PREMIER SUBURBAN MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY

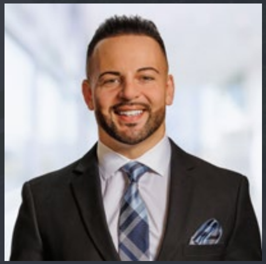
Strategically Located • Highly Visible • 48,000 SQ. FT.

3060-80 OGDEN AVENUE, LISLE, IL | OFFERING MEMORANDUM

FORTINO
REAL ESTATE GROUP

OFFERING PRESENTED BY:

ADAM FORTINO
KW Commercial
C: (630) 546-4276
E: Adam@FortinoCRE.com



ROBERT FORTINO
KW Commercial
C: (630) 669-6353
E: Robert@FortinoCRE.com

NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and should not be made available to any other person or entity without the written consent of KW Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. The author and publisher of this document disclaim any responsibility for any financial losses or damages that may arise from the use or reliance on the information provided herein.

NON-ENDORSEMENT NOTICE KW Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of KW Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of KW Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR KW COMMERCIAL AGENT FOR MORE DETAILS.

SPECIAL NOTICE All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

PROPERTY OVERVIEW

FORTINO
REAL ESTATE GROUP

3060-3080 Ogden Avenue is a well-maintained, 48,000 SF multi-tenant office investment located along highly visible Ogden Avenue in Lisle, Illinois. The property consists of two professional office buildings with an established tenant base, significant recent capital improvements, and convenient access throughout Chicago's western suburbs.

Ownership has completed extensive upgrades, including modernized lobbies and common areas, LED lighting, updated monument signage, interactive digital directories, roof improvements, new suite entry doors, enhanced landscaping, and various building system upgrades. These improvements have strengthened the property's competitive position while helping reduce near-term capital needs.

Located approximately 1 mile from I-88 and 1.5 miles from I-355, the property provides convenient access to the dining, retail, business, and transportation amenities of Lisle and Naperville. Investors have the opportunity to acquire a well-maintained suburban office asset with strong visibility, in-place income, and additional upside through the lease-up of existing vacancies.

Property Address	3060-80 Ogden Avenue, Lisle, IL
Property Type	Multi-Tenant Office
Offering Price	**$3,950,000**
Price PSF	$82.29
Cap Rate (Current)	8.22%
Cap Rate (Proforma)	13.19%
Total Building Size	48,000 SF
Restrooms	12
Stories	3
Lot Size	3.01 AC
Year Built	1981
Zoning	B-2, Lisle
Power	3-Phase Heavy Power
HVAC	Central Forced Air
Sprinkler System	Wet Sprinkler System
Construction Type	Solid Masonary
Roof Type	Flat Membrane
PIN	08-08-201-025, 036, 037

88

Interstate 88
~1 Mile

355

Interstate 355
~1.5 Miles

53

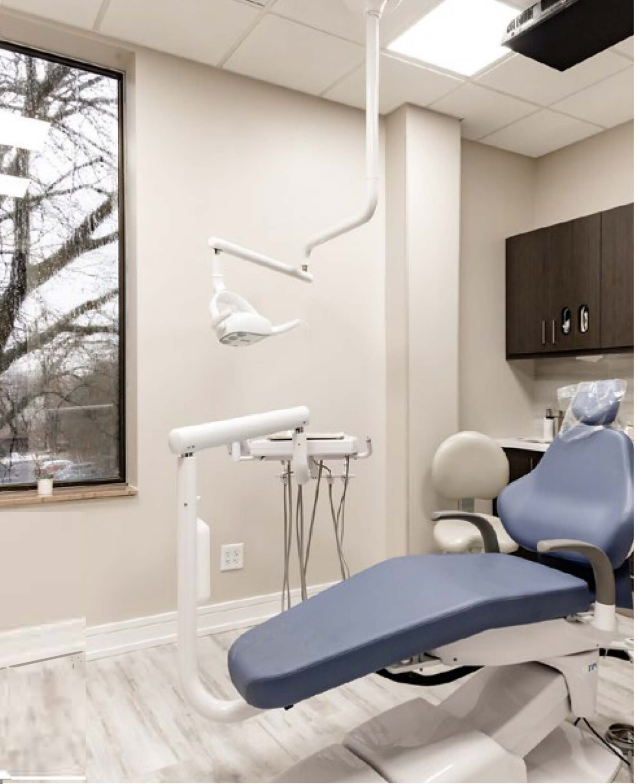
Route 53
~2.5 Miles

59

Route 59
~4.5 Miles

Metra

Lisle Metra Station
~2 Miles








Chevron
158,800 VPD
SHERATON
INTERNATIONAL
UNIVERSAL TECHNICAL INSTITUTE
Pita Inn
UNCLE JULIO'S MEXICAN
MAGGIANO'S LITTLE ITALY
GRANITE CITY BREWERY
BMO
Advocate Health Care
INTERSTATE 88
INTERSTATE 88
KeHE
NEWMAN
Marriott
Bright Horizons
C.H. ROBINSON
DeVry University
DOUBLETREE by Hilton
REMPREX
BUREAU VERITAS
COOPER'S HAWK WINERY & RESTAURANTS
EMBASSY SUITES by Hilton
N NAPER BLVD
Wendy's
Office DEPOT
LAKESIDE APARTMENTS
568 UNITS
NAPERVILLE YARD
COSTCO WHOLESALE
H MART
DOLLAR TREE
BUONA
FRUITFUL YIELD Health Foods
crumbl
CHIPOTLE MEXICAN GRILL
HONEY JAM
TESLA
SUBJECT PROPERTIES
WINGS TIME
thrive
IGNITE MEDICAL RESORT
快乐小羊
planet fitness
tropical SMOOTHIE CAFE
Culver's
WEST SIDE TRACTOR SALES CO
SILVERSTAR CAR WASH
Panera BREAD
CVS pharmacy
FIRST WATCH
OGDEN AVENUE (ROUTE 34)
meineke
GERALD COLLISION CENTER
SEVEN BREW DRIVE THRU COFFEE
ALDI
CHASE
KLA SCHOOLS
Casey's
Jack in the box
Vitality HEALTH
MIDWAY OFFICE CENTER
SCHMALTZ DELICATESSEN
PAISANS PIZZERIA
23,900 VPD
DUNKIN'
Domino's
JJ
JIMMY JOHN'S

RENT ROLL

FORTINO
REAL ESTATE GROUP

Unit	Tenant	SF	Current Rent (mo)	Current Rent/ SF	Pro Forma Rent (mo)	Pro Forma Rent/SF	Move-in Date	Lease End Date	Option Periods
3080-100	Xnet Info Systems	1,408	$2,886	$24.60	$2,886	$24.60	5/1/2017	8/31/2028	(5) 3-Year
3080-101	True Properties IV	1,147	$1,768	$18.50	$1,768	$18.50	5/1/2017	MTM	-
3080-102	Vacant	1,142	$1,760	$18.50	$1,761	$18.50	-	-	-
3080-104	Silly Goose Speech Therapy	135	$360	$32.00	$360	$32.00	6/1/2025	5/31/2027	(1) 1-Year
3080-104B	The Black Sheep Sanctuary	206	$412	$24.00	$412	$24.00	5/1/2025	4/30/2027	(1) 1-Year
3080-104C	Dr. Anna K. Zabiegly, PSYD, P.C.	228	$412	$21.68	$412	$21.68	4/1/2025	3/31/2027	(1) 2-Year
3080-104D	Minar Engineering Co	160	$350	$26.25	$350	$26.25	11/1/2025	10/31/2028	(1) 2-Year
3080-107	Land Improvement	863	$1,797	$25.00	$1,797	$25.00	5/1/2017	12/31/2027	(1) 2-Year
3080-108	Allied Nursing Services	379	$684	$21.67	$684	$21.67	3/1/2024	2/28/2027	(1) 3-Year
3080-109	Natural Skin Care System	600	$1,561	$31.22	$1,561	$31.22	5/1/2017	12/31/2028	(1) 5-Year
3080-200/206	Proficio Consultancy Inc	3,895	$6,667	$20.54	$6,667	$20.54	6/1/2018	10/31/2028	(1) 5-Year
3080-202	Dr. Carrie Skony, LLC	1,246	$1,962	$18.90	$1,962	$18.90	11/1/2020	10/31/2029	(1) 3-Year
3080-203	MFS (Verizon)	217	$604	$33.41	$604	$33.41	5/1/2017	MTM	-
3080-204	Cornerstone Christian Health Services	1,543	$2,315	$18.00	$2,315	$18.00	5/1/2017	2/28/2027	(1) 5-Year
3080-300	Vacant	1,890	$2,913	$18.50	$2,913	$18.50	-	-	-
3080-302	John J. O'Brien, American Family Insurance	423	$733	$20.80	$733	$20.80	6/1/2022	11/30/2026	(1) 1-Year
3080-303	Xnet Info Systems	814	$1,668	$24.60	$1,668	$24.60	5/1/2017	12/31/2028	(2) 3-Year
3080-305	Jennifer C. Dunn MD	1,548	$2,055	$15.93	$2,055	$15.93	5/1/2023	4/30/2028	(2) 5-Year
3080-306	Advanced Massage PLLC	515	$818	$19.06	$818	$19.06	12/1/2022	12/31/2027	(2) 1-Year
3080-307	All Suffience Home Care	1,098	$1,795	$19.62	$1,795	$19.62	4/1/2023	12/31/2029	-
3080-308	Proficio Consultancy Inc	1,018	$1,619	$19.08	$1,619	$19.08	11/1/2021	10/31/2028	(1) 5-Year

RENT ROLL

FORTINO
REAL ESTATE GROUP

Unit	Tenant	SF	Current Rent (mo)	Current Rent/ SF	Pro Forma Rent (mo)	Pro Forma Rent/SF	Move-in Date	Lease End Date	Option Periods
3060-100	Total Health	1,750	$3,099	$21.25	$3,099	$21.25	12/1/2018	11/30/2032	(1) 5-year
3060-101	Vacant	1,072	$1,652	$18.50	$1,653	$18.50	-	-	-
3060-102	Vacant	1,069	$1,648	$18.50	$1,648	$18.50	-	-	-
3060-103	Atomic Logistics	695	$1,000	$17.27	$1,000	$17.27	7/1/2025	6/30/2028	(1) 1-year
3060-105	CTResources	258	$561	$26.11	$561	$26.11	12/1/2021	12/31/2027	(1) 3-year
3060-107	NPTE Final Frontier	235	$601	$30.68	$601	$30.68	10/1/2023	9/30/2027	(1) 2-Year
3060-110	Accupuncture Science Chiropractic	1,092	$1,641	$18.03	$1,641	$18.03	11/1/2023	10/31/2027	(2) 5-Year
3060-200	Vacant	1,797	$2,770	$18.50	$2,770	$18.50	-	-	-
3060-201	Alex Imbronjev P.C.	896	$1,426	$19.10	$1,426	$19.10	1/1/2023	6/30/2028	(1) 2-Year
3060-202	Holistic Healing & Wellness Studio	963	$1,575	$19.63	$1,575	$19.63	5/1/2022	1/31/2027	(1) 3-Year
3060-203	Meah Immigration	1,123	$1,623	$17.34	$1,623	$17.35	9/1/2020	8/31/2029	(2) 3-Year
3060-205	Levanda Wellness & Restoration	286	$572	$24.00	$572	$24.00	10/1/2024	9/30/2026	(1) 2-Year
3060-210	Vacant	1,541	$2,375	$18.49	$2,376	$18.50	-	-	-
3060-300	Acacia Dental Center	2,710	$3,100	$13.73	$3,100	$13.73	5/1/2017	1/31/2027	(3) 5-year
3060-301	Charity Shaw-Moyado, LLC	959	$1,563	$19.56	$1,563	$19.56	3/1/2022	3/31/2028	(1) 3-Year
3060-302	ABC Senior Services	664	$1,086	$19.63	$1,086	$19.63	7/1/2020	6/30/2028	(1) 3-Year
3060-305	Vacant	1,057	$1,629	$18.50	$1,630	$18.50	-	-	-
3060-310	Vacant	1,846	$2,845	$18.50	$2,846	$18.50	-	-	-
Total		**40,488**	**$65,906**		**$65,910**				
Total Annual Rent			**$790,866**		**$790,914**				

FINANCIAL SUMMARY

SUMMARY	
Purchase Price	$3,950,000
Number of Buildings	2
Number of Suites	39
Total Building SqFt	48,000
Total Suite SqFt	40,488
Current Vacancy %	26.69%
Pro Forma Vacancy %	5%
Down Payment %	25.0%
Interest Rate (annual)	6.50%
Amortization (years)	25
Loan Term (years)	5

FINANCING	
Down Payment	$987,500
Loan Amount	$2,962,500
Price Per SqFt	$82.29
Monthly Payment	$20,003.01
Debt Service (annual)	$240,036
Balance After 12 Payments	$2,913,586
Principal Reduction (Year 1)	$48,914

INCOME / EXPENSE SUMMARY	*2023 Year End*	*2024 Year End*	*2025 Year End*	*Current / T-12*	*Pro Forma*
Gross Scheduled Rent	$615,287	$631,844	$608,607	$790,866	$790,914
Less: Vacancy/Deductions				-$211,098	-$39,546
Total Effective Rental Income	$615,287	$631,844	$608,607	$579,768	$751,368
Effective Gross Income (EGI)	**$615,287**	**$631,844**	**$608,607**	**$579,768**	**$751,368**
Less: Expenses	**$291,608**	**$291,440**	**$242,958**	**$254,966**	**$230,191**
Real Estate Taxes	$75,708	$74,471	$69,642	$69,642	$69,642
Insurance	$12,763	$14,069	$18,567	$18,567	$18,567
Electric	$48,141	$57,796	$57,272	$50,935	$50,935
Gas	$14,606	$11,933	$12,612	$13,280	$13,280
Water	$3,485	$5,986	$3,394	$3,404	$3,404
Cleaning	$18,111	$19,238	$19,291	$19,366	$19,366
Computer / Internet	$420	$420	$420	$420	$420
Trash Removal	$4,174	$5,753	$7,112	$8,257	$8,257
Office Supplies	$489	$434	$365	$249	$249
Licenses & Permits	$1,030	$994	$574	$814	$814
Repairs & Maintenance	$10,715	$13,826	$16,839	$10,413	$10,413
Life Safety (Sprinklers/Fire/Etc.)	$12,947	$11,835	$8,159	$6,868	$6,868
Capital Improvements	$59,689	$48,782	$10,665	$35,440	$10,665
Landscaping	$4,255	$9,940	$4,763	$5,374	$5,374
Snow Removal	$6,940	$11,040	$9,200	$9,200	$9,200
Leasing Commissions	$18,134	$4,922	$4,084	$2,738	$2,738
Expenses as % of EGI	47.4%	46.1%	39.9%	44.0%	30.6%
Net Operating Income (NOI)	**$323,679**	**$340,405**	**$365,649**	**$324,802**	**$521,177**

RETURNS	*Current*	*Pro Forma*
Cap Rate	8.22%	13.19%
GRM	4.99	4.99
Debt Service (annual)	$240,036	$240,036
Net Cash Flow After Debt	$84,766	$281,141
Cash-on-Cash	8.58%	28.47%

	Current	*Pro Forma*
Debt Coverage Ratio	1.35	2.17
Principal Reduction (Year 1)	$48,914	$48,914
Total Return (Year 1)	$133,680	$330,055
Total Return % (Year 1)	13.54%	33.42%

CAPITAL IMPROVEMENTS

- New LED lighting throughout both buildings (lobbies, hallways, bathrooms & suites)
- LED lighting in all parking lots
- New roof system – 2019 (3080 building)
- Comprehensive roof system upgrades – 2019 (3060 building)
- Replaced old interior signage with new, uniformed suite placards
- New exterior monument signs on Ogden Ave
- New interior suite doors with glass inset-both buildings master-keyed
- New directional signage for each floor
- Installed interactive digital directories in both lobbies
- New contemporary porcelain tile in the lobbies and hallways
- Continued landscape design throughout the campus
- New paint and modern wallpaper in the lobbies and hallways
- Industrial artwork throughout the buildings
- Replaced three first floor duct heaters
- Completed upgrades for compliance with municipal codes

FORTINO
REAL ESTATE GROUP







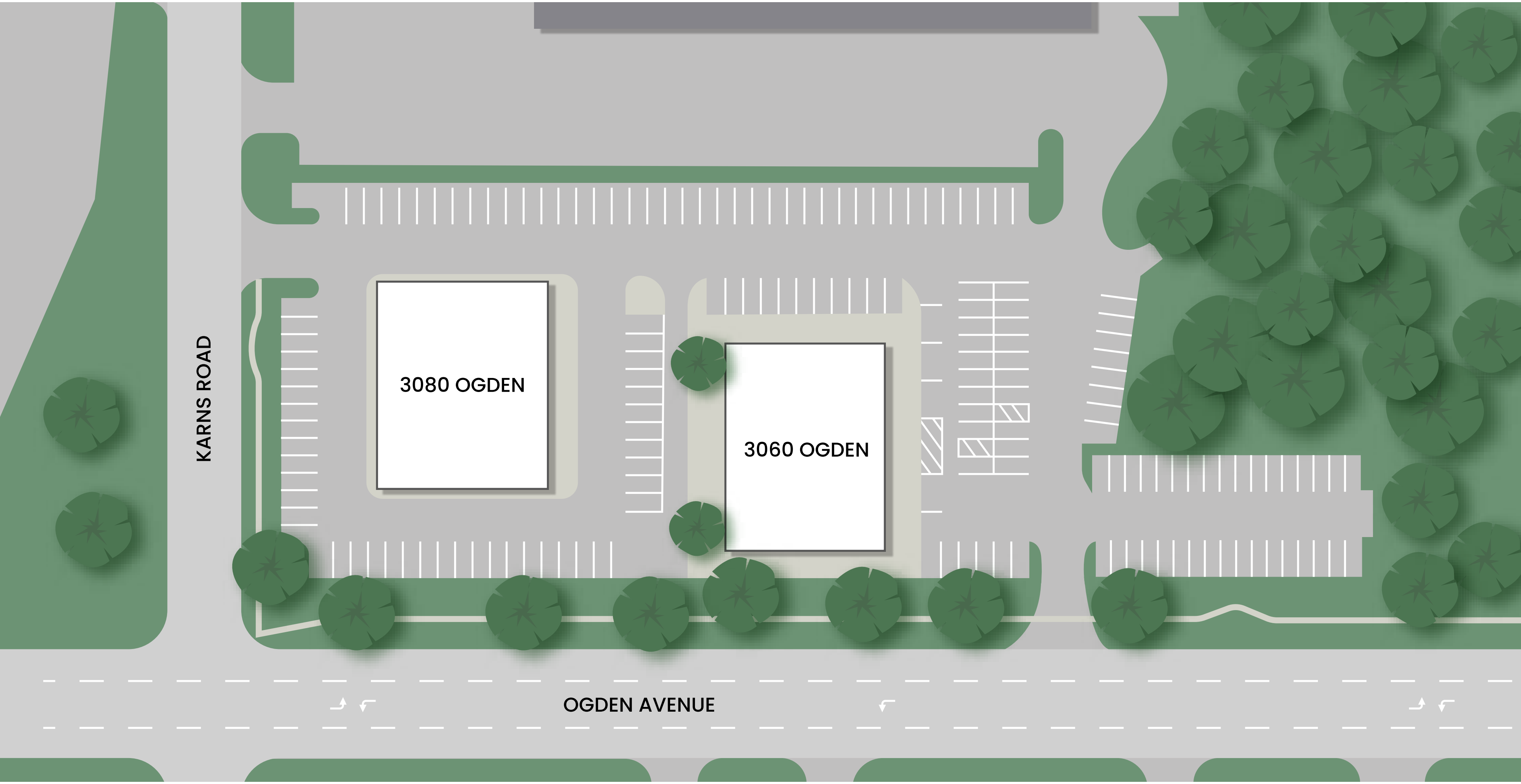




EXIT

SITE PLAN

FORTINO
REAL ESTATE GROUP




KARNS ROAD
OGDEN AVENUE

LOCATION OVERVIEW

LISLE, ILLINOIS

Lisle is one of the premier suburban office markets along Chicago's I-88 East-West Corridor, positioned between Oak Brook and Naperville. The village has developed a strong reputation as a corporate office hub, with large-scale campus environments, Class A office buildings, and excellent regional accessibility via I-88 and I-355.

The heart of the office market is Lisle's Corporate Corridor, which includes major office parks such as Arboretum Lakes, Corporate Lakes, Central Park of Lisle, Corporetum Campus, and Corporate West. These developments contain some of the largest concentrations of office space in DuPage County and have attracted national and international corporations. Several notable corporate headquarters include Navistar, Molex (global headquarters), and SunCoke Energy (corporate headquarters). Lisle is also part of the broader Illinois Technology and Research Corridor and is home to the Region III headquarters of the Nuclear Regulatory Commission.

Lisle offers an institutional-quality office environment with a corporate presence, strong transportation access, and a history of attracting headquarters and regional office users, making it one of DuPage County's most established suburban office markets.

DEMOGRAPHICS

DEMOGRAPHIC SNAPSHOT	2 miles	5 miles
2025 Population	36,364	227,235
2025 Households	14,627	89,055
Avg Household Size	2.40	2.50
Median Home Value	$467,790	$444,831
Avg Household Income	$143,345	$147,576
Median Age	40.20	42.00
Education		
Some High School, No Diploma	569	5,028
High School Graduate	2,734	19,640
Some College, No Degree	5,276	35,488
Associate Degree	1,360	9,697
Bachelor's Degree	9,712	58,264
Advanced Degree	7,281	42,592
Employment		
Civilian Employed	19,481	121,359
Civilian Unemployed	722	4,800
Civilian Non-Labor Force	9,448	59,593
U.S. Armed Forces	37	135

2-MILE POPULATION:
36,364

MEDIAN AGE:
40.20

AVERAGE HOUSEHOLD INCOME:
$143,345 (2-mile)

KW COMMERCIAL

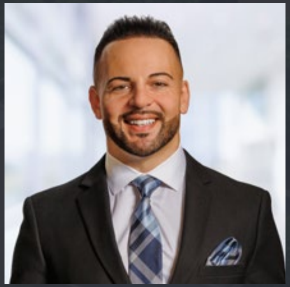
PREMIER SUBURBAN MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY

3060-80 OGDEN AVENUE, LISLE, IL

OFFERING MEMORANDUM

OFFERING PRESENTED BY:

ADAM FORTINO
KW Commercial
C: (630) 546-4276
E: Adam@FortinoCRE.com



ROBERT FORTINO
KW Commercial
C: (630) 669-6353
E: Robert@FortinoCRE.com

FORTINO
REAL ESTATE GROUP