East Peoria Business Center 125 Thunderbird Ln, East Peoria, IL 61611 150 24.800 VPD 128 125 140 136 144 148 01-01-14-100-012 0.60 AC 153 01-01-14-100-010 01-01-14-100-007 4.38 AC 7.34 AC

8-Building Small Bay Industrial Portfolio

Anchor Tenants:



SiteOne #FERGUSON









Julia Evinger

Managing Director, Investments O: 317.218.5366 | D: 317.437.6544 Julia.Evinger@marcusmillichap.com License IN: RB14040143

Steven Weinstock

Illinois Broker of Record One Mid America Plaza, Ste. 200 Oakbrook Terrace, IL 60181 License IL: 471.011175

Marcus & Millichap THE EVINGER GROUP OFFERING **MEMORANDUM**

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

All Property Showings are by Appointment Only. Please Consult Your Marcus & Millichap Agent for More Details.

Activity ID #ZAG0260145



www.marcusmillichap.com/the-evinger-group

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

August 27, 2025



Marcus Millichap

CONTENTS

SECTION	1:	EXECUTIVE SUMMARY	4
SECTION	2:	FINANCIAL ANALYSIS	7
SECTION	3:	PROPERTY DESCRIPTION	12
SECTION	4:	PHOTOS & MAPS	24
SECTION	5.	MARKET OVERVIEW	2.5





OFFERING SUMMARY

EAST PEORIA BUSINESS CENTER 125 THUNDERBIRD LN EAST PEORIA, IL 61611

Total Price: \$6,950,000

NOI:

Cap Rate: 7.31%

ProForma Cap Rate: 13.70%

\$507,797

154,610 SF Gross Leasable Area: 146,414 SF Rentable Business Area: 12.32 Acres Lot Size: Occupancy: 97.56% \$45.13 Price/SF: NNN & MG

Lease Type: Number of Units: 33

Number of Buildings:

Year Built: 1997-2008

01-01-14-100-007 (7.34 AC)

Parcel ID: 01-01-14-100-010 (4.38 AC) 01-01-14-100-012 (0.60 AC)

Summary of Terms

Interest Offered

Fee Simple Interest in the East Peoria Business Center, a 154,610 SF 8-Building Small Bay Industrial Portfolio located in East Peoria, IL.

Terms of Sale

East Peoria Business Center is offered at \$6,950,000.

Property Tours

Prospective Purchasers are Encouraged to Visit the Subject Property. However, all Property Tours Must be Arranged with the Listing Agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.



INVESTMENT HIGHLIGHTS

8-Building Small Bay Industrial Portfolio | Value-Add with Credit Tenants & Mark-to-Market Upside

Value-Add Offering

- Mark-to-Market Rents: Ability to Raise Rents to Market with Short Term Leases
- Reimbursements: Ability to Capture Pro Rata Share NNN Lease Reimbursements not currently collected
- Lease Structure: NNN & MG | Opportunity to Convert Remaining MG to NNN Leases
- Buildable Lot or Industrial Outdoor Storage Contractor Lot:
 - Potential to Build Up to 12,000 SF Building
 - Use As-Is for Industrial Outdoor Storage for Additional Income

Located in the East Peoria Business Center

- 154,610 SF GLA | ~146,414 SF RBA | 12.32 Acres Across 3 Parcels
- Combination of 4 STNL Buildings & 4 Multi-Tenant Buildings
- 97.56% Occupancy | 29 Tenants in 33 Suites
- Buildings Constructed Between 1997 & 2008

Strong Tenancy, Stable Income & Easy Backfill

- 32% GLA Leased to Publicly Traded Tenants: SiteOne Landscape Supply (NYSE: SITE), Ferguson (NYSE: FERG), Water Solutions Unlimited (NASDAQ: HWKN)
- Average Suite Size: 5,052 SF | Providing Ease of Backfill with a Wide Range of Tenants
- Long-Term Commitment to Location: 27% GLA In-Place for 20+ Years
- Easy Backfill in Low Vacancy Market

Peoria/East Peoria Industrial Submarket (CoStar, July 2025):

- In-Place Rent: \$4.91 SF | 19% Below Current Market Rent (Current Industrial Market Rent: \$6.07 SF)
- <1% Industrial Vacancy Rate Reflects Tight Market for Industrial Space</p>
- 7.3 Million SF Total Industrial Inventory

Strategic Location & Accessibility

- Immediate Access to Key Regional Highways:
 - 1.5 Miles to I-74 (64,700 VPD) & 5 Miles to I-474 (26,000 VPD)
 - 0.5 Miles to US 150 (30,000 VPD) & US 24 (20,500 VPD) Interchange
- Central Location with Access to Major Midwest Metros: Springfield, IL (71 Miles), Chicago (150 Miles), St. Louis (171 Miles), Indianapolis (209 Miles)

East Peoria Market & Demographics

- Strong Local Workforce Supported by Nearby Higher Education:
 - Bradley University (Enrollment: 4,800)
 - Illinois Central College (Enrollment: 19,929)
- Demographics (Within 10 Miles): 227,957 Population | \$99,688 AHHI | 12% Daytime Population Increase
- Cost of Living 6% Below National Average (Payscale, July 2025)
- Amenity-Rich Area Anchored by The Levee District Mixed-Use Development



97.56% Occupancy

32%

Leased to Publicly Traded Tenants

<1%

Industrial Vacancy Rate in Submarket



5 Miles to The Levee District

East Peoria's Premier Retail & Civic Destination, Featuring National Retailers, Restaurants, Hotel & Public Amenities





FINANCIAL OVERVIEW



SUMMARY	Current Value
Price	\$6,950,000
Down Payment (35%)	\$2,432,500
Cap Rate ProForma Cap Rate	7.31% 13.70%
Debt Coverage Ratio	1.35
Approx. Gross SF	154,610 SF
Approx RBA	146,414 SF
Cost per SF	\$45.13
Year Built	1997-2008
Lot Size	12.32 Acres

OPERATING DATA			EVD D. E				
OPERATING DATA	Currer	ıτ	5 YR ProForma				
Gross Scheduled Income	\$719,119		\$1,052,103				
CAM, T, I Reimbursement	\$210,709		\$366,060				
Total Scheduled Income	\$929,827		\$1,418,163				
Vacancy Cost	\$21,574	3.00%	\$14,182	1.00%			
Gross Operating Income	\$908,254		\$1,403,981				
Less Expenses	\$400,457		\$451,927				
Net Operating Income	\$507,797	7.31%	\$952,054	13.70%			
Loan Payments	\$376,256		\$376,256	(600)			
Pre-Tax Cash Flow	\$131,541	1.89%	\$575,798	23.67%			
Plus Principal Reduction	\$71,260		\$71,260				
Total Return Before Taxes	\$202,801	8.34%	\$647,058	26.60%			
THE RESERVE AND THE PARTY OF TH	The state of the s	THE DESTRUCTION OF		CATTON OF PERSON			

First Loan Amount		\$4,517,500
Term	25	6.80% Interes Year Amortization 3 Year Tern
Monthly Payment		\$31,354.7
Annual Payment		\$376,256.4
EXPENSES		
Taxes	\$1.28	\$196,864
Insurance	\$0.42	\$65,029
Cleaning	\$0.00	\$600
Gas	\$0.02	\$3,423
Electric	\$0.08	\$11,87
Water/Sewer	\$0.04	\$6,650
Trash	\$0.01	\$1,28
Repairs & Maintenance	\$0.37	\$57,19
Landscaping	\$0.28	\$6,16
Snow Removal	\$0.03	\$4,94
Alarms	\$0.01	\$1,00
Management	5.0%	\$45,413

ASSUMPTIONS

- 1. Current Average Rent: \$4.91
- 2. Average Market Rent: \$6.07 NNN
- 3. Market Vacancy: <1%
- 4. Annual Rent Growth: 3%
- 5. Average Expense Growth: 2.5%
- 6. Assume Renewal of 2025/2026 Tenant Leases
- 7. Assume 81% Full NNN Reimbursement by Yr 5

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate.

Buyer must verify the information and bears all risk for any inaccuracies.

Total Expenses

Per Rentable SF

\$400,457

\$2.60

RENT ROLL



	Fenant	Approx.	9/ Duamantur	Lease	Lease	Current	Current	Annual		Pro Forme	Pro Forma	Appual CAM		
1 U.		Rentable SF	% Property	Commence	Expiration	Monthly Rent		Rent/SF	Changes On		Monthly Rent	+ T Reimb	Lease Type	Option Terms
	Jnited Seating & Mobility dba NuMotion	5840	3.99%	3/1/2013	5/31/2026	\$2,679	\$32,148	\$5.50				\$9,402	NNN	(1) 5 YR
3 R	Running Central	5840	3.99%	9/1/2025	8/31/2026	\$2,433	\$29,200	\$5.00				\$9,402	NNN	
4,6 C	Central American Rigging & Installation	7446	5.08%	6/9/2025	2/29/2028	\$2,001	\$24,012	\$3.22	3/1/2026	\$24,732		\$11,988	NNN	
5,5B, 205 A	ADA Total Access, Inc	9380	6.40%	6/1/1997	9/30/2027	\$3,346	\$40,155	\$4.28	10/1/2025	\$41,360		\$15,102	NNN	
									10/1/2026	\$42,601				
7,8 Fe	Ferguson Columbia Pipe (Pending)	26000	17.75%	7/1/1997	1/2/2031	\$6,977	\$83,720	\$3.22				\$41,860	NNN	
9 Si	Superior Health Linens Inc (Pending)	15000	10.24%	2/1/2022	1/31/2026	\$5,585	\$67,014	\$4.47				\$19,200	MG	
10 Ex	Exploring Treasures, LLC	600	0.41%	9/29/2023	9/30/2028	\$315	\$3,777	\$6.30	10/1/2025	\$3,890	CPI	\$966	NNN	(2) 3 YR
100,101 C	Contraspection LLC	1500	1.02%	4/1/2025	3/31/2028	\$424	\$5,085	\$3.39	4/1/2026	\$5,793		\$2,415	NNN	
									4/1/2027	\$5,968				
102 V	/acant	300	0.20%			\$125	\$1,500	\$5.00						
	Steve Reeves Iba Reeves Acquisitions, LLC	600	0.41%	5/1/2025	MTM	\$200	\$2,400	\$4.00				\$966	FS	(1) 1 YR
	Spring Creek Ceramic & Hardwood	600	0.41%	1/1/2004	12/31/2026	\$250	\$3,000	\$5.00				\$966	MG	
107 Ba	Bathrooms First	1100	0.75%	9/15/2020	9/14/2026	\$536	\$6,426	\$5.84				\$1,771	MG	(1) 3 YR
108 V	Vacant Vacant	500	0.34%			\$265	\$3,180	\$6.36						
109 Ri	Rick Alstrom dba ATG Services	500	0.34%	1/1/2025	MTM	\$250	\$3,000	\$6.00					FS	
128 Si	SiteOne Landscape Supply LLC	10785	7.36%	7/3/2018	1/31/2029	\$5,333	\$63,996	\$5.93	2/1/2026	\$5,882	CPI	\$17,364	NNN	(1) 5 YR
	Bulldog Acquisition Corp	10750	7.34%	6/1/2013	12/31/2028	\$5,106	\$61,270	\$5.70				\$17,308	NNN	(1) 5 YR
	Fechnical Solutions & Services, Inc	3750	2.56%	8/1/2008	12/31/2026	\$1,753	\$21,038	\$5.61				\$6,038	NNN	
148 R	RG Construction Services, Inc	9200	6.28%	2/1/2009	12/31/2026	\$3,824	\$45,888	\$4.99				\$14,812	NNN	
153 U	Jniversal Vinyl Wraps LLC	1500	1.02%	5/1/2025	4/30/2030	\$724	\$8,685	\$5.79	5/1/2026		CPI	\$2,415	NNN	
159 C	Compass Star Distribution	4500	3.07%	4/1/2025	3/31/2028	\$2,156	\$25,875	\$5.75	4/1/2026	\$26,651		\$7,245	NNN	(1) 3 YR
161 C	Comfort Specialists Inc*	2000	1.37%	2/1/2017	12/31/2025	\$1,250	\$15,000	\$7.50				\$3,220	NNN	(1) 3 YR
165 Pr	Precision Air Cargo, Inc	3000	2.05%	8/1/2002	12/31/2027	\$1,800	\$21,600	\$7.20				\$4,830	NNN	(1) 3 YR
169 H	Halls Hauling & Junk Removal LLC	2100	1.43%	5/17/2022	5/31/2027	\$1,236	\$14,834	\$7.06	6/1/2026		CPI	\$3,381	NNN	
173 Ju	Judy Strong dba Water Air and You	2700	1.84%	1/1/2024	12/31/2026	\$1,275	\$15,296	\$5.67				\$4,347	NNN	(1) 3 YR
177 A	Andrew Shaw dba Supreme Auto Sounds	2700	1.84%	8/15/2023	8/31/2028	\$1,349	\$15,687	\$5.81				\$4,347	NNN	
200 Lo	onnie Stewart (Pending)	3000	2.05%	9/1/2019	8/31/2027	\$1,057	\$12,680	\$4.23	9/1/2026	\$13,060		\$4,830	NNN	
201 V	/acant	1300	0.89%			\$758	\$9,100	\$7.00						
201B V	/acant	1500	1.02%			\$690	\$8,280	\$5.52						
202 P	Pepperidge Farm Drivers*	1725	1.18%	8/1/2019	12/31/2025	\$816	\$9,792	\$5.68					FS+ UTS	
203 A	Angelo Patellaro	1200	0.82%	4/1/2024	3/31/2026	\$650	\$7,800	\$6.50				\$1,536	NNN	(2) 2 YR
206 B	3&N Carpet Care Inc	1250	0.85%	6/1/2001	12/31/2026	\$444	\$5,324	\$4.26				\$750	NNN	
207,208 Pi	Precision Air Cargo, Inc	3600	2.46%	1/1/2025	12/31/2030	\$1,800	\$21,600	\$6.00				\$4,248	NNN	
209,211 H	lickman Sales dba BikerNOS	4750	3.24%	10/5/2020	MTM	\$2,563	\$30,756	\$6.47					FS+UTS	
Totals		<u>146,516</u>	100%			\$59,968	\$719,119	\$4.91				\$210,709		
* Assume Re	enewal of 2025 Leases													
Occupied		142,916	97.54%		96.86%	\$58,088	\$697,059	\$4.88						
Vacant		3,600	2.46%		3.07%	\$1,838	\$22,060	\$6.13						

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

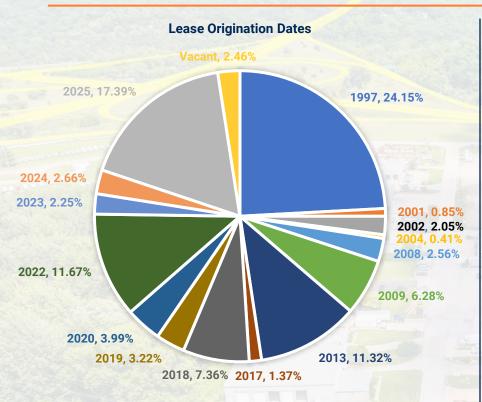
RENT ROLL NOTES

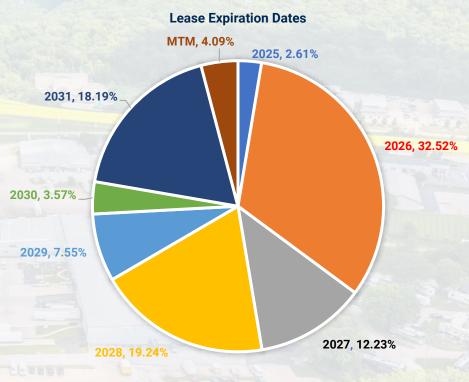


Suite	Tenant	Notes
1	United Seating & Mobility dba NuMotion	Tenant reimburses CAM, taxes, insurance
3	Running Central	Tenant reimburses CAM, taxes, insurance
4,6	Central American Rigging & Installation	Tenant reimburses CAM, taxes, insurance
5,5B, 205	ADA Total Access, Inc	Tenant reimburses CAM, taxes, insurance
7,8	Ferguson Columbia Pipe	Tenant reimburses CAM, taxes, insurance, tenant exercised last remaining 5-year option; no option remaining
9	Superior Health Linens Inc	Pending renewal tenant reimburses CAM, taxes, insurance
10	Exploring Treasures, LLC	Tenant reimburses CAM, taxes, insurance; CPI rent increases
100,101	Contraspection LLC	Tenant reimburses CAM, taxes, insurance
102	Vacant	Manager's office
103	Steve Reeves dba Reeves Acquisitions, LLC	Full service gross
104	Spring Creek Ceramic & Hardwood	Tenant reimburses taxes, utilities (except water), trash
107	Bathrooms First	Taxes are included in base rent; tenant maintains insurance, reimburses utilities (except water); \$500 expense cap
108	Vacant	Storage
109	Rick Alstrom dba ATG Services	Full service gross
128	SiteOne Landscape Supply LLC	Tenant reimburses CAM, taxes, insurance; tenant pays separately metered utilities; 11,304 SF outdoor storage; gross sales termination right (\$200K sales threshold)
136,144	Bulldog Acquisition Corp dba Water Solutions Unlimited	Tenant reimburses CAM, taxes, insurance; \$500 expense cap; auto-renew with 2% escalation
140	Technical Solutions & Services, Inc	Tenant reimburses CAM, taxes, insurance; auto-renew with 2% escalation
148	RG Construction Services, Inc	Tenant reimburses CAM, taxes, insurance; auto-renew for 3 years with 2% escalation
153	Universal Vinyl Wraps LLC	Tenant reimburses CAM, taxes, insurance; CPI rent increases
159	Compass Star Distribution	Tenant reimburses CAM, taxes, insurance
161	Comfort Specialists Inc*	Tenant reimburses CAM, taxes, maintains own insurance,); \$500 expense cap
165	Precision Air Cargo, Inc	Tenant reimburses CAM, taxes, insurance; lease ROFR
169	Halls Hauling & Junk Removal LLC	Tenant reimburses CAM, taxes, insurance; CPI rent increases
173	Judy Strong dba Water Air and You	Tenant reimburses CAM, taxes, insurance; \$500 expense cap.
177	Andrew Shaw dba Supreme Auto Sounds	Tenant reimburses CAM, taxes, insurance
200	Lonnie Stewart	Pending renewal tenant reimburses CAM, taxes, insurance
201	Vacant	
201B	Vacant	
202	Pepperidge Farm Drivers*	Tenant pays separately metered utilities; auto-renew for 3 years with 2% escalation
203	Angelo Patellaro	Tenant reimburses CAM, taxes, insurance; \$300 YoY cap for reimbursements
206	B&N Carpet Care Inc	Tenant reimburses CAM, taxes, insurance; auto-renew for 3 years with 2% escalation
207,208	Precision Air Cargo, Inc	Tenant reimburses CAM, taxes, insurance; CPI rent increases
209,211	Hickman Sales dba BikerNOS	Tenant pays separately metered utilities; \$300/\$500 expense cap per unit

RENT ROLL LEASE ORIGINATION & EXPIRATION







Note: Historical Lease Terms Have Ranged Between 1-3 Years

27%

GLA In Place For 20+ Years Long-Term Commitment to Site 97.56%

Occupancy
Property Has Enjoyed
High Occupancy Rate

5,052 SF

Average Unit SF
Attractive to a
Variety of Users;
Providing Ease of
Backfill



PROPERTY DESCRIPTION

P 125 THUNDERBIRD LN EAST PEORIA, IL 61611

8-Building Small Bay Industrial Portfolio 4 STNL Buildings | 4 Multi-Tenant Buildings

GLA:	154,610 SF
RBA:	146,414 SF
Lot Size:	12.32 Acres
Occupancy:	97.56%
Year Built:	1997-2008
Construction:	Steel
Roof:	Steel
Clear Height:	18'
Docks (Total):	12
Drive Ins (Total):	46
Sprinklers:	Where Required by Code
Power:	200 Amp, 3 Phase
Utilities:	Gas, Water, Electric
Zoning:	I-1 Light Industrial
Parcel ID:	01-01-14-100-007 (7.34 AC) 01-01-14-100-010 (4.38 AC) 01-01-14-100-012 (0.60 AC)



SITE PLAN



1: 148 THUNDERBIRD LN	2: 144 THUNDERBIRD LN	3: 136 THUNDERBIRD LN	4: 128 THUNDERBIRD LN		
GLA : 9,666 SF	GLA : 7,000 SF	GLA : 7,874 SF	GLA : 11,500 SF		
Occupancy: 100%	Occupancy: 100%	Occupancy: 100%	Occupancy: 100%		
Construction: Steel/Masonry	Construction: Steel/Masonry	Construction: Steel/Masonry	Construction: Steel/Masonry		
Roof: Steel	Roof: Steel	Roof: Steel	Roof: Steel		
Clear Height: ~18'	Clear Height: ~18'	Clear Height: ~18'	Clear Height: ~18'		
Docks: 1	Docks: 1	Docks: 0	Docks: 1		
Drive Ins: 5	Drive Ins: 2	Drive Ins: 2	Drive Ins:		





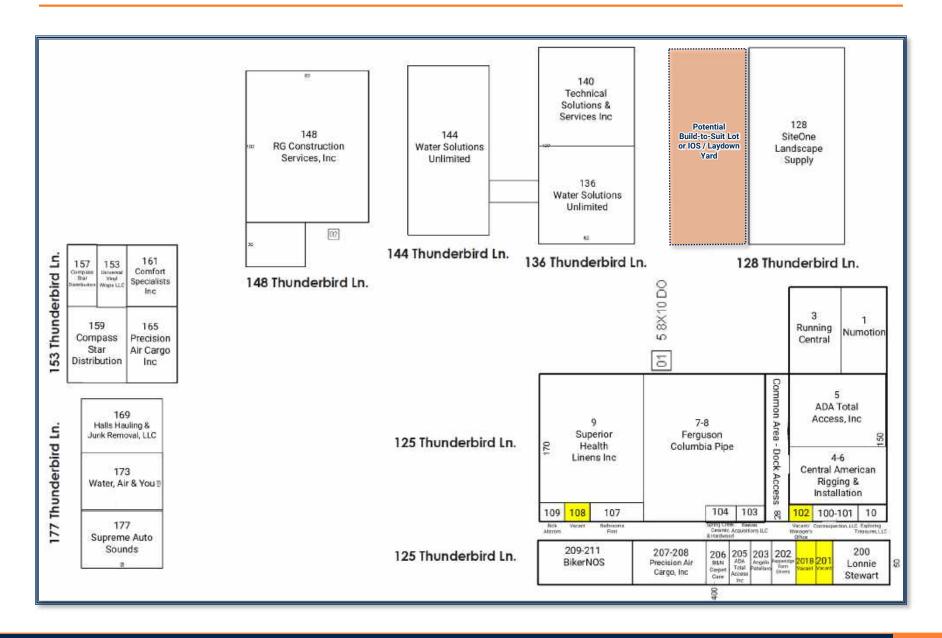








ě	5: 153 THUNDERBIRD LN	6: 177 THUNDERBIRD LN	7: 125 THUNDERBIRD LN (BUILDING 1)	8: 125 THUNDERBIRD LN (BUILDING 2)		
-	GLA: 11,000 SF	GLA : 7,500 S	GLA: 76,960 SF	GLA: 20,000 SF		
	Occupancy: 100%	Occupancy: 100	Occupancy: 99%	Occupancy: 85%		
	Construction: Steel/Masonry	Construction: Steel/Mason	Construction: Steel	Construction: Steel		
A F	Roof: Steel	Roof: Stee	Roof: Steel	Roof: Steel		
(Clear Height: ~18'	Clear Height: ~18	' Clear Height: ~18'	Clear Height: ~12'		
	Oocks: 2	Docks:	Docks: 7	Docks: 0		
I	Orive Ins: 5	Drive Ins:	B : Drive Ins: 16	Drive Ins:		

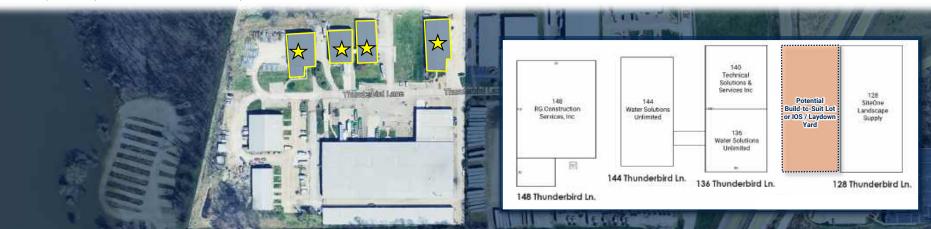


RENT ROLL 128-148 THUNDERBIRD LN



Suite	Tenant	Approx. Rentable SF	% Property	Lease Start	Lease Expiration	Current Monthly Rent	Current Annual Rent	Annual Rent/SF	Changes On	Pro Forma Annual Rent	Pro Forma Monthly Rent	Annual CAM + T Reimb	Lease Type	Option Terms
128	SiteOne Landscape Supply LLC	10785	7.36%	7/3/2018	1/31/2029	\$5,333	\$63,996	\$5.93	2/1/2026	\$5,882	CPI	\$17,364	NNN	(1) 5 YR
136,144	Bulldog Acquisition Corp dba Water Solutions Unlimited	10750	7.34%	6/1/2013	12/31/2028	\$5,106	\$61,270	\$5.70				\$17,308	NNN	(1) 5 YR
140	Technical Solutions & Services, Inc	3750	2.56%	8/1/2008	12/31/2026	\$1,753	\$21,038	\$5.61				\$6,038	NNN	
148	RG Construction Services, Inc	9200	6.28%	2/1/2009	12/31/2026	\$3,824	\$45,888	\$4.99				\$14,812	NNN	

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



TENANT PROFILES 128-148 THUNDERBIRD LN







W SITI	EUNE APE SUPPLY		UNLIMITED
128: SiteOne Lands	cape Supply LLC	136, 144: Bulldog Acquis	sition Corp dba Water Solutions Unlimited
Stock Symbol:	NYSE: SITE	Stock Symbol:	NASDAQ: HWKN
Credit Rating:	BB (S&P)	Credit Rating:	N/A
Annual Revenue:	\$25 Billion (2024)	Annual Revenue:	\$919 Million (2024)
Locations:	690+	Locations:	59
Headquarters:	Roswell, GA	Headquarters:	Roseville, MN
Website:	siteone.com	Website:	getwsu.com
SiteOne is North America's largest full-line whoffering 170,000 SKUs across irrigation, light covering 45 U.S. states and six Canadian provishare of its nearest competitor. Known for expertise, SiteOne continues expanding its	nting, turf, and more. With 690+ locations vinces, it holds over three times the market value-added services and deep industry	services to municipal, industrial, manufacturing locations in IN, IL, chemicals like blended phosphates	Unlimited supplies water treatment chemicals and and agricultural clients across the Midwest. With and MI, Water Solutions Unlimited offers specialty s. Acquired by Hawkins, Inc. in 2023, Water Solutions ional platform with enhanced capabilities and reach. CONSTRUCTION
140: Technical Soluti	ons & Services, Inc	148: RG (Construction Services, Inc
Locations:	1	Locations:	3
Headquarters:	East Peoria, IL	Headquarters:	Elmhurst, IL
Website:	tssi.net	Website:	rgconstruction.com
For 20+ years, Technical Solutions & Serv performance across industrial, commercial energy-efficient automation and air quality shelps clients lower energy and labor costs management programs. Trusted for thousand occupant of	, healthcare, and education sectors with ystems. Serving large-scale facilities, TSS through integrated systems and facility Is of projects, TSS balances efficiency with	contractor serving the Midwest, w 5,000+ projects and installed more workforce with over 15 million labo	tion is a leading commercial wall and ceiling union with over 400 skilled employees. Having completed than 500 million square feet of drywall, RG boasts a or hours logged since 2000. Known for delivering on ng reputation for quality and long-term partnerships.

RENT ROLL 153-177 THUNDERBIRD LN



Suite	Tenant	Approx. Rentable SF	% Property	Lease Start	Lease Exp	Current Monthly Rent	Current Annual Rent	Annual Rent/SF	Changes On	Pro Forma Annual Rent	Pro Forma Monthly Rent	Annual CAM + T Reimb	Lease Type	Option Terms
153	Universal Vinyl Wraps LLC	1500	1.02%	5/1/2025	4/30/2030	\$724	\$8,685	\$5.79	5/1/2026		CPI	\$2,415	NNN	
159	Compass Star Distribution	4500	3.07%	4/1/2025	3/31/2028	\$2,156	\$25,875	\$5.75	4/1/2026	\$26,651		\$7,245	NNN	(1) 3 YR
161	Comfort Specialists Inc*	2000	1.37%	2/1/2017	12/31/2025	\$1,250	\$15,000	\$7.50				\$3,220	NNN	(1) 3 YR
165	Precision Air Cargo, Inc	3000	2.05%	8/1/2002	12/31/2027	\$1,800	\$21,600	\$7.20				\$4,830	NNN	(1) 3 YR
169	Halls Hauling & Junk Removal LLC	2100	1.43%	5/17/2022	5/31/2027	\$1,236	\$14,834	\$7.06	6/1/2026		СЫ	\$3,381	NNN	
173	Judy Strong dba Water Air and You	2700	1.84%	1/1/2024	12/31/2026	\$1,275	\$15,296	\$5.67				\$4,347	NNN	(1) 3 YR
177	Andrew Shaw dba Supreme Auto Sounds	2700	1.84%	8/15/2023	8/31/2028	\$1,349	\$15,687	\$5.81				\$4,347	NNN	

^{*} Assume Renewal of 2025 Leases

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



169
Halls Hauling &
Junk Removal, LLC

173
Water, Air & You =

177
Supreme Auto
Sounds

TENANT PROFILES 153-177 THUNDERBIRD LN





153: Universal Vinyl Wraps LLC

Locations:



159: Compass Star Distribution

Locations:



161: Comfort Specialists Inc



165, 207, 208: Precision Air Cargo, Inc

Denver, CO

precisionaircargo.com

Headquarters: East Peoria, IL Headquarters:

Website: Website: Website:

Founded in 2021 by Jacob Hoover,
Universal Vinyl Wraps specializes in vehicle, window, and interior wall vinyl installations. Known for premium materials and expert craftsmanship, they deliver custom wraps that help clients make bold, lasting impressions.

Headquarters: Headquarters: Website:

Compass S wholesale, solutions to be merchandise, they turn su grow marges that help clients make bold, lasting impressions.

Compass Star Distribution provides wholesale, fulfillment, and sourcing solutions to help brands scale and enter new markets. Offering custom merchandise, warehousing, and logistics, they turn supply chain challenges into growth opportunities.

Website: comfort-specialists.com

Since 1994, Comfort Specialists has kept
Peoria homes comfortable with HVAC
maintenance, repair, and replacements. As
an independent Trane Comfort Specialist™
Dealer, they provide reliable products and

respectful, expert service for every

customer.

Founded in 1989, **Precision Air Cargo** offers flexible, customer-focused expedited freight solutions nationwide. Operating 24/7, they provide personalized service with direct support from experienced reps, ensuring timely, reliable delivery beyond typical carrier limits.



169: Halls Hauling & Junk Removal LLC



173: Judy Strong dba Water Air and You

Locations:

Headquarters:

East Peoria, IL

compstardist.com



177: Andrew Shaw dba Supreme Auto Sounds

Locations:

Website:

Headquarters:

East Peoria, IL

Locations:	1	Locations:	2	Locations:	1
Headquarters:	East Peoria, IL	Headquarters:	Peoria, IL	Headquarters:	East Peoria, IL
Website:	N/A	Website:	waterairandyou.com	Website:	N/A
Hall's Hauling & Junk Removal ser areas, helping homeowners and I furniture, appliances, and debris. K service and transparent pricing, th hazardous items, with additional fe like tires and propan	nown for fast, friendly ney handle most non- es for select materials	specializing in custor using Hydrotech com offer free in-home te OxyBlast treatments, 1	ou is a Peoria-based contractor in water and air purification systems conents. Serving Central Illinois, they sting and expert solutions, including o ensure cleaner, safer air and water or local families.	and aftermarket access cameras to remote sta installers, a demo veh	s in Peoria specializes in car audio sories, from dash cams and backup rters and heated seats. With expert iicle, and custom enclosures, they nd accessories at a range of price points.

RENT ROLL 125 THUNDERBIRD LN



Suite	Tenant	Approx. Rentable SF	% Property	Lease Start	Lease Expiration	Current Monthly Rent	Current Annual Rent	Annual Rent/SF	Changes On	Pro Forma Annual Rent	Pro Forma Monthly Rent	Annual CAM + T Reimb	Lease Type	Option Terms
1	United Seating & Mobility dba NuMotion	5840	3.99%	3/1/2013	5/31/2026	\$2,679	\$32,148	\$5.50				\$9,402	NNN	(1) 5 YR
3	Running Central	5840	3.99%	9/1/2025	8/31/2026	\$2,433	\$29,200	\$5.00				\$9,402	NNN	
4,6	Central American Rigging & Installation	7446	5.08%	6/9/2025	2/29/2028	\$2,001	\$24,012	\$3.22	3/1/2026	\$24,732		\$11,988	NNN	
5,5B, 205	ADA Total Access, Inc	9380	6.40%	6/1/1997	9/30/2027	\$3,346	\$40,155	\$4.28	10/1/2025	\$41,360		\$15,102	NNN	
									10/1/2026	\$42,601				
7,8	Ferguson Columbia Pipe (Pending)	26000	17.75%	7/1/1997	1/2/2031	\$6,977	\$83,720	\$3.22				\$41,860	NNN	
9	Superior Health Linens Inc (Pending)	15000	10.24%	2/1/2022	1/31/2026	\$5,585	\$67,014	\$4.47				\$19,200	MG	
10	Exploring Treasures, LLC	600	0.41%	9/29/2023	9/30/2028	\$315	\$3,777	\$6.30	10/1/2025	\$3,890	CPI	\$966	NNN	(2) 3 YR
100,101	Contraspection LLC	1500	1.02%	4/1/2025	3/31/2028	\$424	\$5,085	\$3.39	4/1/2026	\$5,793		\$2,415	NNN	
									4/1/2027	\$5,968				
102	Vacant	300	0.20%			\$125	\$1,500	\$5.00						
103	Steve Reeves dba Reeves Acquisitions, LLC	600	0.41%	5/1/2025	МТМ	\$200	\$2,400	\$4.00				\$966	FS	(1) 1 YR
104	Spring Creek Ceramic & Hardwood	600	0.41%	1/1/2004	12/31/2026	\$250	\$3,000	\$5.00				\$966	MG	
107	Bathrooms First	1100	0.75%	9/15/2020	9/14/2026	\$536	\$6,426	\$5.84				\$1,771	MG	(1) 3 YR
108	Vacant	500	0.34%			\$265	\$3,180	\$6.36						
109	Rick Alstrom dba ATG Services	500	0.34%	1/1/2025	MTM	\$250	\$3,000	\$6.00					FS	



TENANT PROFILES 125 THUNDERBIRD LN





CENTRAL AMERICAN RIGGING & INSTALLATION



1: United Seating & Mo	bility dba NuMotion	4, 6: Central Ame	erican Rigging & Installation	5, 5B, 20	5: ADA Total Access, Inc.
Credit Rating:	B3 (Moody's)	Credit Rating:	N/A	Credit Rating:	N/A
Locations:	~150	Locations:	2	Locations:	1
Headquarters:	Brentwood, TN	Headquarters:	East Peoria, IL	Headquarters:	East Peoria, IL
Website:	numotion.com	Website:	N/A	Website:	adatotalaccessinc.com
NuMotion is the nation's la provider, offering Complex Re and assistive devices. With employees, it partners with cli deliver personalized care. Ser comp via CorLife and online	hab Technology, catheters, 150 locations and 3,100+ nicians and health plans to vices also include workers'	industrial machinery	ging & Installation specializes in moving, rigging, and precision ment installation.	provider of mobility a vehicles, and workpla company offers lift and more, partnering	ADA Total Access is a family-owned and accessibility solutions for homes, aces. Serving the Peoria, IL region, the s, vehicle conversions, power doors, y with top manufacturers and offering rication for customized care.

FERGUSON



7, 8: Ferguson Colun	nbia Pipe	9: Superior Health Linens Inc		
Stock Symbol:	NYSE: FERG	Stock Symbol:	N/A	
Credit Rating:	BBB+ (S&P)	Credit Rating:	N/A	
Annual Revenue:	\$29.6 Billion (2024)	Annual Revenue:	N/A	
Locations:	~1,800	Locations:	19	
Headquarters:	Brentwood, TN	Headquarters:	St Charles, IL	
Website:	ferguson.com	Website:	healthcarelinensg.com	
Ferguson is North America's leading value-ad commercial construction, offering plumbing, HVA products. With 35,000 associates and 1,800 loca within 60 miles. In FY 2024, Ferguson reported \$2 through acquisitions like Columb	C, lighting, waterworks, and industrial ations, it serves 95% of its customers 9.6B in sales and continues expanding	management, serving healt facilities across 19 states, HL Its regional brands, like Super Linen King, support contin	Group (HLSG) is a leading provider of outsourced linen thcare and hospitality clients nationwide. Operating 20 .SG processes over 300 million pounds of linens annually. ior Health Linens, and acquisitions such as Reino and The ued growth. Backed by York Capital, HLSG meets high ndards with HLAC and TRSA certifications.	

RENT ROLL 125 THUNDERBIRD LN



Suite	Tenant	Approx. Rentable SF	% Property	Lease Start	Lease Expiration	Current Monthly Rent	Current Annual Rent	Annual Rent/SF	Changes On	Pro Forma Annual Rent	Pro Forma Monthly Rent	Annual CAM + T Reimb	Lease Type	Option Terms
200	Lonnie Stewart (Pending)	3000	2.05%	9/1/2019	8/31/2027	\$1,057	\$12,680	\$4.23	9/1/2026	\$13,060		\$4,830	NNN	
201	Vacant	1300	0.89%			\$758	\$9,100	\$7.00						
201B	Vacant	1500	1.02%			\$690	\$8,280	\$5.52						
202	Pepperidge Farm Drivers*	1725	1.18%	8/1/2019	12/31/2025	\$816	\$9,792	\$5.68					FS+ UTS	
203	Angelo Patellaro	1200	0.82%	4/1/2024	3/31/2026	\$650	\$7,800	\$6.50				\$1,536	NNN	(2) 2 YR
206	B&N Carpet Care Inc	1250	0.85%	6/1/2001	12/31/2026	\$444	\$5,324	\$4.26				\$750	NNN	
207,208	Precision Air Cargo, Inc	3600	2.46%	1/1/2025	12/31/2030	\$1,800	\$21,600	\$6.00				\$4,248	NNN	
209,211	Hickman Sales dba BikerNOS	4750	3.24%	10/5/2020	МТМ	\$2,563	\$30,756	\$6.47					FS+UTS	

^{*} Assume Renewal of 2025 Leases

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



TENANT PROFILES 125 THUNDERBIRD LN



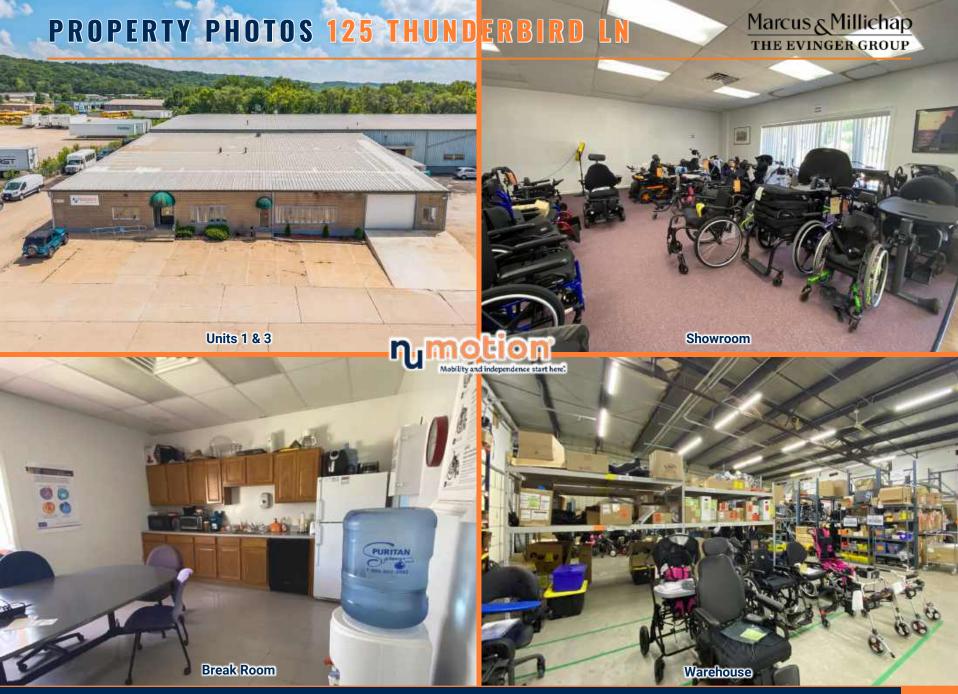
	SPECTION r+hispector		SPRING CREEK CERAMIC & HARDWOOD BATHROOMS F		BATHROOMS FIRST		Services
100, 101: Cont	traspection LLC	104: Spring Creek (Ceramic & Hardwood	107: Ba	athrooms First	109: Rick Alstro	m dba ATG Services
Locations:	1	Locations:	1	Locations:	1	Locations:	1
Headquarters:	East Peoria, IL	Headquarters:	East Peoria, IL	Headquarters:	East Peoria, IL	Headquarters:	East Peoria, IL
remodeling experien offering services like HVAC, and inspect Mayhew, the com reliable, deadline-co	C brings 30 years of the peoria area, the repairs, renovations, the tions. Led by Jason the pany is known for driven work and is a leajor real estate firms.	in East Peoria, IL, sp and installing cera flooring for resider spaces, emphasizing	ic & Hardwood, based ecializes in supplying amic and hardwood atial and commercial guality materials and nanship.	improvement co specializing in fas renovations. V experience and o deliver custom so	is a family-owned home mpany in central Illinois st, high-quality bathroom With over a decade of no subcontractors, they blutions like acrylic baths walk-in tubs.	experience to the P in the construction work includes agr industrial, and stora	brings 36 years of eoria area, specializing of steel buildings. Their icultural, commercial, age structures including s, and garages.
LONNIE STEWART		PEPPERI	DGE FARM	The state of the s	NA	EIKER	
200: Lonn	nie Stewart	202: Pepperid	ge Farm Drivers	206: B & N	Carpet Care Inc	209, 211: Hickman	Sales dba BikersNOS
Locations:	1	Locations:	1	Locations:	1	Locations:	1
Headquarters:	East Peoria, IL	Headquarters:	East Peoria, IL	Headquarters:	East Peoria, IL	Headquarters:	East Peoria, IL
Website:	N/A	Website:	pfroutes.com	Website:	bncarpetcare.com	Website:	N/A
portraits and sculpto like Mother Teresa Lonnie creates fine a	Stewart is known for ures of global figures and Princess Diana. art bronzes and large- culptures.	Store Delivery netwo local distributors of brands like Milano of crackers. Drivers ope delivering fresh produliding local relation	rindependent Direct rk supports over 3,700 who sell and deliver cookies and Goldfish erate exclusive routes, lucts to retailers while onships and growing businesses	served Central Illi commercial carpe Their certifi manufacturer-app offer water damag	s, B & N Carpet Care has nois with residential and et and furniture cleaning. ed technicians use proved methods and also ge restoration, wood floor irs, and installations.	Hickman, Biker specializes in sour New Old Stock part riding gear. Know genuine service, th helping riders get b	cycle enthusiast Terry NOS in East Peoria rcing Harley-Davidson ts, clean take-offs, and on for fair pricing and e team is dedicated to ack on the road quickly ffordably.





















PROPERTY AERIALS













MARKET OVERVIEW WHY ILLINOIS?





Illinois' infrastructure, location and support are why the state **ranks 4th** in the U.S. in total number of transportation and warehousing establishments and **1st** in the Midwest.



If Illinois were a country, it would have the **18th largest** economy in the world.



Chicago's MSA has the **3rd largest** population in the U.S. and serves as a central transportation hub with one of the most diverse economies and well-educated workforces in the country.



ILLINOIS' \$1 TRILLION ECONOMY





An Illinois Manufacturers' Association study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's GDP.



Illinois **ranks** #2 in nation for corporate expansions and relocations for the third year running. **664** companies relocated or expanded in Illinois in 2024.



Illinois is among the leading states in national economic development rankings, including Site Selection Magazine, CNBC's Top States for Business and more.

MARKET OVERVIEW EAST PEORIA, IL

Located in Tazewell County | Peoria MSA

- Situated Along the Illinois River
- Adjacent to I-74 with Easy Access to I-474
- 2 Miles from Peoria, the Largest City in Central Illinois
- 165 Miles Southwest of Chicago via I-55 and I-74

Well-Connected by Roadways

- I-74: Primary East-West Corridor Through East Peoria
- I-474: Southern Loop Around Peoria
- Easy Access Routes From Surrounding Cities: Chicago: I-55 South to I-74 West, Exit 96

 Champaign/Bloomington: I-74 West to Exit 96 | Decatur/Lincoln: I-55 North to I-74 West, Exit 96

Thriving Local Economy & Industry

- Home to the Global Headquarters of Caterpillar Inc.'s Building Construction Products Division
- Diverse Economy With Key Sectors in Advanced Manufacturing & Heavy Equipment, Healthcare Services, Retail & Regional Shopping
- The Levee District: East Peoria's Downtown Hub. A Premier 86 Acre Mixed-Use Destination Featuring

 National Retailers (Target, Costco & Ulta), Restaurants, a 137-Room Holiday Inn & Suites
- Recent Industrial Expansions Include: J-Tec Industries, Inc., SC2, Inc. (Logistics & Warehousing),
 BioUrja Renewables LLC (Ethanol Manufacturer), Caterpillar Advanced Materials Technology (AMT)
 Division

Quality of Life & Community

- Combines a Small-Town Feel With a Vibrant, Eclectic City Vibe
- Nearly 100 Acres of Retail and Entertainment, Including Casino Boats & Unique Local Events
- Annual Festivals Like the East Peoria Festival of Lights and Illinois' Largest Independence Day
 Fireworks
- o Access to Outdoor Recreation: Hiking, Biking, Boating Along the Illinois River

Educated Workforce

- o Illinois Central College Located in East Peoria, Offering a Wide Range of Programs
- Nearby Bradley University in Peoria, a Top-Ranked Private University Serving 5,400+ Students







MARKET OVERVIEW THE LEVEE DISTRICT

The Levee District East Peoria Downtown

The Levee District is a vibrant mixed-use center and a major shopping destination for the greater Peoria area. Located at 400 West Washington Street, The Levee District is home to anchor retailers Target, Costco, Slumberland Furniture, Ulta and Ross Dress for Less. A variety of dining options including Red Robin, Panera Bread, Potbelly Sandwich Shop, Chipotle, Jersey Mike's Subs, Chicken Salad Chick and Panda Express, amongst others, are sure to please any crowd. The development is also comprised of a 137-room Holiday Inn & Suites with Johnny's Italian Steakhouse.

Bass Pro Shops, located approximately a half mile from The Levee District, draws over three million visitors annually. Other area retailers include PetSmart, Lowe's, Planet Fitness and Buffalo Wild Wings. Located just off of Interstate 74, East Peoria downtown has developed into a regional draw for the area.

Within minutes of downtown Peoria, area tourist attractions include Par-A-Dice Hotel & Casino, EastSide Center, Peoria Civic Center, Dozer Park, Spirit of Peoria, Peoria Riverfront Museum and the Doug Oberhelman Caterpillar Visitors Center.

Source: www.enjoyillinois.com/explore/listing/the-levee-district









DEMOGRAPHICS EAST PEORIA, IL



POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	29,287	88,491	225,385
2024 Estimate	29,771	89,620	227,957
2020 Census	30,833	92,199	233,889
2010 Census	33,184	98,203	239,433
Daytime Population (2024 Estimate)	43,715	121,002	254,674
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	12,557	38,724	96,168
2024 Estimate	12,678	38,956	96,620

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	12,557	38,724	96,168
2024 Estimate	12,678	38,956	96,620
Average (Mean) Household Size	2.3	2.2	2.3
2020 Census	12,850	39,284	97,267
2010 Census	13,425	39,284	97,267
Average Household Income	\$79,247	\$81,431	\$99,688

PROFILE	3 Miles	5 Miles	10 Miles
Median Age	38	38	39
Population 25+ with Bachelor's Degree+	26.6%	29.3%	34.2%
Average Travel Time to Work (Minutes)	19	19	20

AREA HIGHLIGHTS



227,957
POPULATION (10 MILES)



254,674

DAYTIME POPULATION (10 MILES)



12%

DAYTIME POPULATION GROWTH (10 MILES)



\$99,688

AVERAGE HOUSEHOLD INCOME (10 MILES)

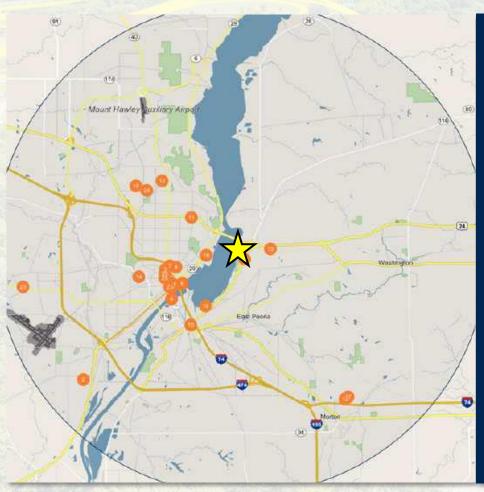


\$168,229
MEDIAN HOUSING VALUE

(10 MILES)

DEMOGRAPHICS EAST PEORIA, IL





I	Major Employers	Employees
1	Caterpillar Brazil LLC	5,701
2	Heartland Coca-Cola Btlg LLC	3,442
3	Methodist Health Services Corp-Methodist	2,500
4	John Q Hammons Hotels MGT LLC-Embassy Suites East Peoria	2,294
5	Methodist Medical Ctr of III-Unitypoint Health - Methodist	2,100
6	Sisters of The Third Order of	1,646
7	Presence Chcago Hsptals Netwrk-Presence Saint Francis Hosp	1,525
8	Sisters of The Third Order of-Saint Frncis Med Ctr Cllege Nr	1,371
9	Kimco Facilities Services Corp	1,319
10	Bond Drug Company Illinois LLC-Walgreens	1,057
11	Bond Drug Company Illinois LLC-Walgreens	1,057
12	Proctor Hospital-Unitypint HIth Methdst Proctor	1,040
13	Illinois Central College-I C C	1,000
14	Bradley University	900
15	Sisters of The Third Order of	823
16	Par-A-Dice Gaming Corporation-Par-A-Dice Hotel	806
17	Morton Industries LLC	750
18	Bestdrive LLC	732
19	Komatsu America Corp-Peoria Mnfctring Oprtion - Min	700
20	Pekin Hospital-Procare Home Health Services	633
21	Cilcorp Inc-AES	626
22	Compass Group Usa Inc-Canteen	621
23	Marine Corps Forces Reserve US-Engr Co C 6th Engr Spt Bn	611
24	Peoplelink LLC	550
25	Sisters of The Third Order of	549

