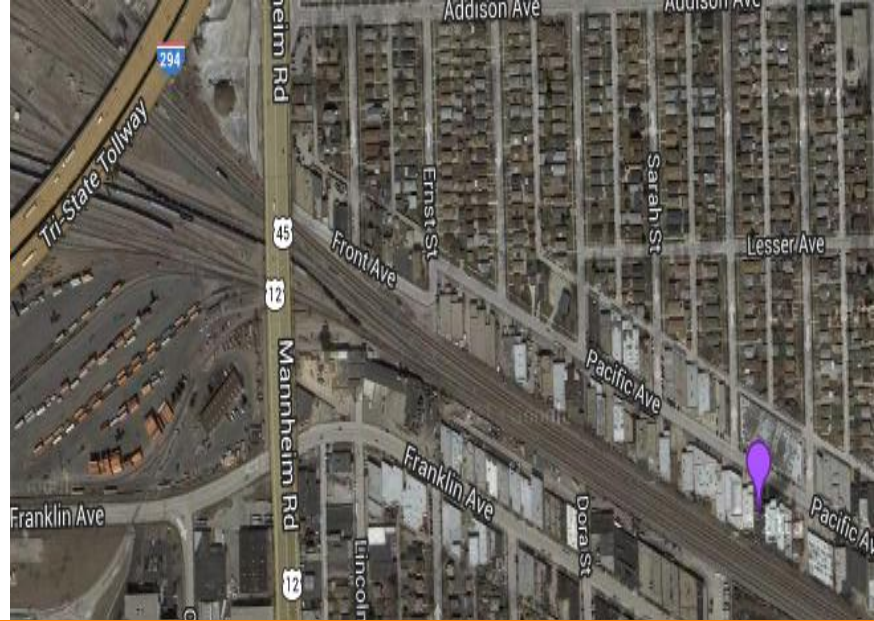
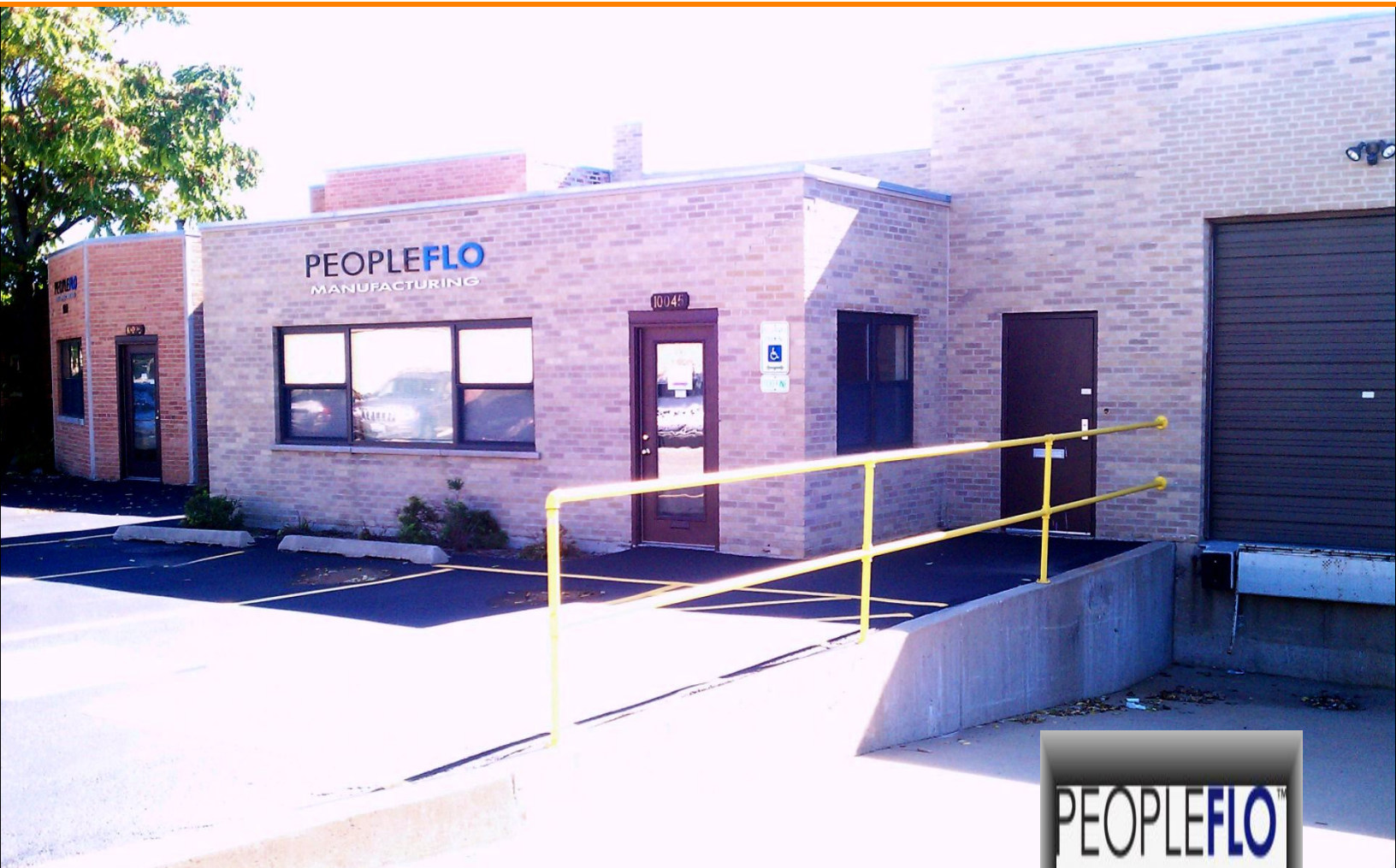


# PeopleFlo

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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**By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**

# PeopleFlo

FRANKLIN PARK, IL

## TABLE OF CONTENTS

<b>Section 1</b>	PRICING AND FINANCIAL ANALYSIS
<b>Section 2</b>	PROPERTY DESCRIPTION
<b>Section 3</b>	RECENT SALES
<b>Section 4</b>	RENT COMPARABLES
<b>Section 5</b>	ON MARKET COMPARABLES
<b>Section 6</b>	DEMOGRAPHIC ANALYSIS

**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)		\$45,378
Insurance (\$0.21/SF)		\$1,983
<b>Net Operating Income</b>		<b>\$39,039</b>
<b>Total Return</b>		<b>8.68% / \$39,039</b>

**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	<a href="http://www.peopleflo.com">www.peopleflo.com</a>
<b>Franchisee Profile</b>	
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.

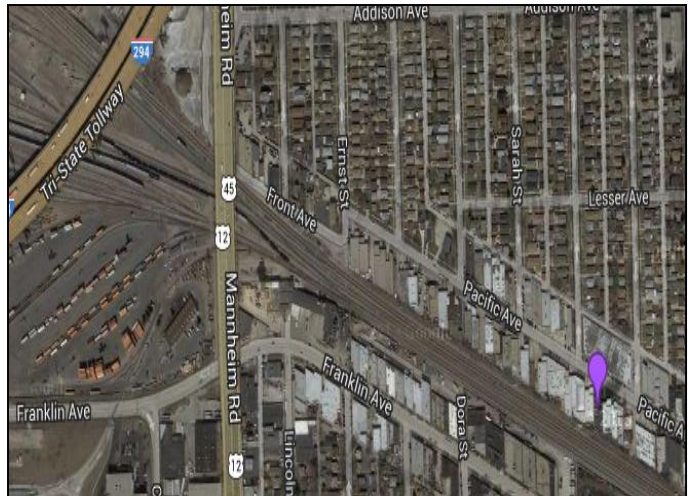
**PROPERTY DESCRIPTION**

**PeopleFlo**  
FRANKLIN PARK, IL

## INVESTMENT OVERVIEW

### Investment Highlights

- Completely Renovated in 2004
- 9,664 Square Feet, Expandable to 17,595 Square Feet
- 100 Percent Occupancy, Single-Tenant
- Tenant Maintains Premises
- Masonry Constructed
- 12 Percent Office Space, One Drive-In-Door, One Dock
- PeopleFlo has Occupied Building Since 2004
- One and One-Half Miles from Interstate 294



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	Four Off-Street Spaces
Landscaping	Mature
Topography	Generally Level

**Construction**

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

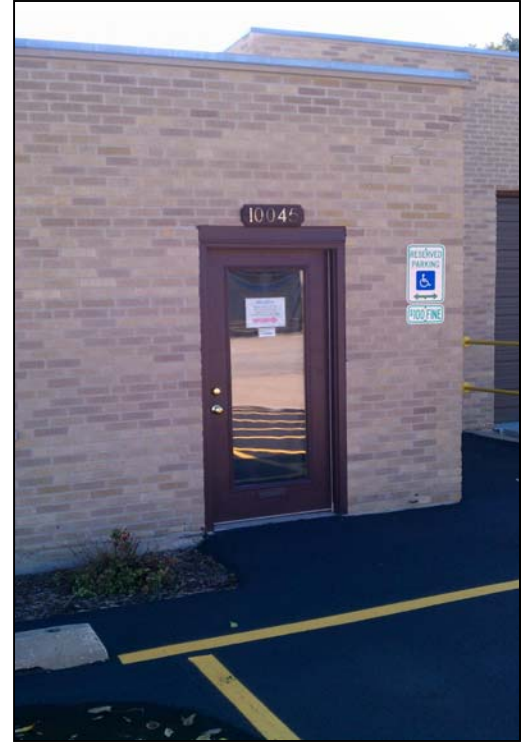
**Mechanical**

HVAC	Roof Mounted
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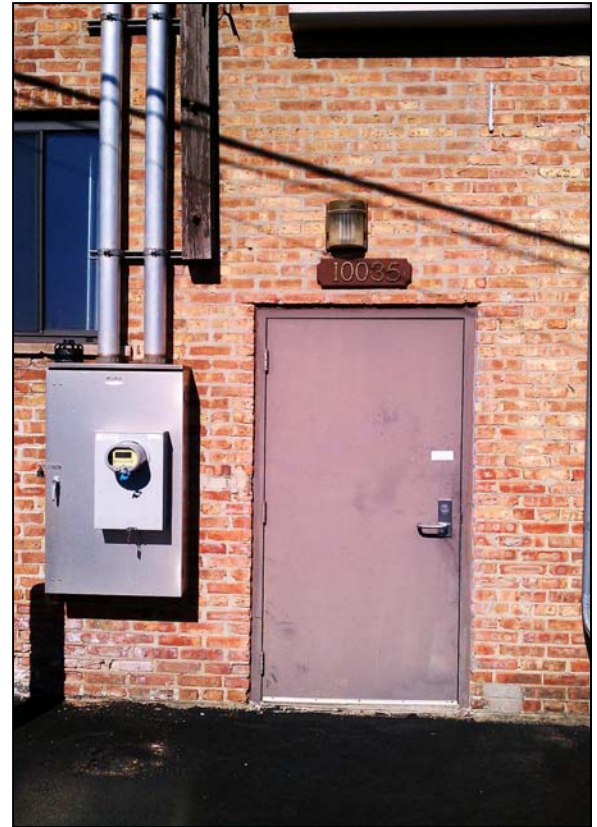
**Interior Detail**

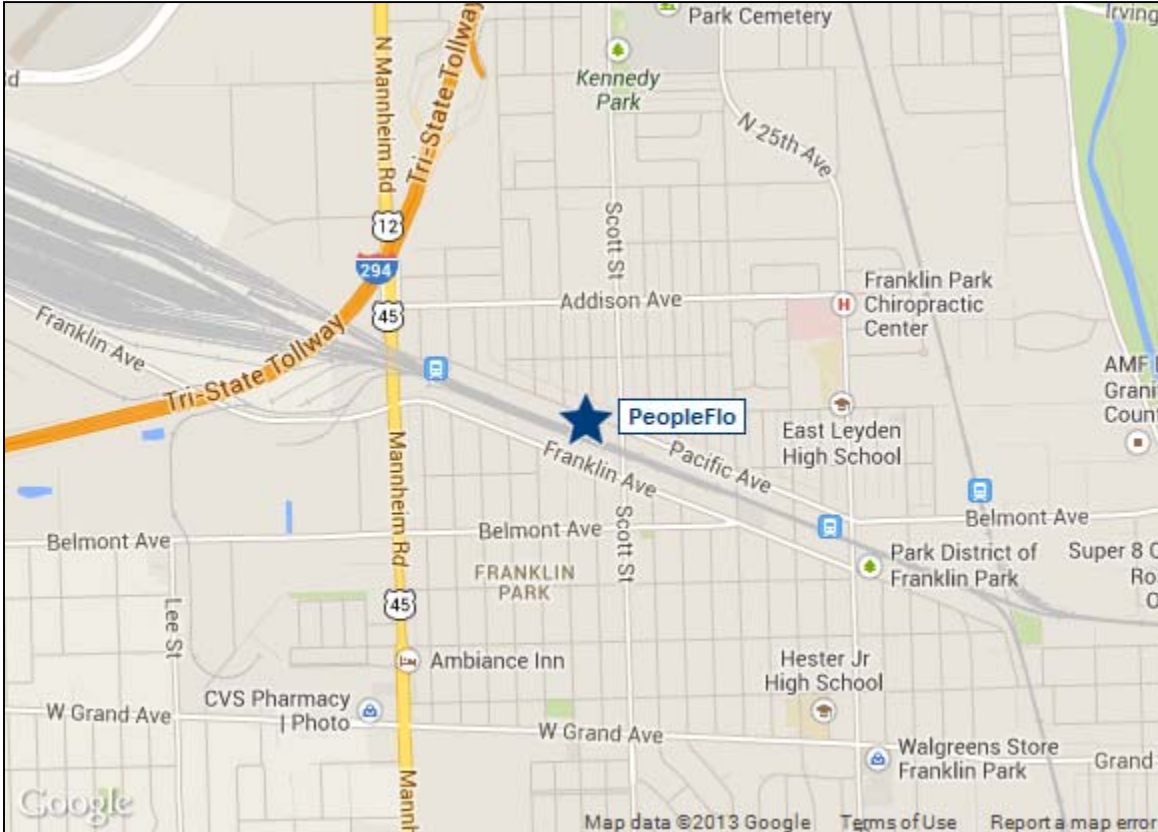
Walls	Dry Wall
Ceilings	12-14' Clearance
Floor Coverings	Ceramic Tile (Office) / Concrete (Warehouse)
Rest Rooms	Male and Female

PROPERTY PHOTOS



PROPERTY PHOTOS

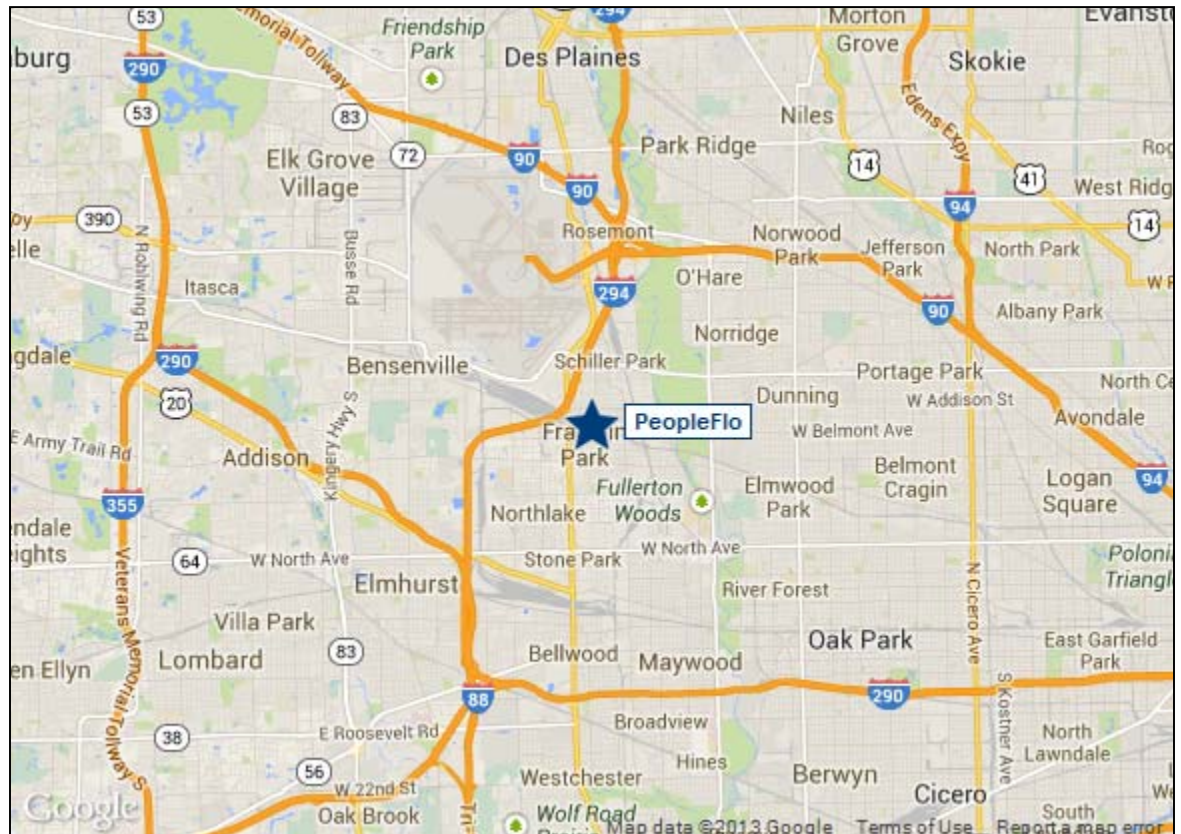




Local Map

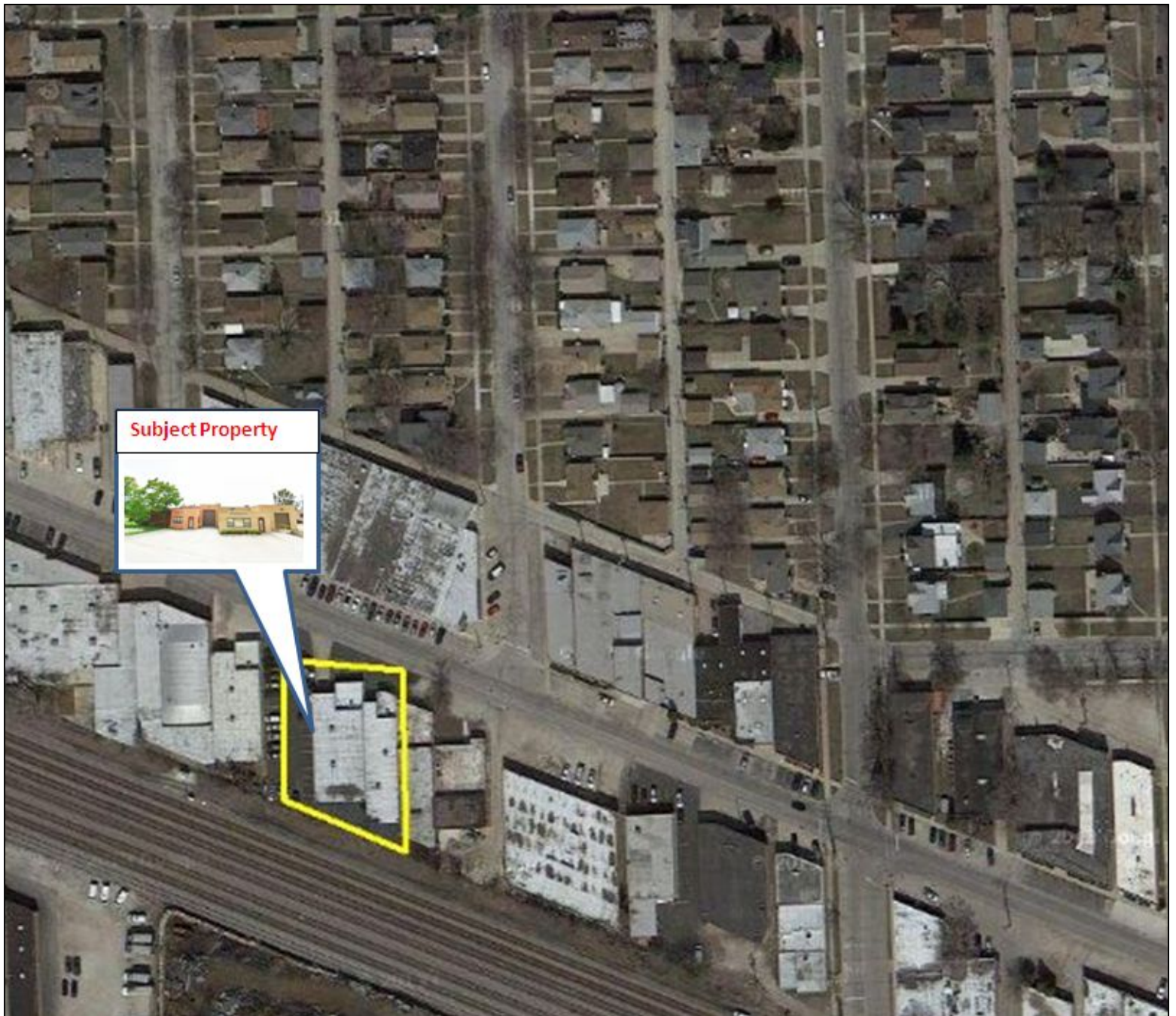


Regional Map



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AERIAL PHOTO



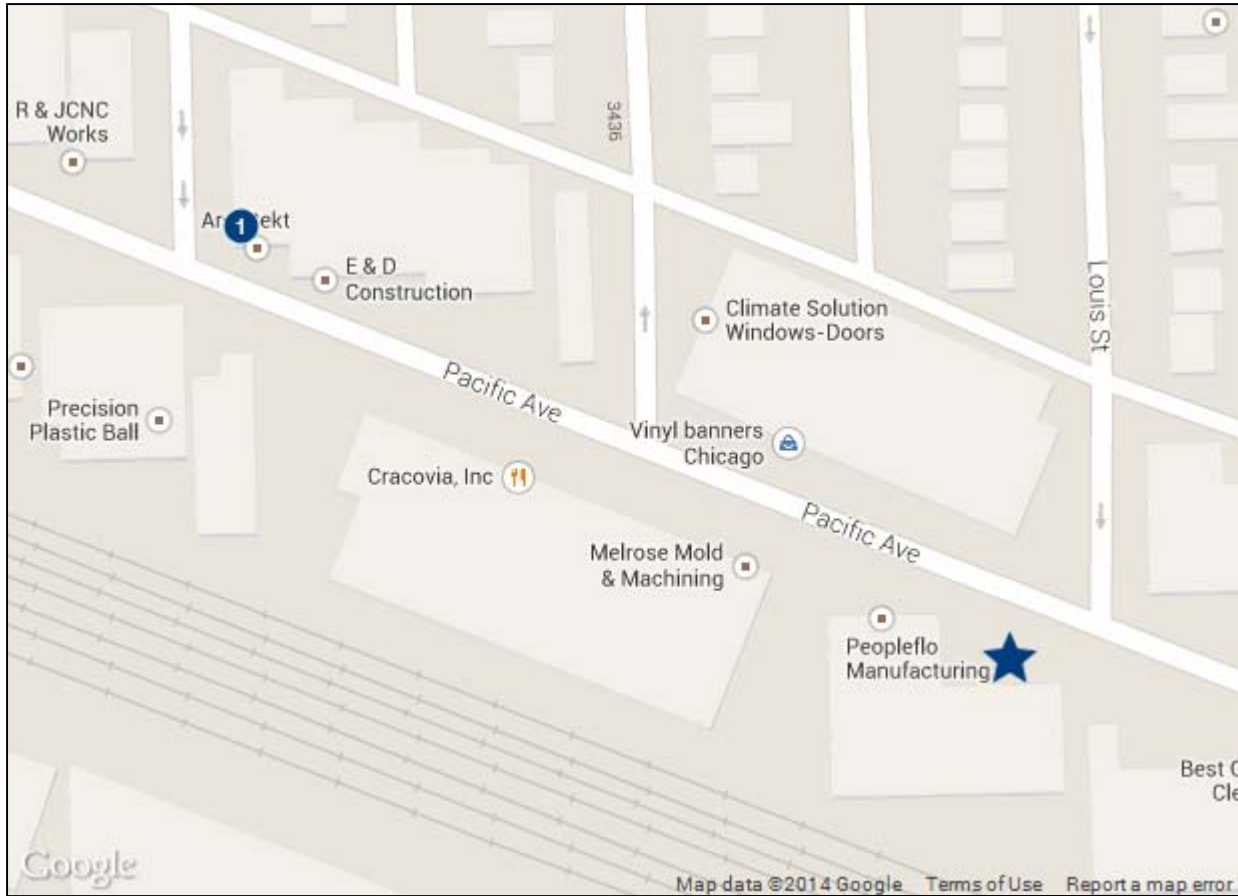
**RECENT SALES**

**PeopleFlo**

FRANKLIN PARK, IL

**Marcus & Millichap**  
Real Estate Investment Services

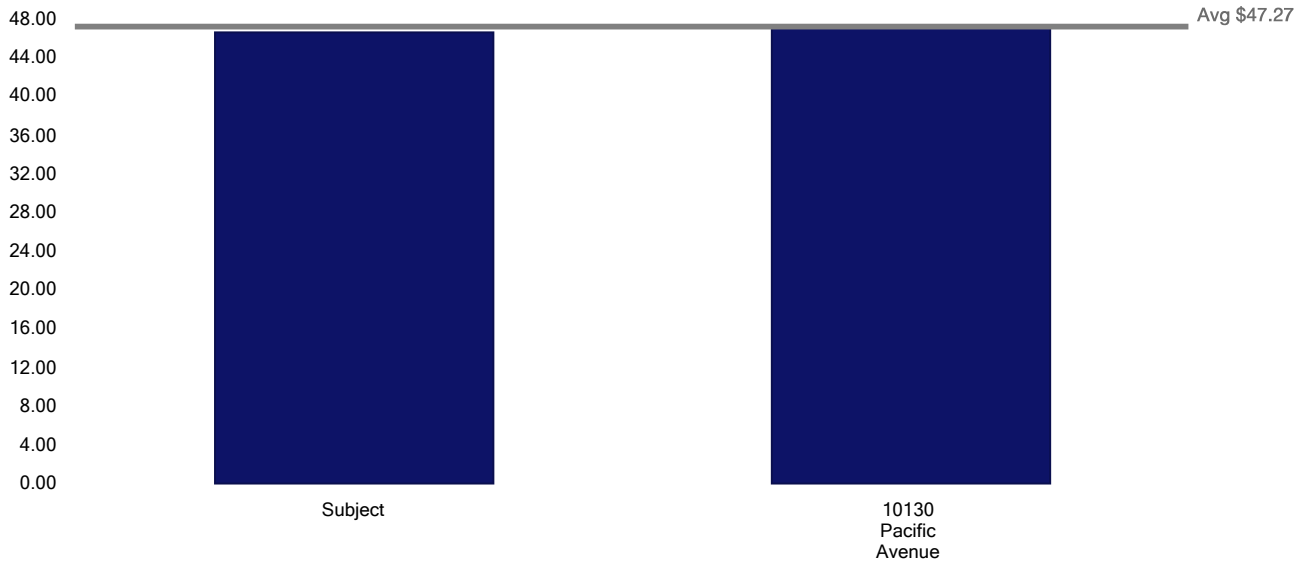
RECENT SALES MAP



★ 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

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



10130 Pacific Avenue  
Franklin Park, IL 60131

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

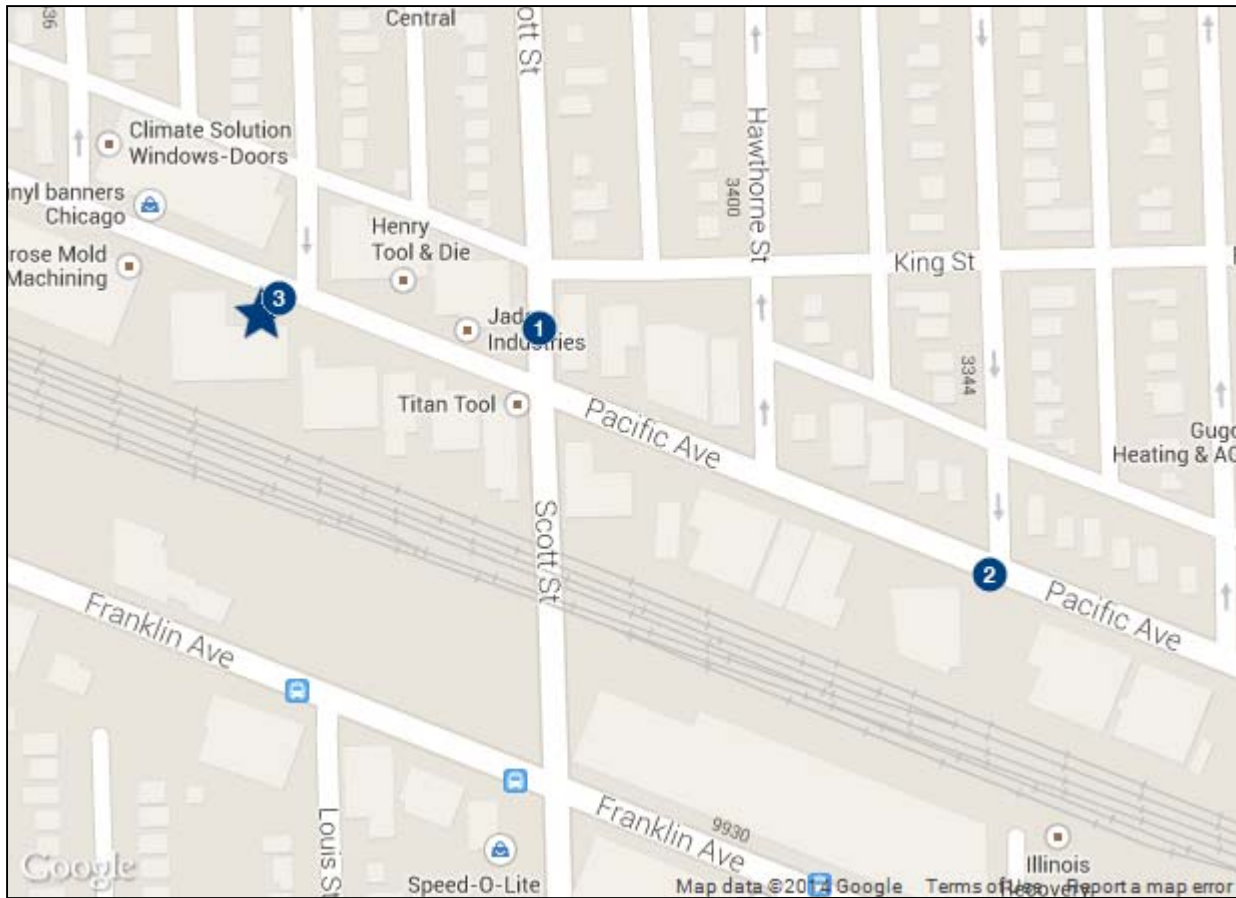
**Comments**

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 similiar condition.

**RENT COMPARABLES**

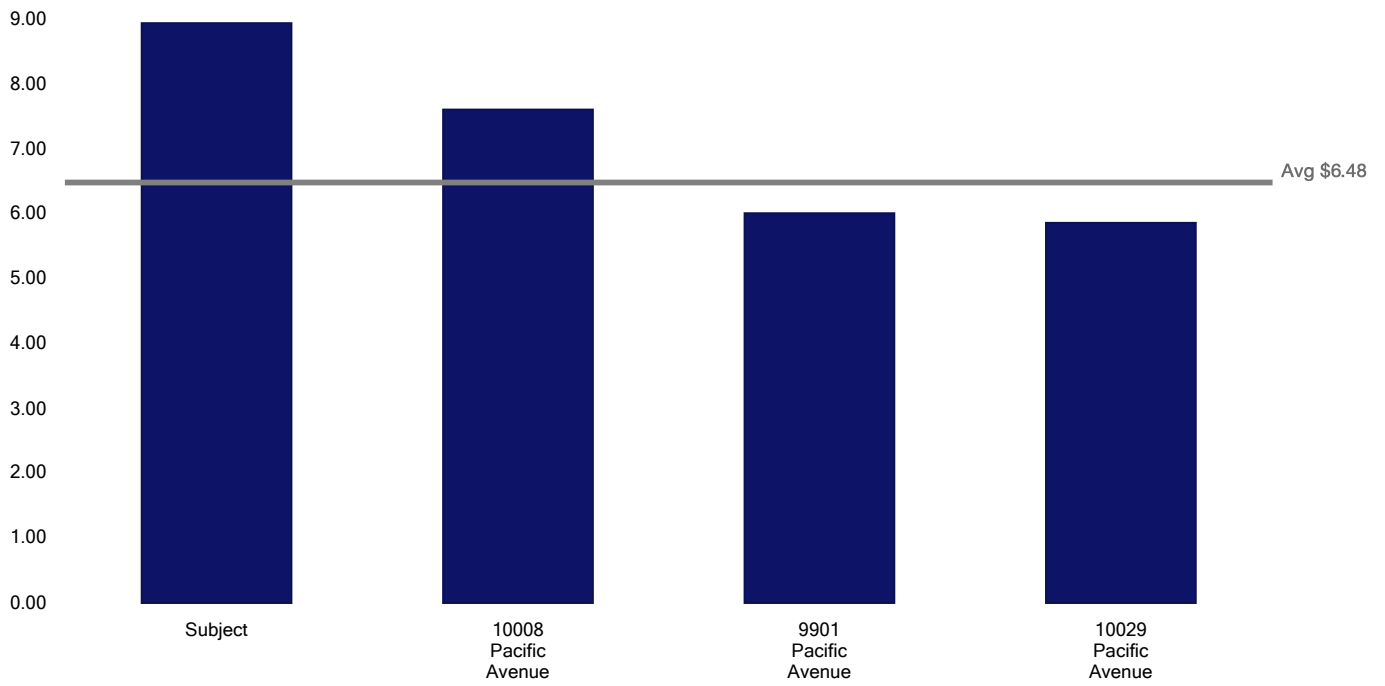
**PeopleFlo**  
FRANKLIN PARK, IL

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

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

**Comments**

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

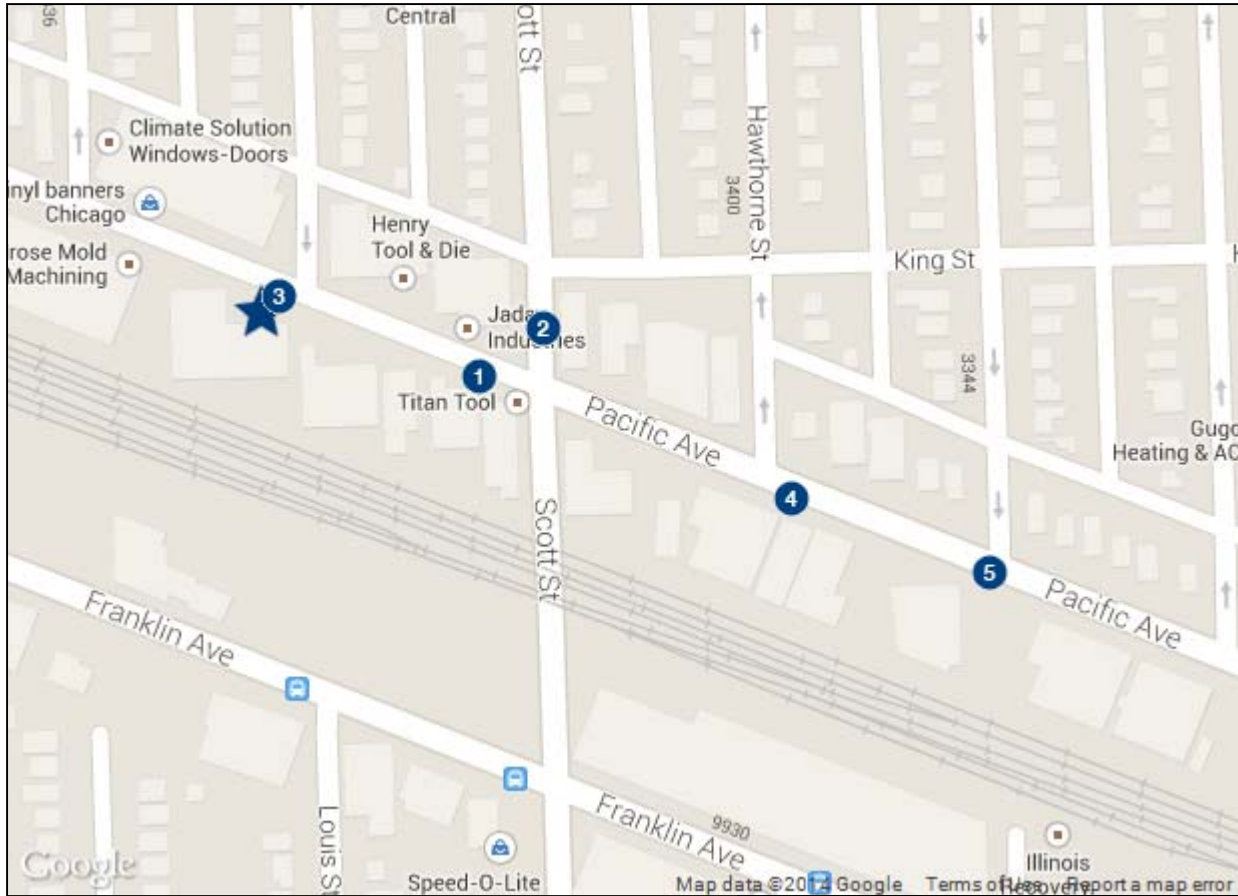
**ON MARKET COMPARABLES**

**PeopleFlo**

FRANKLIN PARK, IL

**Marcus & Millichap**  
Real Estate Investment Services

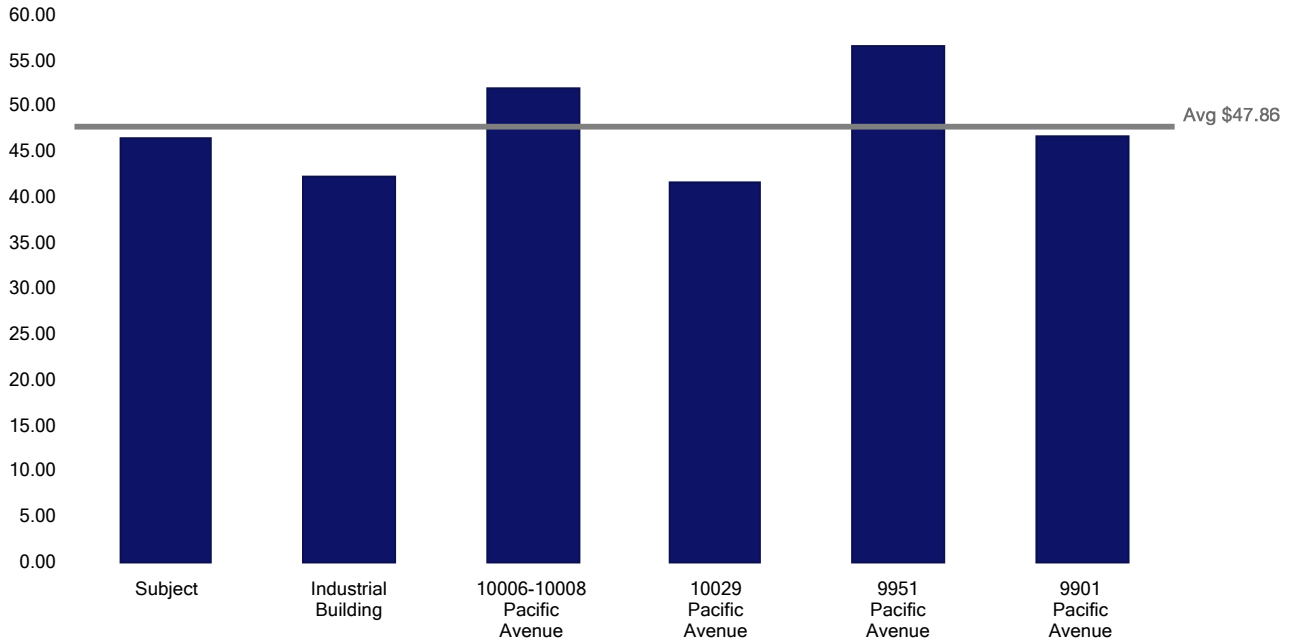
ON MARKET COMPARABLES MAP



- ★ 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

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

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

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

**Comments**

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

**ON MARKET COMPARABLES**

3



10029 Pacific Avenue  
Franklin Park, IL 60131

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

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

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

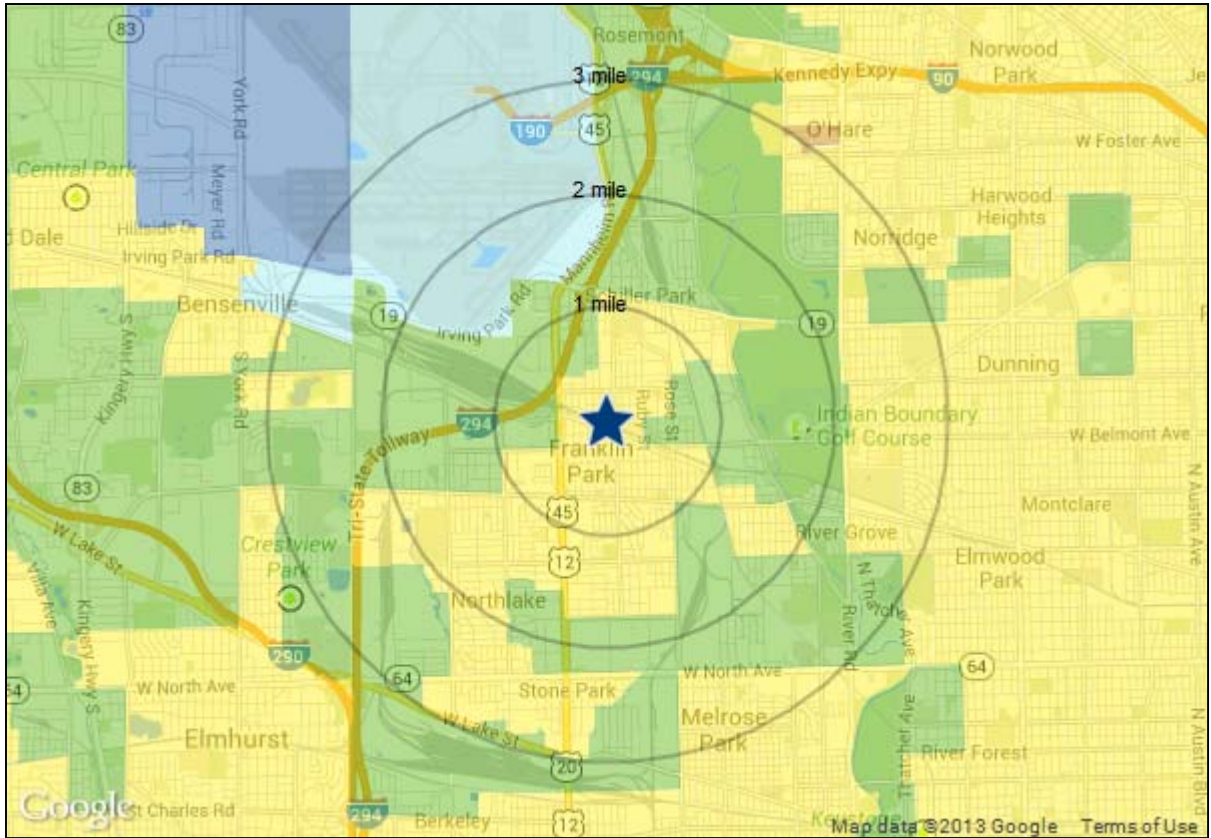
The median housing value in your area was \$157,156 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 99,206 owner occupied housing units in your area and there were 39,807 renter occupied housing units in your area. The median rent at the time was \$616 .

#### 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



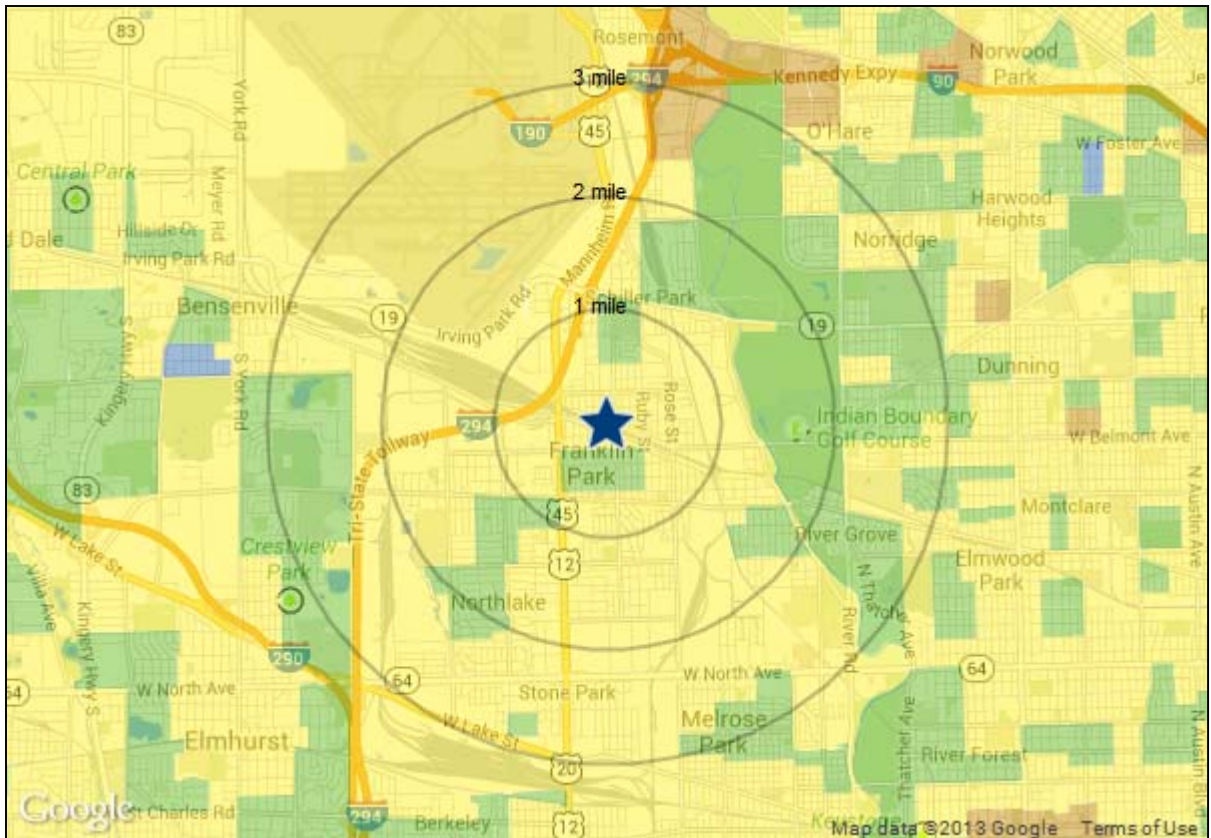
Demographic data © 2012 by Experian.

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



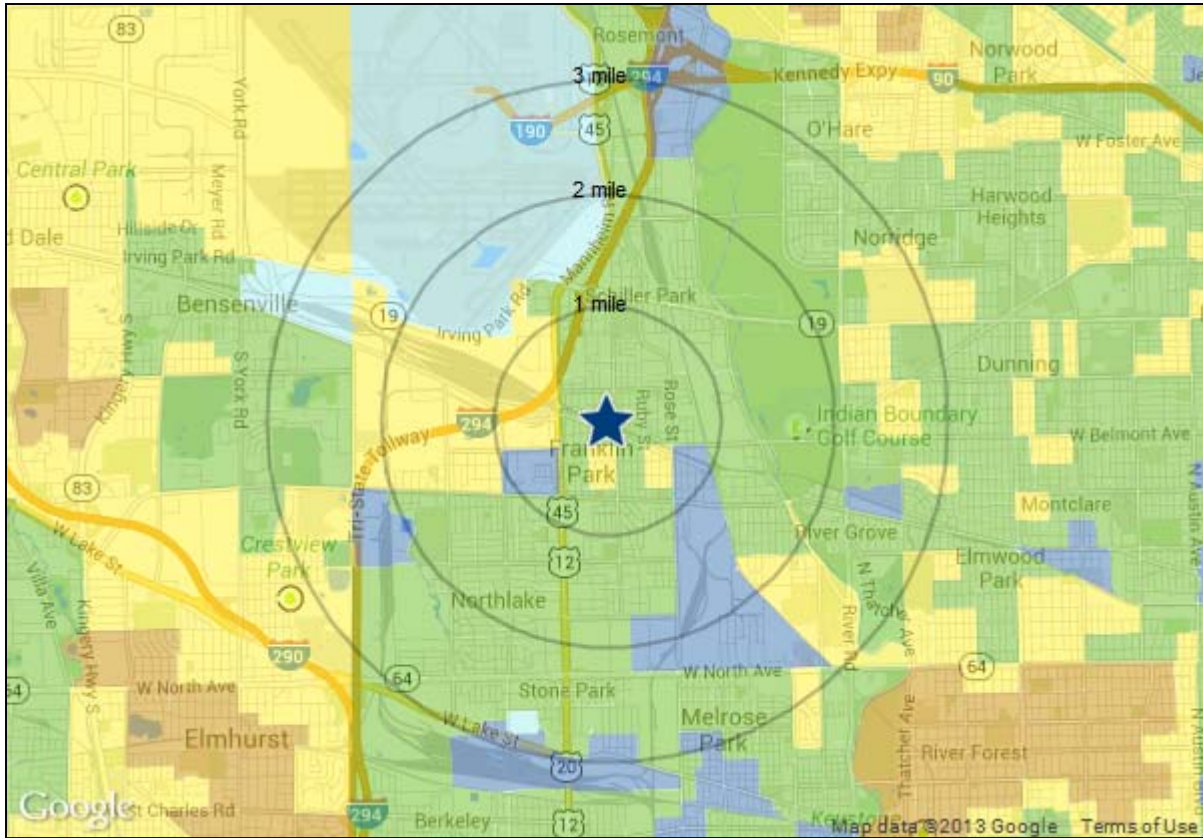
Demographic data © 2012 by Experian.

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



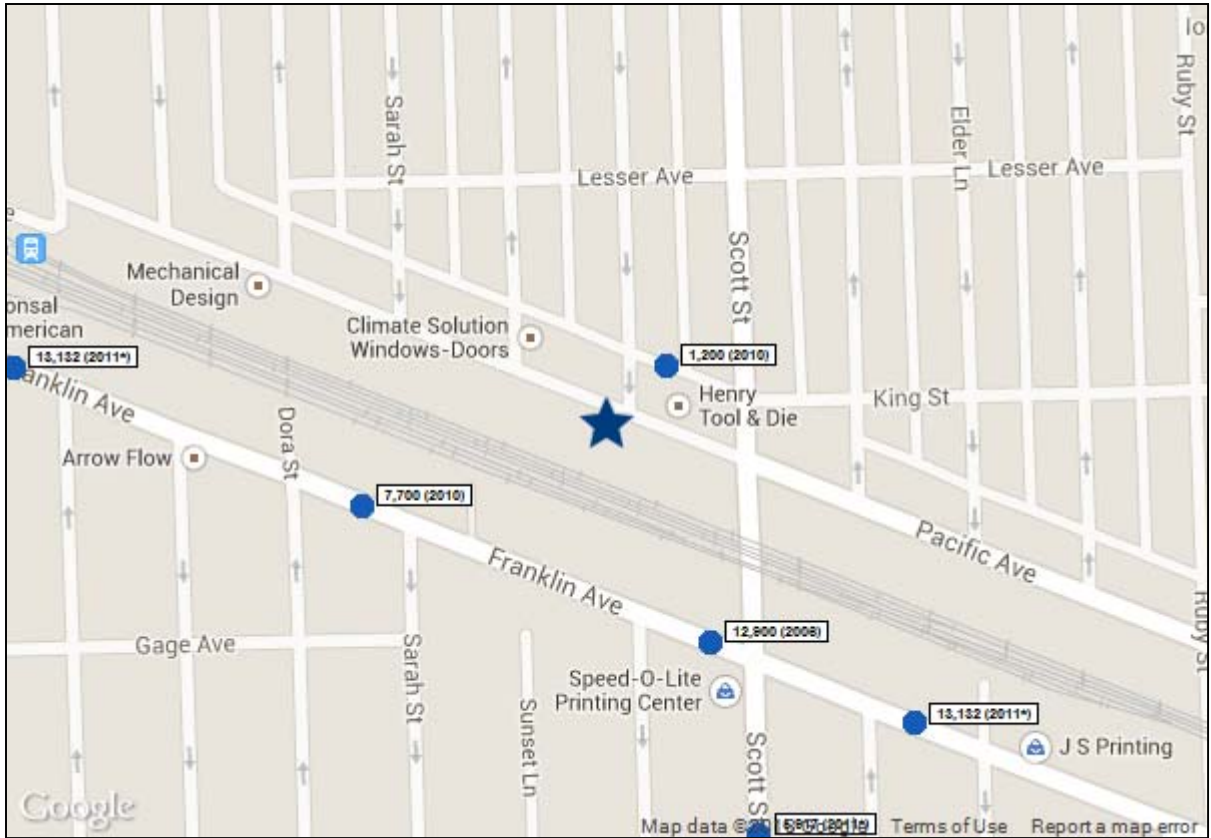
Demographic data © 2012 by Experian.

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

## OFFERING MEMORANDUM

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