



MARQUETTE PROPERTIES, INC.

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Rare Opportunity!
Net Leased CVS Pharmacy Portfolio
FOR SALE
S/SW Suburban Chicago

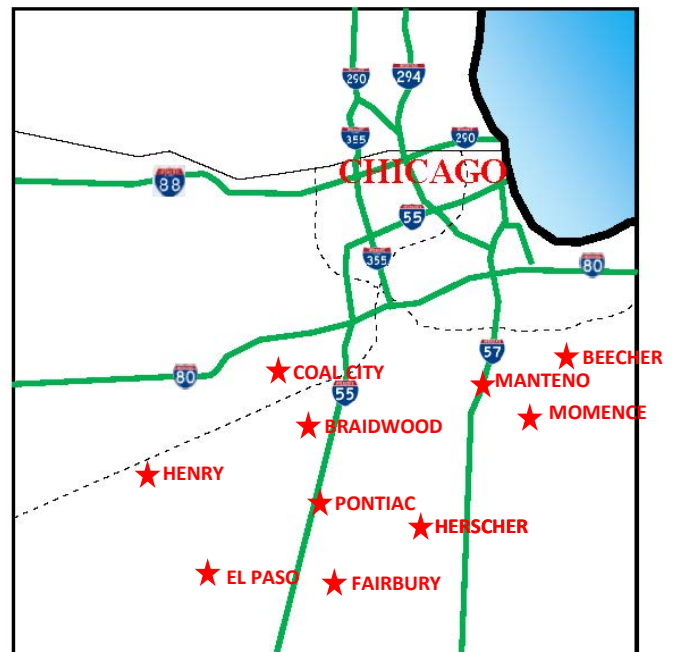
HIGHLIGHTS

- Located in SW Suburban Chicago
- 10 Illinois locations: Beecher, Braidwood, Coal City, El Paso, Fairbury, Henry, Herscher, Manteno, Momence & Pontiac
- CVS is the largest retail pharmacy in the US
- Premiere visibility and generous lot sizes
- Long term leases in place
- Additional income available from adjoining retail space
- The stability and profitability of the pharmacy segment make it an attractive investment opportunity

Great Investment Opportunity

Investment Summary

- Priced aggressively at 8% cap rate
- Annual Net Income: \$716,430
- Total Price: \$8,955,375



519 Franklin St. Suite 102
Morris, IL 60450

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BEECHER - 1277 Dixie Hwy Beecher, IL 60401

Building Size: 8,350 s/f

Tenants: CVS Pharmacy - 100%

Taxes: \$23,515.42 (2016)

Income: CVS - \$8,000 per month

Comments: Stand alone pharmacy. Excellent location. Upgraded concrete parking lot

BRAIDWOOD - 455 E. Reed St. Braidwood, IL 60408

Building Size: 15,661 s/f

Tenants: CVS Pharmacy 41.98% Tenant 2: Hair Salon 6.9% Tenant 3: Eye Doctor 6.9%

Taxes: \$8,082.76 (2016)

Income: CVS - \$5,000 per mo. Hair Salon - \$300 per mo. Eye Doctor - \$300 per mo.

Comments: Improved office space available for lease (value add potential). Brand new asphalt parking lot in 2017

COAL CITY- 245 S. Broadway Coal City, IL 60416

Building Size: 12,950 s/f

Tenants: CVS Pharmacy Tenant 2: Hair Salon

Taxes: \$10,246.38 (2016)

Income: CVS - \$8,000 per mo. Salon Trends - \$925 per mo.

Comments: No vacancies. Brand new asphalt parking lot in 2017.

EL PASO - 137 W. Front St. El Paso, IL 61738

Building Size: 7,200 s/f

Tenants: CVS Pharmacy

Taxes: \$2,334.68 (2016)

Income: CVS - \$2,917 per mo.

Comments: No vacancies.

FAIRBURY - 902 E. Oak St. Fairbury, IL 61739

Building Size: 7,080 s/f

Tenants: CVS Pharmacy 83.78% Tenant 2: ATI Physical Therapy 16.21%

Taxes: \$12,849.08

Income: CVS - \$6,417 per mo. ATI- \$1,625 per mo.

Comments: No vacancies. All concrete parking lot. Two strong tenants

HENRY - 808 University Ave. Henry, IL 61537

Building Size: 8,500 s/f

Tenants: CVS Pharmacy 41.18% Tenant 2: Liquor Store 58.82%

Taxes: \$10,974.70 (2016)

Income: CVS - \$2,917 per mo. Spirits of Henry - \$1,500 per mo.

Comments: No vacancies. All concrete parking lot.

HERSCHER - 279 W. Rt 115 Herscher, IL 60941

Building Size: 8,500 s/f

Tenants: CVS Pharmacy 41.18% Tenant 2: Gramling Fitness 58.82%

Taxes: \$8,082.76 (2016)

Income: CVS - \$2,917 per mo. Gramling Fitness - \$1,000 per mo.

Comments: No vacancies. All concrete parking lot.

MANTENO - 47 S. Locust St. Manteno, IL 60950

Building Size: 9,400 s/f - 100%

Tenants: CVS Pharmacy

Taxes: \$18,183.34 (2016)

Income: CVS - \$10,000 per month

Comments: Stand Alone pharmacy. Parking lot upgraded in 2017

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Momence- 2764 N. State Route 1-17 Momence, IL 60954

Building Size: 7,904 s/f

Tenants: CVS Pharmacy 44.28% Tenant 2: Vacant 55.72%

Taxes: \$17,829.34 (2017)

Income: CVS - \$2,917 per month

Comments: Well maintained property with value add potential

PONTIAC- 1034 W. Reynolds, Pontiac, IL 61764

Building Size: 10,388 s/f

Tenants: CVS Pharmacy

Taxes: \$19,123.10 (2016)

Income: CVS - \$8,000 per month

Comments: Stand alone pharmacy. Concrete Parking lot.

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