VERIZON | NEW CONSTRUCTION 10-YR LEASE

103 AIRPORT RD, HARVARD, IL 60033

OFFERING MEMORANDUM

Marcus & Millichap


14
DOLLAR GENERAL
HARVARD HOSPITAL
173
HARVARD DIGGINS LIBRARY
HAVARD HIGH SCHOOL
ACE Hardware
La Rosita
TRAIN STATION
The MUG Coffeehouse
173
SUBWAY
McDonald's
CHEVROLET
GMC
TACO BELL
Little Caesars
Advance Auto Parts
Little Caesars
BURGER KING
TACO BELL
True Value
verizon
Walmart Supercenter
CROSBY ELEMENTARY SCHOOL
TSC TRACTOR SUPPLY CO
Ford
BAYMONT BY WYNDHAM
23
14
N

Executive Summary

103 Airport Rd, Harvard, IL 60033

FINANCIAL SUMMARY

Price	**$2,226,000**
Cap Rate	7.50%
Building Size	3,000 SF
Net Cash Flow	7.50% $166,953
Year Built	2026
Lot Size	0.8 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof & Structure	Landlord Responsible
Tenant	Cellular Sales of Illinois, LLC
Guarantor	Cellular Sales of Knoxville, LLC
Lease Commencement Date	January 9, 2026
Lease Expiration Date	January 31, 2036
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	**Annual Rent**	**Cap Rate**
Years 1 – 5	$166,953.00	7.50%
Years 6 – 10	$183,648.30	8.25%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (Years 11 – 15)	$202,013.13	9.08%
Option 2 (Years 16 – 20)	$222,214.44	9.98%

Base Rent	**$166,953**
Net Operating Income	**$166,953**
Total Return	**7.50% $166,953**

verizon✓


True Value
DISTRIBUTION CENTER
Walmart
COMING SOON
Culver's
McDonald's
SUBWAY
Mobil
fnbo
First National Bank of Omaha
O'Reilly
AUTO PARTS
14
15,200 CPD
US HWY 14
Walgreens
LAUNDROMAT
J'S LANES
DAIRY QUEEN
verizon
LEADWAY MINISTRIES
N


Walmart
BAYMONT BY WYNDHAM
14 15,200 CPD US HWY 14
Culver's
O'Reilly AUTO PARTS
COMING SOON
TSC TRACTOR SUPPLY CO
Mobil
SUBWAY
J'S LANES
DAIRY QUEEN
Sauk Valley Bank
CROSBY ELEMENTARY SCHOOL
McDonald's
LAUNDROMAT
Walgreens
LEADWAY MINISTRIES
fnbo First National Bank of Omaha
verizon
N

HARVARD HOSPITAL
ACE Hardware
La Rosita
TRAIN STATION
The MUG Coffeehouse
BURGER KING
Little Caesars
True Value
DISTRIBUTION CENTER
TACO BELL
Advance Auto Parts
CHEVROLET
GMC
BRAVO PIZZA
DUCKY'S CAR & BIKE WASH
JOE'S SMALL ENGINE REPAIR OF HARVARD
DUNKIN' DONUTS
McDonald's
verizon
fnbo
First National Bank of Omaha
LEADWAY MINISTRIES
14
15,200 CPD
US HWY 14
SUBWAY
Mobil
Walgreens
LAUNDROMAT
N

Property Description

INVESTMENT HIGHLIGHTS

- **Brand New 10-Year Lease - 2026 Construction**
- 10% Rental Increases Every 5 Years with Multiple Renewal Options
- **Tenant/Guarantor is One of the Largest Verizon Wireless Retailers in the U.S. with More Than 800 Locations Across 41 States**
- Situated at Harvard's Primary Retail Intersection – in Immediate Proximity to Walmart, McDonald's, Taco Bell, and More
- **Highly Visible Location Along US Hwy-14 with Easy Access from Airport Rd**
- Easily Accessible From US Hwy-14, Significant Connector Providing Direct Access North into Wisconsin and Southeast to Chicago

DEMOGRAPHICS	1-mile	5-miles	10-miles
Population			
2030 Projection	4,190	12,564	33,360
2025 Estimate	4,183	12,431	33,077
Households			
2030 Projections	1,431	4,609	12,636
2025 Estimate	1,422	4,533	12,437
Income			
2025 Est. Average Household Income	$79,866	$90,519	$105,204
2025 Est. Median Household Income	$70,896	$71,779	$86,838

Tenant Overview

Representative Photo

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VERIZONWIRELESS.COM
Website

2,330+
Locations

BASKING RIDGE NEW JERSEY
Headquarters

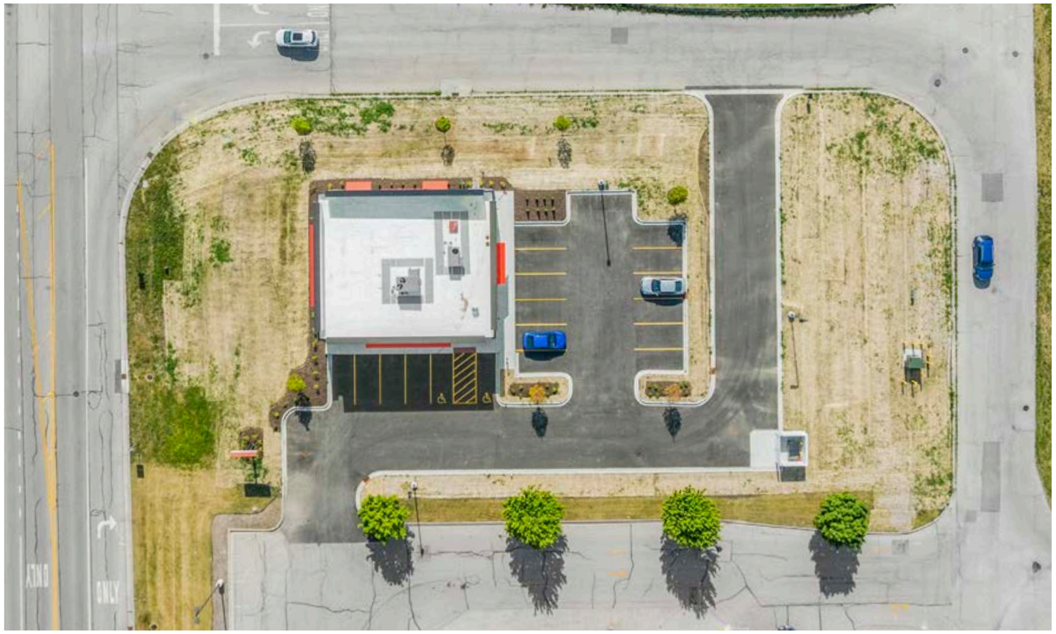
2000
Founded

NASDAQ: VZ
Stock Symbol

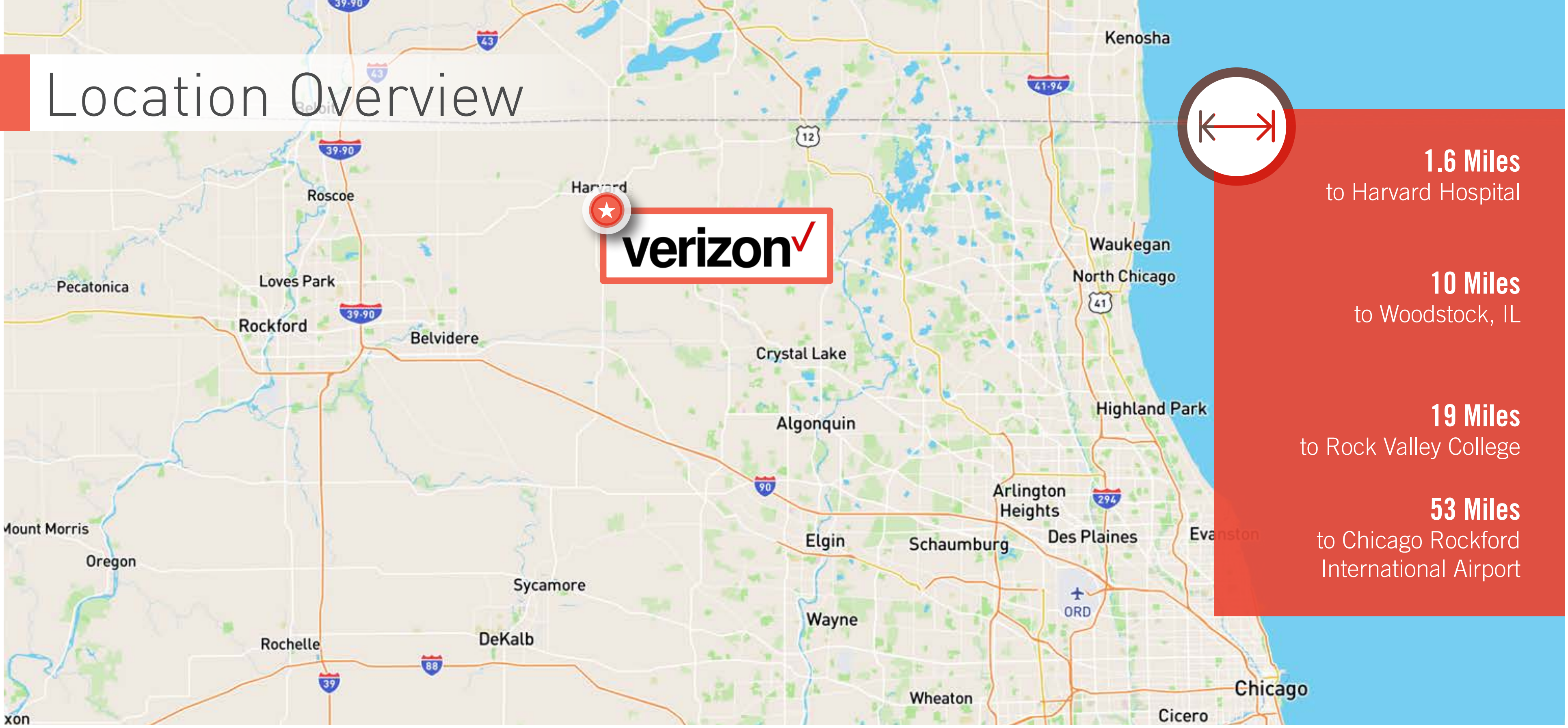
Verizon is the largest wireless telecommunications provider in the United States. The company offers the largest 4G LTE network in America and the nation's largest high-speed 3G network. For residential customers, Verizon FiOS is America's largest 100% fiber-optic network to the home, providing the nation's fastest, most consistent and most reliable Internet service, as well as TV with the best picture quality. For large businesses, Verizon is a global IP leader, operating one of the world's most connected public Internet backbone networks, delivering solutions that let customers securely connect, communicate and collaborate around the globe. Approximately 99% of the U.S. population is covered by Verizon's 4G LTE, and more than 230 million people are covered by 5G Nationwide.

CELLULAR SALES — Recognized as one of the largest Verizon Wireless retailers in the United States, Cellular Sales was founded in Knoxville, TN in 1993 by University of Tennessee graduates, Dane and Meg Scism. The company employs over 7,000 people and is currently operates nearly 800 locations across 41 states. The Knoxville area is home to 17 of Cellular Sales' Verizon Wireless retail locations, from Harriman in the west to Jefferson City and Newport in the east.

Property Photos



Location Overview



1.6 Miles
to Harvard Hospital

10 Miles
to Woodstock, IL

19 Miles
to Rock Valley College

53 Miles
to Chicago Rockford International Airport

Harvard is a city located in McHenry County, Illinois. The population was 9,469 at the 2020 census. The city is 63 miles from the Chicago Loop and it is the last stop on the Union Pacific Northwest Line.

CHICAGO METROPOLITAN AREA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros. Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.

[exclusively listed by]

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