



OFFERING SUMMARY

EAST GATE CENTER

3817-3843 E. Main Street
St. Charles, IL 60174

Presented by:



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I. OFFERING SUMMARY

List Price: \$4,625,000
(\$225/sf)

Qualified investors are extended the opportunity to acquire 100% fee interest in **East Gate Center**, a 20,560 square foot multi-tenant retail center that is home to tenants such as Chipotle, Jimmy John's, AT&T, VinoThai and JC Sake. Located within the Target shopping center at the southwest corner of East Main Street and Kautz Road intersection on the east side of St. Charles, Illinois.

Unique Opportunity to Acquire

- Stabilized Multi-Tenant Retail
- Diversified Tenant Mix
- Exceptional Retail Location
- Additional benefit of the future development of the Quad (former Charlestown Mall)

Strong Shadow Anchor Site

- Shopping Center Anchor tenants include Target, Portillo's, Petco, NTB

Exceptional Visibility

- East Gateway Retail Corridor of St. Charles
- High Traffic Counts with outstanding access and visibility

Excellent Demographics

- Powerful Demographics
- Serving the east side residences and industrial along Kirk Road

II. PROPERTY SPECIFICATIONS

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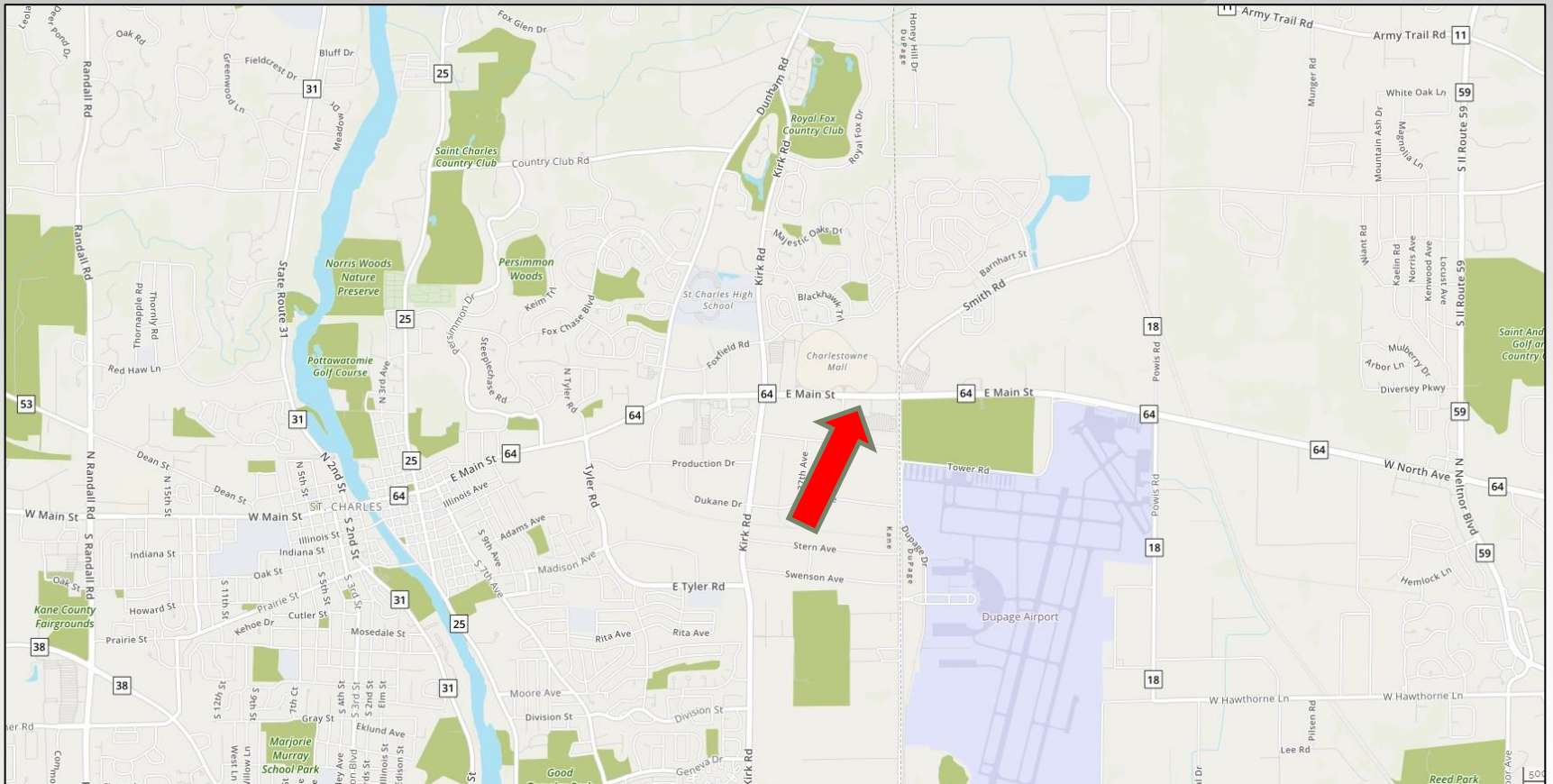
List Price	\$4,625,000 [\$225/sf]
Address	3817-3843 E. Main Street, St. Charles IL 60174
Building Size	20,560 +/- rentable square feet
Land Size	2.59 acres
Type of Use	Retail
Tenancy	Multi-Tenant
# of Units	12
Occupancy	73%
Zoning	BR – Regional Business
PIN	09-25-426-026
Year Built	2003
Building Construction	Masonry & Steel
Comments	The subject has stabilized tenancy at 73% providing an upside opportunity for new ownership. Majority of leases are on a NNN basis

Property Highlights

- Exceptional Retail Location
- National Tenants
- Strong Shadow Anchors
- Powerful Demographics
- High Traffic Counts
- Easy Access & Visibility
- Ample Parking

III. MAP LOCATION

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IV. AERIAL LOCATION

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V. RETAILER SITE MAP

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Logos in the top-left callout box:

- Olive Garden
- chili's GRILL & BAR
- Holiday Inn Express

EAST GATE CENTER

Logos in the top-right callout box:

- CHIPOTLE MEXICAN GRILL
- AT&T
- GameStop POWER TO THE PLAYERS
- THE J.J. JEWELL COMPANY

Logos in the bottom-left callout box:

- ROSS DRESS FOR LESS
- WORLD MARKET Unique, authentic and always affordable
- Stein Mart
- ULTA BEAUTY
- TJ-maxx

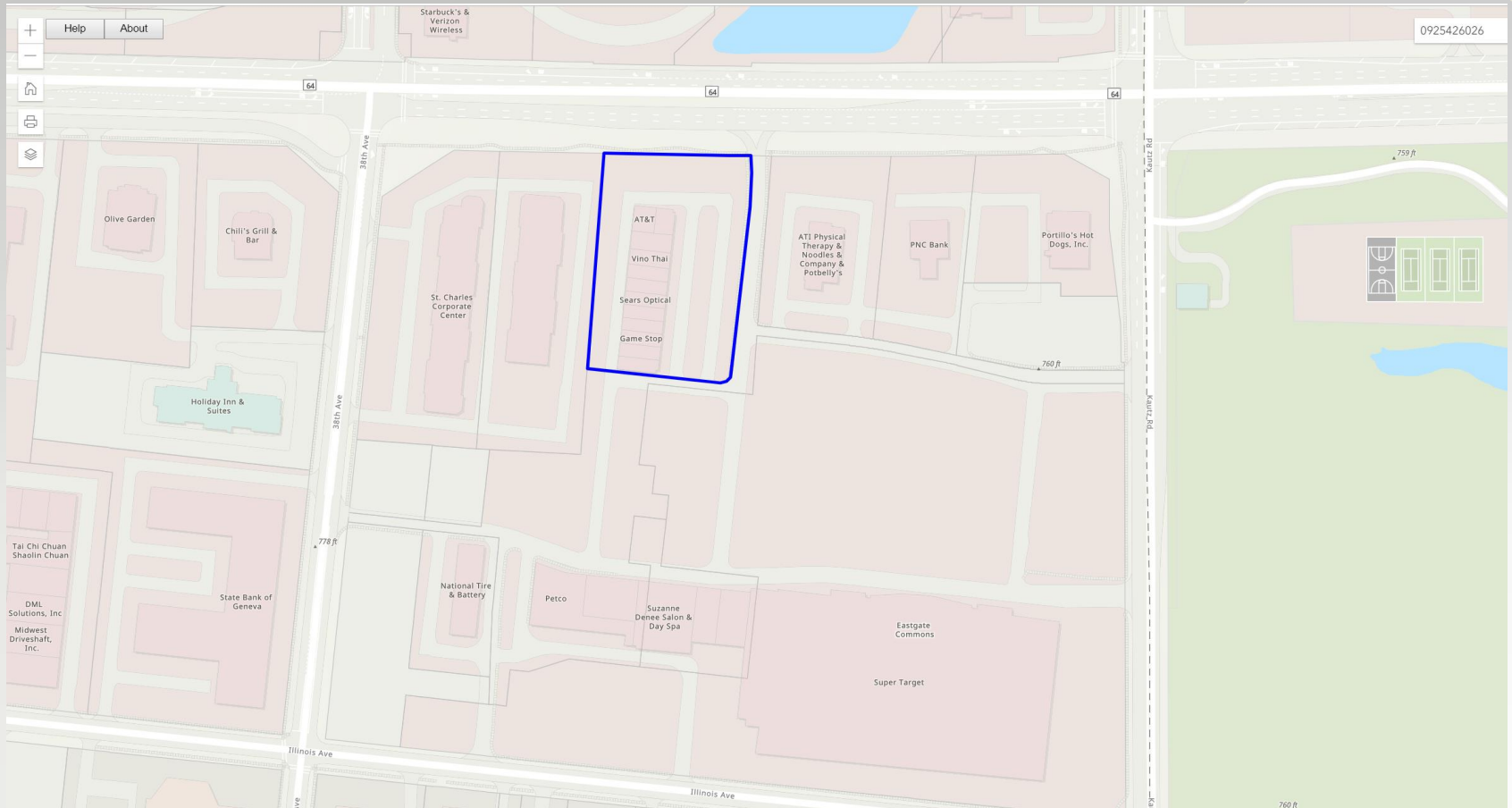
Logos in the bottom-right callout box:

- noodles & company
- Portillo's HOT DOGS · BEEF · BURGERS · SALADS
- Portobello
- PNC

VI. TAX MAP

PIN 09-25-426-026

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Source: gistech.countyofkane.org

VII. SURVEY

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VIII. DEMOGRAPHIC SUMMARY

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Radius	1 mile	3 mile	5 mile
Population 2018 estimate	4,404	34,930	111,378
Households 2018 estimate	1,544	13,136	38,224
2018 Avg. Household Income	\$147,885	\$125,666	\$121,614

See following page for additional information

IX. REAL ESTATE TAXES

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2018 pay 2019 Assessment Notice

Total Assessed Value	\$ 985,901
Implied Mkt. Value	\$2,957,999



St. Charles Township Assessor's Office
1725 Dean Street, St. Charles, Illinois 60174
Phone: 630-584-2040
Fax: 630-584-7963

Stipulation Agreement by Complainant and Township Assessor

Date 8/30/2018

Name: 1919 SIX LLC
Address 3817-3843 W. MAIN

Parcel Number 09-25-426-026

The Complainant/Deedholder on the above parcel number, together with the Township Assessor, agree that:
1. The Complainant and the Township Assessor have reviewed applicable evidence regarding the parcel;
2. The total, fair, and equitable assessed valuation, including any prorated assessment if applicable, should be adjusted to the stipulated assessment as follows:

	<u>As Published</u>	<u>Revised</u>
Land/Lots	<u>454,306</u>	<u>454,306</u>
Improvement	<u>684,687</u>	<u>531,595</u>
Total	<u>1,138,993</u>	<u>985,901</u>
	MV <u>\$3,417,321</u>	MV <u>\$2,957,999</u>

3. If the Board of Review rules that this stipulated assessment is just, the Complainant and the Township Assessor waive any right to an appearance before the Board of Review as well as waive any right to appeal the decision to the Illinois Property Tax Appeal Board or the Courts for the property tax year covered by this stipulation; and
4. This stipulated assessment is subject to equalization by the Board of Review and the Illinois Department of Revenue to the extent as provided by the Illinois Property Tax Code.


Signature (owner of record) or
authorized agent

9-3-18
Date


Signature of Assessing Officer

Record# 4561

See following page for prior tax bill

David J. Rickert Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: 09-25-426-026



1st
2
0
1
7

DUPLICATE

1919 SIX LLC
MURRAY COMMERCIAL
473 DUNHAM RD STE 200
SAINT CHARLES IL 60174-5728

Remove stub and remit with payment

1ST INSTALLMENT 2017	42,455.43
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$42,455.43
INSTALLMENT BALANCE DUE	Paid on 06/01/2018 \$0.00
DUE BY 06/04/18	

0925426026100000000000004183

David J. Rickert Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: 09-25-426-026



2nd
2
0
1
7

DUPLICATE

1919 SIX LLC
MURRAY COMMERCIAL
473 DUNHAM RD STE 200
SAINT CHARLES IL 60174-5728

Remove stub and remit with payment

2ND INSTALLMENT 2017	42,455.43
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$42,455.43
INSTALLMENT BALANCE DUE	Paid on 08/29/2018 \$0.00
DUE BY 09/04/18	

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Rate 2018	Tax 2018	Taxing District	Rate 2017	Tax 2017	Parcel Number	TIF BASE
0.340128	\$3,610.16	KANE COUNTY	0.327853	\$3,316.70	09-25-426-026	N/A
0.079934	\$848.43	KANE COUNTY	0.074645	\$755.14	Late Payment Schedule 1st 2nd Jun 5 Thru Jul 4 Jul 5 Thru Aug 4 Aug 5 Thru Sep 4 Sep 5 Thru Oct 4 Oct 5 Thru Oct 26 Payment on or after Oct 5, 2018: Please see instructions on reverse side for LATE PAYMENTS.	
0.219232	\$2,327.59	KANE FOREST PRESERVE	0.165893	\$1,676.22		
0.006030	\$64.00	KANE FOREST PRESERVE	0.000148	\$1.50		
0.044440	\$467.45	ST CHARLES TOWNSHIP	0.043700	\$442.09		
0.091390	\$970.02	ST CHARLES TWP ROAD DIST	0.090680	\$917.36	Mail To: 1919 SIX LLC MURRAY COMMERCIAL 473 DUNHAM RD STE 200 SAINT CHARLES IL 60174-5728 Property Location: Township SC Tax Code 80050 Acres Tax Rate 8.393361 Sold at Tax Sale Forfeited Tax First Installment Tax 42,455.43 Second Installment Tax 42,455.43 Adjustment Adjustment Penalty Penalty Other Fees Other Fees Paid on 06/01/2018 Paid on 08/29/2018	
0.015990	\$169.72	ST CHARLES CEMETERY	0.015870	\$160.55		
0.582748	\$6,185.36	ST CHARLES CITY	0.518189	\$5,222.00		
0.296863	\$3,150.94	ST CHARLES CITY	0.330121	\$3,338.64		
5.796534	\$61,256.67	ST CHARLES SCH DIST 303	5.180126	\$52,302.05		
0.183583	\$1,948.59	ST CHARLES SCH DIST 303	0.186889	\$1,890.65		
0.522282	\$5,543.56	ELGIN COLLEGE 509	0.493180	\$4,989.02		
0.007295	\$77.43	ELGIN COLLEGE 509	0.006758	\$68.37		
0.589554	\$6,246.98	ST CHARLES PARK DISTRICT	0.581297	\$5,860.65		
0.053305	\$565.79	ST CHARLES PARK DISTRICT	0.051449	\$520.48		
0.305891	\$3,246.77	ST CHARLES LIBRARY	0.301826	\$3,051.38		
0.031598	\$335.38	ST CHARLES LIBRARY	0.032794	\$331.76		
0.014594	\$154.90	ST CHARLES SSA 5	0.014363	\$145.30		
0.000000	\$0.00	ST CHARLES SSA 68	0.000000	\$0.00		
2017 Kane County Real Estate Tax Bill David J. Rickert, County Treasurer 719 S. Batavia Avenue, Bldg. A Geneva, IL 60134					= FAIR CASH VALUE 3,035,233.00 = LAND VALUE 438,771.00 = BUILDING VALUE 572,872.00 = HOME IMPROVEMENT / VET 0.00 = ASSESSED VALUE 1,011,643.00 = STATE MULTIPLIER 1.0000 = EQUALIZED VALUE 1,011,643.00 = HOMESTEAD EXEMPTION 0.00 = SENIOR EXEMPTION 0.00 = OTHER EXEMPTIONS 0.00 = FARM LAND 0.00 = FARM BUILDING 0.00 = NET TAXABLE VAL 1,011,643.00 = TAX RATE 8.393361 = CURRENT TAX \$84,910.86 = NONAD VALOREM TAX \$0.00 = BACK TAX / FORF AMOUNT \$0.00 = ENTERPRISE ZONE \$0.00 = TOTAL TAX DUE \$84,910.86	
9.150061	\$97,119.74	TOTAL	8.393361	\$84,910.86		

X. ENVIRONMENTAL

2.8 Opinion & Recommendations

The Property consists of a rectangular-shaped parcel, 2.575 acres in size. The Property is designed and used as a retail strip mall. The Property is improved with a 20,700 square foot, single story commercial building constructed in 2002. Historical research indicates that the Property consisted of agricultural land and vacant land prior to the construction of the current mobile home park. The Property was not identified on any of the state or federal environmental databases. Based the information obtained during the preparation of the report, the current and past use of the Property does not appear to represent a significant environmental threat to the Property. As a result, ETS has no recommendations for additional assessment at this time.

XI. PURCHASE AGREEMENT

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The Sale of the Property will be on an “AS IS” “WHERE IS” Basis

EXCEPT AS IS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON A STRICTLY “AS IS” “WHERE IS” BASIS AS OF THE CLOSING DATE, AND SELLER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF QUANTITY, QUALITY, CONDITION, HABITABILITY, MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, ANY IMPROVEMENTS LOCATED THEREON OR ANY SOIL CONDITIONS RELATED THERETO.

XII. DISCLAIMER & CONFIDENTIALITY

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The material contained in this Offering Memorandum is furnished solely to consider the purchase of the Property within and is not to be used for any other purpose. This information should not be photocopied or disclosed to any third party without the written consent of Murray Commercial or Owner, or used for any purpose other than to evaluate the possible purchase of the Property.

Murray Commercial is the only party authorized to represent the Property Owner ("Owner") regarding the sale of the Property, and no other person is authorized by Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to Murray Commercial.

Neither Murray Commercial nor Owner make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. The information contained herein may include certain statements and estimates by Murray Commercial with respect to the projected future performance of the Property. These projections may or may not be proven to be accurate and there can be no guarantee that such estimates will be achieved. Further, Murray Commercial and Owner disclaim all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to the recipient in any final, fully executed, and delivered Real

Estate Purchase Agreement between the recipient and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murray Commercial, or any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Murray Commercial from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

Murray Commercial

473 DUNHAM ROAD, SUITE 200
ST. CHARLES, ILLINOIS 60174-5726

630-513-0173 Office
630-513-0259 Fax

www.murraycommercial.com