



201 S. GROVE  
AVENUE

BARRINGTON,  
ILLINOIS 60010

BMO HARRIS BANK SALE LEASEBACK

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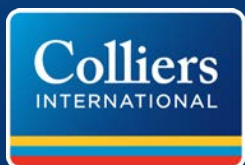
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# > EXECUTIVE SUMMARY

Offering Memorandum





Colliers International is pleased to exclusively offer for sale the partial sale leaseback for BMO Harris Bank located at 201 South Grove Avenue, Barrington, IL. This Barrington location is rare opportunity to acquire property in Barrington's core business district. BMO Harris will sign a 15 year lease on the 3rd floor, a 10 year lease for space on the 1st and 2nd floors and make available for re-leasing the 4th & 5th floors. This offering is designed to provide a buyer a significant income going in with a meaningful value add through component through lease up.

The Property is a 58,203 square-foot five story building with BMO Harris Bank signing a long term leases as noted above upon close of escrow to retain space on the 1st through 3rd floors. There will be approximately 10,503 square feet available for re-tenanting on each the fourth and fifth floors.



### OFFERING SUMMARY

ASKING PRICE: \$4,940,349

PRICE PER SF: \$84.88

NOI: \$345,824

BMO HARRIS BANK

LEASE EXPIRATION: Ten (10) Years on the 1st & 2nd floors and Fifteen (15) Years on the 3rd Floor upon close of escrow

LEASE TYPE: NNN

BUILDING SIZE: 58,203 SF



### INCOME, UPSIDE FROM LEASE UP

- › Building is anchored by BMO Harris Bank
- › This downtown Barrington location is in the heart of downtown
- › Beautiful Building with great visibility
- › Impeccably maintained building
- › BMO Harris Bank will sign 10 year lease on the 1st & 2nd floor and 15 years on the 3rd floor upon close of escrow

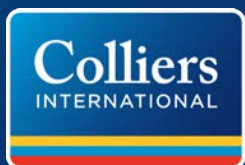
### STRATEGIC LOCATION – ESTABLISHED TRADE AREA

- › Over 92,021 people within a 5-mile radius of site
- › Located in suburban downtown Barrington with immediate proximity to restaurants & businesses
- › On Site parking plus significant city parking across the street
- › 1/10 of a mile from the Barrington train station
- › Average household income over \$194,817 within a 3-mile radius of site



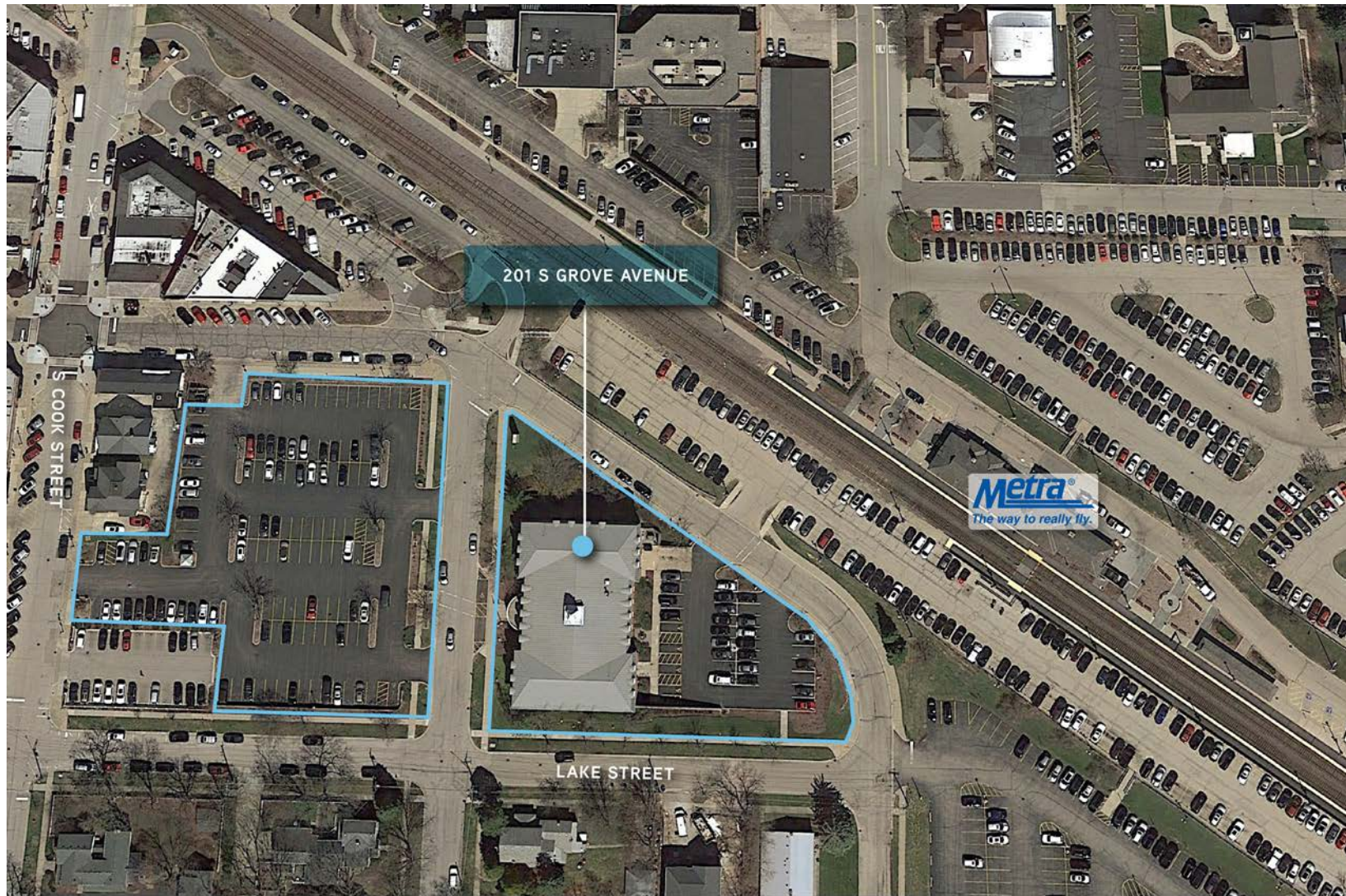
# > PROPERTY INFORMATION

Offering Memorandum





<b>PROPERTY ADDRESS:</b>	201 S. Grove Avenue. Barrington, IL
<b>OFFERING PRICE:</b>	\$4,940,349
<b>PRICE PSF:</b>	\$84.88
<b>NOI:</b>	\$345,824
<b>1ST &amp; 2ND FLOOR RENT:</b>	\$8.00/SF NNN
<b>3RD FLOOR RENT:</b>	\$22/SF NNN
<b>YEAR BUILT:</b>	1970
<b>BUILDING SIZE:</b>	58,203 SF
<b>PARCEL SIZE:</b>	2 Acres
<b>PARKING:</b>	162 Surface Spaces

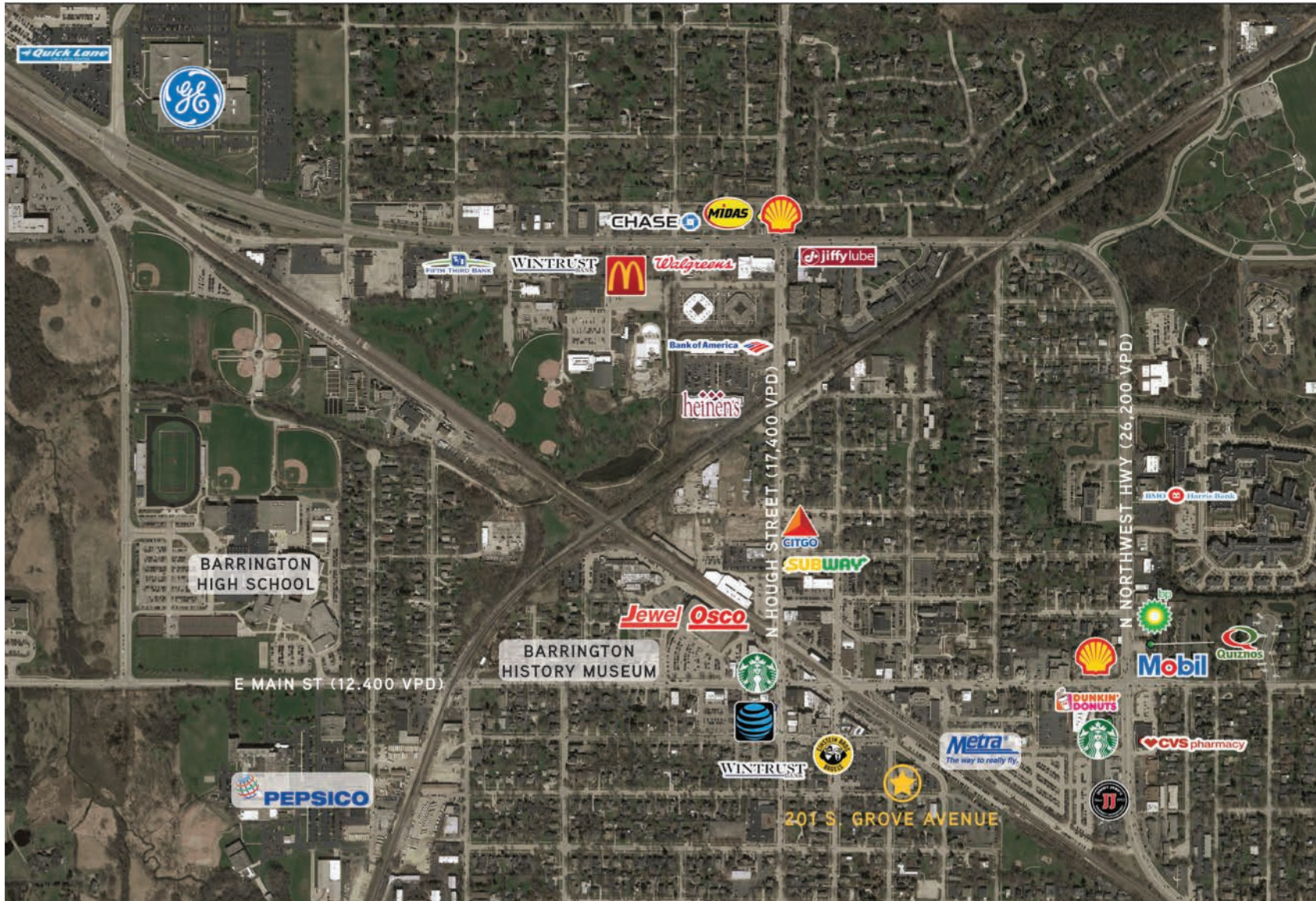


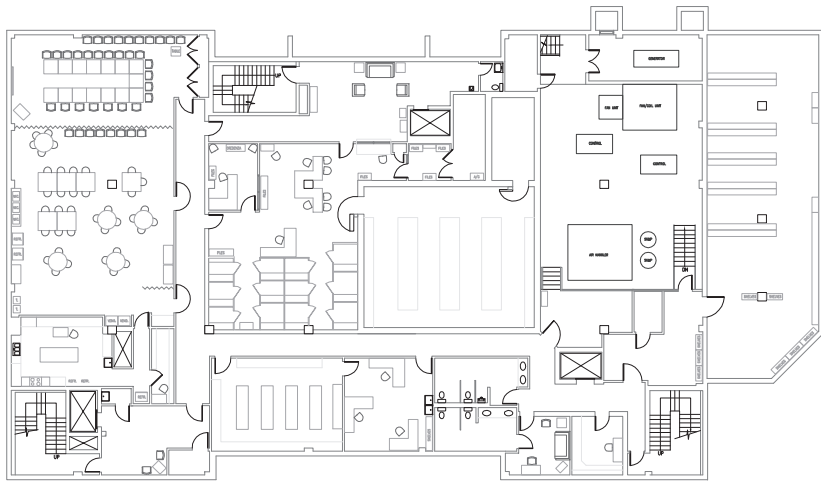
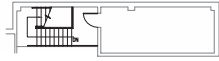


# BMO

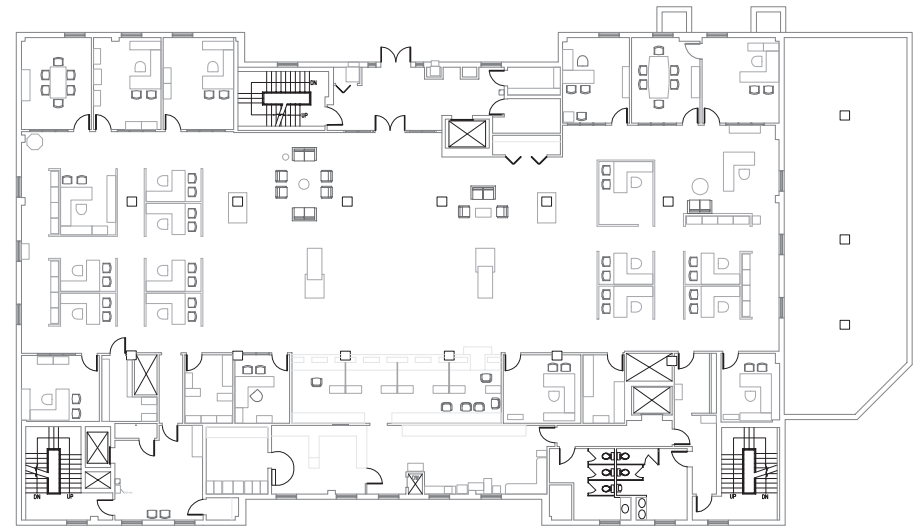


## RETAIL MAP

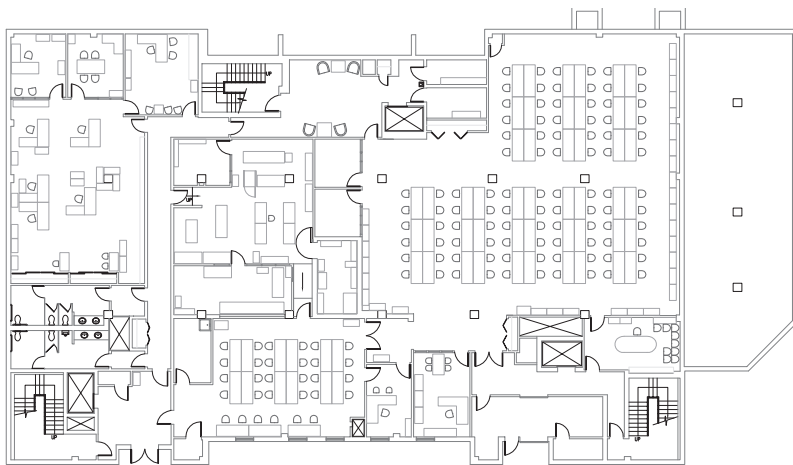




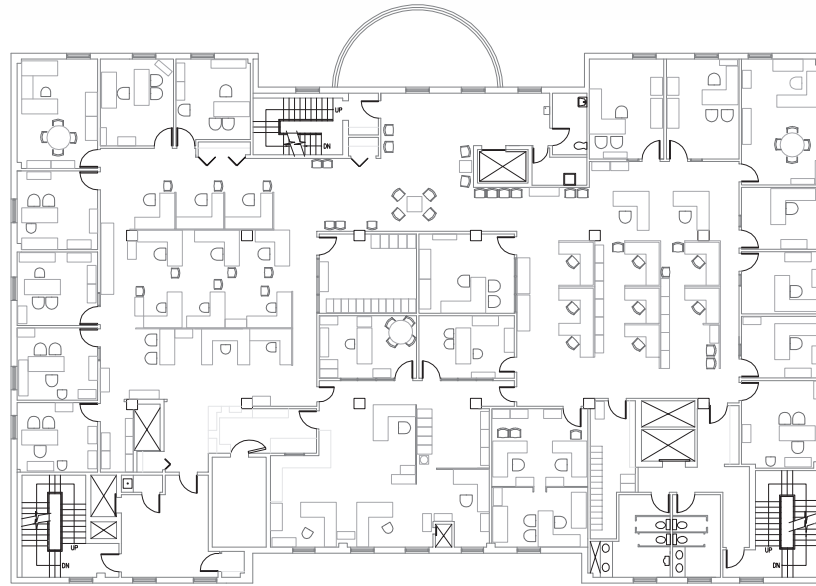
> First Floor



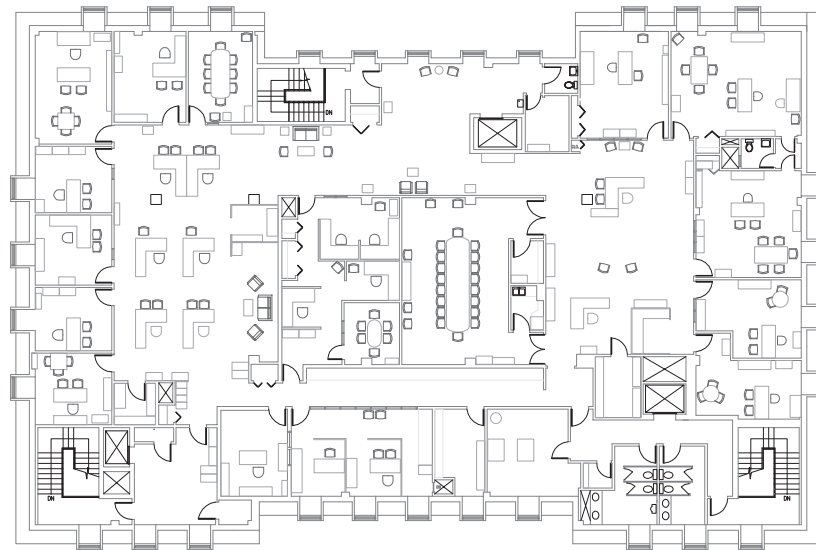
> Third Floor



> Second Floor



> Fourth Floor



> Fifth Floor

# BMO



## TENANT OVERVIEW

### BMO Harris Bank

Established in 1882 as Harris Bank, and owned by BMO Financial Group (TSX, NYSE: BMO) since 1984, BMO Harris Bank has grown to become one of the largest banks in the Midwest serving personal, commercial and affluent customers.

BMO Harris Bank provides a broad range of personal banking products and solutions through over 600 branches and approximately 1,300 ATMs in Illinois, Wisconsin, Indiana, Kansas, Missouri, Minnesota, Arizona and Florida. These include solutions for everyday banking, financing, investing, as well as a full suite of integrated commercial and financial advisory services. BMO Harris Bank's commercial banking team provides a combination of sector expertise, local knowledge and mid-market focus throughout the U.S. BMO Harris Bank partners closely with BMO Private Bank who serve a full range of client segments, from mainstream to ultra-high net worth, with a broad offering of wealth management products and solutions offered through offices across the United States.

BMO Harris Bank focuses on building relationships with a vision to be the bank that defines great customer experience — building that reputation with new customers and deepening it with existing customers.



# > FINANCIAL OVERVIEW

Offering Memorandum





### BMO - Barrington Executive Summary

#### Property Description

Total Net Rentable Area (RSF)	58,203	Analysis Start Date	September 1, 2018
Address	201 S Grove Avenue Barrington, IL	Occupancy as of Analysis Start	63.94%
		Holding Period	10 years

#### Unleveraged - All Cash Analysis

Purchase Price	\$4,940,349
Purchase Price per RSF	\$84.88
Year 1 NOI	\$345,824
Going in Cap Rate	7.00%
Gross Residual Value	\$17,104,701
Gross Residual Value per SF	\$293.88
Exit Cap Rate	7.00%
Cost of Sale	3.00%
10 Year Unleveraged IRR	15.55%

#### Leveraged - w/Debt Financing(1)

Loan-To-Value	65%
Interest Rate	4.50%
Amortization (Yrs)	25
Equity Contribution	\$1,729,122
10 Year Leveraged IRR	20.71%

1) Assumes the same disposition assumptions as the all cash analysis . Loan assumes Purchase Price plus associated fees and costs.



### BMO - Barrington

#### Market Leasing Assumptions

General Assumptions			
<i>Analysis Start Date</i>	9/1/2018	<b>Net Rentable Area</b>	
<i>Occupancy as of Start Date</i>	63.94%	Occupied	37,217 63.94%
<i>Holding Period</i>	10 years	Available	20,986 36.1%
<i>Space Type</i>	Retail/ Office	Total	58,203 100.0%
<i>Reimbursements</i>	NNN		
<b>Purchase Price</b>		<b>Annual Growth/Inflation Rate</b>	
<i>Purchase Amount</i>	\$4,940,349	Expenses	2.50%
<i>Per NRA</i>	\$84.88	Property Taxes	2.50%
<b>General Vacancy</b>	5.00%		
		<b>Market Assumptions -</b>	<b>Floor 1+2</b> <b>Floor 3</b> <b>Floor 4+5</b>
		<i>Renewal Probability</i>	70.00%      70.00%      70.00%
		<i>Market Rent</i>	\$8.00 Net      \$22.00 Net      \$28.00 Gross
		<i>Market Escalations</i>	2.50%      2.50%      2.50%
		<i>Market Recoveries</i>	NNN      NNN      Base Year
		<i>Tenant Improvements</i>	\$60.00      \$60.00      \$60.00
		<i>Rent Abatement</i>	6 Mos. Gross      6 Mos. Gross      6 Mos. Gross
		<i>Commissions</i>	6.00%      6.00%      6.00%
		<i>Downtime</i>	12 Mos.      12 Mos.      12 Mos.

Lease Up Assumptions - Current Vacancies											
#	Available Space	RSF	Lease Start	Lease End	Term (Yrs)	Year 1 Rent	Rent Escalation	Recoveries	TI	Free Rent (Mos)	Leasing Commissions
<b>Floor 4</b>	<b>Vacant</b>	10,483	6/1/2019	5/31/2027	8	\$28.00	2.50%	Base Year	\$60.00	6 Mos Gross	6.00%
<b>Floor 5</b>	<b>Vacant</b>	10,503	6/1/2019	5/31/2027	8	\$28.00	2.50%	Base Year	\$60.00	6 Mos Gross	6.00%

\*All renewals are at market terms.



### BMO - Barrington

#### Rent Roll

Tenant	Suite	Size (RSF)	Bldg Share	Reimbursements	Lease Start	Lease Expiration	Base Rent	Escalations	Options / Renewals
BMO	Floor 1	12,637	21.71%	NNN	6/1/2018	5/31/2033	\$8.00	2.5% (Annual)	N/A
BMO	Floor 2	11,985	20.59%	NNN	6/1/2018	5/31/2033	\$8.00	2.5% (Annual)	N/A
BMO	Floor 3	12,595	21.64%	NNN	6/1/2018	5/31/2033	\$22.00	2.5% (Annual)	N/A
Occupied SF at Analysis Start Date		37,217	63.94%						





### BMO - Barrington

#### Summarized Returns

Net Rentable Area: 58,203

	Aug-19	Aug-20	Aug-21	Aug-22	Aug-23	Aug-24	Aug-25	Aug-26	Aug-27	Aug-28	Aug-29
NOI	\$345,824	\$747,129	\$915,536	\$943,744	\$972,658	\$1,002,294	\$1,032,671	\$1,063,808	\$927,518	\$992,148	\$1,197,329
Leveraged CF	(\$3,166,709)	\$530,222	\$698,629	\$726,837	\$755,751	\$785,387	\$815,764	\$846,900	\$710,611	\$14,201,477	\$0

Cash on Cash Returns						
Purchase Price	Cap Rate	Spread	Cumulative Cash on Cash Returns			
			Year 3	Year 5	Year 10	
\$5,533,191	\$95.07	6.25%	-100.06%	-23.51%	872.91%	
\$5,320,376	\$91.41	6.50%	-104.07%	-24.45%	907.82%	
\$5,123,325	\$88.03	6.75%	-108.07%	-25.39%	942.74%	
\$4,940,349	\$84.88	7.00%	-112.07%	-26.33%	977.66%	
\$4,769,992	\$81.95	7.25%	-116.07%	-27.27%	1012.57%	
\$4,610,992	\$79.22	7.50%	-120.08%	-28.21%	1047.49%	
\$4,462,251	\$76.67	7.75%	-124.08%	-29.15%	1082.40%	

#### Sensitivity Matrix - Internal Rate of Return (IRR) Based on Purchase Price & Exit Cap @ Disposition

##### Unleveraged All Cash Sensitivity - Range of Internal Rate of Return (IRR) Based on Purchase Price & Exit Cap @ Disposition

		Exit Cap	6.25%	6.50%	6.75%	7.00%	7.25%	7.50%	7.75%
Going-In Cap	Purchase Price	\$19,157,265	\$18,420,447	\$17,738,208	\$17,104,701	\$16,514,883	\$15,964,387	\$15,449,407	
6.25%	\$5,533,191	15.31%	14.98%	14.66%	14.36%	14.07%	13.79%	13.53%	
6.50%	\$5,320,376	15.73%	15.39%	15.07%	14.77%	14.48%	14.21%	13.94%	
6.75%	\$5,123,325	16.12%	15.79%	15.47%	15.17%	14.88%	14.60%	14.34%	
7.00%	\$4,940,349	16.51%	16.17%	15.85%	15.55%	15.26%	14.98%	14.72%	
7.25%	\$4,769,992	16.87%	16.54%	16.22%	15.92%	15.63%	15.35%	15.09%	
7.50%	\$4,610,992	17.23%	16.89%	16.57%	16.27%	15.98%	15.70%	15.44%	
7.75%	\$4,462,251	17.57%	17.23%	16.92%	16.61%	16.32%	16.04%	15.78%	

##### Leveraged w/Debt Financing (65.0% LTV) - Range of Internal Rate of Return (IRR) Based on Purchase Price & Exit Cap @ Disposition

		Exit Cap	6.25%	6.50%	6.75%	7.00%	7.25%	7.50%	7.75%
Going-In Cap	Purchase Price	\$19,157,265	\$18,420,447	\$17,738,208	\$17,104,701	\$16,514,883	\$15,964,387	\$15,449,407	
6.25%	\$5,533,191	20.50%	20.08%	19.68%	19.29%	18.92%	18.56%	18.22%	
6.50%	\$5,320,376	20.99%	20.57%	20.17%	19.79%	19.42%	19.07%	18.73%	
6.75%	\$5,123,325	21.45%	21.04%	20.64%	20.26%	19.89%	19.54%	19.21%	
7.00%	\$4,940,349	21.89%	21.48%	21.08%	20.71%	20.34%	20.00%	19.66%	
7.25%	\$4,769,992	22.30%	21.89%	21.50%	21.13%	20.77%	20.43%	20.09%	
7.50%	\$4,610,992	22.70%	22.29%	21.90%	21.53%	21.18%	20.83%	20.50%	
7.75%	\$4,462,251	23.08%	22.67%	22.29%	21.92%	21.56%	21.22%	20.90%	

\* Sale Price based on Year 11 NOI.

## Investor Purchase

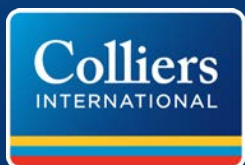
Enter Selling Period 10

## BMO - Barrington

Dates	Aug-19	Aug-20	Aug-21	Aug-22	Aug-23	Aug-24	Aug-25	Aug-26	Aug-27	Aug-28	Aug-29	
Year	0	1	2	3	4	5	6	7	8	9	10	11
<b>Income</b>												
Base Rental Revenue		\$749,847	\$1,080,235	\$1,107,241	\$1,134,922	\$1,163,295	\$1,192,378	\$1,222,187	\$1,252,742	\$1,147,046	\$1,104,096	\$1,162,300
Absorption & Turnover Vacancy		-\$125,916								-\$41,972	-\$13,991	
Base Rent Abatements		-\$146,902	-\$146,902								-\$80,895	
Expense Reimbursement		\$397,229	\$411,360	\$428,678	\$444,995	\$461,720	\$478,862	\$496,434	\$514,444	\$520,675	\$710,547	\$795,213
General Vacancy		-\$11,039	-\$67,235	-\$76,796	-\$78,996	-\$81,251	-\$83,562	-\$85,931	-\$88,359	-\$67,837	-\$81,454	-\$97,876
Parking Revenue		\$103,825	\$106,421	\$109,081	\$111,808	\$114,604	\$117,469	\$120,405	\$123,416	\$126,501	\$129,663	\$132,905
<b>Effective Gross Income</b>		<b>\$967,044</b>	<b>\$1,383,879</b>	<b>\$1,568,205</b>	<b>\$1,612,730</b>	<b>\$1,658,368</b>	<b>\$1,705,147</b>	<b>\$1,753,095</b>	<b>\$1,802,242</b>	<b>\$1,684,413</b>	<b>\$1,767,966</b>	<b>\$1,992,542</b>
<b>Operating Expenses</b>												
RE Taxes		\$278,446	\$285,407	\$292,542	\$299,856	\$307,352	\$315,036	\$322,912	\$330,985	\$339,259	\$347,741	\$356,434
Utilities		\$85,631	\$87,772	\$89,966	\$92,215	\$94,521	\$96,884	\$99,306	\$101,788	\$104,333	\$106,941	\$109,615
Building Maintenance		\$181,429	\$185,965	\$190,614	\$195,379	\$200,264	\$205,270	\$210,402	\$215,662	\$221,054	\$226,580	\$232,244
Total Equipment		\$9,757	\$10,001	\$10,251	\$10,508	\$10,770	\$11,040	\$11,316	\$11,599	\$11,888	\$12,186	\$12,490
Other Expenses		\$65,956	\$67,605	\$69,295	\$71,027	\$72,803	\$74,623	\$76,489	\$78,401	\$80,361	\$82,370	\$84,429
<b>Total Operating Expenses</b>		<b>\$621,219</b>	<b>\$636,750</b>	<b>\$652,669</b>	<b>\$668,985</b>	<b>\$685,710</b>	<b>\$702,853</b>	<b>\$720,424</b>	<b>\$738,435</b>	<b>\$756,896</b>	<b>\$775,818</b>	<b>\$795,213</b>
<b>NOI</b>		<b>\$345,824</b>	<b>\$747,129</b>	<b>\$915,536</b>	<b>\$943,744</b>	<b>\$972,658</b>	<b>\$1,002,294</b>	<b>\$1,032,671</b>	<b>\$1,063,808</b>	<b>\$927,518</b>	<b>\$992,148</b>	<b>\$1,197,329</b>
<b>Leasing and Capital Costs</b>												
Tenant Improvements		\$1,259,160									\$524,650	
Leasing Commissions		\$290,376									\$277,831	
Base Building		\$1,746,090										
<b>Total Leasing and Capital Costs</b>		<b>\$3,295,626</b>									<b>\$802,481</b>	
<b>Cash Flow</b>		<b>(\$2,949,802)</b>	<b>\$747,129</b>	<b>\$915,536</b>	<b>\$943,744</b>	<b>\$972,658</b>	<b>\$1,002,294</b>	<b>\$1,032,671</b>	<b>\$1,063,808</b>	<b>\$927,518</b>	<b>\$189,667</b>	<b>\$1,197,329</b>
Investor Exit Cap											\$17,104,701	
Closing Costs											(\$513,141)	
Net Sales Proceeds											\$16,591,559	
<b>Unleveraged Cash Flow</b>		<b>(\$4,940,349)</b>	<b>(\$2,949,802)</b>	<b>\$747,129</b>	<b>\$915,536</b>	<b>\$943,744</b>	<b>\$972,658</b>	<b>\$1,002,294</b>	<b>\$1,032,671</b>	<b>\$1,063,808</b>	<b>\$927,518</b>	<b>\$16,781,226</b>
Less Loan Payoff												(\$2,362,843)
Loan Amount		\$3,251,985										
Debt Service (Principal + Interest)			(\$216,907)	(\$216,907)	(\$216,907)	(\$216,907)	(\$216,907)	(\$216,907)	(\$216,907)	(\$216,907)	(\$216,907)	(\$216,907)
<b>Leveraged Cash Flow</b>		<b>(\$1,729,122)</b>	<b>(\$3,166,709)</b>	<b>\$530,222</b>	<b>\$698,629</b>	<b>\$726,837</b>	<b>\$755,751</b>	<b>\$785,387</b>	<b>\$815,764</b>	<b>\$846,900</b>	<b>\$710,611</b>	<b>\$14,201,477</b>
<b>Investor Unleveraged IRR</b>												<b>15.55%</b>
<b>Unleveraged Cash Flow</b>												<b>\$16,496,432</b>
<b>Investor Leveraged IRR</b>												<b>20.71%</b>
<b>Leveraged Cash Flow</b>												<b>\$15,175,746</b>

# > LOCATION OVERVIEW

Offering Memorandum





### BARRINGTON, IL

Barrington is an affluent suburban village in Cook County and Lake County, Illinois. A beautiful, historic suburb just 40 miles northwest of Chicago, Barrington's 10,168 residents pride themselves on the Village's hometown charm and small-town heritage.

The Village of Barrington serves as the hub of activity for the 90-square-mile Barrington area, which consists of 7 independent villages and more than 43,000 residents. The Barrington Metra train stops right in the village center, easily connecting Barrington to the City of Chicago.

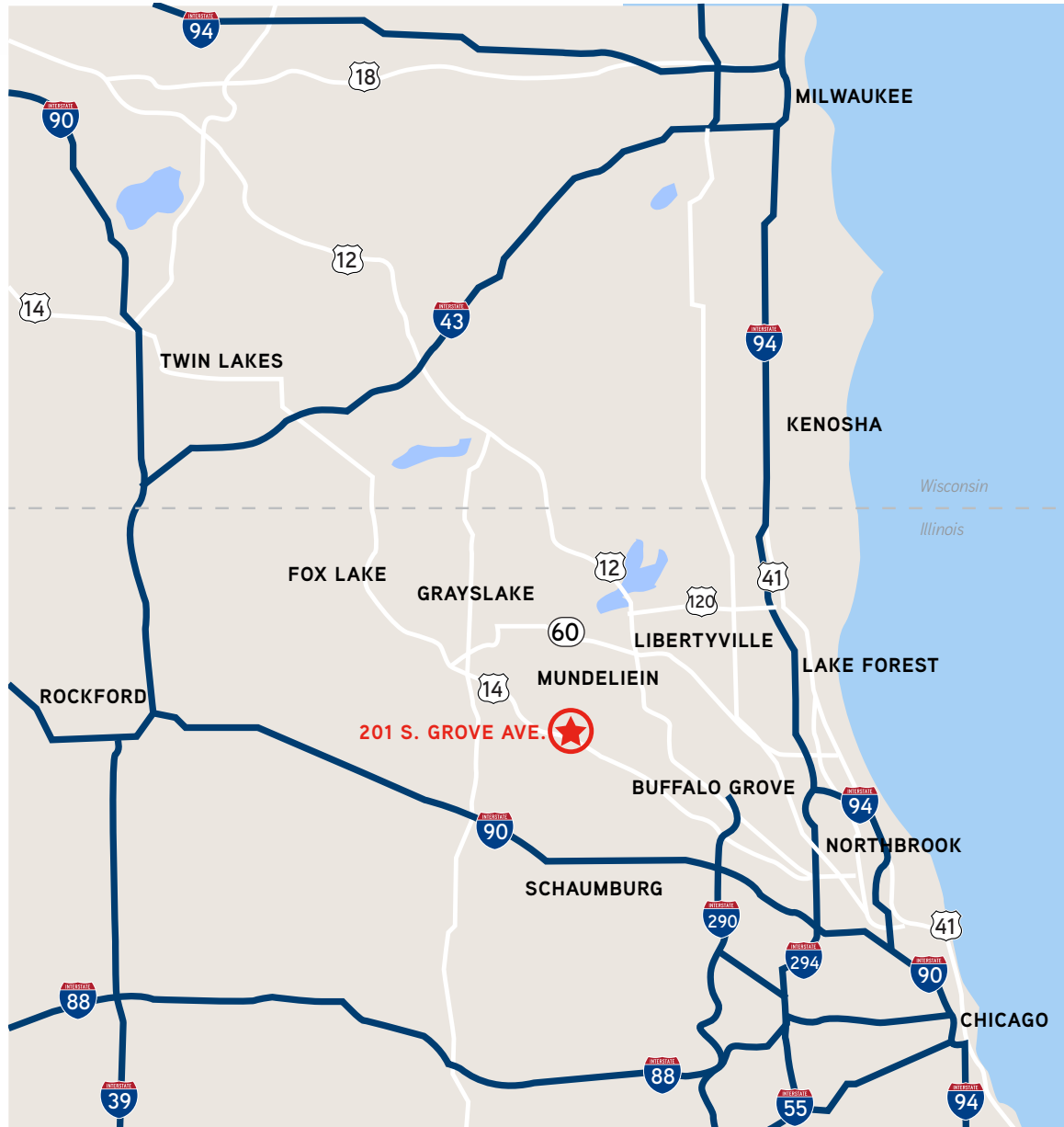
There is much to do in Barrington. You can visit our Historical Society, library, parks, and the historic Catlow Theatre. One can stroll the village center, which is surrounded by a beautiful residential historic district, while stopping to eat at the fine restaurants or

shop in the quaint stores. One can also attend a wide variety of family-oriented events throughout the year, from a week-long Fourth of July Festival to weekly Farmers' Markets and Cruise Nights.

Barrington District 220 schools are consistently among the top in state and national rankings. Barrington 220 is a nationally recognized pre-K-12 school district of 9,100 students in one high school, two middle schools, eight elementary schools, and one early childhood center. The Barrington area's unique access to a wide variety of outdoor recreation in the form of parks, forest preserves, and horse and hiking trails makes its location second to none.

(Source: [www.barrington-il.gov](http://www.barrington-il.gov))







### POP FACTS: DEMOGRAPHIC REPORT 2018

201 S. GROVE AVENUE, BARRINGTON, IL 60010

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
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#### POPULATION

2000 Census	8,124	25,527	88,821
2010 Census	8,354	26,052	91,806
2018 Estimate	8,266	26,049	92,021
2023 Projection	8,218	26,054	92,135
Growth 2000 - 2010	2.83%	2.06%	3.36%
Growth 2010 - 2018	-1.05%	-0.01%	0.23%
Growth 2018 - 2023	-0.58%	0.02%	0.12%

#### HOUSEHOLDS

2000 Census	3,071	8,648	31,145
2010 Census	3,247	9,284	33,519
2018 Estimate	3,266	9,386	34,005
2023 Projection	3,266	9,428	34,202
Growth 2000 - 2010	5.73%	7.35%	7.62%
Growth 2010 - 2018	0.58%	1.10%	1.45%
Growth 2018 - 2023	0.00%	0.45%	0.58%

#### 2018 EST. POPULATION BY SINGLE CLASSIFICATION RACE

White Alone	7,300	88.31%	22,353	85.81%	75,068	81.58%
Black or African American Alone	90	1.09%	236	0.91%	1,123	1.22%
American Indian and Alaska Native Alone	18	0.22%	32	0.12%	103	0.11%
Asian Alone	510	6.17%	2,582	9.91%	12,048	13.09%
Native Hawaiian and Other Pacific Islander Alone	1	0.01%	10	0.04%	33	0.04%
Some Other Race Alone	151	1.83%	286	1.10%	1,778	1.93%
Two or More Races	196	2.37%	550	2.11%	1,869	2.03%

### POP FACTS: DEMOGRAPHIC REPORT 2018

201 S. GROVE AVENUE, BARRINGTON, IL 60010

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
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#### 2018 EST. POPULATION HISPANIC OR LATINO

Hispanic or Latino	7,848	94.94	25,003	95.98	86,756	94.28
Not Hispanic or Latino	418	5.06	1,046	4.02	5,266	5.72

#### 2018 TENURE OF OCCUPIED HOUSING UNITS

Owner Occupied	2,522	77.22%	8,150	86.83%	28,987	85.24%
Renter Occupied	744	22.78%	1,236	13.17%	5,018	14.76%

#### AVERAGE HOUSEHOLD SIZE

Total	2.53	2.75	2.69
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### POP FACTS: DEMOGRAPHIC REPORT 2018

201 S. GROVE AVENUE, BARRINGTON, IL 60010

RADIUS 1 (0.0-1.0 miles)    RADIUS 2 (0.0-3.0 miles)    RADIUS 3 (0.0-5.0 miles)

#### 2018 EST. HOUSEHOLDS BY HOUSEHOLD INCOME

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
CY HHs, Inc < \$15,000	192    5.88%	382    4.07%	1,358    3.99%
CY HHs, Inc \$15,000 - \$24,999	125    3.83%	323    3.44%	1,333    3.92%
CY HHs, Inc \$25,000 - \$34,999	150    4.59%	368    3.92%	1,418    4.17%
CY HHs, Inc \$35,000 - \$49,999	169    5.17%	480    5.11%	2,303    6.77%
CY HHs, Inc \$50,000 - \$74,999	280    8.57%	798    8.50%	3,737    10.99%
CY HHs, Inc \$75,000 - \$99,999	275    8.42%	883    9.41%	3,643    10.71%
CY HHs, Inc \$100,000 - \$124,999	352    10.78%	1,096    11.68%	4,012    11.80%
CY HHs, Inc \$125,000 - \$149,999	284    8.70%	835    8.90%	3,165    9.31%
CY HHs, Inc \$150,000 - \$199,999	329    10.07%	1,117    11.90%	4,258    12.52%
CY HHs, Inc \$200,000 - \$249,999	210    6.43%	699    7.45%	2,537    7.46%
CY HHs, Inc \$250,000 - \$499,999	449    13.75%	1,300    13.85%	3,771    11.09%
CY HHs, Inc \$500,000+	451    13.81%	1,105    11.77%	2,470    7.26%

#### 2018 EST. AVERAGE HOUSEHOLD INCOME

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
Total	\$198,832.14	\$194,816.99	\$165,241.86

#### 2018 EST. MEDIAN HOUSEHOLD INCOME

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
Total	\$132,264.86	\$135,053.62	\$119,757.48

#### 2018 MEDIAN HH INC. BY SINGLE RACE, CLASS, OR ETHNICITY

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
White Alone	\$135,814.85	\$135,409.45	\$119,337.35
Black or African American Alone	\$61,240.39	\$53,118.92	\$67,548.20
American Indian and Alaska Native Alone	\$50,000.00	\$53,839.70	\$43,875.00
Asian Alone	\$120,199.94	\$183,538.38	\$141,791.93
Native Hawaiian and Other Pacific Islander Alone	--	\$100,000.00	\$93,750.00
Some Other Race Alone	\$46,599.86	\$63,968.51	\$63,826.66
Two or More Races	\$60,338.30	\$57,051.64	\$73,381.13
Hispanic or Latino	\$111,265.17	\$71,700.36	\$65,294.27
Not Hispanic or Latino	\$134,383.93	\$137,328.08	\$121,916.47



### CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 201 S. Grove Avenue, Barrington, IL. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 201 S. Grove Avenue, Barrington, IL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.