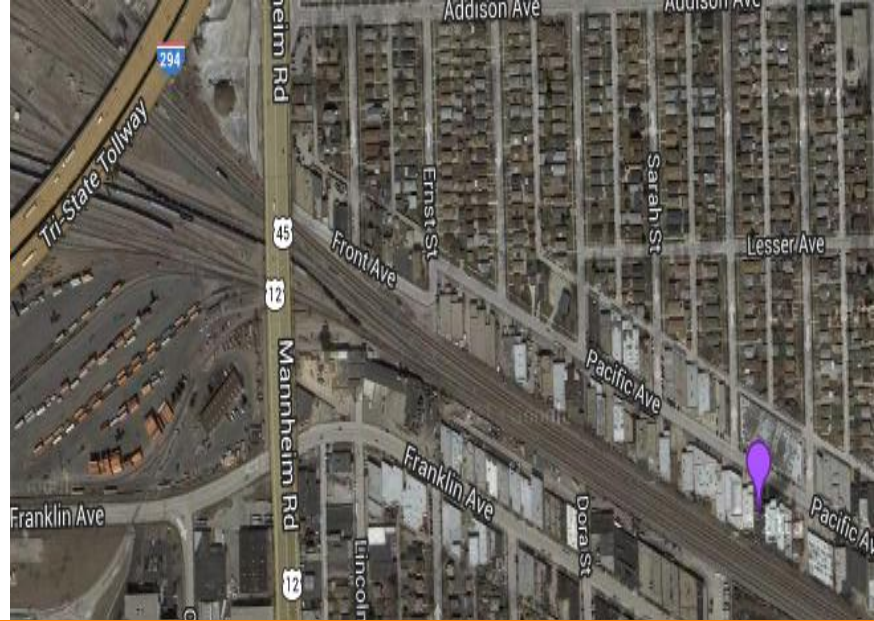
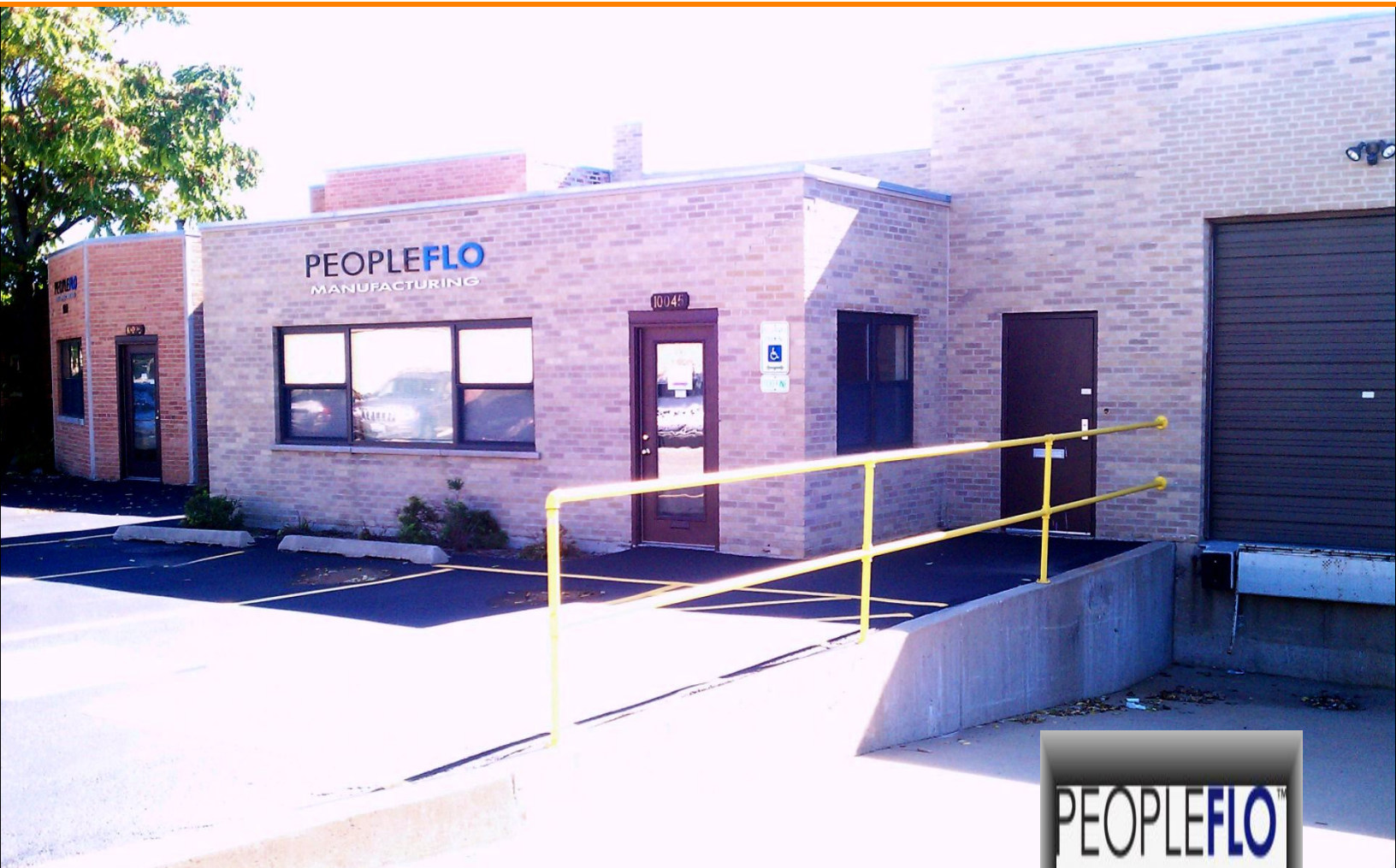


PeopleFlo

FRANKLIN PARK, IL



OFFERING MEMORANDUM



Marcus & Millichap
Real Estate Investment Services

PeopleFlo

FRANKLIN PARK, IL

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Marcus & Millichap
Real Estate Investment Services

PeopleFlo

FRANKLIN PARK, IL

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PeopleFlo

FRANKLIN PARK, IL

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PRICING AND FINANCIAL ANALYSIS

PeopleFlo

FRANKLIN PARK, IL

Marcus & Millichap
Real Estate Investment Services

FINANCIAL OVERVIEW

Location

10035-10045 Pacific Avenue
Franklin Park, IL 60131

| | |
|-----------------------|------------------|
| Price | \$450,000 |
| Down Payment | 100% / \$450,000 |
| Rentable Square Feet | 9,664 |
| Price/SF | \$46.56 |
| CAP Rate | 8.68% |
| Year Built /Renovated | 1958/2004 |
| Lot Size | 17,595 SF |
| Type of Ownership | Fee Simple |

Tenant Summary

| | |
|-------------------------|----------------------|
| Tenant Trade Name | PeopleFlo |
| Ownership | Private |
| Tenant | PeopleFlo |
| Lease Guarantor | Personal Guarantee |
| Lease Type | Modified-Gross |
| Roof and Structure | Landlord Responsible |
| Lease Term | Three-Years |
| Lease Commencement Date | April 1, 2004 |
| Rent Commencement Date | May 1, 2004 |
| Lease Expiration Date | March 31, 2017 |
| Term Remaining on Lease | 3.5 years |
| Increases | N/A |
| Options | None |

Annualized Operating Data

| | Annual Rent | Monthly Rent |
|---|-------------|-------------------------|
| Base Rent | \$71,400.00 | \$5,950.00 |
| Tax Reimbursements | \$15,000.00 | \$1,250.00 |
| Total Income (\$8.94/SF) | | \$86,400 |
| Real Estate Taxes (2012 payable 2013) (\$4.70/SF) | | \$45,378 |
| Insurance (\$0.21/SF) | | \$1,983 |
| Net Operating Income | | \$39,039 |
| Total Return | | 8.68% / \$39,039 |

TENANT OVERVIEW

| | |
|----------------------|---|
| Property Name | PeopleFlo |
| Property Address | 10035-10045 Pacific Avenue Franklin Park, IL 60131 |
| Property Type | Single-Tenant Industrial |
| Rentable Square Feet | 9,664 |

| | |
|-------------------|--------------------|
| Tenant Trade Name | PeopleFlo |
| Ownership | Private |
| Tenant | PeopleFlo |
| Lease Guarantor | Personal Guarantee |

| | |
|-------------------------|----------------------|
| Lease Commencement Date | April 1, 2004 |
| Rent Commencement Date | May 1, 2004 |
| Lease Expiration Date | March 31, 2017 |
| Term Remaining on Lease | 3.5 years |
| Lease Type | Modified-Gross |
| Structure | Landlord Responsible |
| Lease Term | Three-Years |
| Increases | N/A |

| | |
|------------------------|------|
| Options to Renew | None |
| Options to Terminate | N/A |
| Options to Purchase | N/A |
| First Right of Refusal | N/A |

| | |
|---------------------------|--|
| No. of Locations | One |
| Headquartered | Franklin Park, IL |
| Web Site | www.peopleflo.com |
| Franchisee Profile | |
| Years in the Business | Nine Years |
| Other Concepts Owned | Unknown |

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, PeopleFlo's business model demonstrated outstanding potential. Early adopters like DuPont, PPG, Cargill & Chevron confirmed EnviroGear's value proposition. PeopleFlo's 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.

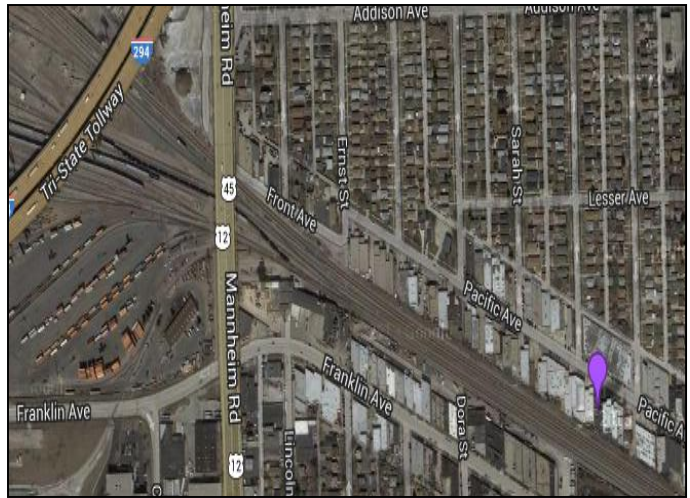
PROPERTY DESCRIPTION

PeopleFlo
FRANKLIN PARK, IL

INVESTMENT OVERVIEW

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
- Rare On-Site Parking, 14 Spaces



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.

PROPERTY SUMMARY

The Offering

| | |
|--------------------------|---|
| Property | PeopleFlo |
| Property Address | 10035-10045 Pacific Avenue Franklin Park, IL 60131 |
| Assessor's Parcel Number | 12-21-312-004,005,006,055 |
| Zoning | Commercial Manufacturing |

Site Description

| | |
|----------------------|---|
| Number of Stories | One |
| Year Built/Renovated | 1958 / 2004 |
| Rentable Square Feet | 9,664 |
| Lot Size | 17,595 SF |
| Type of Ownership | Fee Simple |
| Parking | 14 Spaces - One Drive-In-Door, One Dock |
| Landscaping | Mature |
| Topography | Generally Level |

Construction

| | |
|-----------------|-----------------------------|
| Foundation | Concrete |
| Exterior | Brick |
| Parking Surface | Asphalt |
| Roof | Flat Roof with Rubber Cover |

Mechanical

| | |
|------|--------------|
| HVAC | Roof Mounted |
|------|--------------|

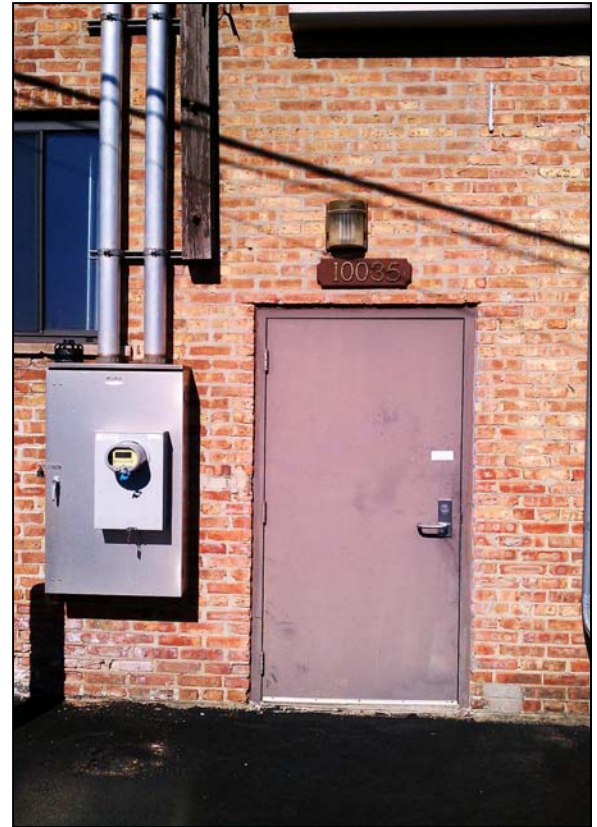
Interior Detail

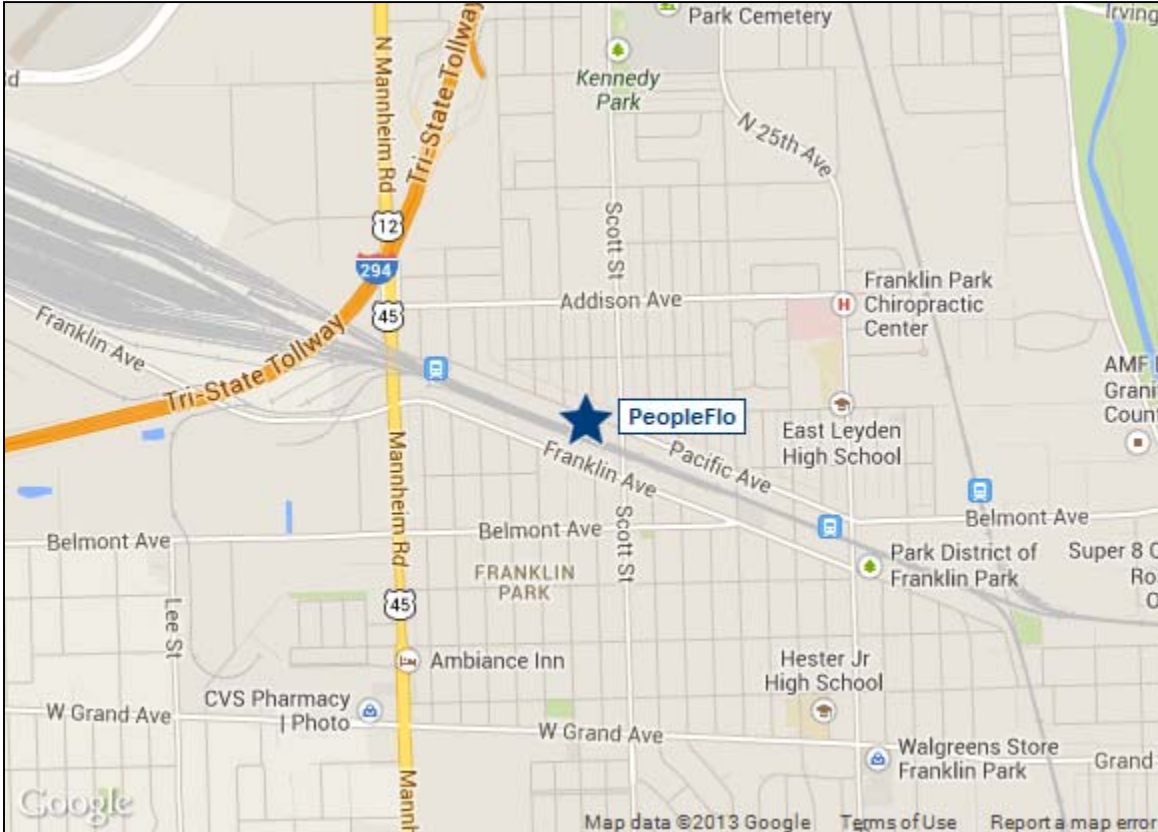
| | |
|-----------------|--|
| Walls | Dry Wall |
| Ceilings | 12-14' Clearance |
| Floor Coverings | Ceramic Tile (Office) / Concrete (Warehouse) |
| Rest Rooms | Male and Female |
| Office Percent | 12 |

PROPERTY PHOTOS



PROPERTY PHOTOS

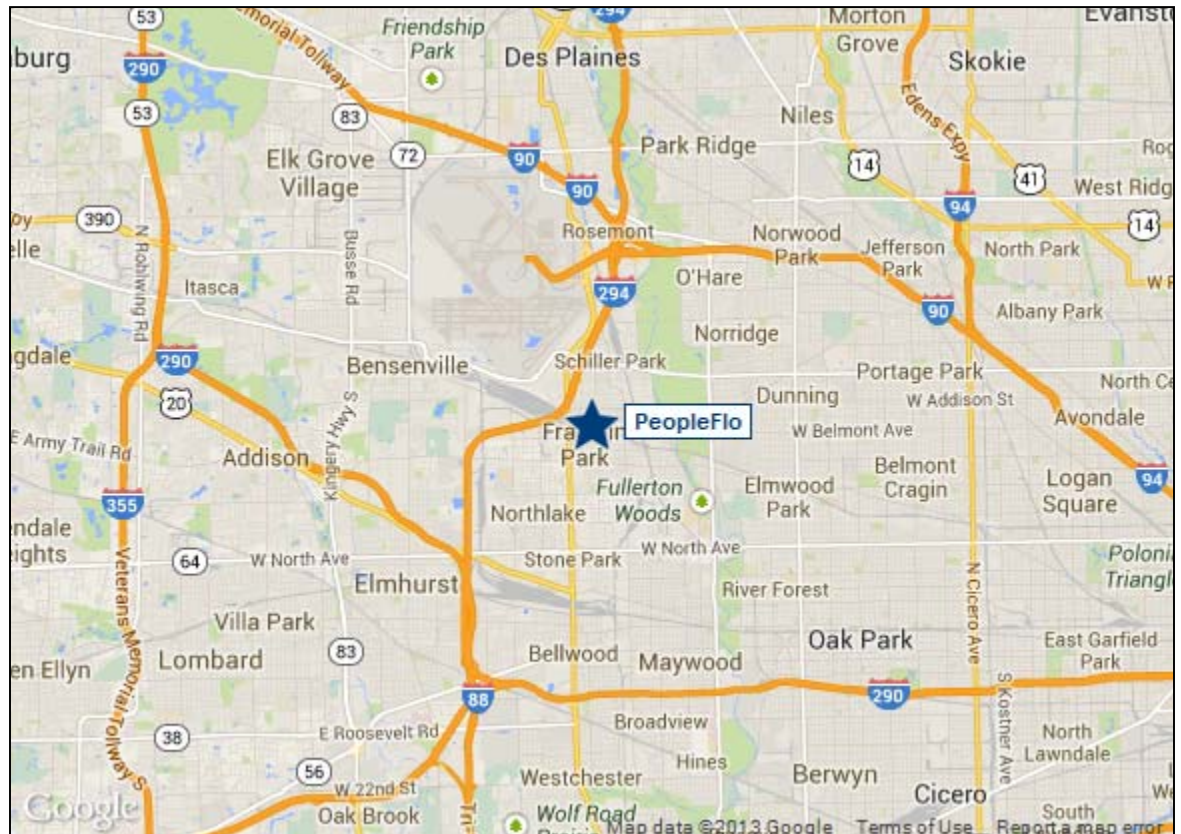




Local Map

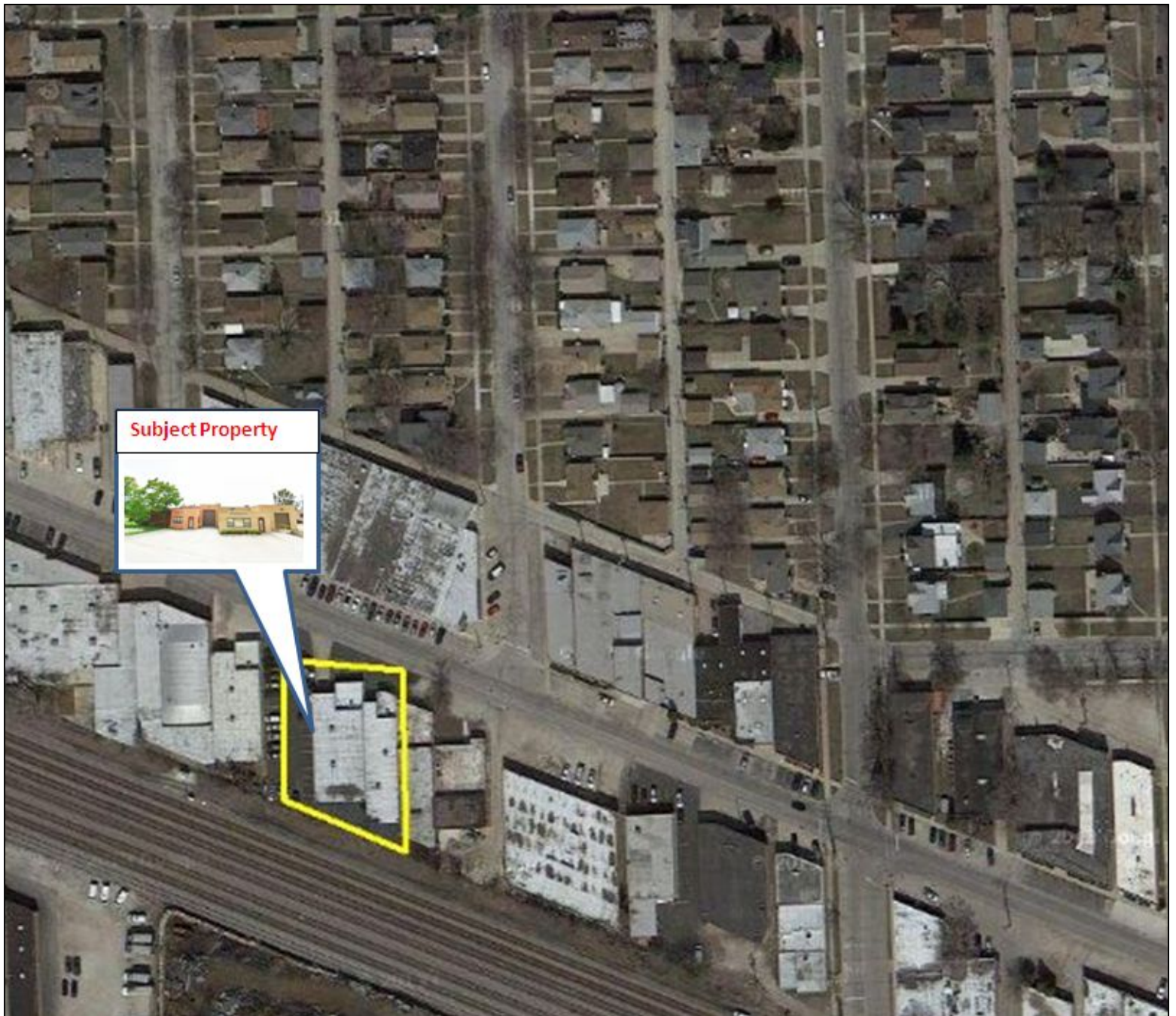


Regional Map



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AERIAL PHOTO



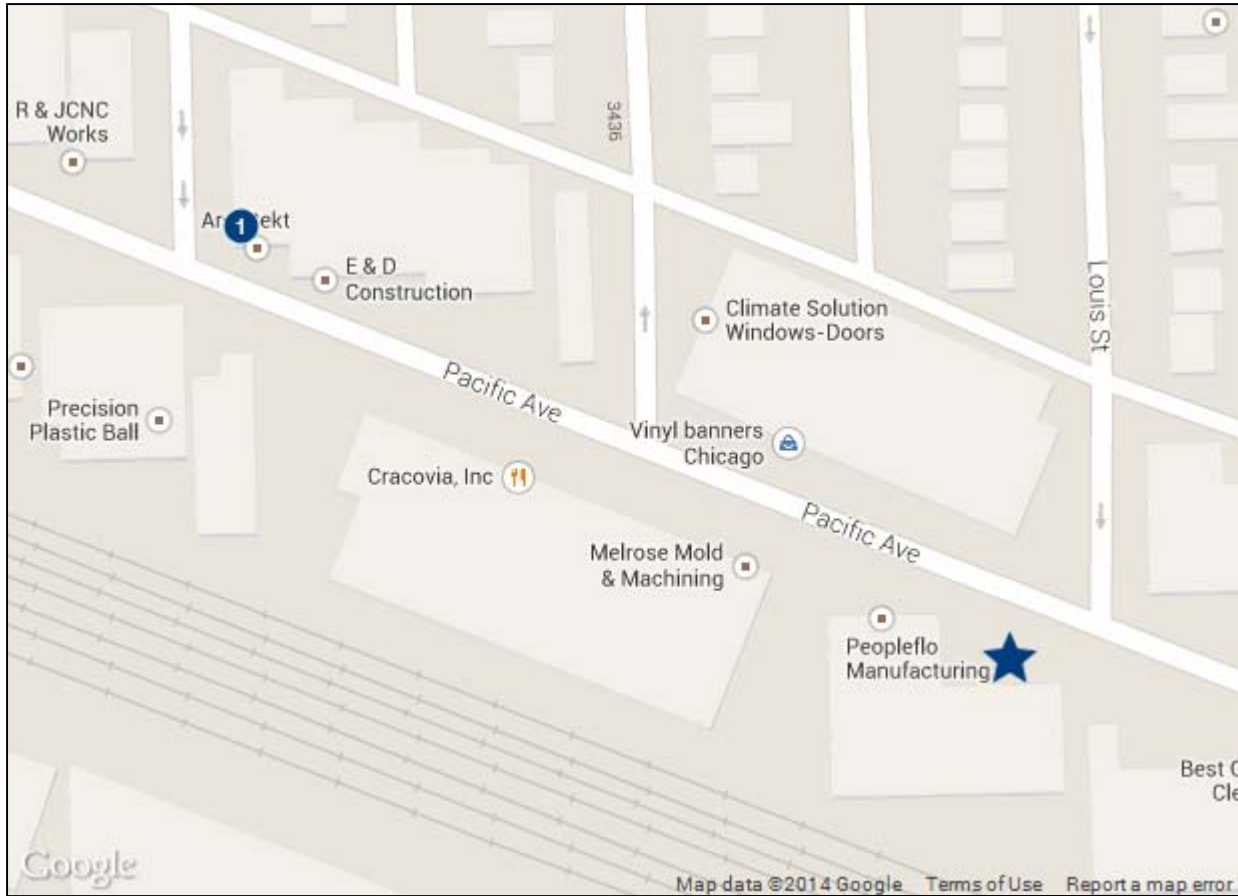
RECENT SALES

PeopleFlo

FRANKLIN PARK, IL

Marcus & Millichap
Real Estate Investment Services

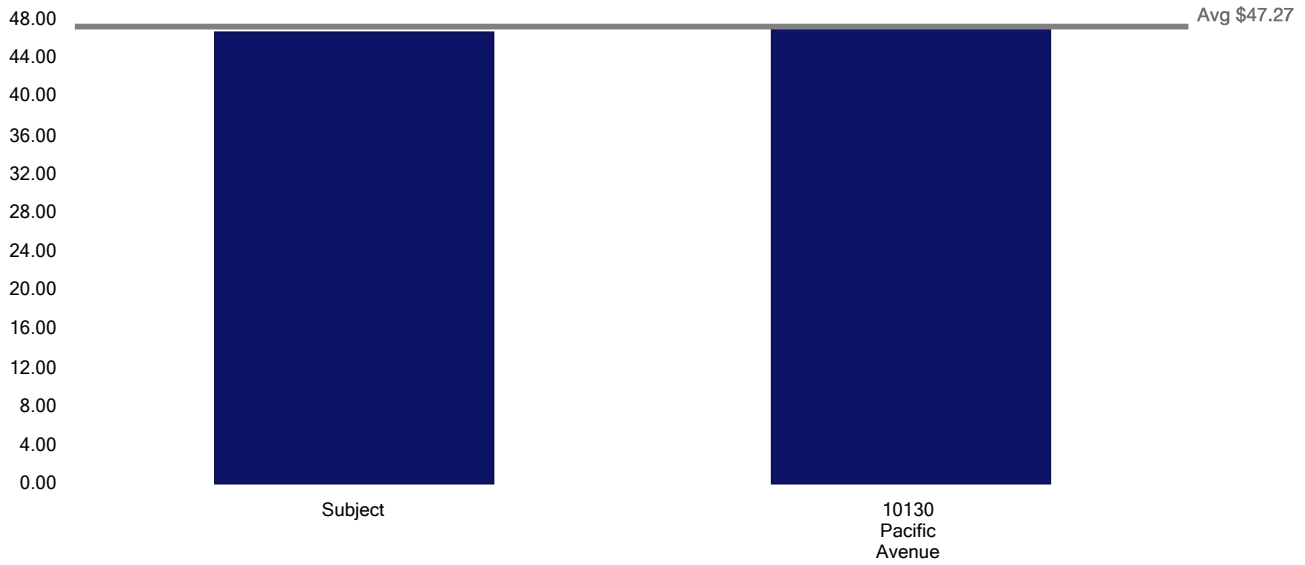
RECENT SALES MAP



★ PeopleFlo
1) 10130 Pacific Avenue

PRICE PER SQUARE FOOT

Average Price per Square Foot



RECENT SALES



Subject Property

PeopleFlo
10035-10045 Pacific Avenue
Franklin Park, IL 60131

| | | | |
|------------------------------|-----------|----------------------|-----------|
| Rentable Square Feet: | 9,664 | Sales Price: | \$450,000 |
| Year Built/Renovated: | 1958/2004 | Down Payment: | \$450,000 |
| | | CAP Rate: | 8.68% |
| | | Price/SF: | \$46.56 |



10130 Pacific Avenue
Franklin Park, IL 60131

| | | | |
|-------------------------|-----------|----------------------|-----------|
| Close of Escrow: | 9/25/2012 | Sales Price: | \$260,000 |
| Rentable SF: | 5,500 | Down Payment: | 100% |
| Year Built: | | CAP Rate: | N/A |
| | | Price/SF: | \$47.27 |

Comments

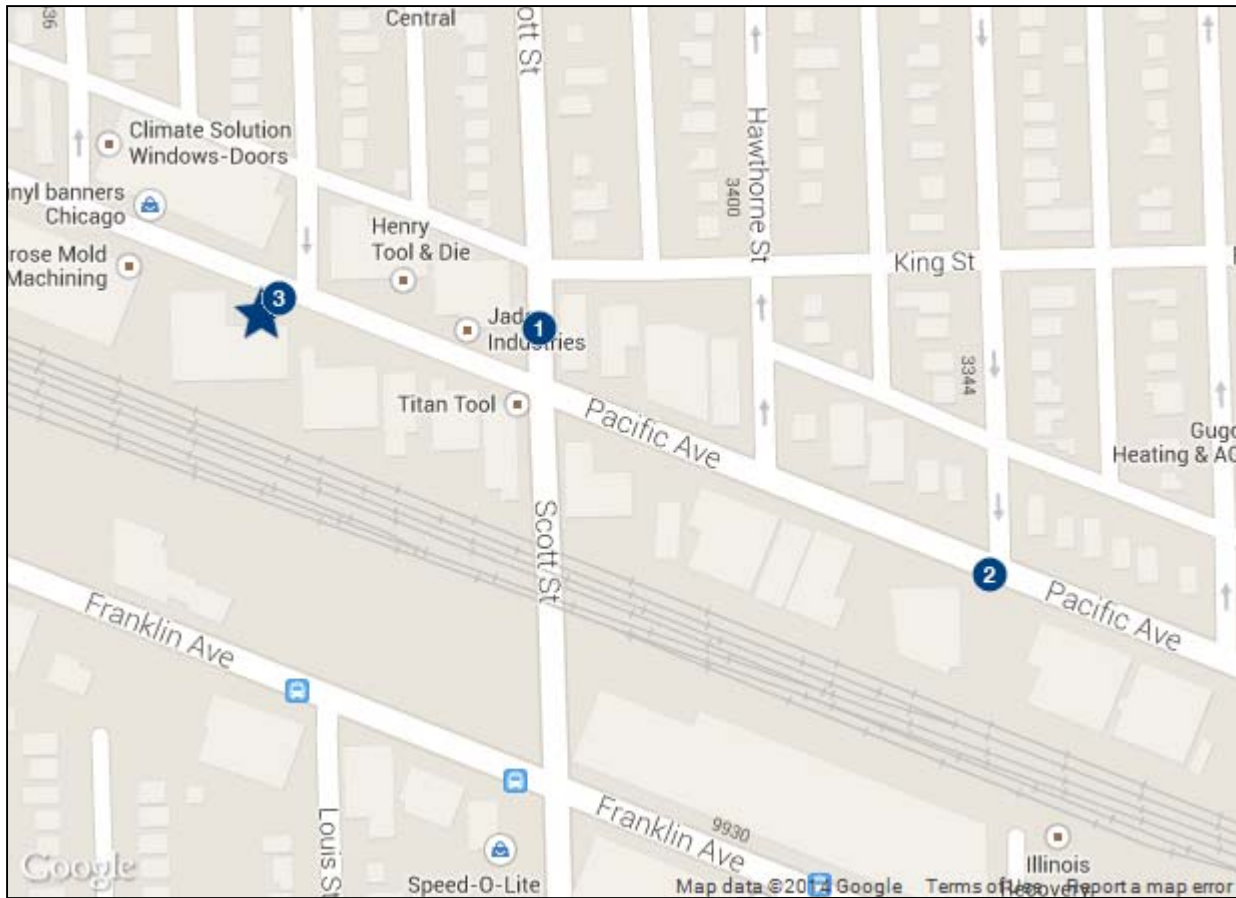
Located northwest of the subject on the same street. It is smaller in size and has an inferior land-to-building ratio. It's considered to be in similar condition.

RENT COMPARABLES

PeopleFlo
FRANKLIN PARK, IL

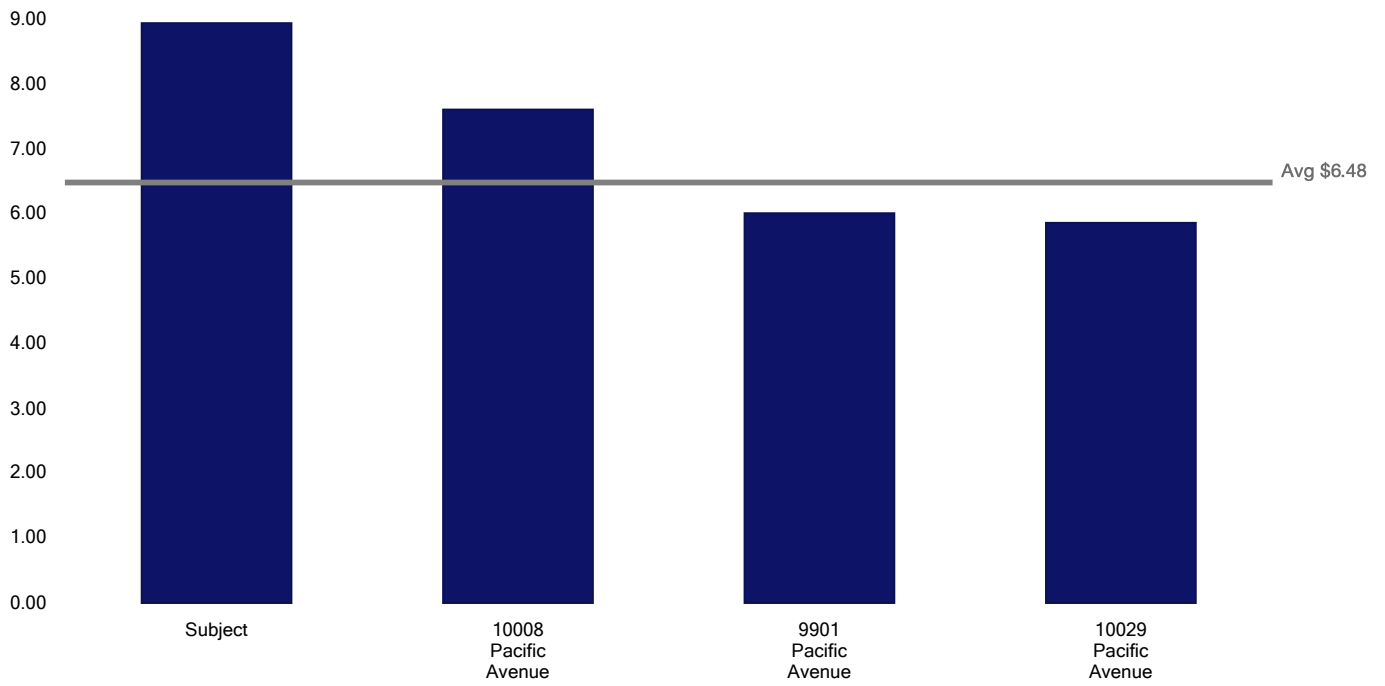
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RENT COMPARABLES MAP



- ★ PeopleFlo
- 1) 10008 Pacific Avenue
- 2) 9901 Pacific Avenue
- 3) 10029 Pacific Avenue

AVERAGE RENT PER SQUARE FOOT



RENT COMPARABLES



Subject Property

PeopleFlo

10035-10045 Pacific Avenue
Franklin Park, IL 60131

Date Surveyed:
Year Built/Renovated: 1958/2004
Rentable Square Feet: 9,664
Rent/SF: \$8.94
Lease Type: Modified-Gross

Comments

Renovated in 2004, new windows, doors, roof and HVAC. Entire building upgraded when tenant took occupancy in 2004. Tenant just renewed for an additional term.

1



10008 Pacific Avenue
Franklin Park, IL 60131

Date Surveyed: 1/24/14
Year Built: 1972
Rentable Square Feet: 3,000
Rent/SF: \$7.60

Comments

7,000-square foot class B industrial warehouse building.

2



9901 Pacific Avenue
Franklin Park, IL 60131

Date Surveyed:
Year Built: 1957
Rentable Square Feet: 5,000
Rent/SF: \$6.00
Lease Type: Triple-Net (NNN)

Comments

12,000-square foot class B industrial warehouse building. Sprinkler system just installed. Current tenant takes care of everything. Roof has minor leaking. Current tenant runs a chocolate company. For sale at \$550,000 (\$45.83 psf).

RENT COMPARABLES

3



10029 Pacific Avenue
Franklin Park, IL 60131

| | |
|------------------------------|----------------|
| Date Surveyed: | 1/24/14 |
| Year Built: | 1960 |
| Rentable Square Feet: | 9,000 |
| Rent/SF: | \$5.85 |
| Lease Type: | Modified-Gross |

Comments

Vacant, 9,000-square foot class C industrial manufacturing building.

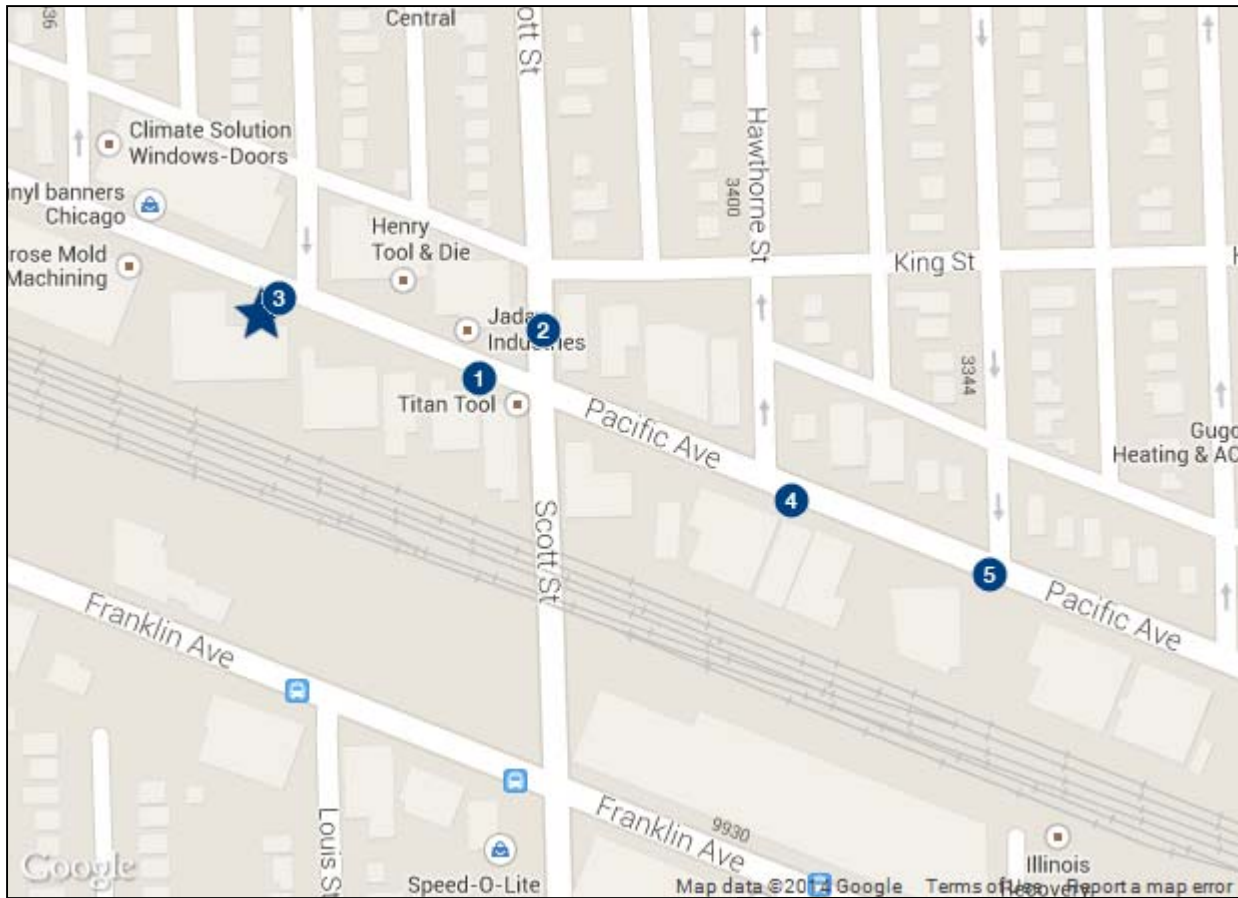
ON MARKET COMPARABLES

PeopleFlo

FRANKLIN PARK, IL

Marcus & Millichap
Real Estate Investment Services

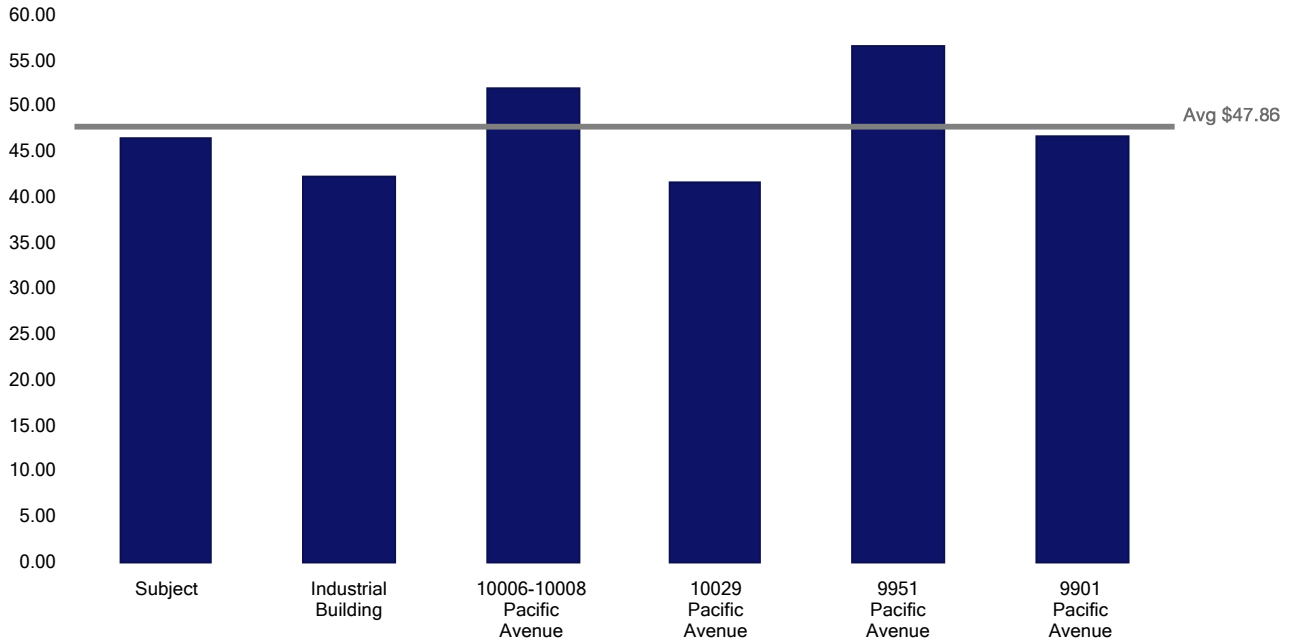
ON MARKET COMPARABLES MAP



- ★ PeopleFlo
- 1) Industrial Building
- 2) 10006-10008 Pacific Avenue
- 3) 10029 Pacific Avenue
- 4) 9951 Pacific Avenue
- 5) 9901 Pacific Avenue

CAP RATE AND PRICE PER SQUARE FOOT

Average Price per Square Foot



ON MARKET COMPARABLES



Subject Property

PeopleFlo
10035-10045 Pacific Avenue
Franklin Park, IL 60131

| | | | |
|------------------------------|-----------|----------------------|-----------|
| Rentable Square Feet: | 9,664 | List Price: | \$450,000 |
| Year Built/Renovated: | 1958/2004 | Down Payment: | \$450,000 |
| | | CAP Rate: | 8.68% |
| | | Price/SF: | \$46.56 |

Comments

Renovated in 2004, new windows, doors, roof and HVAC. Entire building upgraded when tenant took occupancy in 2004. Tenant just renewed for an additional term.



Industrial Building
10005 Pacific Avenue
Franklin Park, IL 60131

| | | | |
|---------------------|-----------|----------------------|-----------|
| Status: | On Market | List Price: | \$275,000 |
| Rentable SF: | 6,500 | Down Payment: | N/A |
| Year Built: | 1967 | CAP Rate: | N/A |
| | | Price/SF: | \$42.31 |

Comments

Vacant Class B flex light distribution building - 1,500-square foot office, 5,000-square foot warehouse.



10006-10008 Pacific Avenue
Franklin Park, IL 60131

| | | | |
|---------------------|-----------|----------------------|-----------|
| Status: | On Market | List Price: | \$375,000 |
| Rentable SF: | 7,200 | Down Payment: | N/A |
| Year Built: | 1972 | CAP Rate: | N/A |
| | | Price/SF: | \$52.08 |

Comments

7,000-square foot class B industrial warehouse building.

ON MARKET COMPARABLES

3



10029 Pacific Avenue
Franklin Park, IL 60131

| | | | |
|---------------------|-----------|----------------------|-----------|
| Status: | On Market | List Price: | \$375,000 |
| Rentable SF: | 9,000 | Down Payment: | N/A |
| Year Built: | 1960 | CAP Rate: | N/A |
| | | Price/SF: | \$41.67 |

Comments

Vacant 9,000-square foot class C industrial manufacturing building. No landscaping; Owner user.

4



9951 Pacific Avenue
Franklin Park, IL 60131

| | | | |
|---------------------|-----------|----------------------|-----------|
| Status: | On Market | List Price: | \$319,000 |
| Rentable SF: | 5,919 | Down Payment: | N/A |
| Year Built: | 1974 | CAP Rate: | N/A |
| | | Price/SF: | \$56.56 |

Comments

Vacant, excellent location, in close proximity to Mannheim, Belmont, 2nd Street and River Road. Brand new steel ceiling with rubber roof, installed in 2010. Guaranteed for 20 years. One drive-in bay and two cranes, one five-ton, one one-ton. Ceiling height up to 18 feet. Low taxes.

5



9901 Pacific Avenue
Franklin Park, IL 60131

| | | | |
|---------------------|-----------|----------------------|-----------|
| Status: | On Market | List Price: | \$560,000 |
| Rentable SF: | 12,000 | Down Payment: | N/A |
| Year Built: | 1957 | CAP Rate: | N/A |
| | | Price/SF: | \$46.67 |

Comments

66 percent vacant, 12,000-square foot class B industrial warehouse building. Sprinkler system just installed. Current tenant takes care of everything. Roof has minor leaking. Current tenant runs a chocolate company.

DEMOGRAPHIC ANALYSIS

PeopleFlo

FRANKLIN PARK, IL

Marcus & Millichap
Real Estate Investment Services

DEMOGRAPHIC REPORT

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|-----------|-----------|-----------|
| 2000 Population | 19,507 | 109,845 | 388,586 |
| 2010 Population | 18,324 | 108,116 | 385,819 |
| 2012 Population | 18,442 | 108,852 | 388,656 |
| 2017 Population | 18,122 | 107,515 | 385,736 |
| 2000 Households | 6,549 | 39,068 | 138,822 |
| 2010 Households | 6,291 | 37,879 | 136,687 |
| 2012 Households | 6,357 | 38,310 | 138,314 |
| 2017 Households | 6,324 | 38,250 | 138,959 |
| 2012 Average Household Size | 2.92 | 2.83 | 2.78 |
| 2012 Daytime Population | 9,605 | 66,250 | 202,925 |
| 2000 Median Housing Value | \$142,267 | \$144,046 | \$157,156 |
| 2000 Owner Occupied Housing Units | 63.64% | 63.61% | 69.20% |
| 2000 Renter Occupied Housing Units | 34.46% | 34.13% | 27.77% |
| 2000 Vacant | 2.55% | 2.92% | 3.17% |
| 2012 Owner Occupied Housing Units | 64.72% | 62.62% | 65.94% |
| 2012 Renter Occupied Housing Units | 30.26% | 32.17% | 28.78% |
| 2012 Vacant | 5.01% | 5.21% | 5.28% |
| 2017 Owner Occupied Housing Units | 64.74% | 62.37% | 65.47% |
| 2017 Renter Occupied Housing Units | 29.90% | 32.03% | 28.89% |
| 2017 Vacant | 5.36% | 5.60% | 5.64% |
| \$ 0 - \$14,999 | 8.5% | 8.6% | 8.7% |
| \$ 15,000 - \$24,999 | 11.7% | 11.0% | 10.2% |
| \$ 25,000 - \$34,999 | 10.6% | 11.5% | 9.9% |
| \$ 35,000 - \$49,999 | 13.9% | 14.6% | 12.8% |
| \$ 50,000 - \$74,999 | 21.6% | 22.4% | 20.3% |
| \$ 75,000 - \$99,999 | 13.6% | 14.1% | 14.5% |
| \$100,000 - \$124,999 | 9.3% | 8.8% | 9.7% |
| \$125,000 - \$149,999 | 5.8% | 4.1% | 5.1% |
| \$150,000 - \$199,999 | 2.7% | 2.4% | 4.4% |
| \$200,000 - \$249,999 | 1.2% | 1.0% | 1.7% |
| \$250,000 + | 1.2% | 1.4% | 2.8% |
| 2012 Median Household Income | \$56,541 | \$54,561 | \$60,014 |
| 2012 Per Capita Income | \$23,963 | \$23,992 | \$28,734 |
| 2012 Average Household Income | \$69,484 | \$68,028 | \$80,352 |

Demographic data © 2012 by Experian.

SUMMARY REPORT

Geography: 5 Miles

Population

In 2012, the population in your selected geography was 388,656 . The population has changed by 0.01% since 2000. It is estimated that the population in your area will be 385,736 five years from now, which represents a change of -0.75% from the current year. The current population is 48.8% male and 51.1% female. The median age of the population in your area is 38.0 , compare this to the U.S. average which is 37. The population density in your area is 4,965.76 people per square mile.

Households

There are currently 138,314 households in your selected geography. The number of households has changed by -0.36% since 2000. It is estimated that the number of households in your area will be 138,959 five years from now, which represents a change of 0.46% from the current year. The average household size in your area is 2.78 persons.

Income

In 2012, the median household income for your selected geography is \$60,014 , compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by 20.11% since 2000. It is estimated that the median household income in your area will be \$68,184 five years from now, which represents a change of 13.61% from the current year.

The current year per capita income in your area is \$28,734 , compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$80,352 , compare this to the U.S. average which is \$75,373.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 70.12% White, 11.14% African American, 0.39% Native American and 3.84% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 29.03% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

Housing

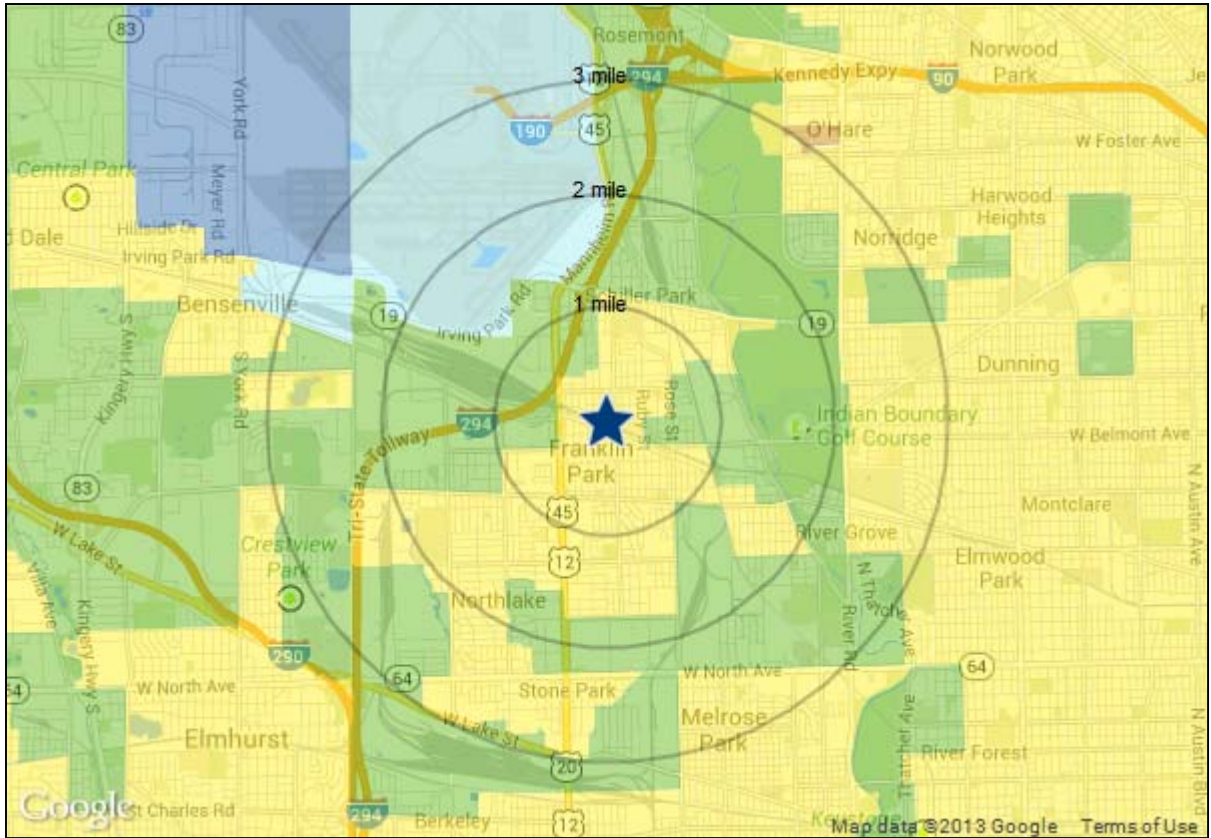
The median housing value in your area was \$157,156 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 99,206 owner occupied housing units in your area and there were 39,807 renter occupied housing units in your area. The median rent at the time was \$616 .

Employment

In 2012, there are 202,925 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 57.7% of employees are employed in white-collar occupations in this geography, and 42.2% are employed in blue-collar occupations. In 2012, unemployment in this area is 6.50% . In 2000, the median time traveled to work was 24.1 minutes.

Demographic data © 2012 by Experian.

POPULATION DENSITY



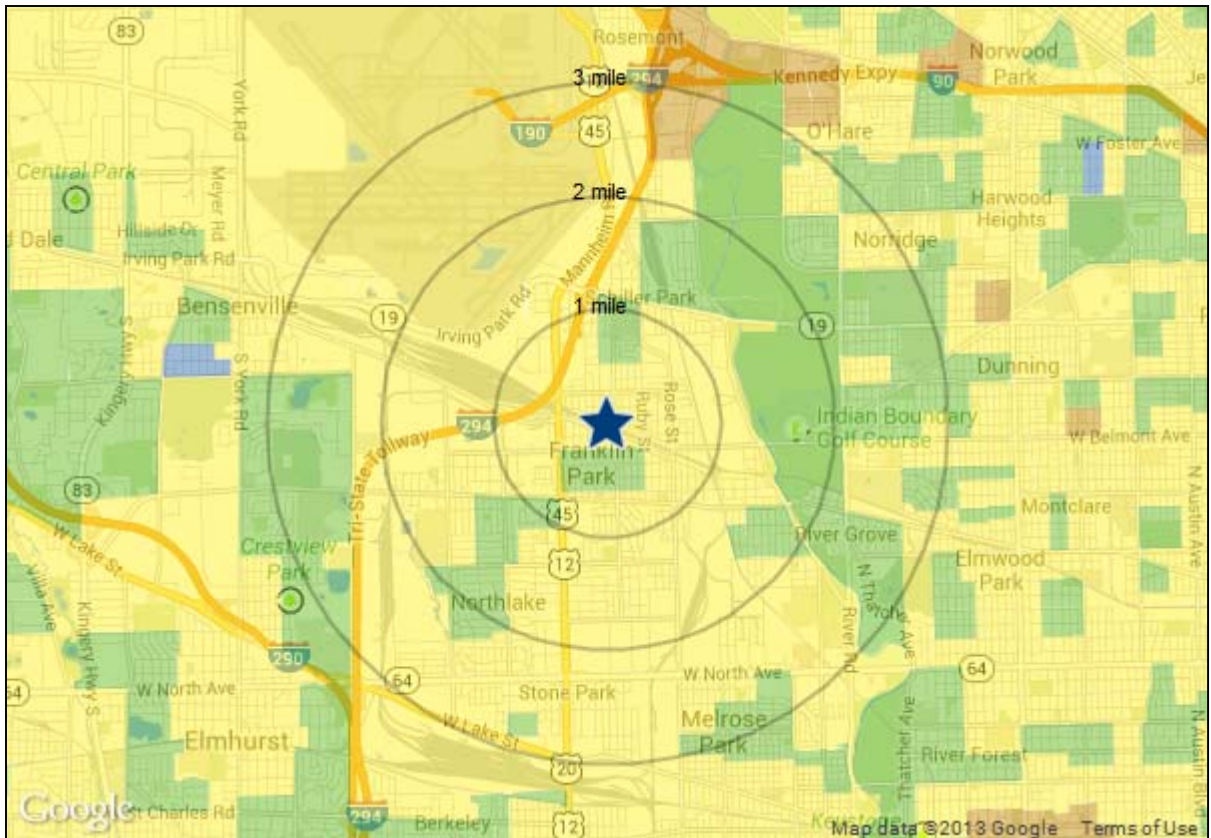
Demographic data © 2012 by Experian.

Population Density

| Theme | Low | High |
|---------------|-----------|---------|
| Low | less than | 55 |
| Below Average | 55 | 475 |
| Average | 475 | 4100 |
| Above Average | 4100 | 35000 |
| High | 35000 | or more |

Number of people living in a given area per square mile.

EMPLOYMENT DENSITY



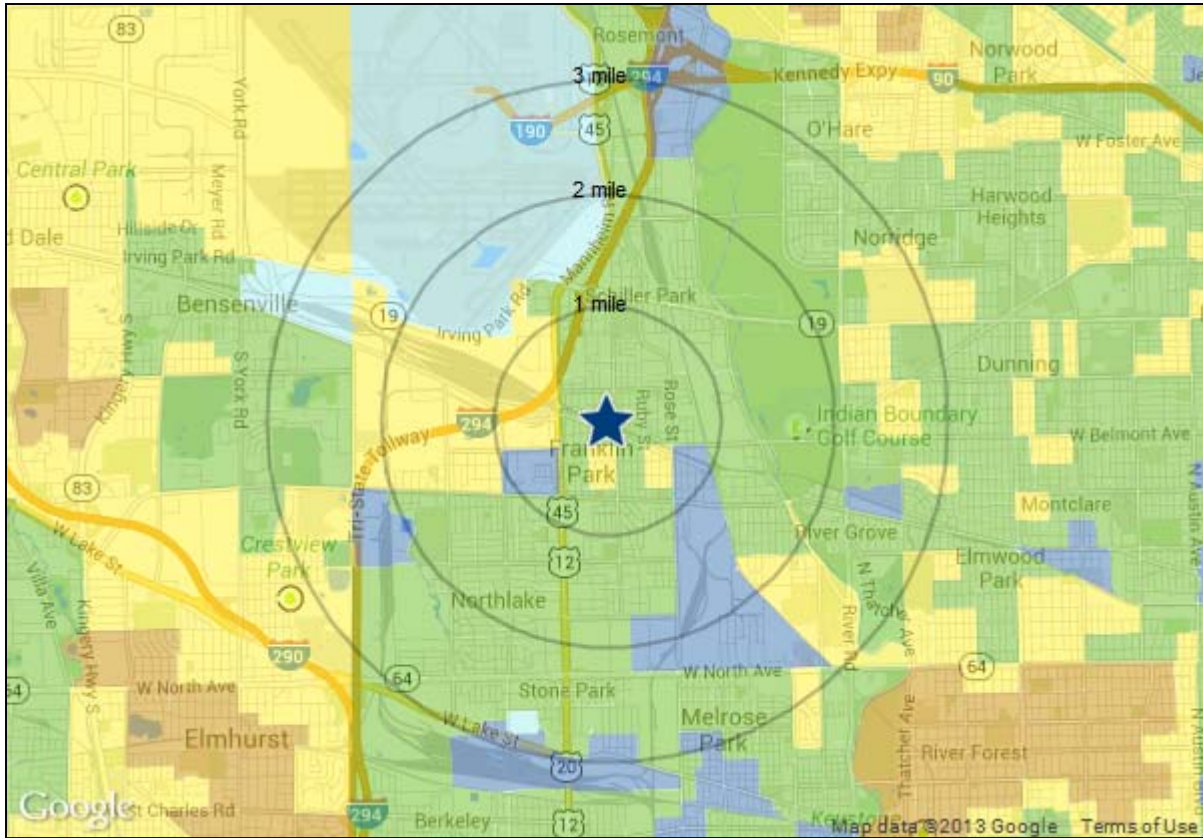
Demographic data © 2012 by Experian.

Employment Density

| Theme | Low | High |
|---------------|-------------|---------|
| Low | less than 9 | 9 |
| Below Average | 9 | 96 |
| Average | 96 | 1025 |
| Above Average | 1025 | 10875 |
| High | 10875 | or more |

The number of people employed in a given area per square mile.

AVERAGE HOUSEHOLD INCOME



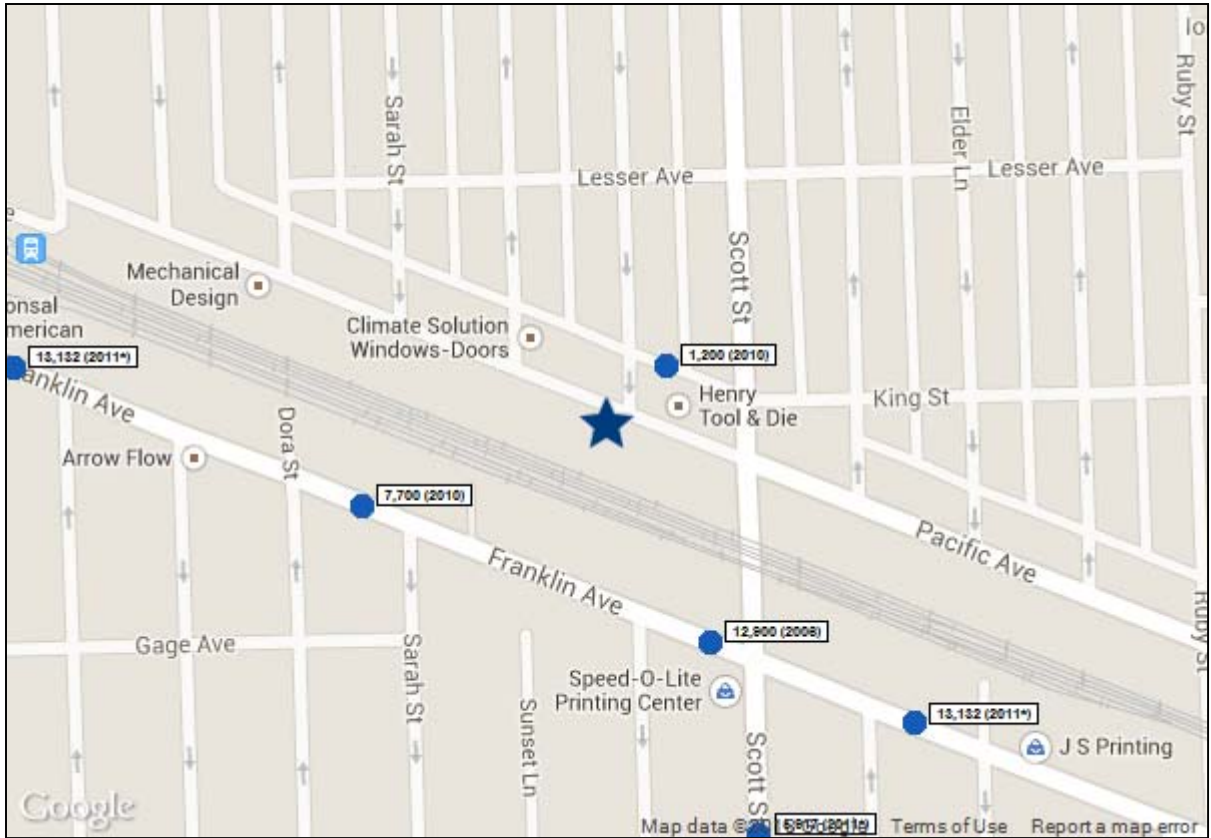
Demographic data © 2012 by Experian.

Average Household Income

| Theme | Low | High |
|---------------|-----------|-----------|
| Low | less than | \$29,500 |
| Below Average | \$29,500 | \$48,500 |
| Average | \$48,500 | \$80,000 |
| Above Average | \$80,000 | \$132,500 |
| High | \$132,500 | or more |

Average income of all the people 15 years and older occupying a single housing unit.

TRAFFIC COUNTS



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Two-way, average daily traffic volumes.

* Traffic Count Estimate

PeopleFlo

FRANKLIN PARK, IL

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