JAMESON.

OFFERING MEMORANDUM

5660 N. ELSTON AVE.

CHICAGO, IL 60646

JOHN STOCCO

BROKER ASSOCIATE
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312.927.2430

DISCLAIMER

This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based hazards. A risk assessment or inspection from possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heading and cooling systems, air duct insulations, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and paster. Due to prior or current uses of the Property or the area, there may be hazardous or understandable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable, Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous and undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and the consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transactions documents regarding the Property.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted toe Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives;
9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY. CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Jameson Designated Agent.

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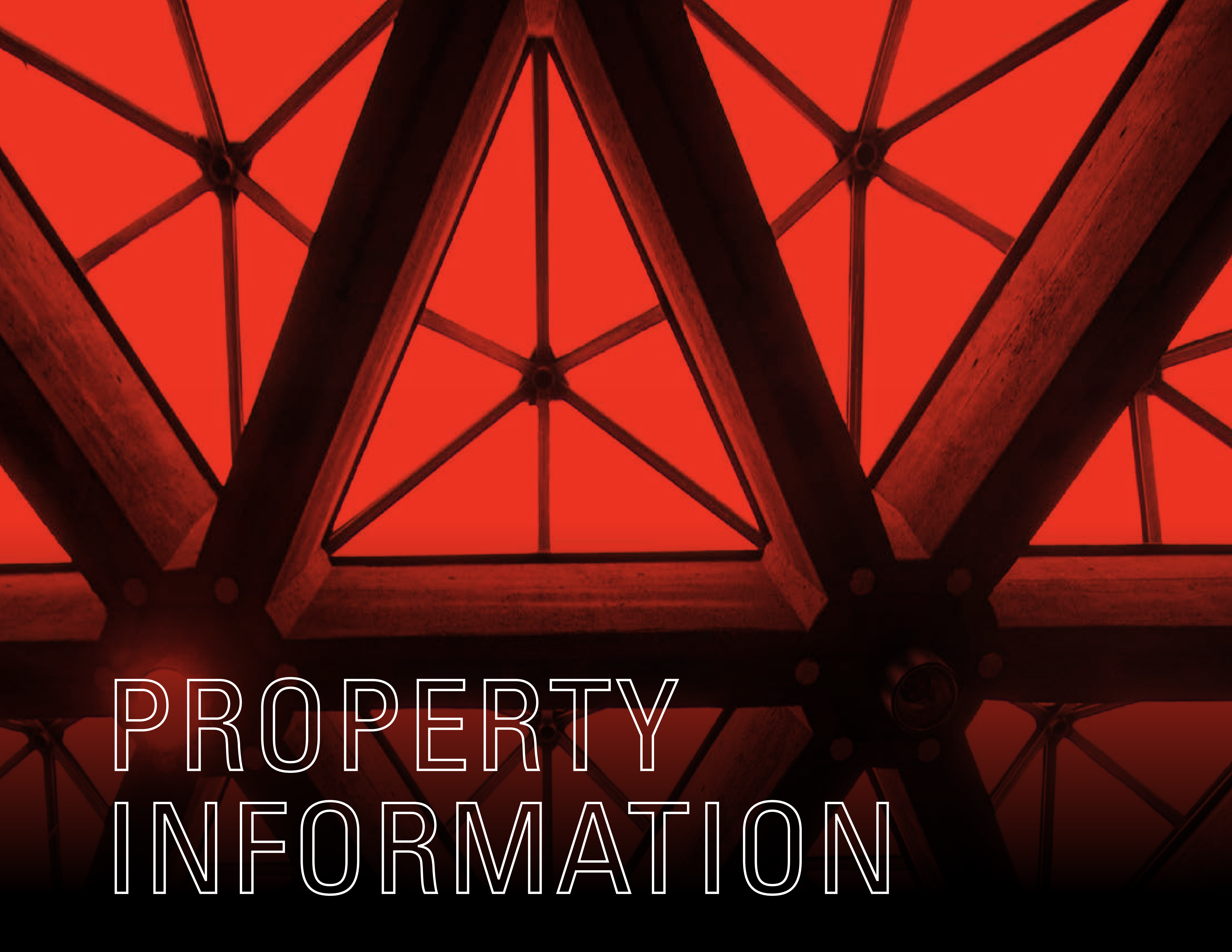


PROPERTY INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present this rare freestanding industrial/office property located on Chicago's Northside. The property consists of approximately 13,875 square feet situated on a 15,000 square foot land site. The building features approximately 2,000 square feet of newly remodeled office space, including three private offices, a large conference room, kitchen, two bathrooms, and an open office area with five modular workstations. The remaining space is dedicated to warehouse use.

The warehouse features a 14-foot clear ceiling height, 30' x 30' bays, one drive-in door, and one full-size interior loading dock. The property is equipped with 400-amp, 3-phase power, along with gas unit heat in the warehouse and central air conditioning in the office. Recent improvements include new ac units, full led lighting, a new sprinkler system, and an alarm system with security cameras. Eight perimeter parking spaces provide convenient on-site parking.

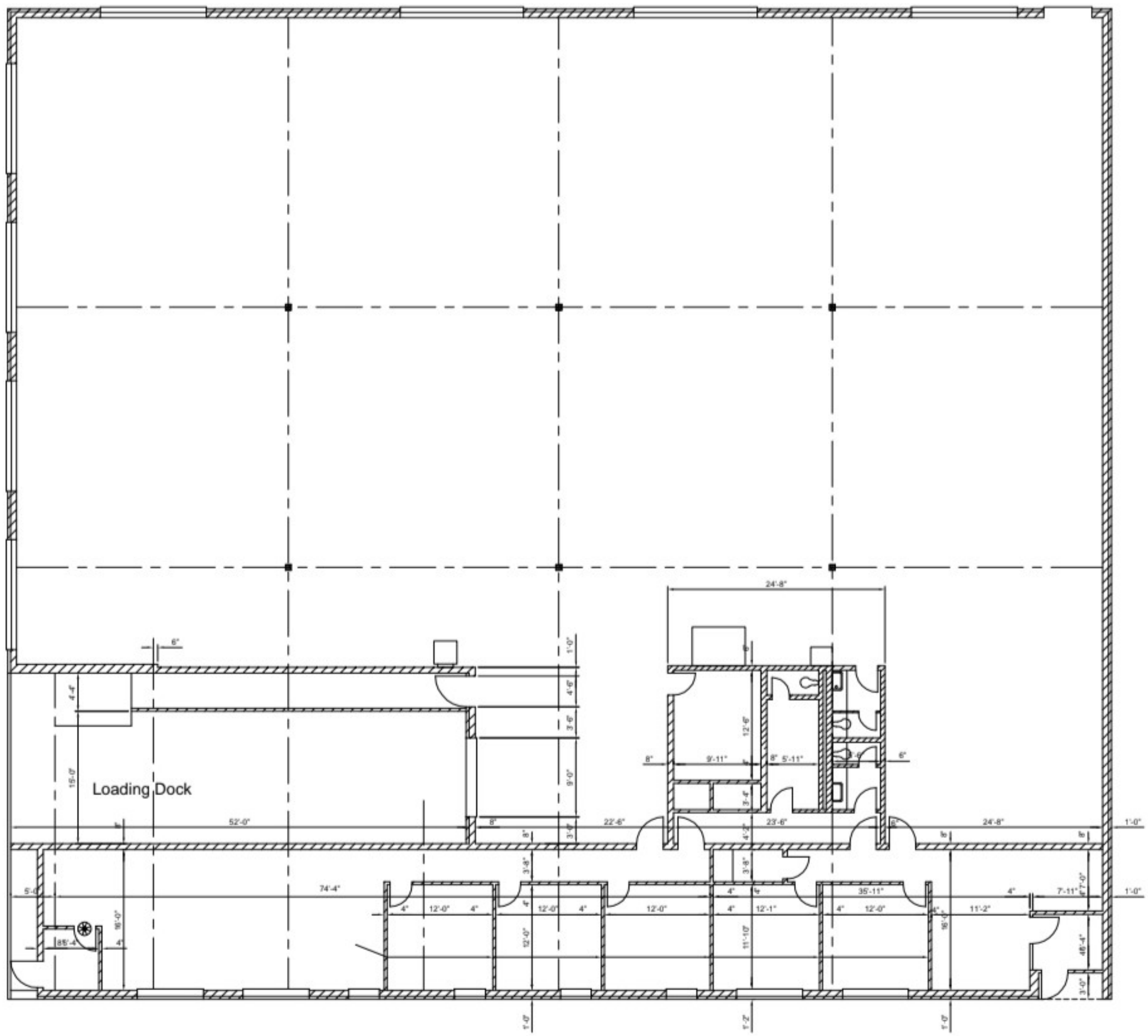
Ideally located on Chicago's Northside, the property offers convenient access to I-90 and I-94, as well as public transportation along Elston Avenue. Zoned C1, the property presents a versatile opportunity for an owner-user or investor seeking a freestanding industrial/office building with modern improvements, functional warehouse space, and excellent transportation access.

SALES PRICE:	**$1,635,000**
BUILDING SIZE	**13,875 SF**
PIN NUMBER:	**13-04-309-013-0000**
2025 REAL ESTATE TAXES:	**$53,555**

PROPERTY HIGHLIGHTS

LAND SIZE:	15,000 SF
ACREAGE:	0.3 AC
OFFICE SIZE:	2,000 SF
ZONING:	C1
PARKING:	8 SPACES
BAY SIZE:	30' X 30'
DRIVE-IN DOORS:	1
INTERIOR DOCKS:	1
POWER:	400 AMP, 3 PHASE
HVAC OFFICE:	CENTRAL AC
HVAC WAREHOUSE:	GAS UNIT- HEAT ONLY

SITE PLAN




Economy
DISPOSAL
SERVICE
800-263-6060

LOCATION INFORMATION

LOCATION OVERVIEW

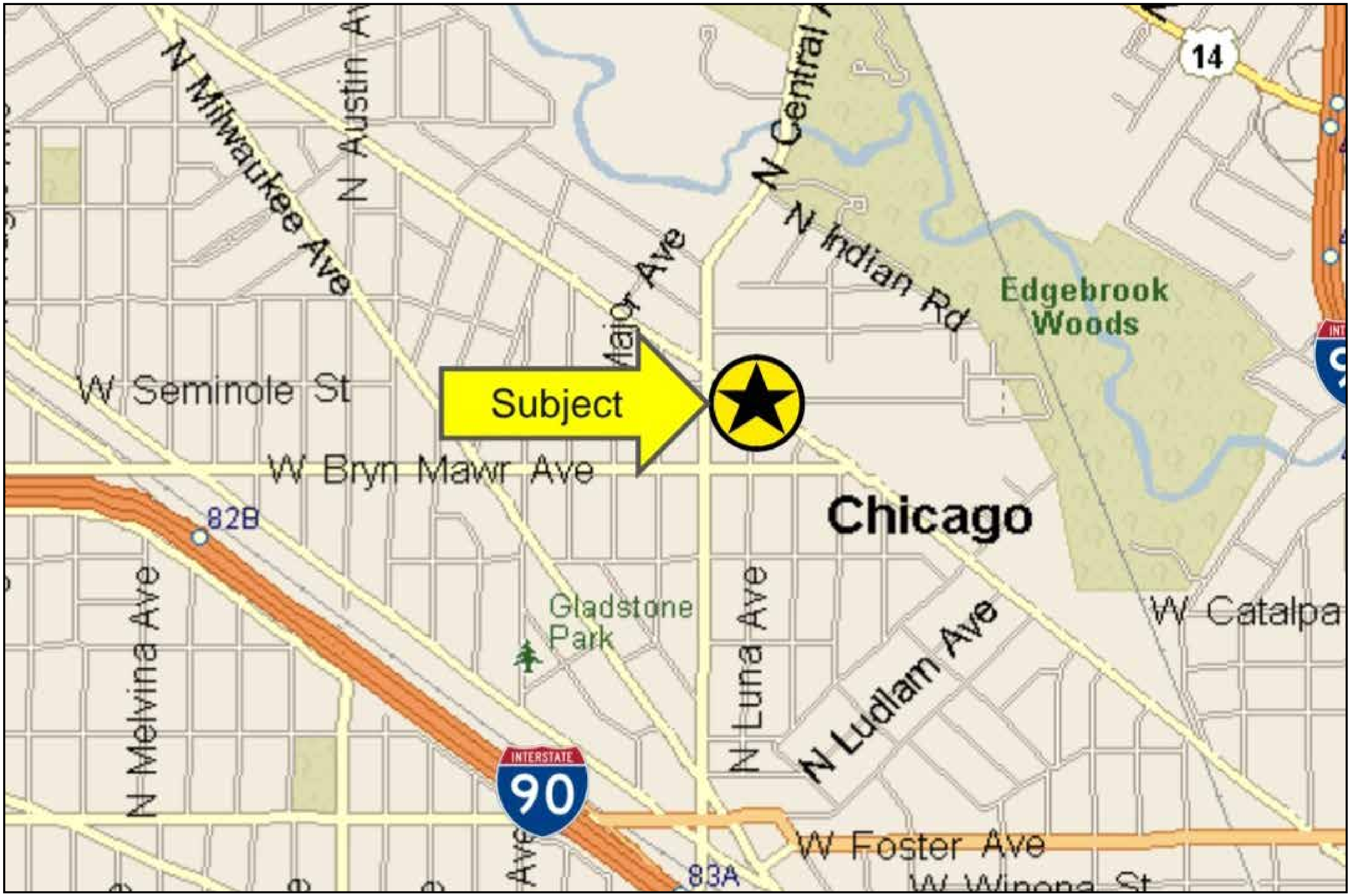
ZIP:	60646
SUB-MARKET:	NORTH CHICAGO
SUB-MARKET CLUSTER:	NORTH CHICAGO
LOCATION TYPE:	URBAN
MARKET:	CHICAGO
COUNTY:	COOK
STATE:	ILLINOIS
CBSA:	CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA:	CHICAGO, IL-IN
COUNTRY:	UNITED STATES

RETAIL MAP


SITE
14
94
14
94
Pacesetter
SPORTS Awards
midwest
MEDICAL CENTER
MARIANO'S
FOREST GLEN
Mr. V's PIZZA
Colletti's
Antioch PIZZA SHOP
New Paradise
Duke's
N Elston Ave
FIFTH THIRD
N Milwaukee Ave
N Central Ave
GLADSTONE PARK
Auto Zone
Yellow Rose Cafe
Antojitos
ANDY'S DELI
ANCIENT GROUNDS
JARASA KABOB
52 NORTH DELI AND GRILL
90
JET'S PIZZA
DOLLAR TREE
elly's
True Value
Western Union
China Kitchen
PATERNO'S PIZZA
O'Reilly AUTO PARTS
Associated Bank
TACO BELL
bp
W Foster Ave
90
N Milwaukee Ave

AERIAL VIEW MAP

AREA MAP


N Milwaukee Ave
N Austin Av
N Central
Major Ave
N Indian Rd
Edgebrook Woods
14
W Seminole St
Subject
W Bryn Mawr Ave
Chicago
82B
N Melvina Ave
Gladstone Park
N Luna Ave
N Ludlam Ave
W Catalpa
INTERSTATE
90
W Foster Ave
83A
W Winona St

TRANSPORTATION HIGHLIGHTS

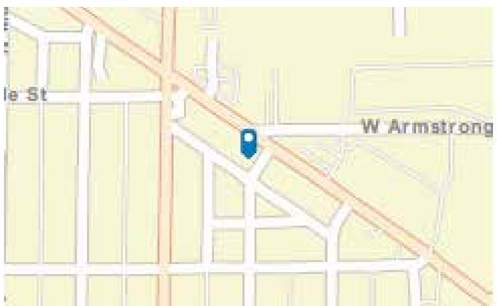
COMMUTER RAIL	DRIVE	DISTANCE
Forest Glen - Metra (Milwaukee North Line)	1 min	0.8 mi
Gladstone Park- Metra (Union Pacific Northwest Line)	2 min	0.9 mi

AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	14 min	7.6 mi
Chicago Midway International Airport	27 min	14.8 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 – 15,000
- ▲ 15,001 – 30,000
- ▲ 50,001 – 70,000
- ▲ 70,001 – 100,000
- ▲ More than 100,000 per day



MARKET INFORMATION

NEIGHBORHOOD INFORMATION

CHICAGO, IL

Chicago's Northside offers a strategic location for industrial and commercial users, with convenient access to major transportation routes including I-90 and I-94. The area features established commercial and industrial corridors, a strong workforce, and proximity to Chicago's major employment and population centers. Public transportation along Elston Avenue and surrounding amenities further enhance accessibility, making the Northside an attractive location for businesses and owner-users.

DEMOGRAPHIC INSIGHTS

5660 N Elston Ave, Chicago, Illinois, 60646
Ring of 1 mile

Households

In 2026, there were **10,753** households with an average size of **2.39** people per household.

Household expenditure is **$109,838** per year, with **$4,571** spent eating out, **$11,430** on transport and **$33,989** on retail.

Household Income

Disposable income averages **$105,227** per household or **$54,548** per capita.

An estimated **7.1%** households live below the poverty line while **8.8%** have $200,000 or more in disposable income.

Population

25,704 people live in the area, **12,856** men and **12,848** women.

With growth of **-0.4%**, the population is expected to reach **25,181** by 2031.

Home Value

The median home value is **$417,414** with home ownership at **65.8%**.

Of the **11,344** homes **7,075** are owner occupied and **591** (**5.2%**) vacant.

Age

The median age is **42.9**.

19.1% are under 18,
62.4% 18-65 and
19.8% 65 or older.

Source: Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2020-2024, 2026, 2031.

DEMOGRAPHIC SUMMARY

DEMOGRAPHIC SUMMARY

5660 N Elston Ave, Chicago, Illinois, 60646

Ring of 1 mile

KEY FACTS

25,704

Population

42.9

Median Age

10,753

Households

$84,842

Median Disposable Income

EDUCATION

6%

No High School Diploma

20%

High School Graduate

24%

Some College

50%

Bachelor's/Grad/Prof Degree

INCOME

$105,227

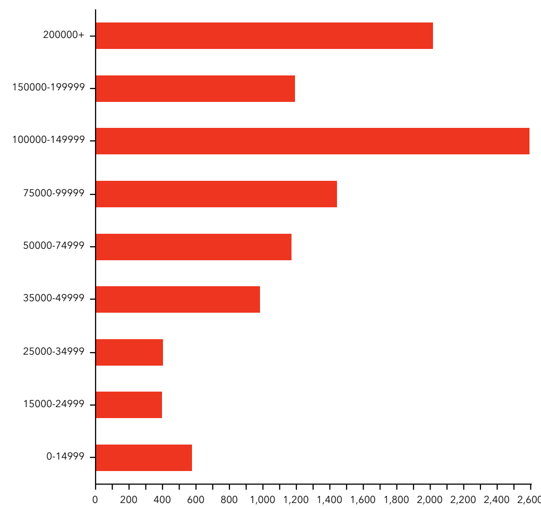
Median Household Income

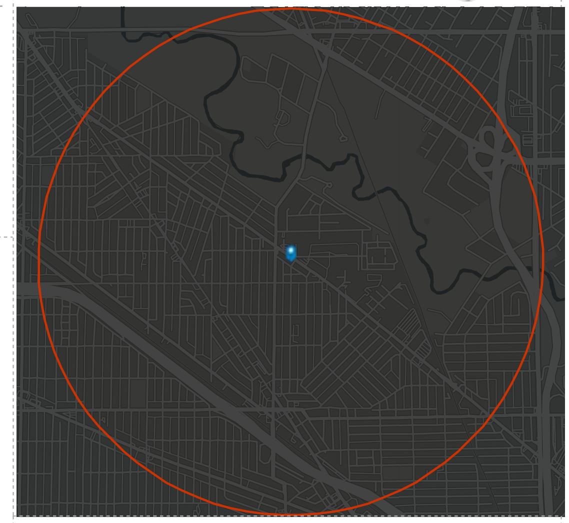
$54,548

Per Capita Income

$387,523

Median Net Worth





EMPLOYMENT

70%

White Collar

17%

Blue Collar

17%

Services

2.7%

Unemployment Rate

Source: Esri. The vintage of the data is 2026, 2031.

ADDITIONAL INFORMATION

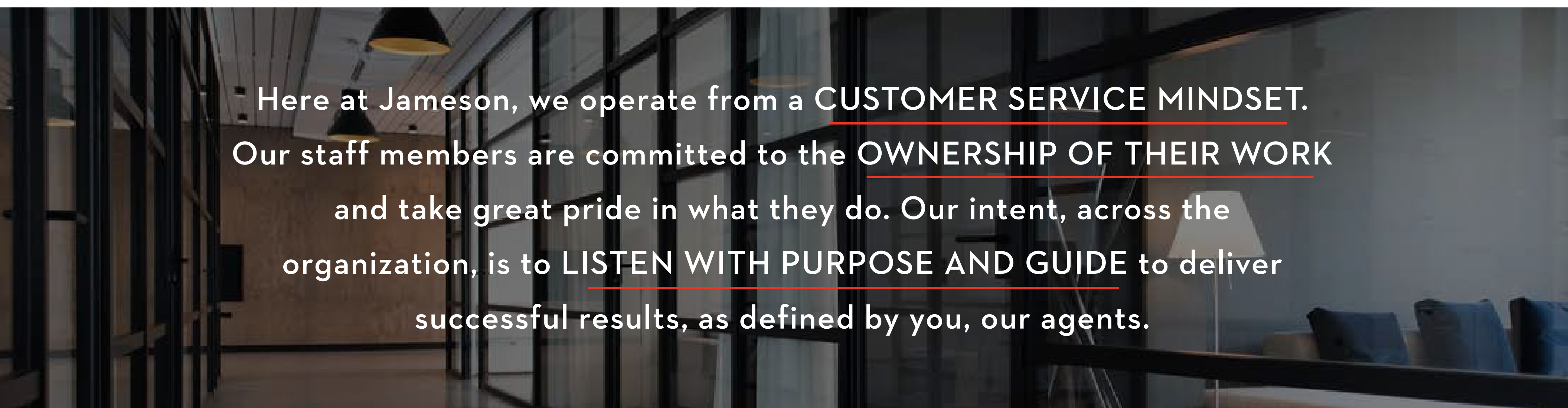
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community sing 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly $3 billion dollar company to become one of Chicago's leading realty firms.



WHY WORK WITH US

1

THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.

5

DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

WE SPECIALIZE IN $2-20M DEALS

We close over $150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from $2-20M.

7

TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else – within real estate or outside of it – can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, or team is available to all of our agents to facilitate the success of their business.

ABOUT YOUR TEAM

JSTOCCO@JAMESON.COM
312.927.2430

JOHN STOCCO

Being a commercial real estate professional in Chicago for 23 years, John brings a vast knowledge of the market, and a wealth of experience to Jameson Commercial. With a background in Advertising and marketing, John utilizes his communication and analytical skills to effectively and creatively navigate and negotiate complex transactions. His passion and dedication to the real estate business are evident through the continued loyalty of his clients.
Starting his brokerage career at Garrett Realty and Development in 2000, John focused on office/retail leasing and investment sales. He joined Chicago Industrial Real Estate in 2010. There he represented both ownership and tenants, primarily in the warehouse/industrial sector. To date, John's transactions have exceeded $150m and his areas of expertise include:

- Leasing and sales of all commercial properties.
- Property valuation.
- Investment acquisitions and 1031 exchanges.
- Consultation regarding environmental, zoning, financing, labor, government incentives and transportation issues.

Clients Include:

- Kaleidoscope Design/Branding
- Pella Window and Door
- Escarpita Construction
- Athletico Physical Therapy
- Sound Systems Inc.
- Vosges Chocolatier
- Reebie Storage and Moving
- North Sails
- Fitness Factory Warehouse
- Jack's Bistro

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