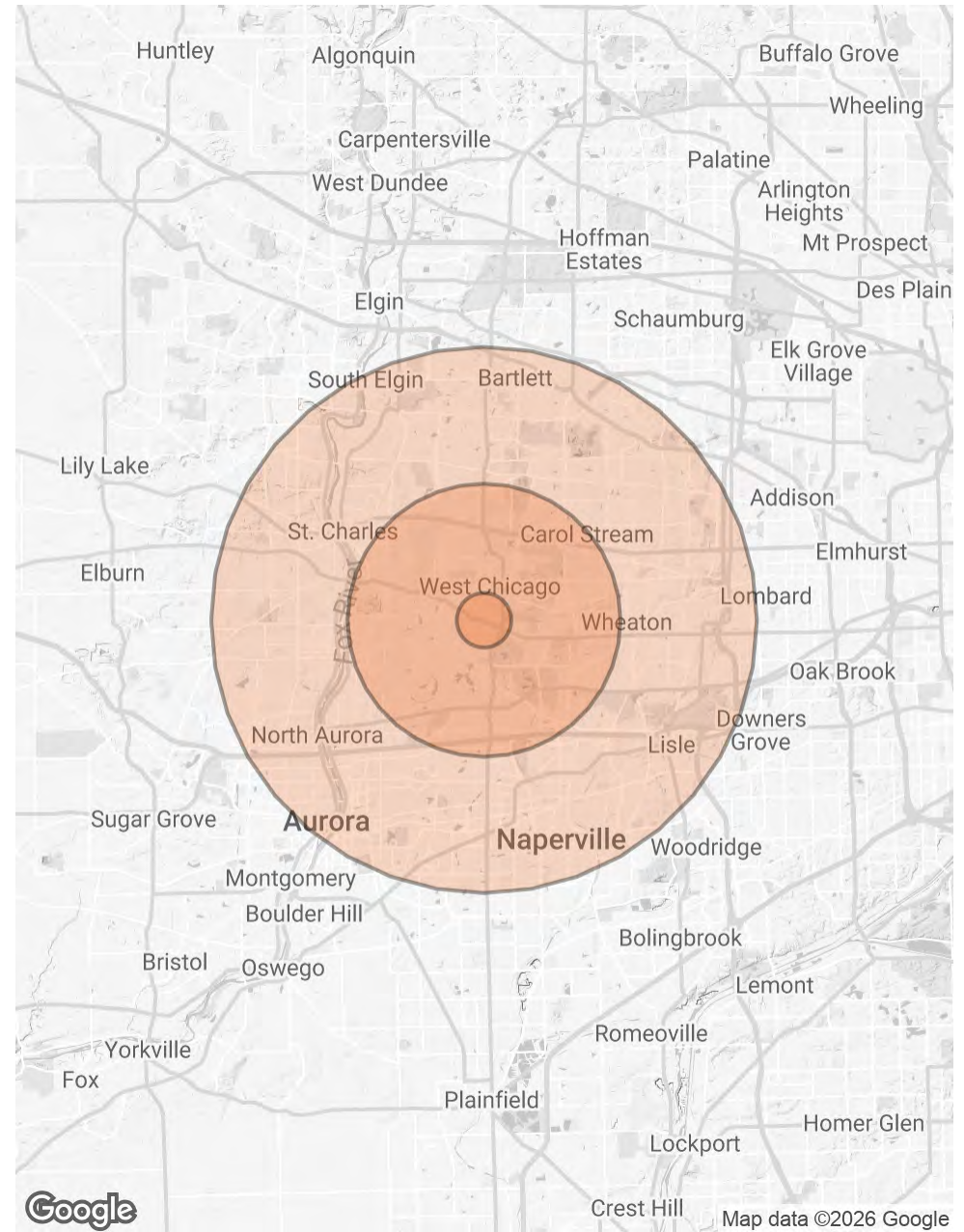
DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,332	120,764	768,620
AVERAGE AGE	33.3	41.2	39.6
AVERAGE AGE (MALE)	34.5	40.3	38.8
AVERAGE AGE (FEMALE)	31.5	42.3	40.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,292	43,444	280,395
# OF PERSONS PER HH	4.1	2.8	2.7
AVERAGE HH INCOME	\$103,702	\$143,106	\$142,855
AVERAGE HOUSE VALUE	\$243,708	\$366,052	\$388,424



ADVISOR BIO 1



DEREK GONSCH

Senior Advisor

derek.gonsch@svn.com

Direct: **312.676.1864** | Cell: **708.267.9988**

PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

SVN | Chicago Commercial

940 West Adams Street, Suite 200

Chicago, IL 60607

312.676.1866

ADVISOR BIO 2



DAVID SZYMANOWSKI

Associate Advisor

david.szymanowski@svn.com

Direct: **818.318.6601** | Cell: **818.318.6601**

PROFESSIONAL BACKGROUND

David serves as an advisor with SVN | Chicago Commercial, focusing on multifamily properties in the Chicagoland area. David has vast experience in real estate, finance, sales, and marketing, which he utilizes in advising clients on their properties and portfolios. Utilizing his network in Chicago, its suburbs as well as nationally, has allowed him to be involved in numerous large and small scale multifamily acquisitions and dispositions. Before joining SVN, David worked for a large software company specializing in the growth of sales, development, and marketing. David also served in the United States Marine Corps, where he traveled globally on deployments and was awarded several medals. David currently lives in the River North area of Chicago.

SVN | Chicago Commercial

940 West Adams Street, Suite 200
Chicago, IL 60607
312.676.1866

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase or lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.