

OFFERING MEMORANDUM COMMERCE MEDICAL CENTER

240 COMMERCE DR, CRYSTAL LAKE, IL 60014

 **PREPARED BY AQRE ADVISORS**

KYLE SIMON | ksimon@AQREadvisors.com | 248.921.6730

AQRE
A D V I S O R S

812 S. MAIN ST. STE 200 ROYAL OAK, MI | 248-776-6001 | AQREADVISORS.COM



BANG
REALTY

Brian Brockman
License # 478027324

COMMERCE MEDICAL CENTER

CRYSTAL LAKE, IL

- 1 COVER PAGE
- 2 TABLE OF CONTENTS
- 3 AUCTION DETAILS
- 4 INVESTMENT OVERVIEW
- 5 RENT ROLL & RENT SCHEDULE
- 6 INCOME & EXPENSES
- 7 TENANT OVERVIEW
- 8 TENANT OVERVIEW
- 9 LOCATION OVERVIEW
- 10 MACRO AERIAL OVERVIEW
- 11 MARKET OVERVIEW
- 12 EXTERIOR PROPERTY PHOTOS
- 13 INTERIOR PROPERTY PHOTOS
- 14 DEMOGRAPHICS (HH INCOME)
- 15 DEMOGRAPHICS
- 16 CONTACT



INVESTMENT OVERVIEW

COMMERCE MEDICAL CENTER 240 COMMERCE DR. CRYSTAL LAKE, IL

AQRE Advisors is pleased to present the opportunity to acquire the subject property located at 240 Commerce Dr, Crystal Lake, IL 60014 ("Property"). The ±11,084 SF multi-tenant Property is situated on ±1.03 acres of land and is 100% occupied by Addus Homecare and Action Behavioral Centers ("Tenant").

This Property presents an opportunity for an investor to capitalize on a stabilized tenant mix poised for growth coupled by increasing demand. This is a rapidly growing industry that is projected to hit a market size of \$132.4 billion by 2027. Both Tenants operate within a NNN lease structure, providing minimal Landlord work and responsibilities.

PROPERTY INFORMATION



YEAR BUILT
1980



OCCUPANCY
100%



BUILDING SIZE
± 11,084 SF







LAND SIZE
±1.03 AC



PRICE
Contact Broker

INVESTMENT HIGHLIGHTS

-  **Two Investment Grade Tenants:** Addus Homecare is a leading provider of comprehensive home care and support services. They serve over 40,000 patients per week, with over 200 locations. Action Behavioral Center is a credit worthy Tenant with over 160 behavioral healthcare locations around the country specifically in Arizona, Colorado, Illinois, North Carolina, & Texas.
-  **Affluent Demographics:** Average household income within a 2-mile radius is \$113,727. Population within a 10-mile radius of 325,564.
-  **Above Market Annual Increases:** Both Tenants feature above market rental annual increases per their leases, with each of them at 3%.
-  **Surrounding Healthcare Ecosystem:** The Property is located within proximity to major healthcare centers, such as Centegra Memorial Medical Center, Northwestern Medicine Huntley Hospital, and Advocate Good Shepherd Hospital.



RENT ROLL | RENT SCHEDULE

Rent Roll

Tenant	SF	Pro Rata % GLA	Lease Start/End	Annual Base Rent	Rent/SF	Rent Increases	Lease Type	Options
Addus Homecare	3,951 SF	36%	11/28/2022 02/28/2028	\$61,714	\$15.62	3% Annual Increases	NNN	One (1) Three (3) Year Option
Action Behavior Centers	7,133 SF	64%	10/03/2023 02/03/2031	\$171,192	\$24.00	3% Annual Increases	NNN	One (1) Five (5) Year Option
Totals	11,084 SF			\$232,906				

Rent Schedule

Term	Blended Rent/SF	Annual Rent	Annual Expenses	Reimbursements	Annual NOI
Year 1	\$18.88	\$238,424	\$55,118	\$55,118	\$238,424
Year 2	\$19.48	\$245,992	\$56,220	\$56,220	\$245,992
Year 3	\$20.09	\$253,800	\$57,345	\$57,345	\$253,800
Year 4	\$20.72	\$261,856	\$58,491	\$58,491	\$261,856



INCOME & EXPENSES



**GROSS
REVENUE**
\$285,939



**GROSS
EXPENSES**
\$53,411



NOI
\$232,518

INCOME

Base Rent	\$232,906
NNN Reimbursements	\$44,833
MGMT Reimbursements	\$8,190
Total Gross Revenue	\$285,939

EXPENSES

Repairs & Maintenance	\$1,788
Landscaping & Snow Removal	\$9,076
Utilities	\$1,178
Management Fee (3% of TGR)	\$8,578
CAM	
Insurance	\$1,608
Taxes	\$31,184
Total Expenses	\$53,411

NET OPERATING INCOME

\$232,518



TENANT OVERVIEW

Addus Homecare

Addus Homecare is a prominent home care provider throughout the United States. With a commitment to enhancing the lives of individuals in need, Addus Homecare offers a comprehensive range of healthcare services and support to patients in the comfort of their own homes. The company operates across multiple states, serving diverse communities with personalized care solutions.

Addus Homecare specializes in delivering high-quality home care services, catering to individuals of all ages and varying medical needs. Their services encompass a broad spectrum, including skilled nursing, personal care, rehabilitative therapies, and assistance with activities of daily living. They strive to promote independence, improve overall wellness, and maintain a safe and nurturing environment for their clients.

In addition to their focus on patient care, Addus Homecare actively engages with the communities they serve. They collaborate with local healthcare providers, organizations, and community leaders to promote health education, support community initiatives, and advocate for accessible and inclusive healthcare services.

Overall, Addus Homecare is a respected home care provider dedicated to delivering personalized and compassionate care to individuals in need. Their commitment to quality, professionalism, and community engagement sets them apart as a trusted partner in promoting the wellbeing and independence of their clients.



212 LOCATIONS
across 22 states



OVER 44,000
Consumers Nation Wide



TENANT OVERVIEW

Action Behavior Centers

Center-Based Therapy at Action Behavior Centers focuses on a combination of Discrete Trial Training (DTT) techniques and Natural Environment Training (NET). This combined approach helps children accomplish their individualized goals across specific developmental domains such as functional communication, behavior reduction, and self-help skills. Center-Based therapy allows for children to practice school-readiness, peer play, and social skills throughout their structured schedule.

ABC at Home targets a combination of structured-style learning through Discrete Trial Training (DTT) and Natural Environment Training (NET) in a home setting. An at-home environment allows for generalization of self-help and adaptive skills within real-life scenarios alongside more frequent family guidance. ABC at Home sets clients up for success with 1:1 support from a Registered Behavior Technician in a familiar home setting.

ABC at Home Therapy offers supervision, guidance and support from a Board-Certified Behavior Analyst to ensure children and parents are continuously learning. ABC boasts over 160 behavioral healthcare locations nationwide. Their footprint reaches Illinois, Arizona, Colorado, North Carolina and Texas.



160 BEHAVIORAL HEALTHCARE LOCATIONS NATIONWIDE

Illinois, Arizona, Colorado, North Carolina, Texas



LOCATION OVERVIEW

240 COMMERCE DR. CRYSTAL LAKE, IL

- 🕒 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 is currently developing a \$105M 24/7 hospital in Crystal Lake to be completed 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 Line.



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.



EXTERIOR PROPERTY PHOTOS

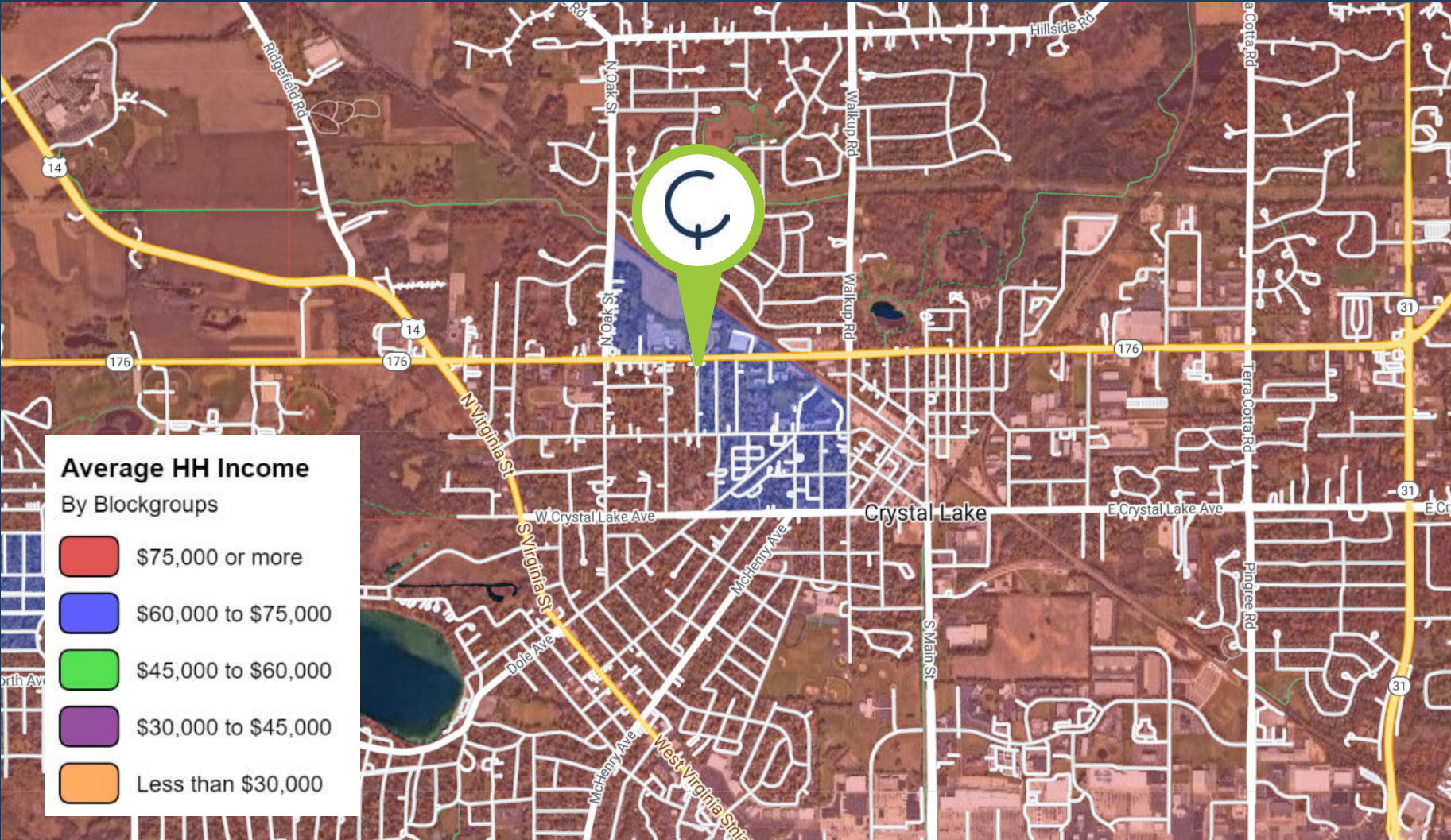


INTERIOR PROPERTY PHOTOS



DEMOGRAPHICS AVERAGE HH INCOME

CRYSTAL LAKE, IL



DEMOGRAPHICS | 240 Commerce Dr. Crystal Lake, IL

*Data provided by CoStar 2022

	2 mile radius	5 mile radius	10 mile radius
Population	20,879	97,828	327,439
Average HH Income	\$113,727	\$118,265	\$112,686
Population Median Age	41.4	40.5	41
Households	7,252	33,025	114,184
Total Businesses	1,928	4,369	13,529

KEY FACTS



97.9K
POPULATION

4,369

TOTAL
BUSINESSES

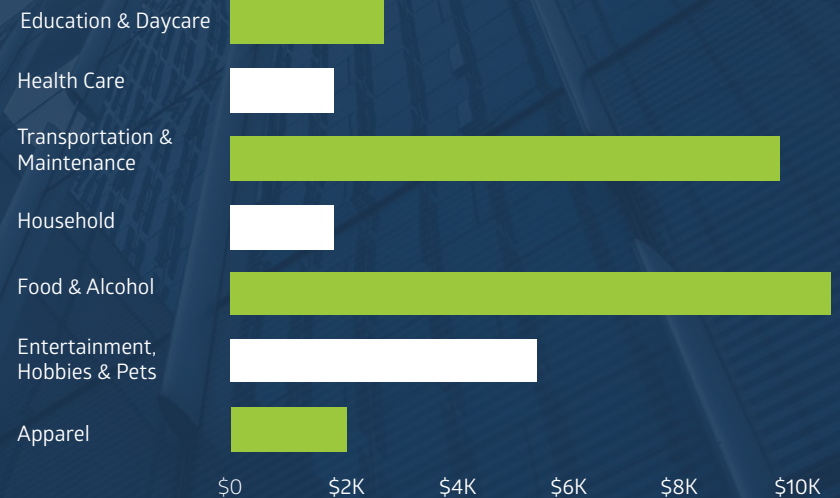


33,025
NUMBER OF
HOUSEHOLDS

\$118.3K
AVERAGE HH
INCOME

*BASED ON 5 MILE RADIUS

Avg. Household Spending - 5 Mile Radius 2022



KYLE SIMON

Vice President

248-921-6730

KSIMON@AQREADVISORS.COM

AQRE
A D V I S O R S

BANG
REALTY

Brian Brockman
License # 478027324

AQRE ADVISORS is a forward-thinking boutique commercial real estate brokerage serving clients nationwide with exceptional client service and unparalleled creative vision, all backed by extensive experience in all facets of the commercial real estate industry.

All materials and information received or derived from AQRE Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither AQRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. AQRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.