



NEW LEASE EXTENSION, 9.5 YEARS REMAINING

SHERWIN-WILLIAMS

YORKVILLE, ILLINOIS (WEST OF CHICAGO)

OFFERING MEMORANDUM



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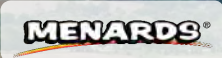
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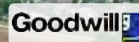
CORPORATE HEADQUARTERS
100 EMPLOYEES

WRIGLEY
355 EMPLOYEES



AUTUMN CREEK ELEMENTARY
585 STUDENTS

YORK MEADOWS
92 UNITS



MCDONALD'S



WALGREENS



SUBJECT PROPERTY



CAR WASH



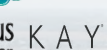
KOHL'S



PETSMART

Marshalls

SUPER TARGET



DISTRIBUTION CENTER

400 EMPLOYEES

KENDALL COUNTY COURTHOUSE

YORKVILLE HIGH SCHOOL
1,980 STUDENTS

YORKVILLE GRADE SCHOOL
179 STUDENTS

YORKVILLE HIGH SCHOOL ACADEMY
1,700 STUDENTS

JIMMY JOHN'S

PROPOSED
MULTI FAMILY COMPLEX



MCDONALD'S



WALGREENS

BRIDGE ST 22,400 CARS/DAY

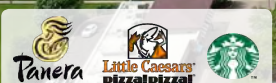
SUBJECT
PROPERTY



VETERANS PKWY
21,501 CARS/DAY



CAR WASH





 **YORKVILLE GRADE SCHOOL**
179 STUDENTS

 **YORKVILLE HIGH SCHOOL**
1,980 STUDENTS

 **YORKVILLE HIGH SCHOOL ACADEMY**
1,700 STUDENTS







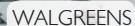
  

**SUBJECT
PROPERTY**











VETERANS PKWY 21,501 CARS/DAY

BRIDGE ST 22,400 CARS/DAY









**SHERWIN
WILLIAMS®**

ADDRESS

1382 N Bridge Street
Yorkville, IL 60560

PRICE

\$2,092,000

CAP RATE

5.40%

NOI

\$112,992

FINANCIAL OVERVIEW

PRICE	\$2,092,000
CAP RATE	5.40%
GROSS LEASABLE AREA	3,493 SF
YEAR BUILT	2016
LOT SIZE	0.62 +/- Acres

Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
RENT COMMENCEMENT	8/12/2016
LEASE EXPIRATION	12/31/2031
INCREASES	2.75% at Option 1 & 7.5% at Option 2-3
OPTIONS	Three, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Current - 12/31/2031	\$112,992	\$9,416
Option 1	\$116,100	\$9,675
Option 2	\$124,800	\$10,400
Option 3	\$134,160	\$11,180



TENANT OVERVIEW

TENANT: SHERWIN-WILLIAMS COMPANY
OWNERSHIP: PUBLIC
GUARANTY: CORPORATE

Sherwin-Williams (NYSE: SHW) is a global leader in the development, manufacture and sale of coatings and related products with more than 33,000 employees and business in 109 countries. With annual sales of \$9.5 billion, they are the largest coatings manufacturer in the United States and third largest worldwide.

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

Landlord, at its sole cost and expense, shall make all interior and exterior repairs including but not limited to the roof, walls, foundation, structure, gutters and downspouts, and unexposed plumbing, gas, electrical and other systems servicing the premises.

TENANT RESPONSIBILITIES

Tenant shall keep and maintain the interior of the building in a clean and sanitary condition. Tenant shall perform non-structural interior repairs to the building including the repair or replacement of damaged or broken doors and windows.

Tenant shall also maintain and make non-capital repairs to the parking area (including seal coating and striping of lanes), driveways and sidewalks. Tenant shall be responsible for keeping the parking lot, driveways and sidewalks free of ice and snow and for cutting grass and the maintenance of trees, shrubs and bushes.

TAXES

Tenant shall reimburse Landlord monthly for the real estate taxes.

INSURANCE

Tenant shall reimburse Landlord monthly for the cost of Landlord's special form all-risk insurance.

Tenant and Landlord shall also each carry commercial general liability insurance.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease with the consent of Landlord, but shall remain liable for the terms of the lease.



HEADQUARTERED IN
CLEVELAND,
OHIO



3,954
LOCATIONS



33,000
EMPLOYEES



FOUNDED IN
1866



PUBLICLY TRADED
COMPANY
NYSE:
SHW



S & P
CREDIT RATING:
BBB

INVESTMENT *HIGHLIGHTS*

- New 10-Year Lease Extension, Proven Concept in the Market
- Newly Extended Lease Demonstrating Commitment to Location
- Investment Grade Credit Tenant (NYSE: SHW), Rated BBB by S&P
- Sherwin Williams Reported Record Sales of \$19.94 Billion in 2021
- Classified Nationally as an Essential Business
- New 2016 High-Quality Construction, Minimal Landlord Responsibilities
- Serving Over 91,000 Residents in Growing Chicago Suburb
- Surrounded by Affluent Communities, Average Household Income Exceeds \$126,000 within 3 and 5 Miles
- Strategic Location, 83% Home Ownership in Primary Trade Area
- Highly Visible to 22,400 Cars/Day Along Major Thoroughfare
- Outparcel to High-Performing Jewel-Osco Anchored Center
- Down the Street from Super Target, Home Depot, Menards, Kohl's, Marshalls, Petsmart and More
- Close Proximity to Several K-12 Schools with Over 6,000 Students
- Strong Daytime Population, Over 21,500 Employees in the Trade Area





MENARDS

DISTRIBUTION CENTER
400 EMPLOYEES

BOOMBAH

CORPORATE HEADQUARTERS
100 EMPLOYEES

WRIGLEY

355 EMPLOYEES

Jewel-Osco

WALGREENS
Great Clips
TACO BELL
SUBWAY
DUNKIN'
MCDONALD'S

THE HOME DEPOT
KOHL'S
PET SMART

ULTA
Marshall's

maurices
DOLLAR TREE

Famous Footwear
KAY JEWELERS
Sport Clips
verizon
SMOOTHIE KING

Target
SUPER TARGET

PROPOSED MULTI FAMILY COMPLEX

YORK MEADOWS
92 UNITS

NCG CINEMA YORKVILLE
MCDONALD'S
Shell
TACO BELL
Express

YORKVILLE HIGH SCHOOL
1,980 STUDENTS

SUBJECT PROPERTY

YORKVILLE HIGH SCHOOL ACADEMY
1,700 STUDENTS

YORKVILLE GRADE SCHOOL
179 STUDENTS

MENARDS
Popeye's
UPS
Wendy's
jiffy lube
PET SUPPLIES PLUS
Culver's
BURGER KING

AUTUMN CREEK ELEMENTARY
585 STUDENTS

Goodwill

Hampton Inn

UNITED STATES POSTAL SERVICE

ALDI
8
DUNKIN'
Arby's

RESERVE AT FOX RIVER
132 UNITS

Jewel-Osco
O'Reilly
ACE Hardware
Chase
Planet Fitness
Planet Fitness
Planet Fitness

BRIDGE ST 22,400 CARS/DAY

VETERANS PKWY 21,501 CARS/DAY

FOX RIVER



NORTH BRIDGE STREET

CHASE



O'Reilly
AUTO PARTS

PYLON SIGN

SHERWIN
WILLIAMS

DUMPSTER

DEMOGRAPHICS

1382 N BRIDGE STREET
YORKVILLE, IL 60560

POPULATION

	3-MILES	5-MILES	7-MILES
2010 Population	21,399	51,816	82,146
2021 Population	24,763	58,448	91,185
2025 Population	25,899	60,550	94,0871

HOUSEHOLDS

	3-MILES	5-MILES	7-MILES
2010 Households	7,267	17,050	27,342
2021 Households	8,516	19,411	30,621
2025 Households	9,006	20,275	31,789

INCOME

	3-MILES	5-MILES	7-MILES
2021 Average Household Income	\$126,845	\$126,261	\$121,620

EMPLOYEES

	3-MILES	5-MILES	7-MILES
2021 Number of Employees In Area	6,285	12,116	21,584



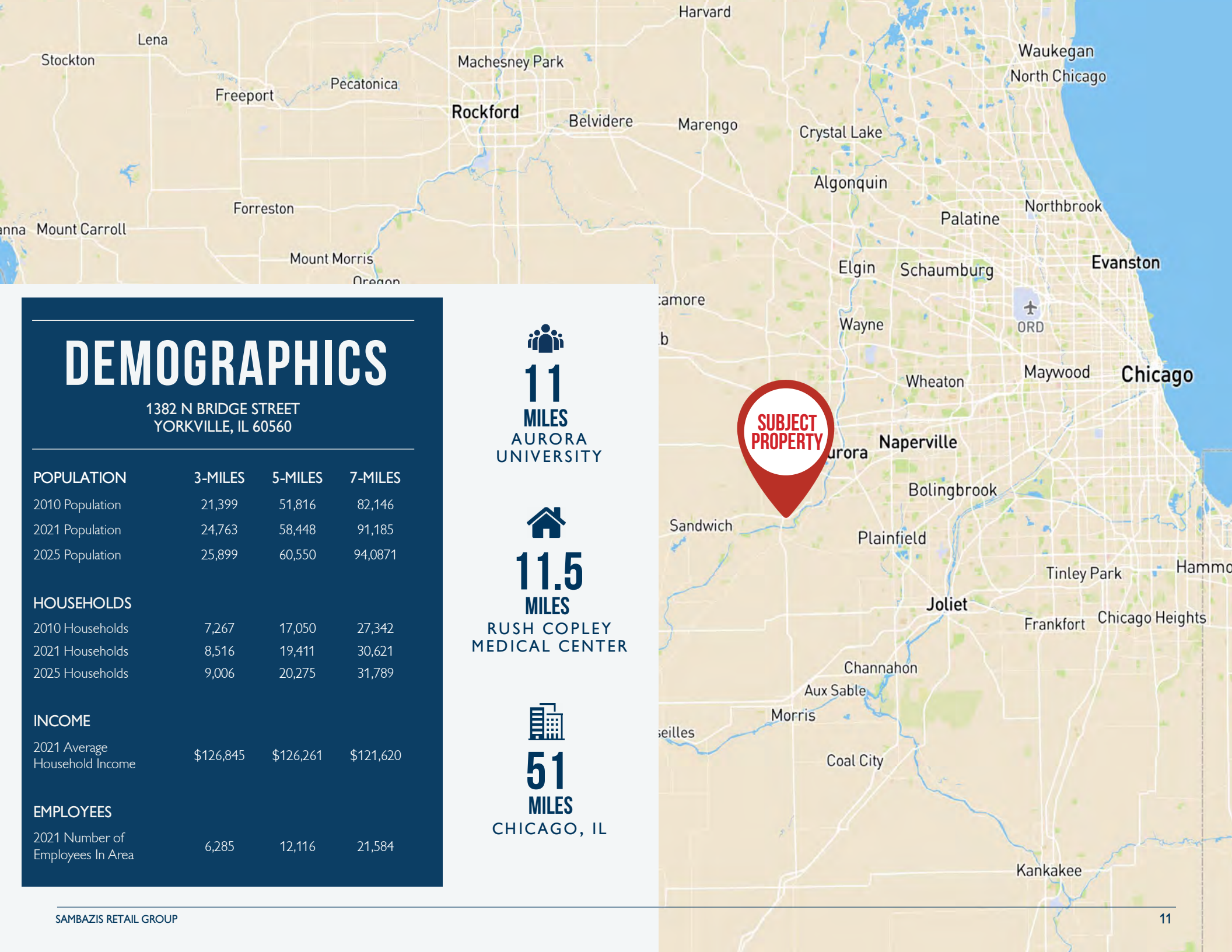
11
MILES
AURORA
UNIVERSITY



11.5
MILES
RUSH COPLEY
MEDICAL CENTER



51
MILES
CHICAGO, IL



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

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