



CAROL STREAM, ILLINOIS (CHICAGO MSA)



**2% ANNUAL
RENT INCREASES**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**OFFERED AT \$1,698,000
7.65% CAP RATE**

CHICAGOLAND'S MOST COMPREHENSIVE MULTIDISCIPLINARY AUTISM & PEDIATRIC THERAPY FACILITY

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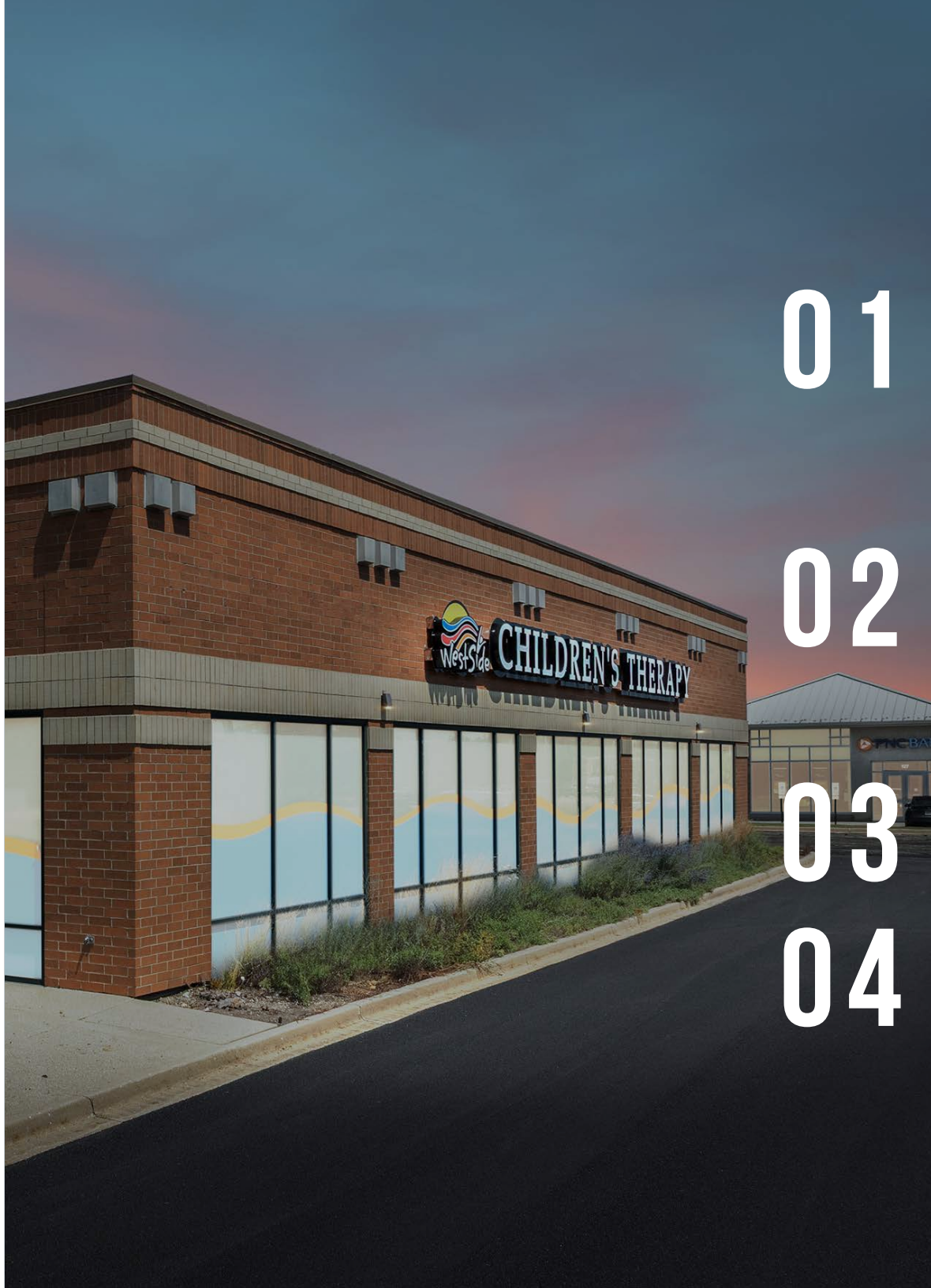


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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE \$1,698,000	CAP RATE 7.65%	NOI \$129,891	NOI/MONTH \$10,824
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OFFERING SUMMARY

PROPERTY SUMMARY

Address	411 E Geneva Rd, Carol Stream, IL 60188
Property Type	Freestanding Single-Tenant
Parcel No.	05-04-304-078
Tenant	Westside Children's Therapy
Guarantor	Westside Children's Therapy Inc. (Corporate)
Number of Units	30 Locations (See Page 35)
Building Size (GLA)	7,500 SF
Land Size	55,321 SF (1.27 Acres)
Parking	60 Spaces
Year Built	1990/Renovated 2021

SUBJECT PROPERTY

INVESTMENT HIGHLIGHTS



ESTABLISHED PEDIATRIC THERAPY TENANT | SPECIALIZED HEALTHCARE USE

A multi-location operator occupying a purpose-built 7,500 SF facility

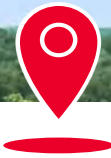
- Westside Children's Therapy operates 30 locations and provides autism therapy, physical therapy, occupational therapy, speech therapy, applied behavior analysis, feeding, and counseling services
- The subject property is a single-tenant freestanding building at 411 E Geneva Rd in Carol Stream, supporting a focused, therapy-oriented use
The tenant is Westside Children's Therapy Inc., a corporate operator, providing institutional-style credit support
- The specialized layout and use profile align well with the existing improvements and approved signage package



LONG-TERM LEASE TERM | STABLE IN-PLACE INCOME

Primary term runs through December 27, 2032, with renewal options beyond

- The lease commenced September 27, 2022, and expires December 27, 2032
- Approximately 6.4 years remain in the primary term, providing meaningful remaining lease life for investors
- Two five-year renewal options remain, extending the tenant relationship beyond the initial lease term
- Current annual base rent is \$129,891, with annual NOI set to commence on September 27, 2026



CAROL STREAM LOCATION | STRONG VISIBILITY AND ACCESS

Prominent Geneva Road presence on a 1.27-acre fee simple site

- The property sits at 411 E Geneva Rd in Carol Stream on a 55,321 SF, 1.27-acre fee simple parcel
- The approved sign package shows visibility along Geneva Road and Schmale Road, enhancing exposure to passing traffic
- The site plan reflects exclusive use of the parking areas serving the building
- The freestanding layout and strong street presence create an attractive, easy-to-access location for patients and families



DOUBLE NET STRUCTURE | LIMITED LANDLORD CAPITAL RESPONSIBILITY

Tenant pays most operating costs while landlord maintains the big-ticket exterior items

- The tenant is responsible for HVAC, taxes, insurance, CAMs, and operating expense reimbursements under the lease structure
- Landlord to deliver a new roof to buyer
- Landlord's repair obligations are limited to the roof, structure, and parking lot
- The lease requires tenant insurance, indemnity, estoppel delivery, and continued compliance with landlord rules and regulations
- The structure is designed to minimize day-to-day landlord oversight and shift operating obligations to the tenant



BUILT-IN RENT GROWTH | TENANT COMMITMENT THROUGH IMPROVEMENT SUPPORT

2% annual increases and a \$187,500 improvement allowance support long-term value

- The lease includes 2% annual rent increases throughout the term, supporting predictable NOI growth
- The improvement allowance of up to \$187,500 supported the therapy buildout and underscores the tenant's commitment to the site
- Two five-year renewal options provide additional upside if the tenant elects to remain beyond the primary term
- The lease also grants the tenant exclusive parking use and approved signage, reinforcing the property's functionality for its end user

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Current Base Rent	\$129,891*
Rent Commencement	September 27, 2022
Lease Expiration	December 27, 2032
Original Lease Term	10 Years
Lease Term Remaining	6.2 Years
Options to Renew	Two (2), Five (5) Year Options to Extend
Rent Increases	2% Annually
Lease Type	Double-Net (NN)
LL Responsibilities	Roof, structure, and parking lot**
Tenant Responsibilities	HVAC, Taxes, Insurance, CAMs
Ownership	Fee Simple (Land & Building)
*Base Rent Commencing 9/27/2026	
**Landlord to deliver new roof	

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM								
SEGMENT	LEASE MO. START	LEASE MO. END	# OF MONTHS	NOI/MO	NOI/YEAR	START DATE	END DATE	TOTAL RENT FOR PERIOD
Free Rent	1	3	3	-	-	06/29/2022	09/26/2022	-
Year 1	4	15	12	\$10,000.00	\$120,000.00	09/27/2022	09/26/2023	\$120,000.00
Year 2	16	27	12	\$10,200.00	\$122,400.00	09/27/2023	09/26/2024	\$122,400.00
Year 3	28	39	12	\$10,404.00	\$124,848.00	09/27/2024	09/26/2025	\$124,848.00
Year 4	40	51	12	\$10,612.08	\$127,344.96	09/27/2025	09/26/2026	\$127,344.96
Year 5	52	63	12	\$10,824.32	\$129,891.84	09/27/2026	09/26/2027	\$129,891.84
Year 6	64	75	12	\$11,040.81	\$132,489.72	09/27/2027	09/26/2028	\$132,489.72
Year 7	76	87	12	\$11,261.62	\$135,139.44	09/27/2028	09/26/2029	\$135,139.44
Year 8	88	99	12	\$11,486.86	\$137,842.32	09/27/2029	09/26/2030	\$137,842.32
Year 9	100	111	12	\$11,716.59	\$140,599.08	09/27/2030	09/26/2031	\$140,599.08
Year 10	112	123	12	\$11,950.93	\$143,411.16	09/27/2031	09/26/2032	\$143,411.16
RENEWAL OPTIONS - (2) 5-YEAR OPTIONS								
SEGMENT	LEASE MO. START	LEASE MO. END	# OF MONTHS	NOI/MO	NOI/YEAR	START DATE	END DATE	TOTAL RENT FOR PERIOD
Option 1 - Yr 1	124	135	12	\$12,189.94	\$146,279.28	12/28/2032	12/27/2033	\$146,279.28
Option 1 - Yr 2	136	147	12	\$12,433.74	\$149,204.88	12/28/2033	12/27/2034	\$149,204.88
Option 1 - Yr 3	148	159	12	\$12,682.42	\$152,189.04	12/28/2034	12/27/2035	\$152,189.04
Option 1 - Yr 4	160	171	12	\$12,936.07	\$155,232.84	12/28/2035	12/27/2036	\$155,232.84
Option 1 - Yr 5	172	183	12	\$13,194.79	\$158,337.48	12/28/2036	12/27/2037	\$158,337.48
Option 2 - Yr 1	184	195	12	\$13,458.68	\$161,504.16	12/28/2037	12/27/2038	\$161,504.16
Option 2 - Yr 2	196	207	12	\$13,727.86	\$164,734.32	12/28/2038	12/27/2039	\$164,734.32
Option 2 - Yr 3	208	219	12	\$14,002.41	\$168,028.92	12/28/2039	12/27/2040	\$168,028.92
Option 2 - Yr 4	220	231	12	\$14,282.46	\$171,389.52	12/28/2040	12/27/2041	\$171,389.52
Option 2 - Yr 5	232	243	12	\$14,568.11	\$174,817.32	12/28/2041	12/27/2042	\$174,817.32



PROPERTY SUMMARY



REGIONAL MAP

SUBJECT
PROPERTY



CHICAGO (33 MILES AWAY)

MARKET AERIAL

64 52,530 VPD



CHICAGO (33 MILES AWAY)

**CHURCHILL PRAIRIE
NATURE PRESERVE**

PROPERTY PHOTOS



PROPERTY PHOTOS

FRONT ENTRANCE



PROPERTY PHOTOS

GENEVA CROSSING



80K SF RETAIL CENTER

THELOCKUP Self Storage



CHILDREN'S THERAPY

SUBJECT PROPERTY

CALIBER COLLISION

Parking lot repavement as of 8/1

PNC

Geneva Rd=20,800 VPD

PROPERTY PHOTOS

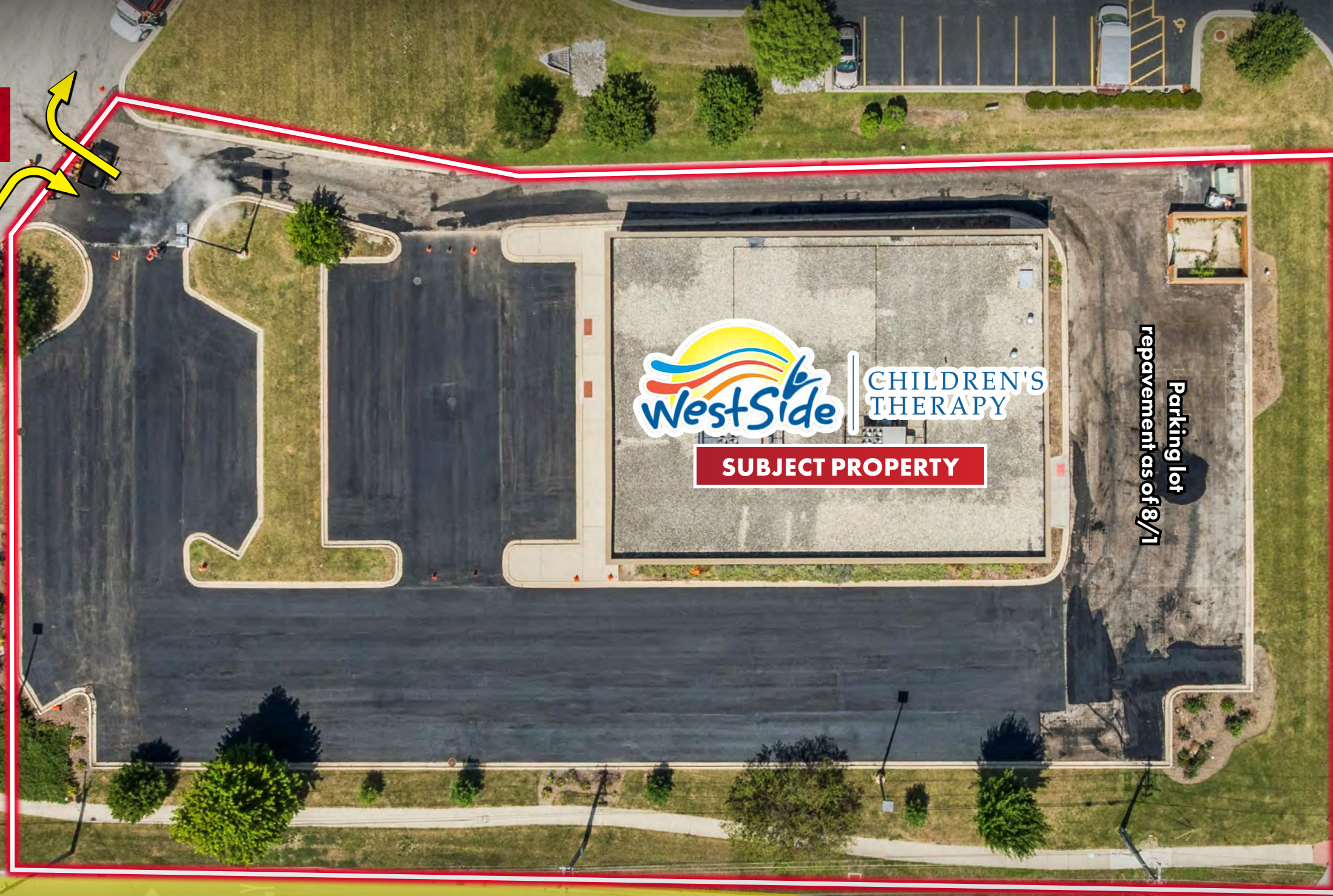


SUBJECT PROPERTY

THE LOCKUP Self Storage

Geneva Rd - 20,800 VPD

AERIAL OVERHEAD



W Geneva Rd - 20,800 VPD

AERIAL NORTHEAST

THE LOCKUP Self Storage

Firestone

tropical CAFE
SMOOTHIE

usbank

CALIBER COLLISION

jiffy lube

THE HOME DEPOT

Jersey Mike's SUBS

7 ELEVEN

JJ's SANDWICHES

Jack in the box

Schmale Rd

BROWN'S CHICKEN
In the Valley Bottom

QDOBA MEXICAN EATS

verizon

razi orthodontics

Starbucks

ups

PNC



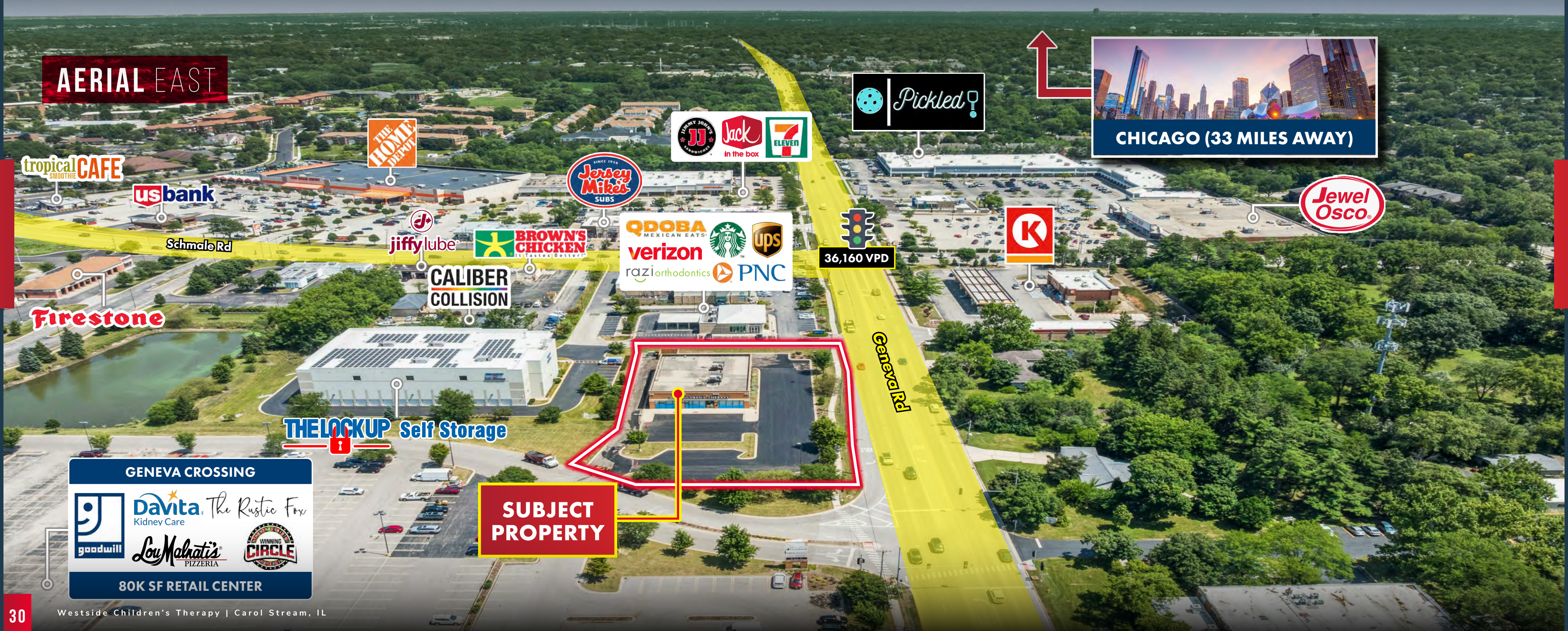
36,160 VPD

Geneva Rd

SUBJECT PROPERTY

GENEVA CROSSING

80K SF RETAIL CENTER



AERIAL EAST

CHICAGO (33 MILES AWAY)

36,160 VPD

SUBJECT
PROPERTY

GENEVA CROSSING

goodwill Davita Kidney Care The Rustic Fox

Lou Malnati's PIZZERIA WINNING CIRCLE

80K SF RETAIL CENTER

AERIAL NORTH





TENANT OVERVIEW

■ ABOUT WESTSIDE CHILDREN'S THERAPY



Trade Name:	Westside Children's Therapy
Revenue (2025):	\$68.6 Million (Est.)
Area Served:	Illinois
Locations:	30
Employees:	600+
Corporate Headquarters:	Frankfort, Illinois
Website:	westsidechildrenstherapy.com



\$68.6 M
EST. REVENUE



600+
EMPLOYEES



30
LOCATIONS



AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	13,178	117,124	255,403
HOUSEHOLDS	5,048	42,163	93,709
EMPLOYEES	7,882	51,974	117,059
MEDIAN AGE	37.0	39.3	39.5
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$135,157	\$171,580	\$165,757
MEDIAN	\$99,704	\$124,364	\$122,877
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$515.79 M	\$4.92 B	\$10.87 B
EDUCATION	\$8.79 M	\$85.29 M	\$188.51 M
FOOD, BEVERAGE	\$65.81 M	\$595.33 M	\$1.32 B
ENTERTAINMENT	\$25.41 M	\$236.85 M	\$523.64 M



DRIVE TIMES

I-904 MIN
I-946 MIN
CHICAGO, IL..... 1 HR

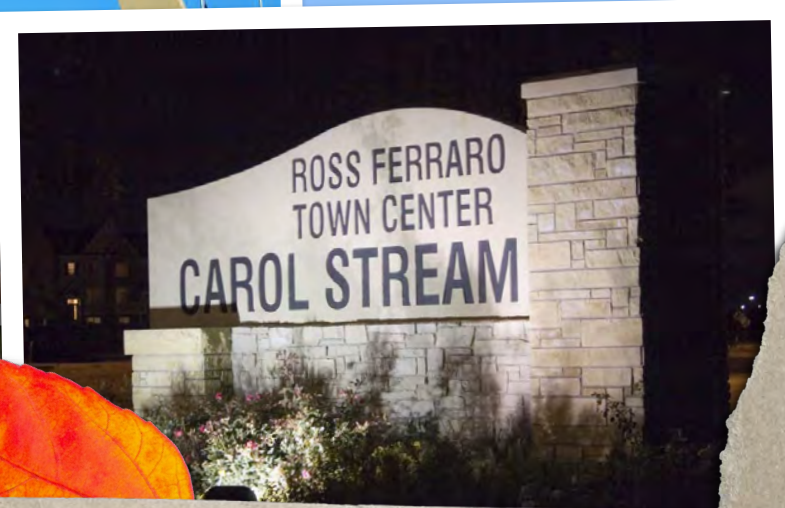


TRAFFIC COUNTS

W GENEVA RD 20,800 VPD
S SCHMALE RD 15,360 VPD
IL-64..... 52,530 VPD
I-355.....131,570 VPD



■ ABOUT CAROL STREAM, IL



225K

POPULATION (5 MI)



\$165K

AVERAGE HH INCOME

CAROL STREAM, ILLINOIS offers the scale and fundamentals of a proven suburban business hub: a roughly 225,000 population in DuPage County with a deep industrial base, a strong local labor pool, and excellent regional access. Home to more than 1,000 businesses and 22 million square feet of industrial space, the village is well positioned

for companies that value connectivity, workforce quality, and operating efficiency. With a median household income above \$102,000, a bachelor's degree attainment rate of 42.8%, and proximity to O'Hare and major expressways, Carol Stream combines market strength with strategic convenience.

ABOUT CHICAGO-NAPERVILLE-ELGIN MSA

The Chicago–Naperville–Elgin Metropolitan Statistical Area (MSA) is the nation's third-largest metropolitan economy and one of North America's premier centers for finance, logistics, advanced manufacturing, healthcare, professional services, and corporate headquarters. Home to more than 9.3 million residents, the region offers a deep, highly educated labor force, extensive multimodal transportation infrastructure, and exceptional connectivity through O'Hare International Airport and the nation's largest rail hub. Its diversified economic base, strong consumer market, world-class universities, and central U.S. location continue to attract domestic and international investment while supporting long-term business expansion and industrial growth.

9.36M

METRO
POPULATION

#3

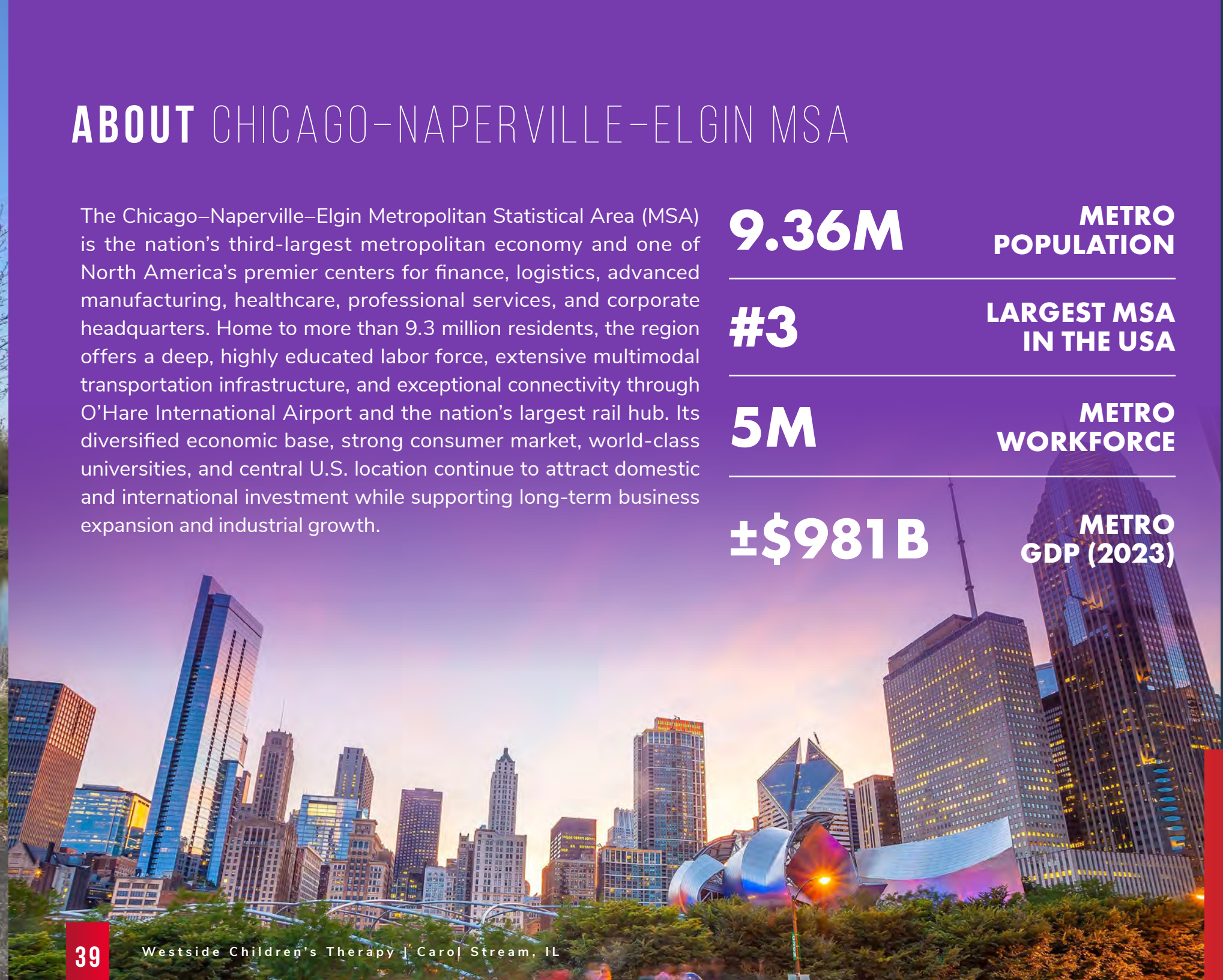
LARGEST MSA
IN THE USA

5M

METRO
WORKFORCE

±\$981B

METRO
GDP (2023)





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