WestSide | CHILDREN'S THERAPY

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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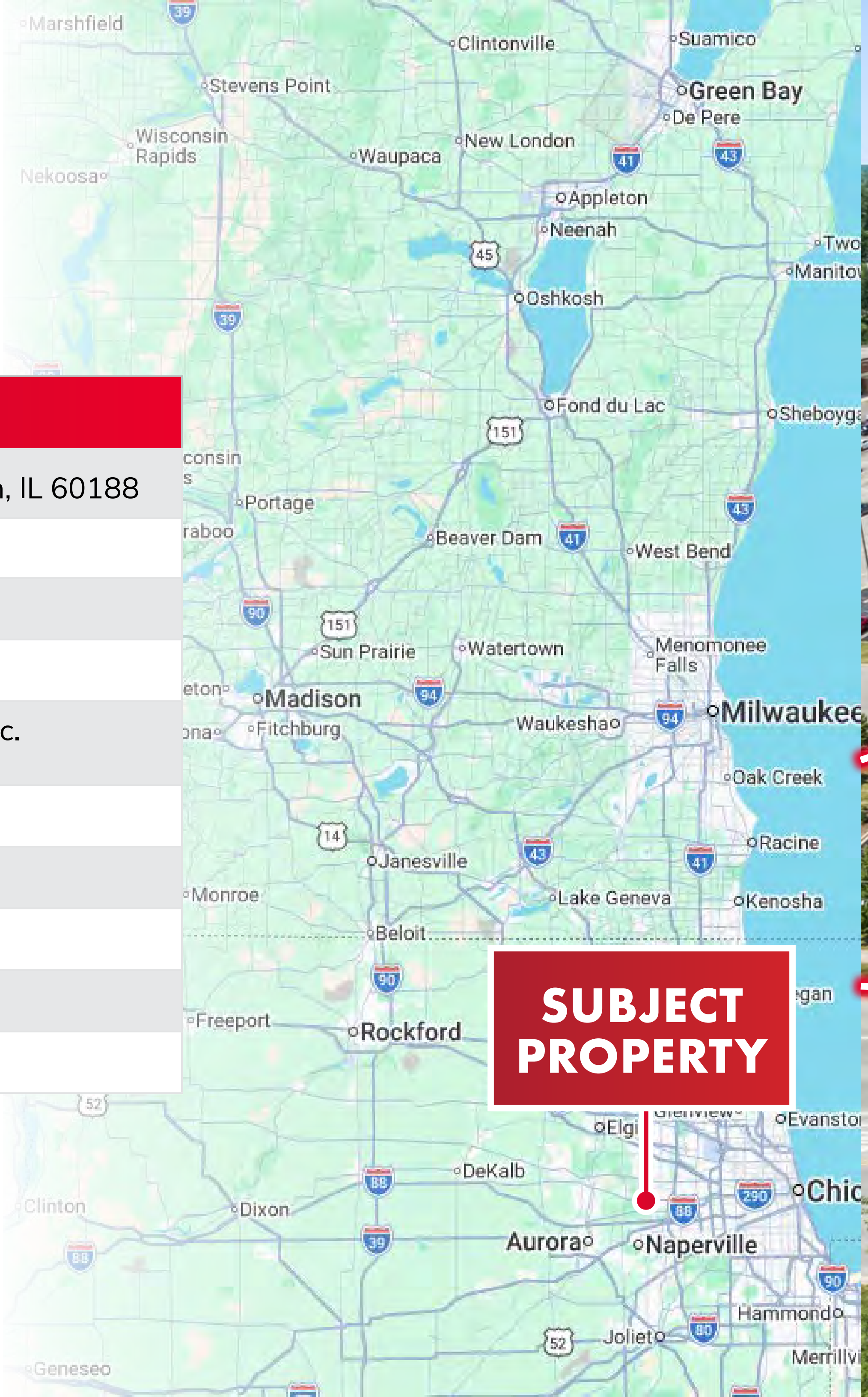
OFFERING SUMMARY

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

*Actual property

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



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

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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 O9tions 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

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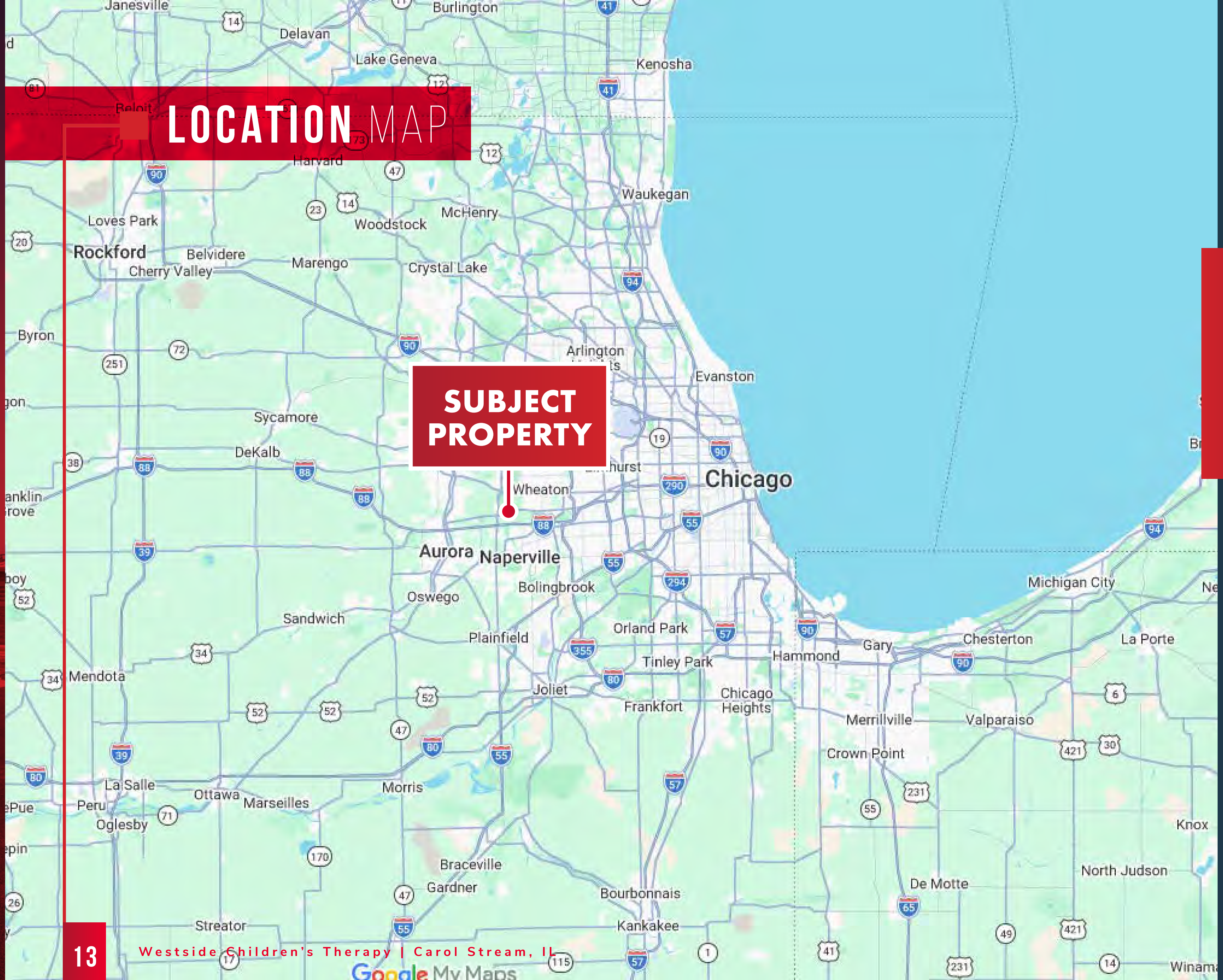
02 PROPERTY SUMMARY

LOCATION MAP



REGIONAL MAP

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MARKET AERIAL

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PROPERTY PHOTOS

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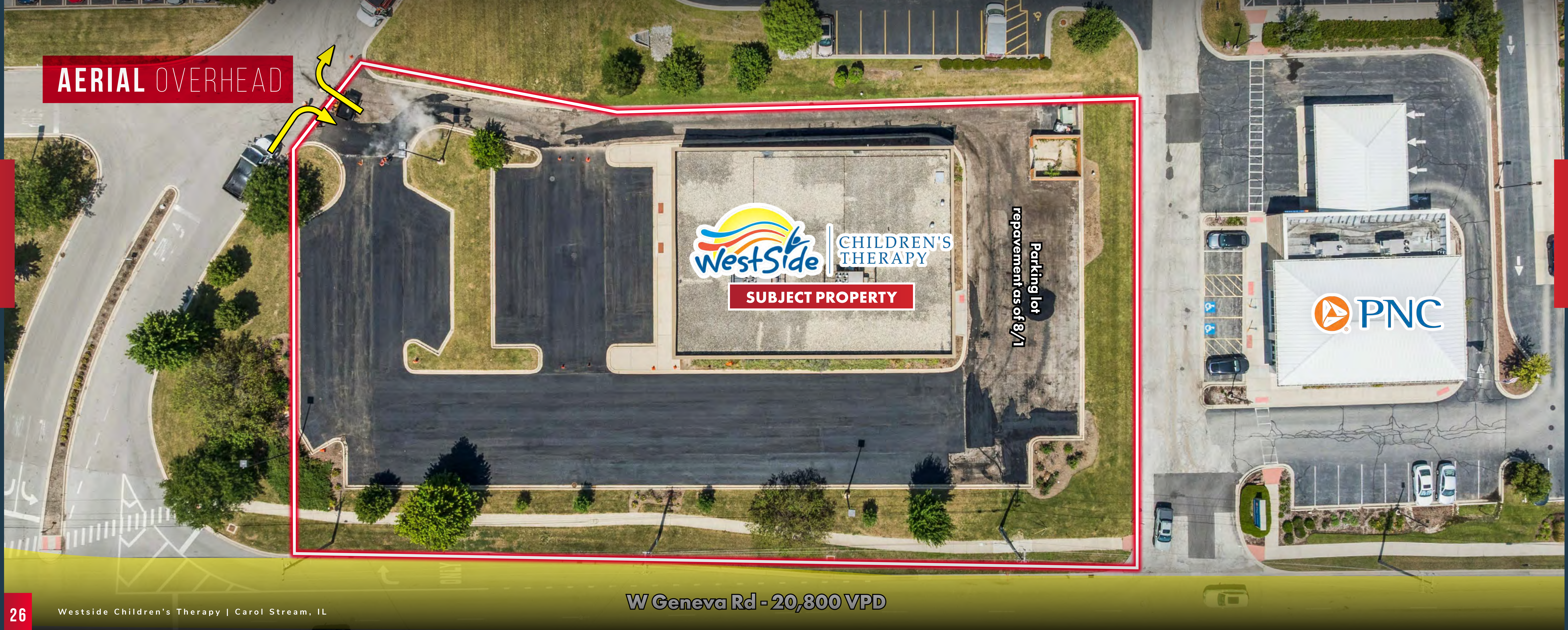
AERIAL OVERHEAD



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AERIAL NORTHEAST

AERIAL EAST

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AERIAL NORTH

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TENANT OVERVIEW

ABOUT WESTSIDE CHILDREN'S THERAPY

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

04 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-90 .... **4 MIN**
I-94 .... **6 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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