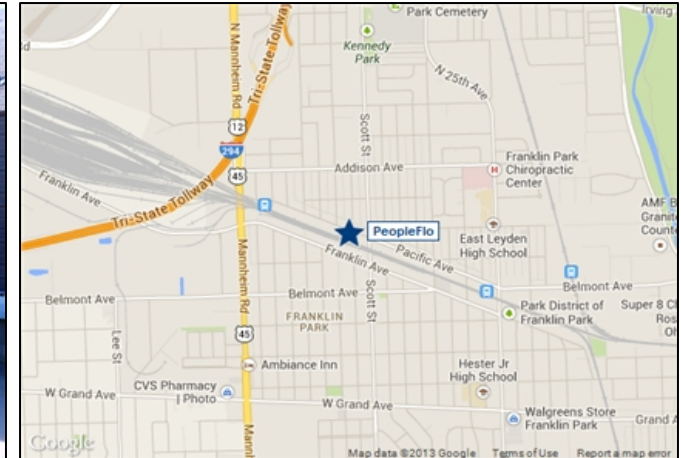




**PeopleFlo**  
10035-10045 Pacific Avenue  
Franklin Park, IL 60131



**Offering Summary**

Price	\$450,000
Current Net Operating Income	\$39,039
Cap Rate	8.68%
Gross Leasable Area (GLA)	9,664
Price/SF	\$46.56
Down Payment	\$450,000
Cash on Cash Return	8.68%
Year Built / Renovated	1958 / 2004
Lot Size	17,595 SF

**Tenant Summary**

PeopleFlo founded in 2004, a designer/manufacturer of EnviroGear, a line of zero-leak pumps for customers in the chemical, food processing and biofuels markets. By 2010, PeopleFlos business model demonstrated outstanding potential. Early adopters like DuPont, PPG, Cargill & Chevron confirmed EnviroGears value proposition. PeopleFlos proprietary one-product-flow production system verified the ability to drive down production costs compared to competitors by nearly 50 percent. As a result, PeopleFlo decided to transition from a pump manufacturer to a technology company focused on manufacturing innovation. Their plan was to create value through developing innovative products. January 2011, PeopleFlo announced the sale of the EnviroGear product line and related manufacturing assets to Dover Corporation. PeopleFlo continues to operate as a privately held corporation now centered on manufacturing innovation.

**Annualized Operating Data**

Tenant	PeopleFlo
Lease Type	Modified-Gross
Lease Commencement	April 1, 2004
Lease Expiration	March 31, 2017
Lease Term Remaining	3.5 years
Options	None
No. of Locations	One
Web Site	www.peopleflo.com

## Investment Overview

Marcus and Millichap is pleased to present a 100 percent leased, single-tenant industrial building located in Franklin Park, Illinois. Excellent location, in close proximity to Mannheim, Belmont, 2nd Street and River Road. The building is currently occupied by PeopleFlo Manufacturing, a technology company that designs and manufactures a line of zero-leak pumps for customers in chemical, food processing and biofuels market.

There is currently a three and one-half-year lease in place until March 31, 2017. The tenant exercised their option early showing their commitment to the site. The current tenant has been in operation at this site for the past nine years.

PeopleFlo Manufacturing, at its own expense, maintains the premises. They are also responsible for all real estate taxes assessed against the subject property in excess of the base year of 2003.

The subject property at 10045 Pacific Avenue was completely renovated in 2004. Renovations include: complete roof tear-off, plumbing, electric, windows, paving, HVAC, doors, dock and drive-in-doors and restrooms.

## Investment Highlights

- 100 Percent Occupied Since 2004
- New Three-Year Term, Renewed Early; Expiring April 1, 2017
- Modified-Gross Lease; Tenant Maintains Premises and Pays Portion of Real Estate Taxes
- Completely Renovated in 2004; Capital Items Replaced
- Low Price per Square Foot \$46.56
- Great Return 8.68 Percent Cap Rate, 11.43 Percent Cash-On-Cash Return (Assuming 65 Percent LTV, 5.25 Percent, 25-Years)
- 9,664 Square Feet, Expandable to 17,595 Square Feet

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## Annual/Monthly Rent Schedule

	Annual Rent	Annual Rent/SF	Monthly Rent	% Increase
Base Rent	\$71,400.00	\$7.39	\$5,950.00	
Tax Reimbursements	\$15,000.00	\$1.55	\$1,250.00	-78.99%

## Financing

Lender/Servicer	N/A
Loan Amount	\$0
Loan Type	N/A
Maturity Date	N/A
Interest Rate	0%
Amortization	0
Annual Debt Service	\$0

## Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	18,324	108,116	385,819
2010 Households	6,291	37,879	136,687
Average HH Income	\$69,484	\$68,028	\$80,352