

MOBILE THERAPY CENTERS OF AMERICA

385 MILLENNIUM DR. CRYSTAL LAKE, IL



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OFFERING MEMORANDUM

MOBILE THERAPY CENTER

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INVESTMENT OVERVIEW

385 MILLENNIUM DR. CRYSTAL LAKE, IL

AQRE Advisors is pleased to present for sale the subject property located at 385 Millennium Drive, Crystal Lake, IL ("Property"). The 8,800 SF condominium unit is occupied by Mobile Therapy Centers of America ("Tenant"). The building was constructed in 2006. The Tenant has been in business for over 16 years and has been at this location for just over 2 years. This location is critical to the Tenant's business and serves as the local HQ for the surrounding markets.

This opportunity allows an investor to purchase a medical office condo that is occupied by a growing behavioral health and therapy company in a rapidly growing industry, which is projected to exceed \$132.4 billion by 2027. The Tenant, Mobile Therapy Centers of America, has been occupying this location since 2021 with a fresh 5-year lease to be signed at close of escrow. The lease features rare 3% annual increases. The Tenant is on a modified gross lease whereby the Tenant pays for their own utilities and ongoing maintenance of HVAC. The roof is maintained annually, under a maintenance contract paid by the HOA, and included in Condominium Fees.

PROPERTY INFORMATION



YEAR BUILT
2006



BUILDING SIZE
+/- 8,800 SF



LAND SIZE
+/- 0.37 AC



NOI
\$126,601



PRICE
\$1,534,561



CAP RATE
8.25%

PRICE

\$1,534,561

PRICE/SF

\$174.38/SF

INVESTMENT HIGHLIGHTS

- Lease features 3% Annual Increases in Rent
- Located Just Miles from Centegra Memorial Medical Center and Advocate Good Shepherd Hospital
- Credible Tenant with 4 Locations and currently expanding to 6
- Affluent Demographics – Average Household Income within a 2-Mile Radius is \$127,016
- The Previous Tenant – Centegra Health System (Northwestern Medicine) - Spent Over \$1M on Buildout.



INCOME & EXPENSES

INCOME

Base Rent	\$186,736
Utilities Pass Through (at 77.55%)	\$5,451
Water Pass Through (at 77.55%)	\$895
Total Gross Revenue	\$193,082

EXPENSES

Repairs & Maintenance	\$305
HVAC	\$1,384
Plumbing	\$285
Insurance	\$1,456
Property Taxes	\$36,486
HOA Fees	\$26,566
Total Expenses	\$66,481

NET OPERATING INCOME

\$126,601

HOA Fee Breakdown (Condo A&B)**

HOA FEES

Plumbing	\$1,803
Roof Repairs	\$2,303
CapEx Reserve*	\$5,500
Landscaping & Snow Removal	\$11,790
Alarm Monitoring	\$1,393
Retention Pond Dues	\$810
Electricity	\$1,074
Water & Sewer	\$1,200
Trash Disposal	\$4,259
Legal & Accounting	\$725
Insurance	\$3,399
Total	\$34,256

**2023 Unit A pays at \$2,214/mo of this total (\$26,566/yr)

**2023 Unit B pays \$641/mo of this total (\$7,690/yr)

*\$5,500 put aside each year as optional CapEx reserve



RENT ROLL/ RENT SCHEDULE

Rent Roll

Tenant	SF	Pro Rata % GLA	Lease Start/End	Annual Base Rent	Rent/SF	Rent Increases	Lease Type
Mobile Therapy Centers of America	8,800	100%	Start: 3/9/2021 End: 9/30/2028	\$186,736	\$21.12	3% Annual Increases	Modified Gross
TOTALS	8,800 SF	100%		\$191,924			

Rent Schedule

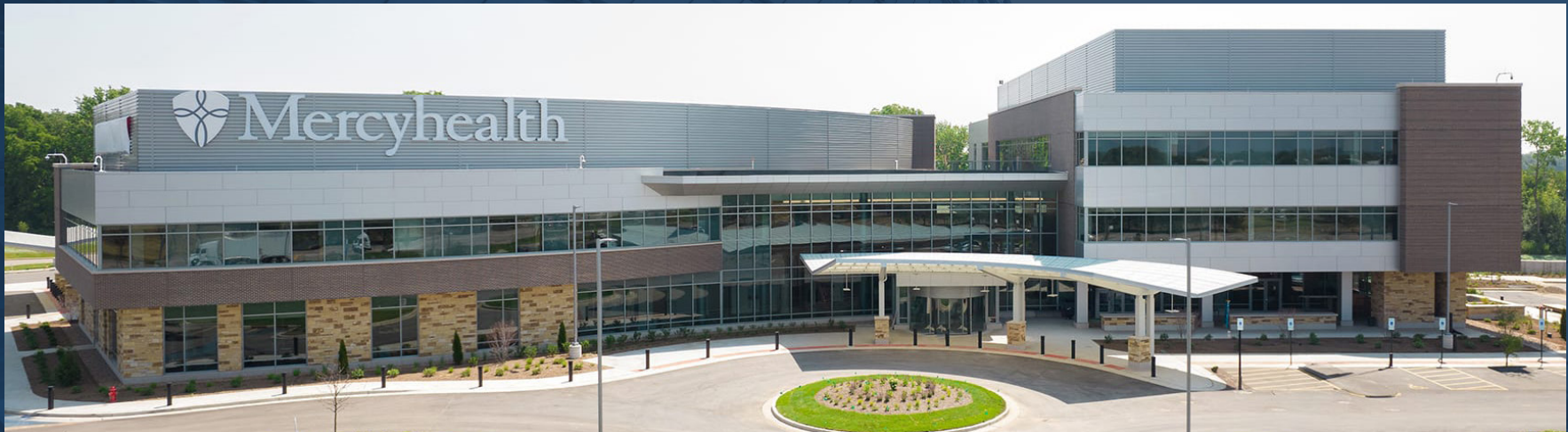
Term	Rent/SF	Annual Rent	Annual Reimbursement	Annual Expenses	Annual NOI	Cap Rate
3/9/2023 - 3/8/2024	\$21.22	\$186,736	\$7,757	\$67,532	\$126,982	8.25%
3/9/2024 - 3/8/2025	\$21.86	\$192,338	\$7,757	\$67,532	\$132,584	8.61%
3/9/2025 - 3/8/2026	\$22.51	\$198,108	\$7,757	\$67,532	\$138,355	8.99%
3/9/2026 - 3/8/2027	\$23.19	\$204,052	\$7,757	\$67,532	\$144,299	9.38%
3/9/2027 - 3/8/2028	\$23.88	\$210,173	\$7,757	\$67,532	\$150,422	9.77%



LOCATION OVERVIEW

385 MILLENNIUM DR. CRYSTAL LAKE, IL

- Largest City in McHenry County (19.52 square miles) and is part of the Chicago MSA.
- The Property is Strategically Located within a Dominant Medical/Business Corridor.
- Surrounding Medical Centers in the Business Park Include Midwest Endocrinology, McHenry County Mental Health Board, Crystal Lake Kinder Care, Northwestern Medicine. Primary Care, and Midwest Lakes Medical Center.
- Mercy Health recently developed a \$105M 24/7 hospital in Crystal Lake in 2023.
- The metropolitan area, often referred to as Chicagoland, is home to over 9.5 million people and is the third-largest in the country.
- The Metra Rail Union Pacific Northwest Line provides transportation to and from Chicago, and all other stations on Metra's Northwest



MACRO AERIAL OVERVIEW

SURROUNDING MEDICAL CENTERS



MARKET OVERVIEW

Crystal Lake, IL

Crystal Lake is located 45 miles northwest of Chicago, in McHenry County, a short drive from O'Hare International Airport and near several major highways and interstates. The Union Pacific rail line provides easy access to Chicago, and the Route 14 corridor is filled with big-name retailers and restaurants, interspersed with many local specialty shops and dining places. Crystal Lake is a regional leader in planning, growth management, and municipal services. Their residents enjoy high-quality programs and services at one of the lowest municipal tax rates in the area. Crystal Lake boasts wonderful schools, including two of the very best public school systems in the region, Elementary School District 47 and Community High School District 155, and the home of McHenry County College. The most common employment sectors for those who live in Crystal Lake, IL, are Manufacturing (13.3%) Retail Trade (12%), Educational Services (10.2%), and Health Care (10.1%).

The affluent area enjoys a low crime rate and a high-performing schools, making crystal lake a popular choice for families. Currently, just 7% of the population in Crystal Lake sits below the poverty line. The city's namesake is just one of many lakes and parks providing venues for outdoor activities like boating, swimming, biking, and golf. The main street in the historic downtown district is the city's cultural hub, with excellent dining, shopping, and nightlife. Metra rail service into Chicago is also available from crystal lake, making it easy for residents to take advantage of everything the city offers.



TENANT OVERVIEW



Mobile Therapy Centers of America

Mobile Therapy Centers of America (MTC) offers a variety of services including ABA Therapy, Speech Therapy, Occupational Therapy, Behavioral Therapy, Feeding Therapy, and Counseling. Mobile Therapy Centers of America is a private practice with a progressive service delivery model, where the therapists come to the Client, in addition to in-person therapy.

Over the last 16 years, the company has grown from a single therapist to a service provider employing over 100 health professionals who provide a multitude of high-quality customized services throughout Illinois, Wisconsin, and Tennessee. MTC currently has locations in Libertyville, IL, Crystal Lake IL, Franklin, TN, and Clarksville, TN with 2 new locations planned currently. MTC is in the network for most commercial insurance companies and serves over 44 cities in 3 states.



FLOOR PLAN

385 MILLENNIUM DR. CRYSTAL LAKE, IL



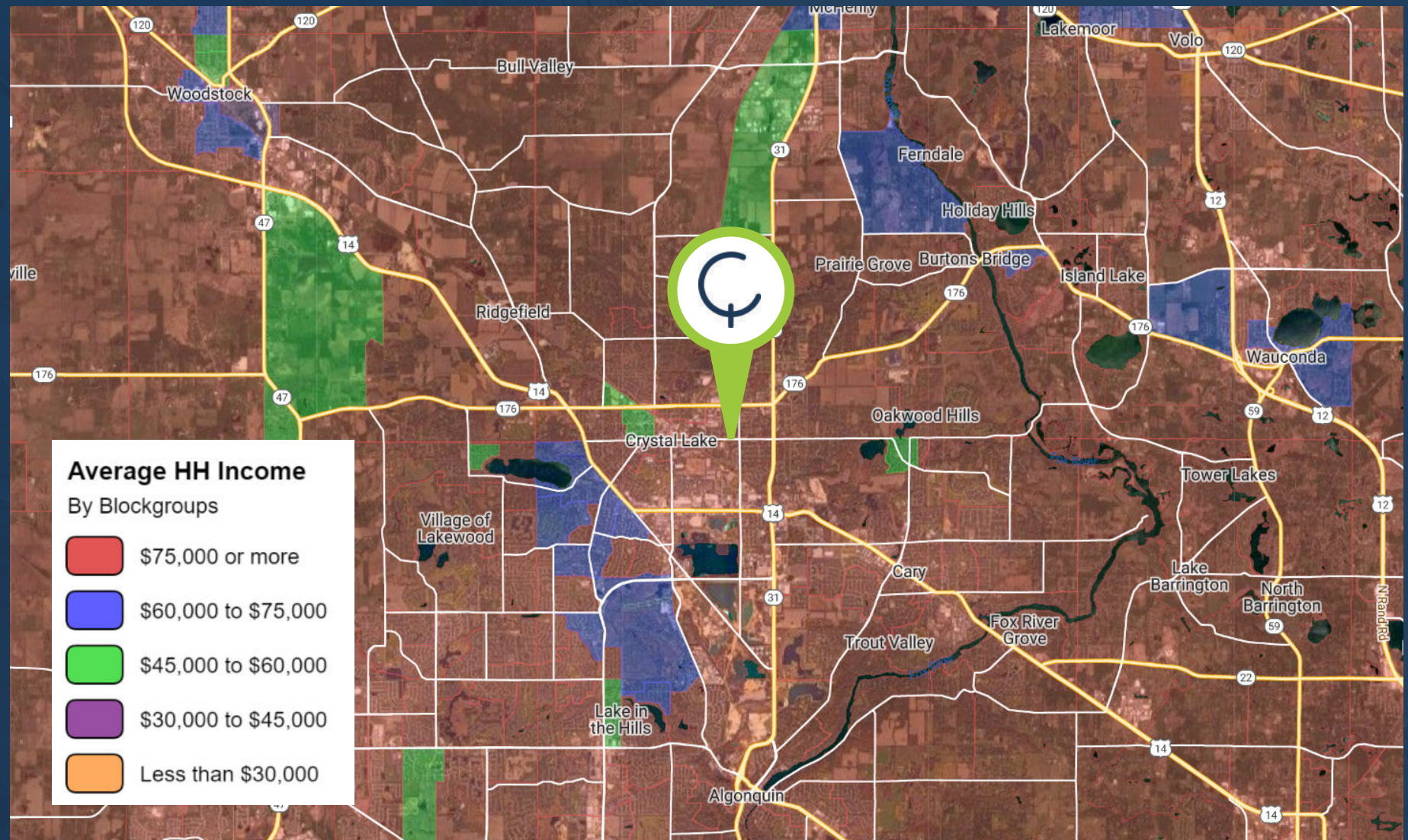
INTERIOR PROPERTY PHOTOS

385 MILLENNIUM DR. CRYSTAL LAKE, IL



DEMOGRAPHICS AVERAGE HH INCOME

CRYSTAL LAKE, IL



DEMOGRAPHICS | 385 Millennium Dr. Crystal Lake, IL

*Data provided by CoStar 2021

	2 mile radius	5 mile radius	10 mile radius
Population	16,370	96,782	339,568
Average HH Income	\$127,016	\$115,849	\$114,365
Population Median Age	42.1	41.2	40.5
Households	5,746	34,075	118,066
Total Businesses	1,635	5,052	13,982

KEY FACTS



98.9K
POPULATION

5,052

TOTAL
BUSINESSES

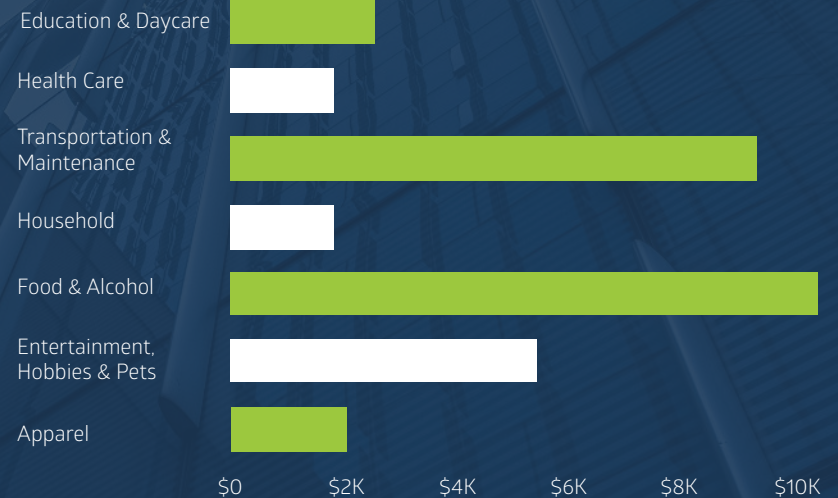


34,075
NUMBER OF
HOUSEHOLDS

\$115.8K
AVERAGE HH
INCOME

*BASED ON 5 MILE RADIUS

Avg. Household Spending - 5 Mile Radius 2022



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