

ST. CHARLES, IL



NAPERVILLE, IL



# FCA

Floor Covering Associates

# NET LEASE PORTFOLIO

MERRILLVILLE, IN



SHOREWOOD, IL





# TABLE OF CONTENTS

Conditions of Offering	3	<b>3731 EAST 81ST AVENUE, MERRILLVILLE, IN</b>	
Regional Map	4	Investment Highlights	19
Investment Summary	5	Leasing Plan	20
<b>1000 BROOK FOREST AVENUE, SHOREWOOD, IL</b>		Real Estate Taxes   Plat Map	21
Investment Highlights	7	Market Aerial	23
Leasing Plan	8	<b>2000 W MAIN ST, ST.CHARLES, IL</b>	
Real Estate Taxes   Plat Map	9	Investment Highlights	25
Market Aerial	11	Leasing Plan	26
<b>2852 WEST OGDEN AVENUE, NAPERVILLE, IL</b>		Real Estate Taxes   Plat Map	27
Investment Highlights	13	Market Aerial	29
Leasing Plan	14		
Real Estate Taxes   Plat Map	15		
Market Aerial	17		



## OFFERING MEMORANDUM AND LEGAL LIABILITY

The Offering Memorandum (“The Memorandum”) is intended solely for the limited use of the Potential Purchaser in considering whether to pursue negotiations to acquire 2000 W Main Street, St. Charles, IL & 1000 Brook Forest Avenue, Shorewood, IL & 2853 W Ogden Avenue, Naperville, IL & 3731 E 81st Avenue, Merrillville, IN (“The Property”). The Memorandum, prepared by Mid-America Real Estate Corporation (hereinafter collectively referred to as “MAREC”), in cooperation with Mid-America Real Estate – Indiana, LLC contains information pertaining to the operation of The Property and does not purport to be all inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon MAREC, The Owner or The Memorandum and based on such documents, information and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, MAREC and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor MAREC or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from MAREC and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum’s contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or MAREC; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum’s contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum’s contents in any fashion or manner detrimental to the interest of The Owner or MAREC or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or MAREC is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing brokers or property management staff of The Property in connection with its review of The Property without prior written approval of The Owner. Any and all questions related to The Memorandum or The Property must be directed to MAREC. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum to the appropriate representative of MAREC.

## REPRESENTATION

The Potential Purchaser understands and agrees that BROKER is not representing The Potential Purchaser in this Proposed Sale. BROKER is only representing The Owner in this Proposed Sale.

## AMERICANS WITH DISABILITIES ACT

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws also may mandate changes. Neither The Owner nor BROKER is qualified to advise The Potential Purchaser as to what, if any, changes may be required now, or in the future. The Potential Purchaser should consult the attorneys and qualified design professionals of its choice for information regarding these matters. Neither The Owner nor BROKER can determine which attorneys or design professionals have the appropriate expertise in this area.

## HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. Due to prior or current uses of The Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Neither The Owner nor BROKER has expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of The Potential Purchaser to retain qualified experts to detect and correct such matters.

## COOPERATING BROKER POLICY

Owner shall pay BROKER a sale commission. The sale commission shall be due and payable at the time of closing. In the event of a cooperating broker the commission will be shared equally between BROKER and cooperating broker.

## REMEDIES

If there is a breach or threatened breach of any provision of these Conditions of Offering, The Seller and/or BROKER shall be entitled to seek redress by court proceedings in the form of an injunction restraining The Potential Purchaser without the necessity of showing any actual damages or that monetary damages would not afford an adequate remedy and/or a decree for specific performance without any bond or other security being required. Nothing herein shall be construed as prohibiting The Seller and/or BROKER from pursuing any other remedies at law or in equity, which it may have. If The Seller and/or BROKER is involved in a court proceeding to enforce the covenants contained in these Conditions of Offering and The Seller and/or BROKER prevails in such litigation, The Potential Purchaser shall be liable for the payment of The Seller and/or BROKER’s reasonable attorneys’ fees, court costs and ancillary expenses together with such other and further relief as available under any applicable statute.



## TENANT DESCRIPTION

Floor Covering Associates has been in business since 1976, offering a complete selection of carpet, flooring, and interior furnishings from top-quality brands. In the past 10 years, FCA has consistently ranked among the top U.S. retailers in Floor Covering Weekly's annual Top 50 Retailers list and currently operates four stores throughout Illinois and Indiana. Offering turnkey service, materials, value-minded selections, and special financing options, Floor Covering Associates is a top floor covering business in the country.

## SALES POINTS:

### Below Market Leases

Average market rents in the subject retail corridors exceed those of the FCA properties across all locations — highlighting significant below-market leasing across the portfolio.

- Naperville's average market rent is \$17.39 psf compared to the FCA property at \$10.53 psf.
- St. Charles has average market rents of \$22.00 psf versus \$13.55 psf at the FCA property.
- Merrillville market rents average \$9.00 psf across flex, office, and industrial properties; the FCA property is leased at \$5.04 psf.
- Shorewood market rents average \$11.72 psf across flex, office, and industrial uses, while the FCA property stands at \$4.58 psf.

### Offered Well Below Replacement Cost

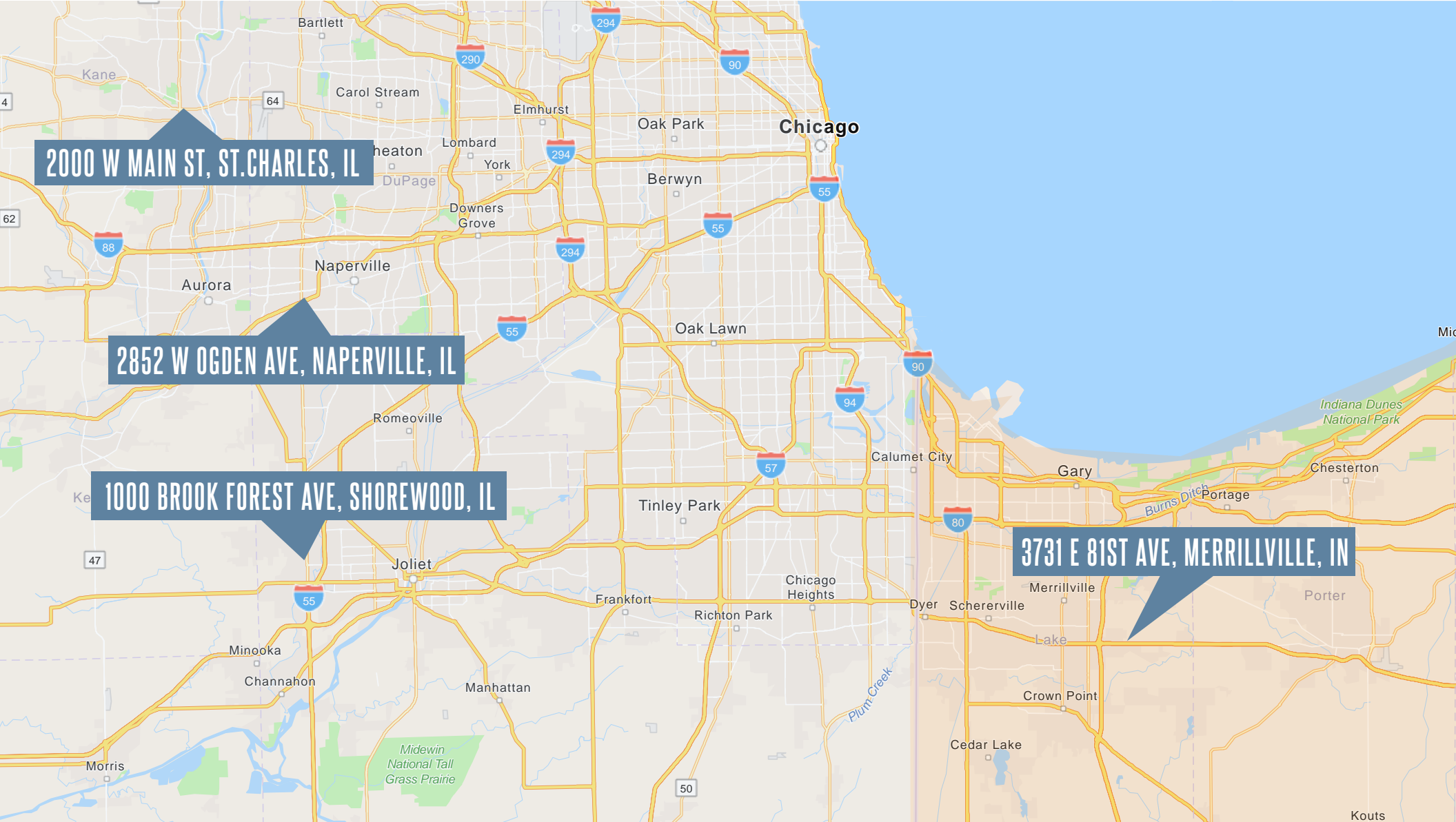
The average price per foot across FCA retail properties (Naperville & St. Charles) and across FCA industrial properties (Shorewood & Merrillville) allows an incoming investor optionality, with regards to future re-tenanting or re-development.

### Premier Suburban Chicago Sub-Markets

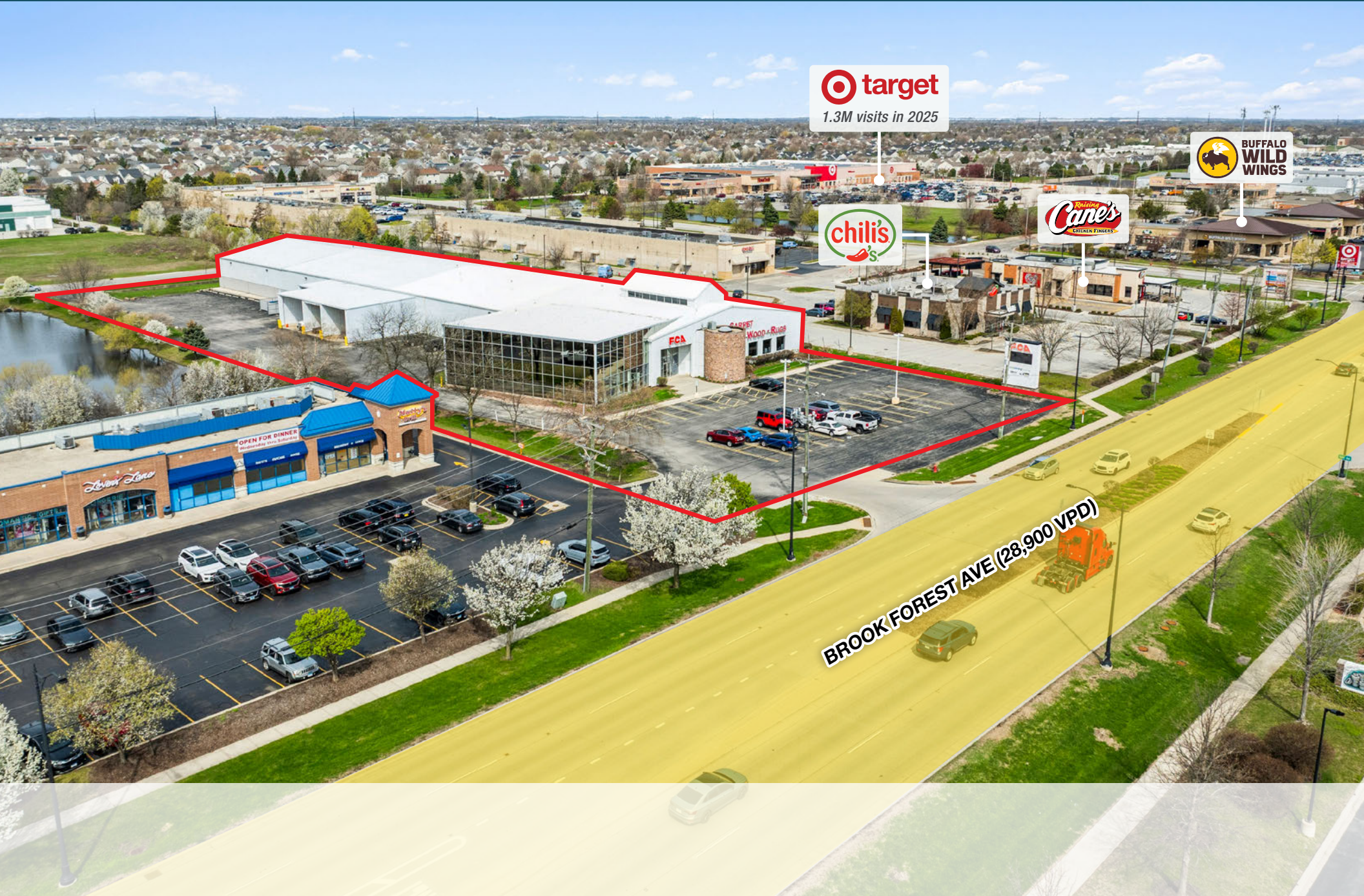
The subject offerings are all well located along strong retail corridors. This, coupled with above-average household incomes, strong traffic counts, and significant daytime populations, confirms the viability of the tenant in these locations.

	ADDRESS	CITY	STATE	LEASE EXPIRATION	SF	AC	ANNUAL RENT	RENT PSF	% RENT	NOI
FCA Naperville	2852 West Ogden Ave	Naperville	IL	7/1/2029	36,460	3.14	\$384,000	\$10.53	\$64,753	\$475,609
FCA St Charles	2000 West Main Street	St Charles	IL	7/1/2029	6,777	0.16	\$91,800	\$13.55	\$0	\$91,720
FCA Merrillville	3731 East 81st Avenue	Merrillville	IN	7/1/2029	17,268	1.11	\$87,000	\$5.04	\$0	\$85,373
FCA Shorewood	1000 Brook Forest Avenue	Shorewood	IL	7/1/2029	49,747	2.71	\$228,000	\$4.58	\$62,616	\$288,429
					<b>110,252</b>	<b>7.12</b>	<b>\$790,800</b>	<b>\$7.17</b>	<b>\$127,369</b>	<b>\$941,130</b>

**ASSETS MAY BE BOUGHT SEPARATELY OR AS A PORTFOLIO**



# 1000 BROOK FOREST AVENUE, SHOREWOOD, IL



 **target**  
1.3M visits in 2025

 **chili's**

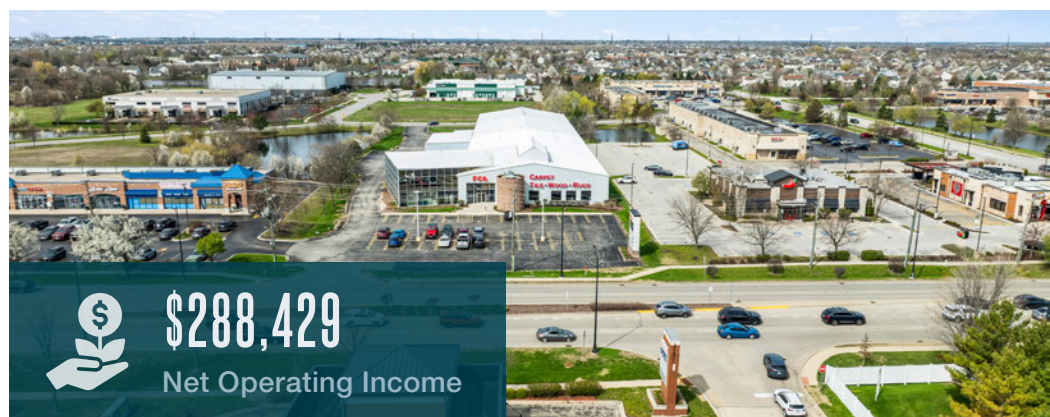
 **Cane's**  
CRISP GREEN FINGERS

 **BUFFALO WILD WINGS**

**BROOK FOREST AVE (28,900 VPD)**

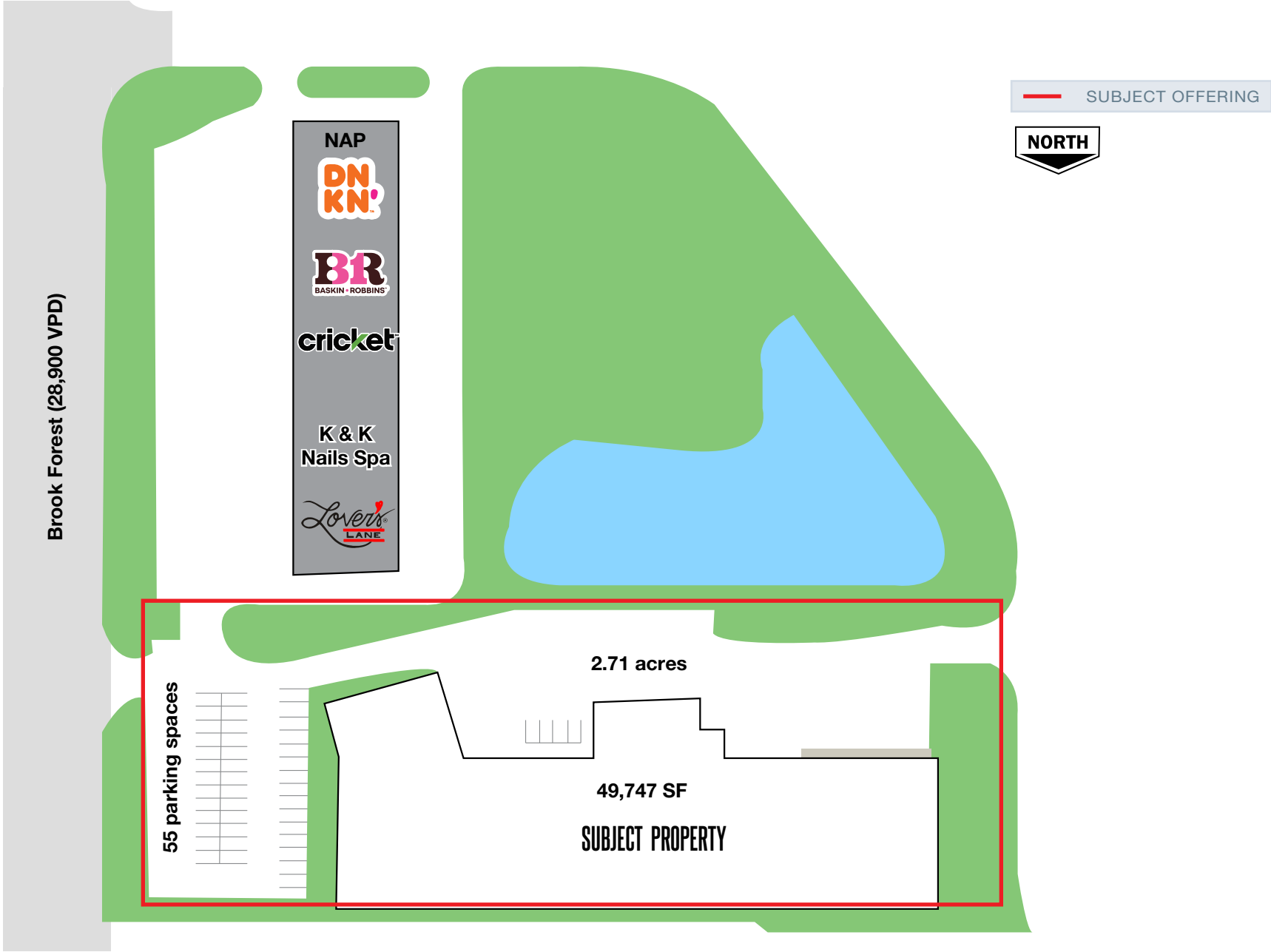
# INVESTMENT HIGHLIGHTS

<b>Tenant:</b>	Floor Covering Associates of Joliet, Inc.
<b>Address:</b>	1000 Brook Forest Avenue Shorewood, Illinois
<b>Year Built:</b>	1994
<b>SF:</b>	49,747
<b>Lot Size:</b>	2.71 Acres
<b>Parking Stalls:</b>	55
<b>Parking Ratio:</b>	1.11 spaces per 1,000 sq ft
<b>Lease Expiration:</b>	7/1/2029
<b>Term Remaining:</b>	3.5 years
<b>Option Terms:</b>	Lease has perpetual 3 years of term
<b>Termination Right:</b>	<b>Landlord:</b> Can provide notice every 6 months of intent to terminate 3 years from notice date <b>Tenant:</b> Rolling one year termination right
<b>Lease Type:</b>	NN
<b>Traffic Counts:</b>	Brook Forest Ave (28,900 VPD) W Black Road (13,400 VPD)
<b>Zoning:</b>	Retail - Commercial



FCA SHOREWOOD - IN-PLACE NOI			
OPERATING INCOME	IN -PLACE NOI	PSF	
Base Rent	\$228,000	\$4.58	
% Rent	\$62,616	\$0.56	
Recoveries			
CAM	\$0	\$0.00	
Insurance	\$0	\$0.00	
Real Estate Taxes	\$59,808	\$1.20	
<b>Effective Gross Revenue</b>	<b>\$350,424</b>	<b>\$6.34</b>	
OPERATING EXPENSES			
CAM	\$0	\$0.00	
Repair & Maintenance	\$2,187	\$0.04	
Real Estate Taxes	\$59,808	\$1.20	
<b>Total Operating Expenses</b>	<b>\$61,995</b>	<b>\$1.25</b>	
<b>NET OPERATING INCOME</b>	<b>\$288,429</b>	<b>\$5.80</b>	

Properties are self managed by tenant and tenant pays insurance.



# REAL ESTATE TAXES

The subject offering is located in Shorewood, Will County, Illinois. Real estate taxes in Will County, Illinois are billed in arrears and payable in two equal installments. For example, the real estate tax bill pertaining to 2025 is due in 2026. Tax bills are typically mailed in the spring, with equal installments due June 1st and September 1st. In Will County, the Township Assessors are responsible for the initial assessed valuation of real property. Will County uses a three-year study to determine assessments, meaning that assessments are always a year behind, with the last assessment conducted in 2025 and based on data from 2022, 2023, and 2024. Property sales occurring throughout the year are monitored by the Assessor. Sales data is used to identify overall market trends and to make annual adjustments to assessed values. The sale of a property does not trigger a reassessment of that specific property; rather, sales are applied broadly for trending purposes. Market values are examined in greater detail during general assessment years, which occur every four years in Will County.

**The subject offerings tax parcel number is 05-06-04-400-012-0000.**

Historical Taxes are as follows:

TOTAL REAL ESTATE TAXES	Actual 2024 Payable 2025	Actual 2023 Payable 2024	Actual 2022 Payable 2023
Estimated Fair Market Value	\$2,164,848	\$2,164,848	\$2,122,400
Assessment Rate	33.33%	33.33%	33.33%
Assessed Valuation	\$721,544	\$721,544	\$707,396
State Equalization Factor	1.00	1.00	1.00
Equalized Valuation	\$721,544	\$721,544	\$707,396
Tax Rate	8.289%	8.628%	8.731%
Total Real Estate Taxes	\$59,808	\$62,253	\$61,766
Real Estate Taxes PSF	\$1.20	\$1.25	\$1.24



# DEMOGRAPHICS



Distance from Subject:	1 mile	3 miles	5 miles
Population	9,924	71,434	156,815
Households	3,598	25,447	57,254
Median Home Value	\$297,476	\$318,226	\$307,666
Daytime Population	9,475	54,037	135,867
Average Household Income	\$137,054	\$141,818	\$131,222
Median Household Income	\$125,187	\$126,934	\$112,816
Per Capita Income	\$50,842	\$51,805	\$48,856
Median Age	40.6	39.8	39.0



# EXTERIOR PHOTOS





# 2852 WEST OGDEN AVENUE, NAPERVILLE, IL



# INVESTMENT HIGHLIGHTS

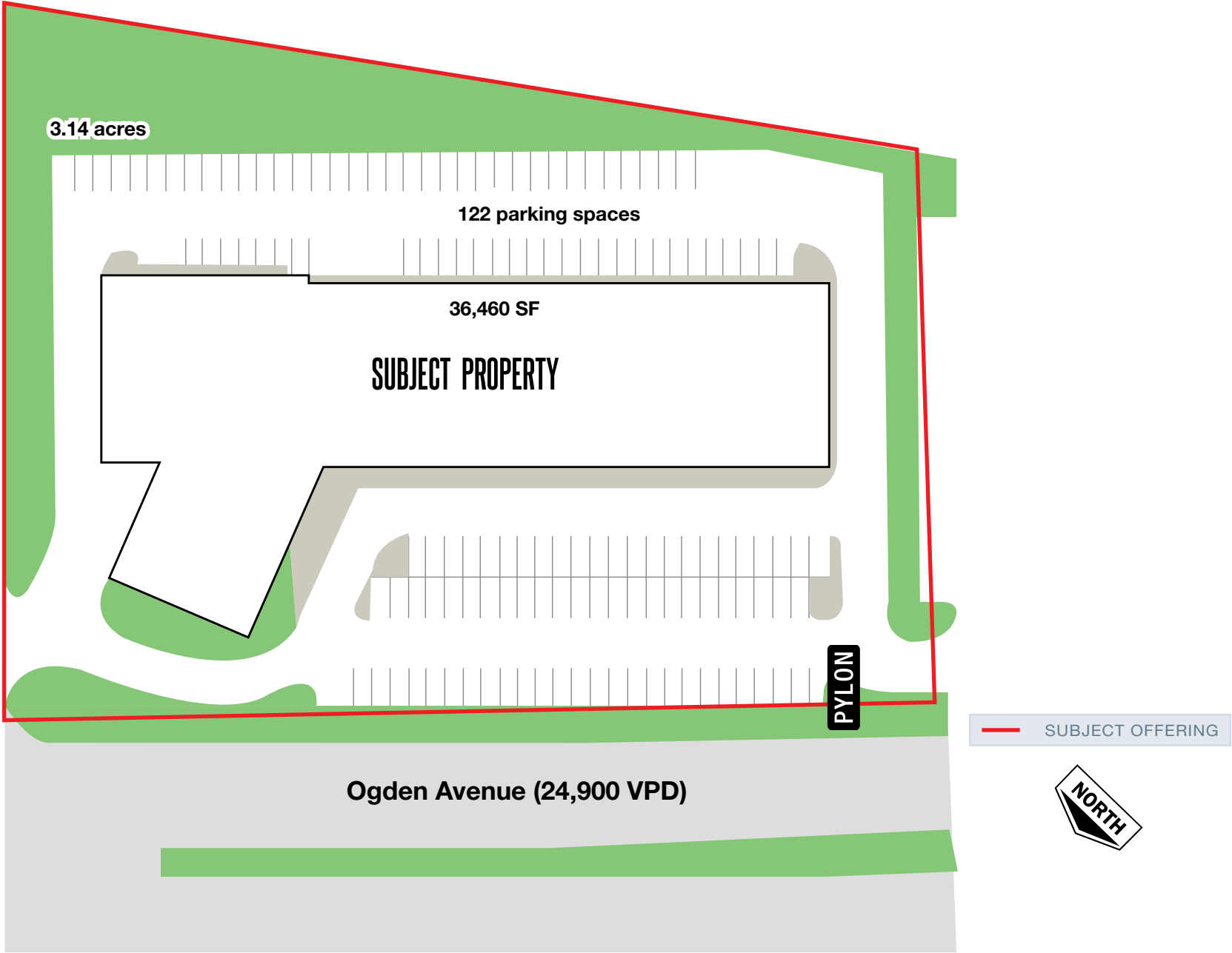


<b>Tenant:</b>	Floor Covering Associates of Naperville Inc.
<b>Address:</b>	2852 West Ogden Ave Naperville, Illinois
<b>Year Built:</b>	1992
<b>SF:</b>	36,460
<b>Lot Size:</b>	3.14 Acres
<b>Parking Stalls:</b>	122
<b>Parking Ratio:</b>	3.35 spaces per 1,000 square feet
<b>Lease Expiration:</b>	7/1/2029
<b>Term Remaining:</b>	3.5 years
<b>Option Terms:</b>	Lease has perpetual 3 years of term
<b>Termination Right:</b>	<b>Landlord:</b> Can provide notice every 6 months of intent to terminate 3 years from notice date <b>Tenant:</b> Rolling one year termination right
<b>Lease Type:</b>	NN
<b>Traffic Counts:</b>	W Ogden Ave (24,500 VPD) S Route 69 (52,200 VPD)
<b>Zoning:</b>	B-3 Commercial



FCA NAPERVILLE - IN-PLACE NOI		
OPERATING INCOME	IN -PLACE NOI	PSF
Base Rent (FCA)	\$384,000	\$10.53
Base Rent (Florist)	\$33,600	\$0.92
% Rent	\$64,753	\$1.78
<b>Total Rent</b>	<b>\$482,353</b>	
Recoveries		
CAM	\$0	\$0.00
Insurance	\$0	\$0.00
Real Estate Taxes	\$93,602	\$2.57
<b>Effective Gross Revenue</b>	<b>\$575,955</b>	<b>\$15.80</b>
OPERATING EXPENSES		
CAM	\$0	\$0.00
Repairs and Maintenance	\$6,744	\$0.18
Real Estate Taxes	\$93,602	\$2.57
<b>Total Operating Expenses</b>	<b>\$100,346</b>	<b>\$2.75</b>
<b>NET OPERATING INCOME</b>	<b>\$475,609</b>	<b>\$13.04</b>

Properties are self managed by tenant and tenant pays insurance.



# REAL ESTATE TAXES

The subject offering is located in Naperville, DuPage County, Illinois. Real estate taxes in DuPage County are billed in arrears and payable in two equal installments. For example, the real estate tax bill pertaining to 2025 is due in 2026. The bill is typically mailed out in the last week of April, with the first installment due in early June and the second in early September. In DuPage County, the Township Assessors are responsible for the initial assessed valuation calculation. The Assessor's Opinion of Market Value is reevaluated on a yearly basis. Property sales during the year are monitored by the Assessor. The Assessor derives trend data from these sales and annually adjusts the Opinion of Market Value based on these trends. The sale of a property does not trigger a reassessment of that specific property's Assessor's Opinion of Market Value. The sale data is only used for the purposes of determining macro trends. Market values are scrutinized in more detail in general assessment years, which occur every three years. The last general assessment year was 2023 payable 2024, with the next scheduled for 2027 payable 2028.

**The subject offering's current tax parcel number is 07-27-101-026.**

Historical Taxes are as follows:

TOTAL REAL ESTATE TAXES	Actual 2024 Payable 2025	Actual 2023 Payable 2024	Actual 2022 Payable 2023
Estimated Fair Market Value	\$4,205,800	\$3,779,100	\$3,543,400
Assessment Rate	33.33%	33.33%	33.33%
Assessed Valuation	\$1,401,787	\$1,259,580	\$1,181,030
State Equalization Factor	1.00	1.00	1.00
Equalized Valuation	\$1,401,787	\$1,259,580	\$1,181,030
Tax Rate	6.2419%	6.6862%	6.8341%
Total Real Estate Taxes	\$87,498	\$84,218	\$80,713
Real Estate Taxes PSF	\$2.40	\$2.31	\$2.21

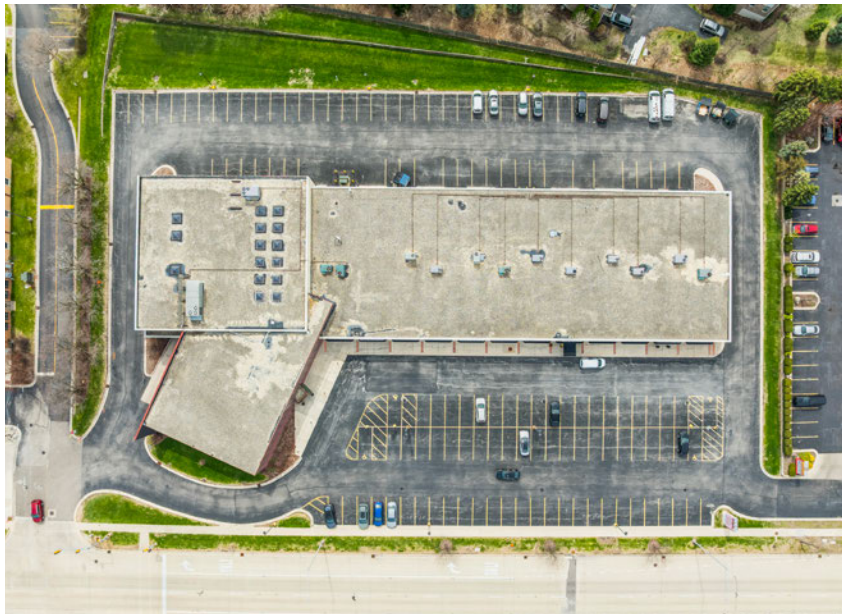


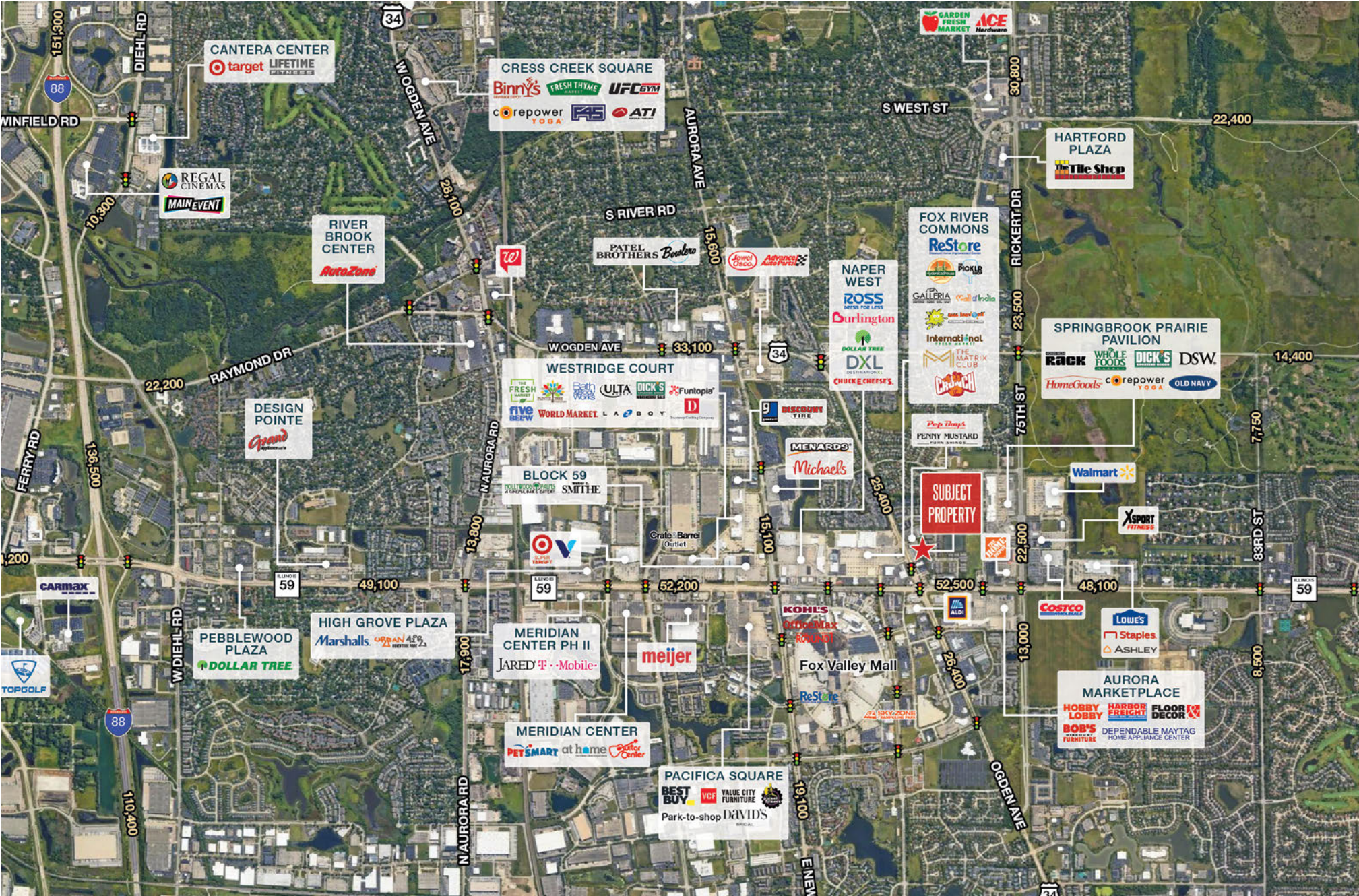
# DEMOGRAPHICS



Distance from Subject:	1 mile	3 miles	5 miles
Population	8,738	97,344	256,094
Households	3,602	37,697	93,318
Median Home Value	\$378,080	\$422,335	\$439,094
Daytime Population	14,524	107,313	266,191
Average Household Income	\$147,355	\$156,512	\$166,604
Median Household Income	\$113,165	\$119,570	\$127,956
Per Capita Income	\$60,214	\$60,650	\$60,857
Median Age	36.0	38.4	38.9







# 3731 EAST 81ST AVENUE, MERRILLVILLE, IN



# INVESTMENT HIGHLIGHTS

<b>Tenant:</b>	Floor Covering Associates of Merrillville Inc.
<b>Address:</b>	3731 East 81st Avenue Merrillville, Indiana
<b>Year Built:</b>	1988
<b>SF:</b>	17,268
<b>Lot Size:</b>	1.111 Acres
<b>Parking Stalls:</b>	30
<b>Parking Ratio:</b>	3.70 spaces per 1,000 square feet
<b>Lease Expiration:</b>	7/1/2029
<b>Term Remaining:</b>	3.5 years
<b>Option Terms:</b>	Lease has perpetual 3 years of term
<b>Termination Right:</b>	<b>Landlord:</b> Can provide notice every 6 months of intent to terminate 3 years from notice date <b>Tenant:</b> Rolling one year termination right
<b>Lease Type:</b>	NN
<b>Traffic Counts:</b>	US-30 / Lincoln Highway (41,676 VPD) S Colorado St (8,702 VPD)
<b>Zoning:</b>	Retail - Commercial

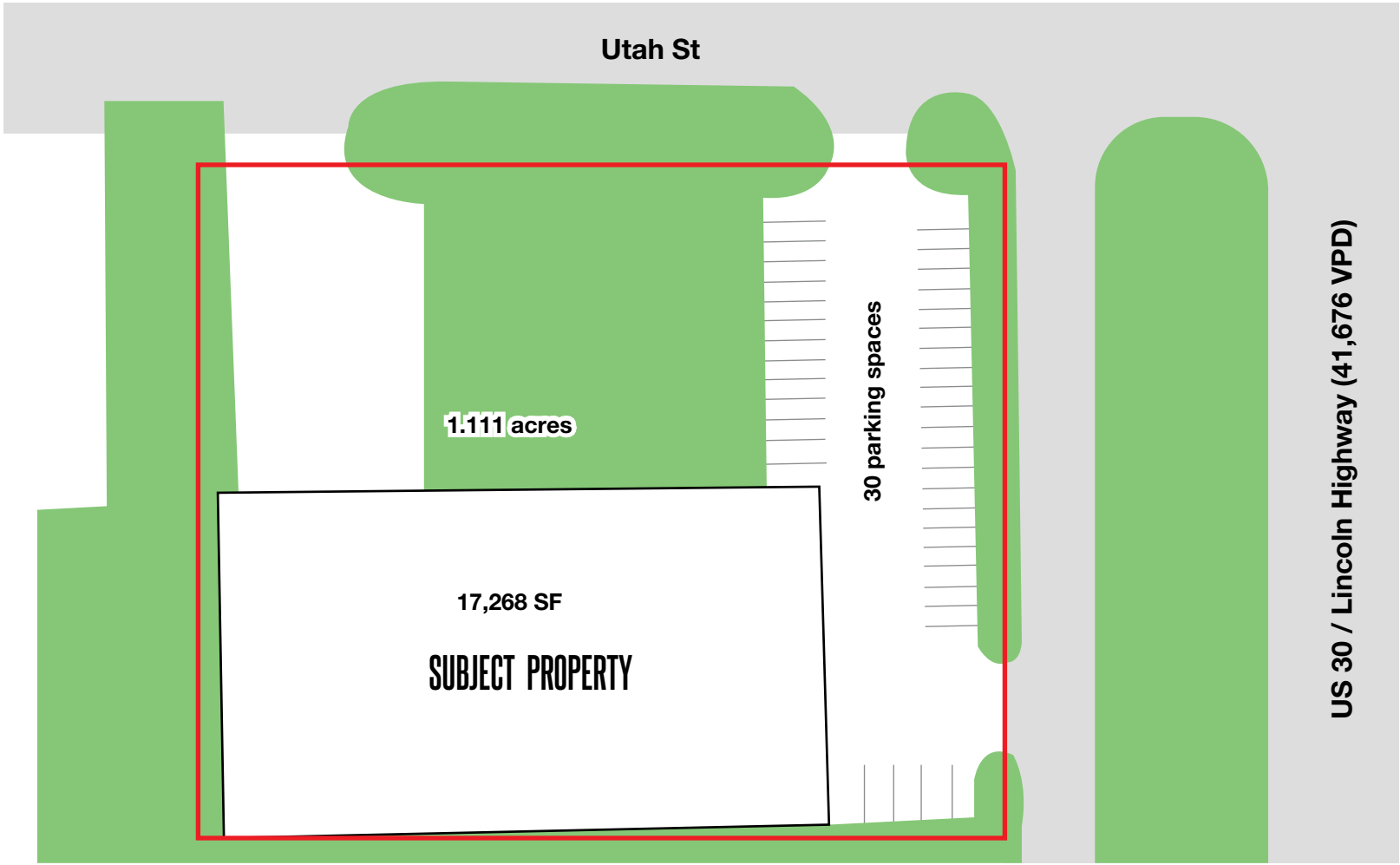


FCA MERRILLVILLE - IN-PLACE NOI		
OPERATING INCOME	IN -PLACE NOI	PSF
Base Rent	\$87,000	\$5.04
2024 % Rent	\$0	\$0.00
Recoveries		
CAM	\$0	\$0.00
Insurance	\$0	\$0.00
Real Estate Taxes	\$35,549	\$2.06
<b>Effective Gross Revenue</b>	<b>\$122,549</b>	<b>\$7.10</b>
OPERATING EXPENSES		PSF
CAM	\$0	\$0.00
Repair & Maintenance	\$1,627	\$0.09
Real Estate Taxes	\$35,549	\$2.06
<b>Total Operating Expenses</b>	<b>\$37,176</b>	<b>\$2.15</b>
<b>NET OPERATING INCOME</b>	<b>\$85,373</b>	<b>\$4.94</b>

Properties are self managed by tenant and tenant pays insurance.



— SUBJECT OFFERING



# REAL ESTATE TAXES

The subject offering is located in Merrillville, Lake County, Indiana. Real estate taxes in Lake County, Indiana are billed in arrears and payable in two equal installments. For example, the real estate tax bill pertaining to 2025 is due in 2026. Tax bills are typically mailed in the spring, with equal installments due in May and November. In Lake County, the County Assessor is responsible for determining the assessed valuation of real property. Assessed values are updated annually as of January 1 and are intended to reflect market value-in-use. Property taxes are based on the assessed value of the property and then adjusted by applying deductions or exemptions, resulting in the net assessed value. This net assessed value is then multiplied by the local tax rate to determine the gross tax liability. Property sales throughout the year are reviewed by the Assessor and used to identify overall market trends. The sale of a property does not trigger a reassessment of that specific property; rather, sales data is applied broadly for trending purposes. More detailed reviews of property characteristics occur under Indiana's cyclical reassessment program, which generally operates on a four-year cycle to ensure assessments remain accurate.

**The subject offerings tax parcel number is 45-12-24-328-001.000-046**

Historical Taxes are as follows:

TOTAL REAL ESTATE TAXES	Actual 2024 Payable 2025	Actual 2023 Payable 2024	Actual 2022 Payable 2023
Assessed Valuation	\$1,190,000	\$1,190,000	\$1,190,000
Tax Rate	3.35%	3.19%	3.19%
Total Real Estate Taxes	\$39,905.46	\$38,006.22	\$38,006.22
Real Estate Taxes PSF	\$2.31	\$2.20	\$2.20



# DEMOGRAPHICS



Distance from Subject:	1 mile	3 miles	5 miles
Population	786	11,290	79,571
Households	428	4,632	31,837
Median Home Value	\$273,333	\$255,512	\$249,017
Daytime Population	1,787	32,966	96,681
Average Household Income	\$86,241	\$93,229	\$98,223
Median Household Income	\$79,792	\$79,053	\$79,059
Per Capita Income	\$42,462	\$38,720	\$39,693
Median Age	42.0	43.6	41.4



# EXTERIOR PHOTOS





2000 WEST MAIN STREET, ST. CHARLES, IL



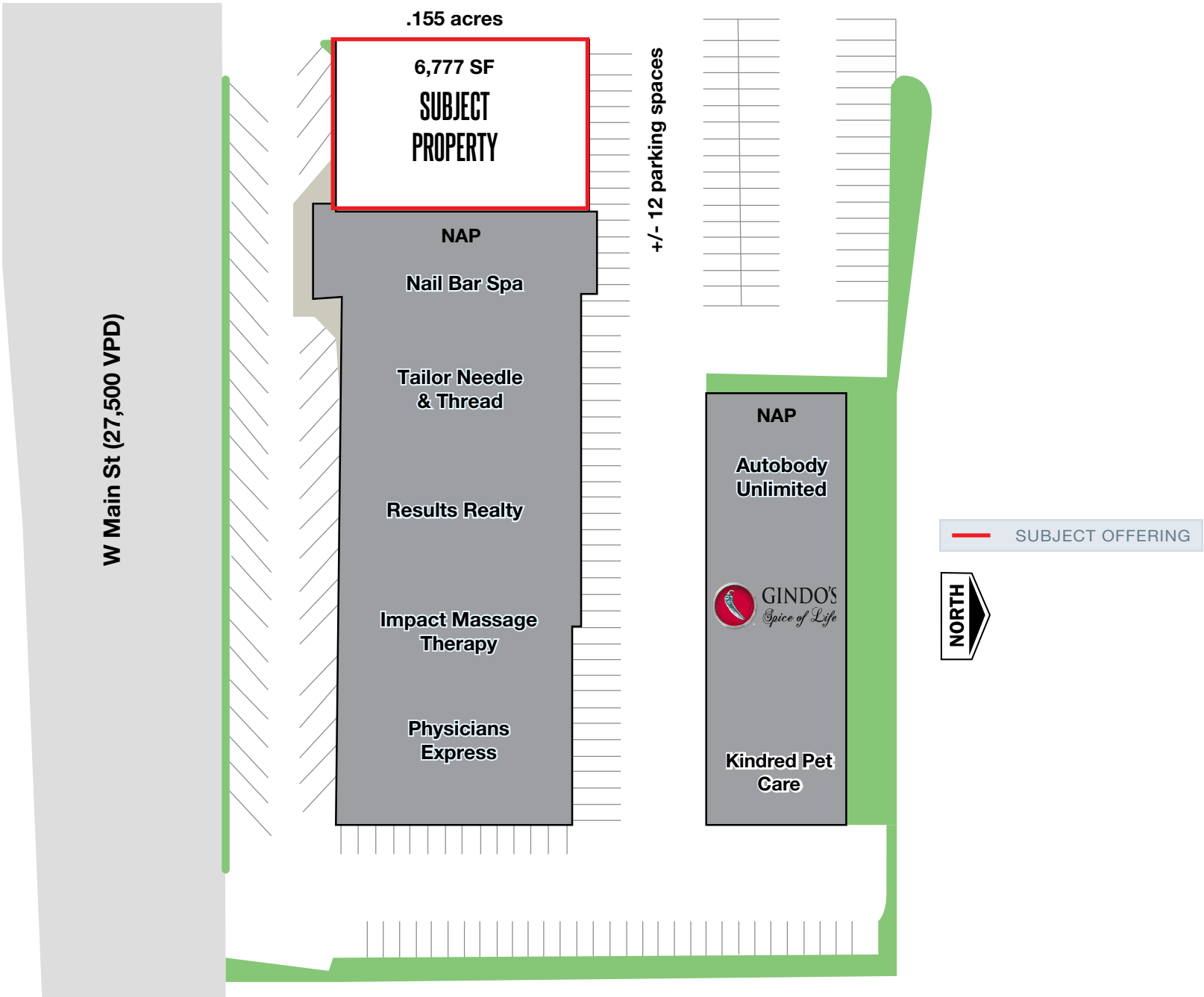
# INVESTMENT HIGHLIGHTS

<b>Tenant:</b>	Floor Covering Associates of St. Charles, Inc.
<b>Address:</b>	2000 West Maine Street St. Charles, IL
<b>Year Built:</b>	2000
<b>SF:</b>	6,777
<b>Lot Size:</b>	.155 Acres
<b>Parking Stalls:</b>	+/- 12
<b>Lease Expiration:</b>	7/1/2029
<b>Term Remaining:</b>	3.5 years
<b>Option Terms:</b>	Lease has perpetual 3 years of term
<b>Termination Right:</b>	<b>Landlord:</b> Can provide notice every 6 months of intent to terminate 3 years from notice date <b>Tenant:</b> Rolling one year termination right
<b>Lease Type:</b>	NN
<b>Traffic Counts:</b>	W Main St (27,500 VPD) N Randall Rd (35,800 VPD)
<b>Zoning:</b>	Retail - Commercial



FCA ST. CHARLES - IN-PLACE NOI		
OPERATING INCOME	IN -PLACE NOI	PSF
Base Rent	\$91,800	\$13.55
2024 % Rent	\$0	\$0.00
Recoveries		
CAM	\$0	\$0.00
Insurance	\$0	\$0.00
Real Estate Taxes	\$25,955	\$3.83
<b>Effective Gross Revenue</b>	<b>\$117,755</b>	<b>\$17.38</b>
OPERATING EXPENSES		PSF
CAM	\$0	\$0.00
Repair & Maintenance	\$81	\$0.01
Real Estate Taxes	\$25,955	\$3.83
<b>Total Operating Expenses</b>	<b>\$26,035</b>	<b>\$3.84</b>
<b>NET OPERATING INCOME</b>	<b>\$91,720</b>	<b>\$13.53</b>

Properties are self managed by tenant and tenant pays insurance.



# REAL ESTATE TAXES

The subject offering is located in St. Charles, Kane County, Illinois. Real estate taxes in Kane County, Illinois are billed in arrears and payable in two equal installments. For example, the real estate tax bill pertaining to 2025 is due in 2026. Tax bills are typically mailed in the spring, with the first installment due in early June and the second in early September. In Kane County, the Township Assessors are responsible for determining the initial assessed valuation of real property. The Assessor's Opinion of Market Value is reviewed every four years during the county's general assessment cycle. Property sales occurring throughout the year are monitored by the Assessor. Sales data is analyzed to identify overall market trends, which are applied broadly to adjust assessed values. The sale of a property does not trigger a reassessment of that specific property value; instead, sales are used for trending purposes only. Market values are examined more closely during general assessment years, which occur every four years.

**The subject offerings tax parcel number is 09-28-351-027.**

Historical Taxes are as follows:

TOTAL REAL ESTATE TAXES	Actual 2024 Payable 2025	Actual 2023 Payable 2024	Actual 2022 Payable 2023
Estimated Fair Market Value	\$1,049,943	\$938,908	\$990,672
Assessment Rate	33.30%	33.33%	33.33%
Assessed Valuation	\$349,646	\$312,938	\$330,191
State Equalization Factor	1.00	1.00	1.00
Equalized Valuation	\$349,646	\$312,938	\$330,191
Tax Rate	7.4231%	8.0034%	8.0742%
Total Real Estate Taxes	\$25,955	\$25,046	\$26,660
Real Estate Taxes PSF	\$3.83	\$3.70	\$3.93



# DEMOGRAPHICS

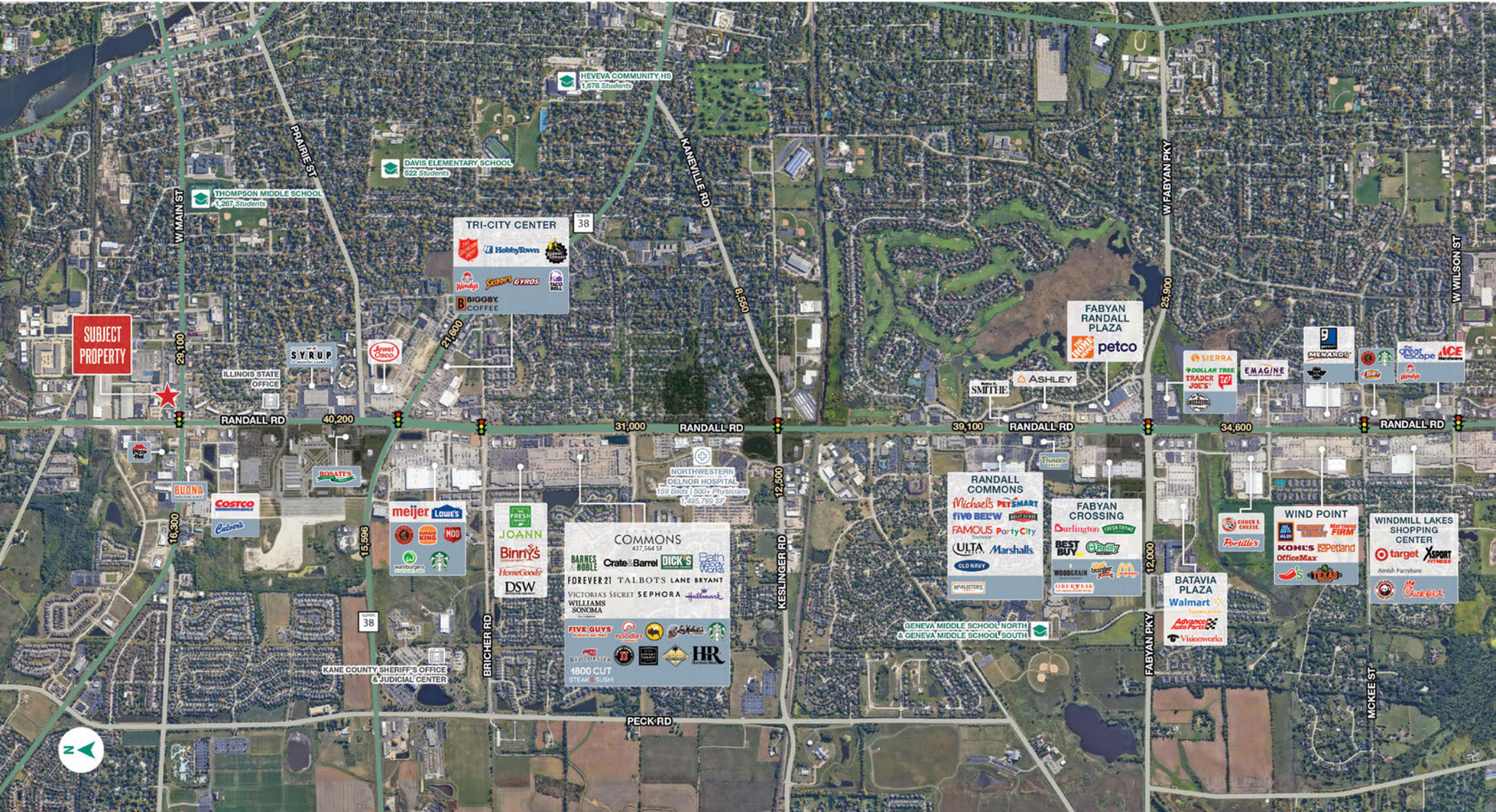


Distance from Subject:	1 mile	3 miles	5 miles
Population	9,719	49,679	104,858
Households	4,383	20,161	40,996
Median Home Value	\$398,971	\$441,104	\$453,321
Daytime Population	11,105	58,319	120,448
Average Household Income	\$120,967	\$161,165	\$168,721
Median Household Income	\$97,447	\$161,165	\$168,721
Per Capita Income	\$50,716	\$65,789	\$66,136
Median Age	38.2	42.6	42.4



# EXTERIOR PHOTOS







**MID-AMERICA**<sup>®</sup>  
Real Estate Corporation

The Wrigley Building  
410 North Michigan Avenue, Suite 1100  
Chicago, Illinois 60611  
Direct: 630.954.7300

---

**George Ghattas**  
Senior Vice President  
Direct: 630.954.7398  
gghattas@midamericagr.com

**Nick Kohlmann**  
Vice President  
Direct: 630.954.7329  
nkohlmann@midamericagr.com

*in cooperation with:*



**MID-AMERICA**<sup>®</sup>  
Real Estate-Indiana LLC

---

**Rick Drogosz (a Licensed IN Broker)**  
Principal  
Direct: 630.954.7339  
rdrogosz@midamericagr.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.