

OFFERING MEMORANDUM

Marcus & Millichap



SHERATON

EST. 1937

Sheraton Suites Chicago Elk Grove

121 NW POINT BOULEVARD ELK GROVE VILLAGE, IL 60007





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A photograph of a multi-story Sheraton hotel building with a light-colored facade and numerous windows. The building is partially obscured by a green and dark grey overlay. In the foreground, there are bare trees and a low wall. The sky is clear blue.

Sheraton

Executive Summary



SHERATON

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Summary Of Terms

The Offering

Fee simple interest in Sheraton Suites at Elk Grove Village is being offered for sale. A 253-room hotel situated upon 9.61 acres of land located at 121 NW Point Boulevard, Elk Grove Village, IL 60007.

Terms of Sale

Sheraton Suites Chicago Elk Grove is unencumbered by debt and management.

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the on-site management or staff be contacted without prior approval.

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SHERATON

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121 NW POINT BOULEVARD
ELK GROVE VILLAGE, IL 60007

Offering Summary

		2019	2020
Purchase Price	\$17,500,000		
Gross Leasable Area (SF)	120,684 SF		
Number of Rooms	253		
Year Built	1986		
Lot Size	9.61 acres		
Number of Buildings	1		
Number of Stories	7		
Average Daily Rate		\$97.79	\$78.80
Occupancy		71.00%	31.80%
RevPAR		\$69.43	\$25.06

Operating Summary

	2017	2018	2019	2020
Room Revenue	\$5,866,609	\$5,998,120	\$6,393,871	\$2,318,556
F&B Revenue	\$815,272	\$817,737	\$852,300	\$326,006
Telephone	\$2,141	\$1,845	\$1,152	\$836
Other Revenue	\$191,260	\$158,181	\$227,200	\$575,332
Gross Income	\$6,875,282	\$6,975,883	\$7,474,523	\$3,220,730
Total Expenses	\$5,891,937	\$6,242,696	\$6,467,140	\$3,873,697
Net Operating Income (EBITDA)	\$983,345	\$733,187	\$1,007,383	-\$652,967





\$17,500,000

Purchase Price

Investment Overview

253-Suite Hotel in the Chicagoland Metro

Marcus & Millichap has been selected to exclusively market for sale the fee simple interest in the Sheraton Suites Chicago Elk Grove. The flagship Marriott-constructed 253-suite full-service hotel, built in 1986, is equipped with amenities that include an indoor pool, restaurants, fitness center, and ultra-comfortable beds. A high-end suburb of Chicago that is home to 5,600 businesses in the area. The Elk Grove Village Business Park contains the second largest concentration of employment in the state of Illinois, with approximately 100,000 people commuting here for work, with its diverse mix of local, national, and international companies.

This hotel represents the opportunity to acquire a branded hotel in the desirable Chicagoland metropolitan area that has had \$4.9M in value-add improvements over the last five years. Demand drivers for the property include The Woodfield Mall, Arlington International Racecourse, Allstate Arena, and Rivers Casino.



Investment Highlights

- 9.61 acre, fee simple, 253-key, 7-story Upscale hotel, located in Chicago's NW Suburbs
- \$4.9M in property improvements over last five years
- Priced below replacement cost at \$69,170/key | \$81,613/key with anticipated PIP
- Located adjacent to I-90 at the Arlington Heights exit, just 8.6 miles from O'Hare International Airport
- Nearby Demand Generators include nearby Woodfield Mall, Arlington International Racecourse, Allstate Arena and Rivers Casino



Rank	Largest Employers (2018)	# of Employees
1	Alexian Brothers Medical Center	2,900
2	ADP	1,300
3	Symons by Dayton Superior	770
4	Cooper Lighting	600
5	Creative Werks	500
6	Lawrence Foods	500
7	Antioch Tire	470
8	Harvard Maintenance	420
9	Little Lady Foods	400
10	Graphic Packaging International	365

02

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A photograph of a multi-story Sheraton hotel building with a light-colored facade and numerous windows. The building features several bay windows with white frames and small balconies. The Sheraton logo is visible on the upper part of the building. The image is overlaid with a semi-transparent green and dark grey rectangular area containing the title text. The bottom of the image shows some trees and a lower building.

Sheraton

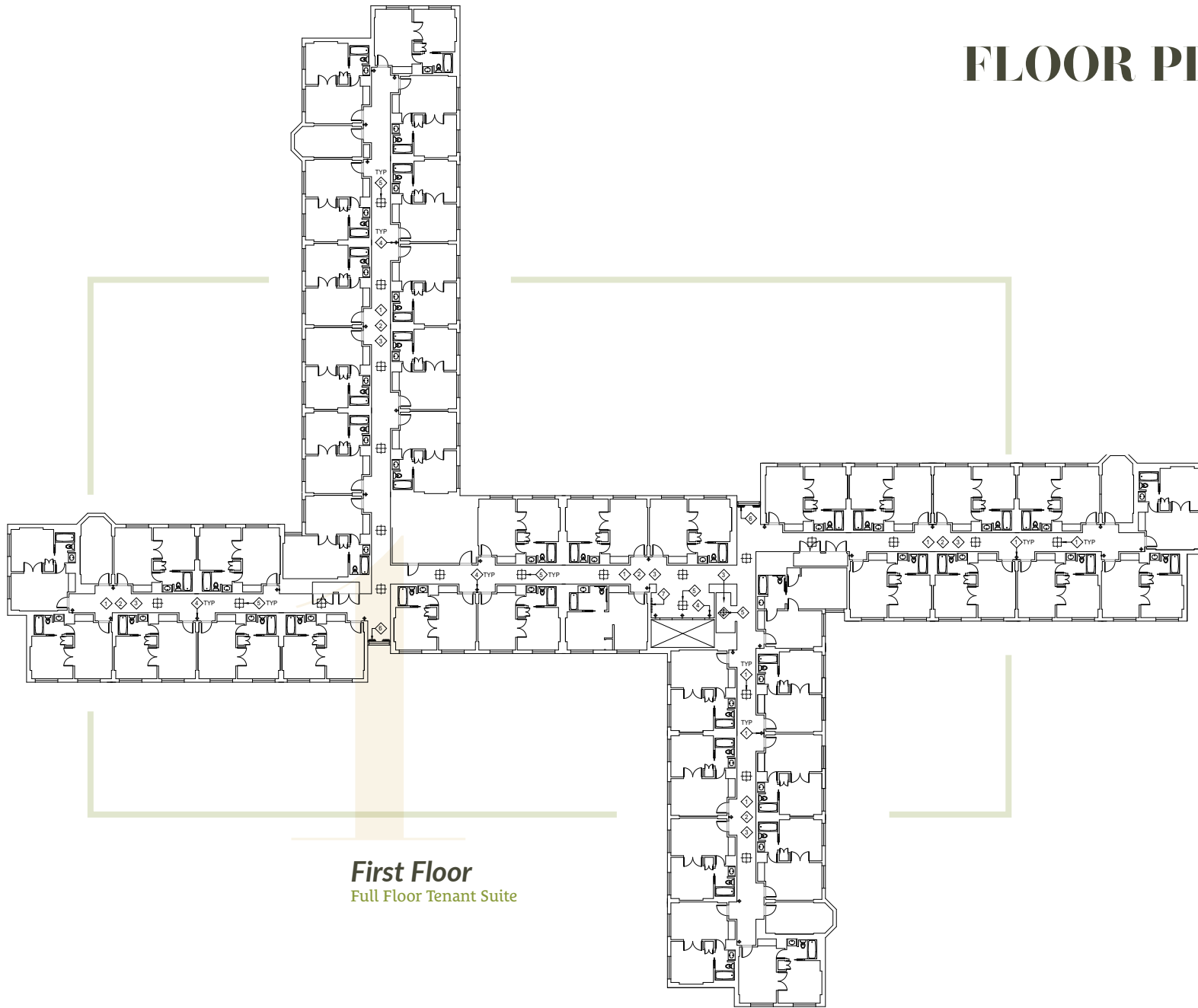
Property Overview

Parcel Map

An aerial photograph of a suburban area. A white, irregular outline highlights a specific parcel of land. Inside this outline is a large, multi-story hotel building with a blue roof, surrounded by a large parking lot and some greenery. To the left of the hotel is a large, single-story building with a curved facade. To the right is a winding road and a body of water. The background shows a highway and more green space.

Parcel Size
9.61 Acres

FLOOR PLANS

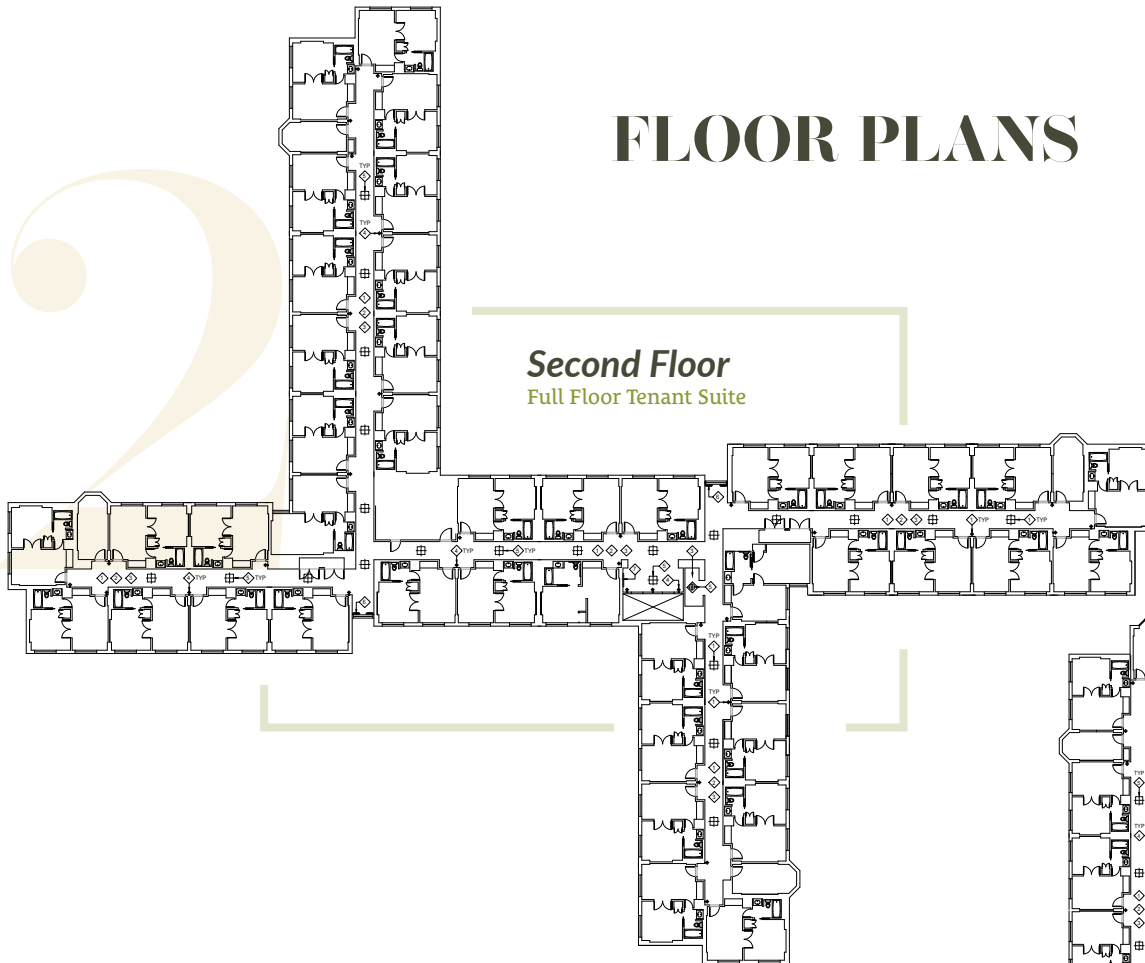


First Floor
Full Floor Tenant Suite

FLOOR PLANS

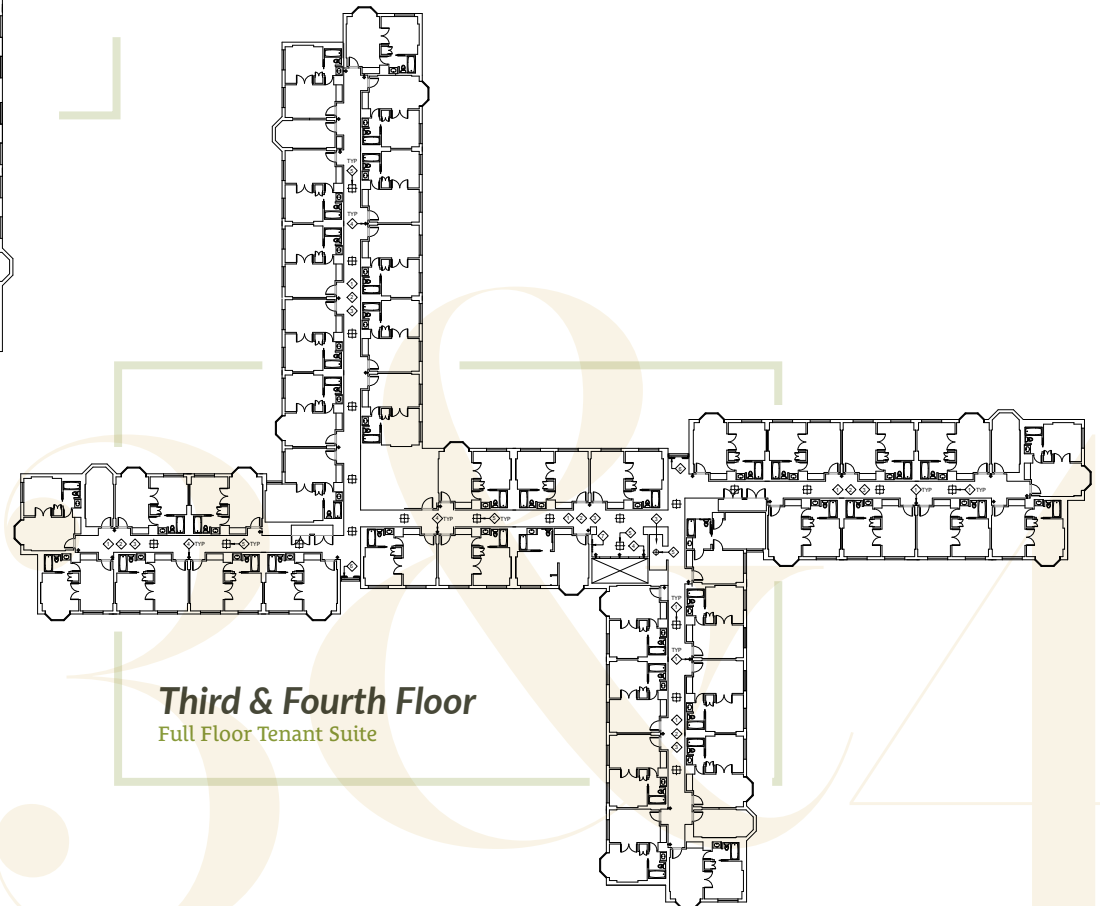
Second Floor

Full Floor Tenant Suite

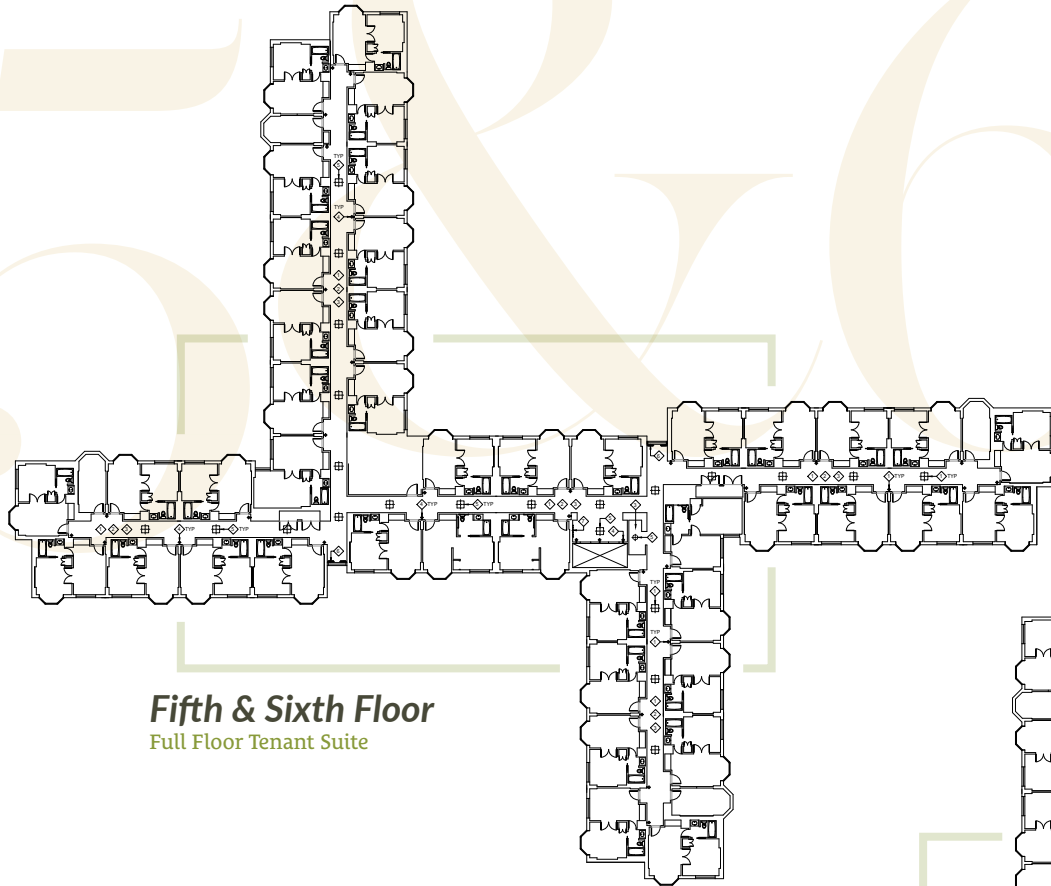


Third & Fourth Floor

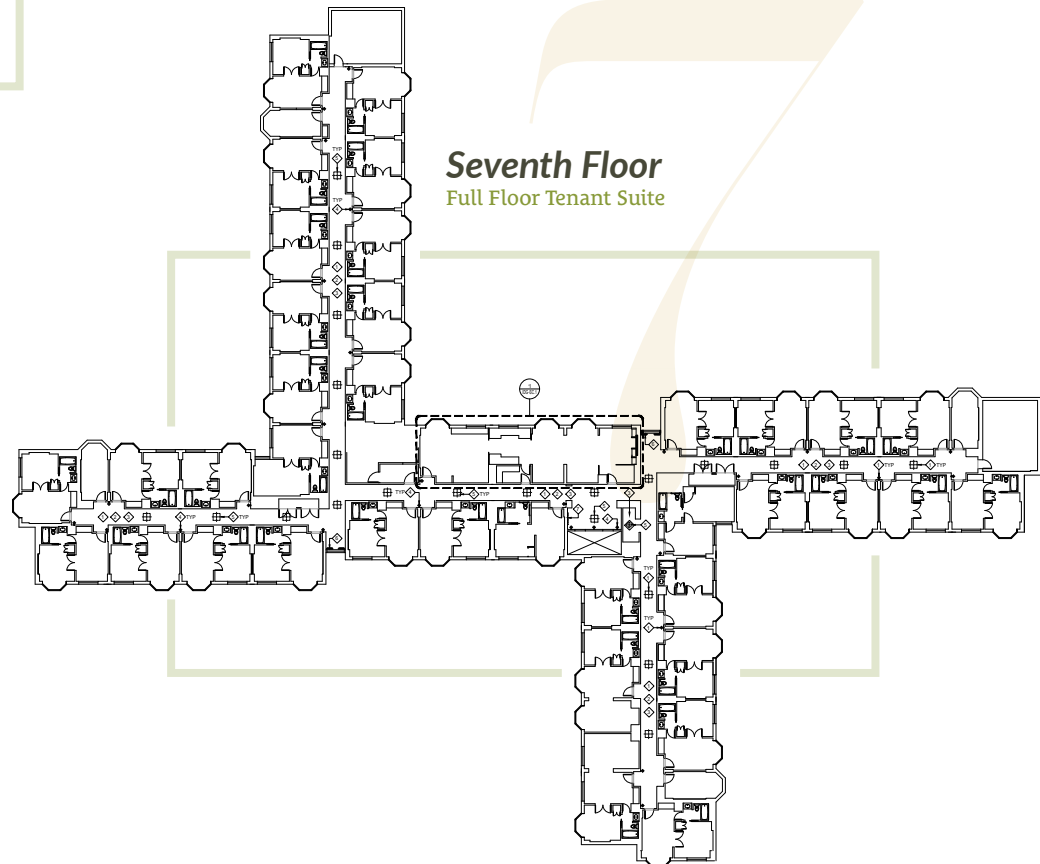
Full Floor Tenant Suite



FLOOR PLANS

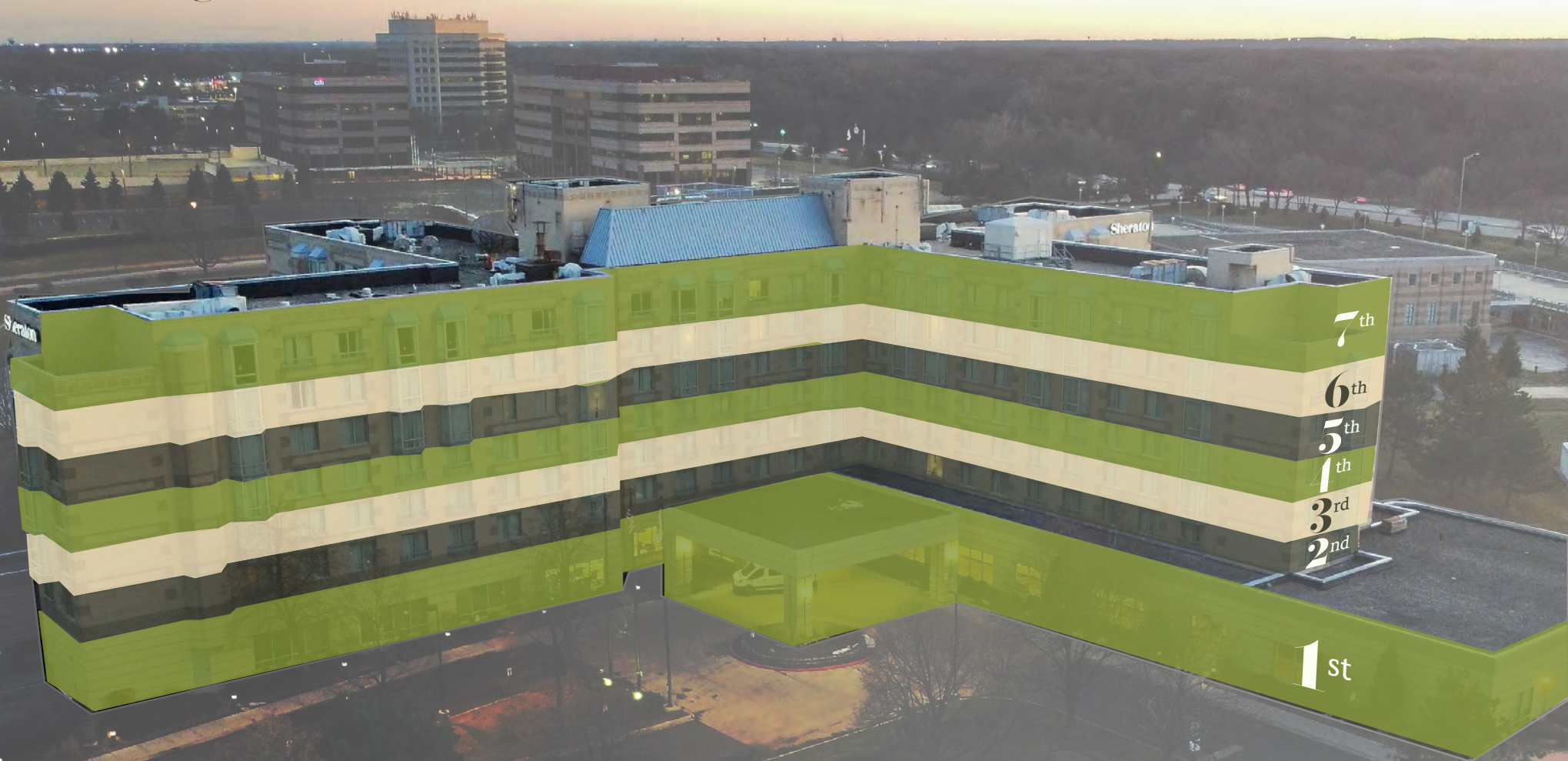


Fifth & Sixth Floor
Full Floor Tenant Suite



Seventh Floor
Full Floor Tenant Suite

Stacking Plan



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First Floor

01	Check-In
01	Fitness Center
04	Meeting Rooms
01	Pool
02	Bar
02	Dining Location

Second Floor

30	King Typical
01	King Ada
10	Double / Double Typical
01	Double / Double Ada
01	Double / Double STD

Third Floor

14	King Typical
03	King Bay BR
13	King Bay LR
01	King Ada
08	Double / Double Typical
02	Double / Double Bay
01	Double / Double Ada Bay
01	Double / Double STD

Fourth Floor

14	King Typical
03	King Bay BR
13	King Bay LR
01	King Ada
08	Double / Double Typical
02	Double / Double Bay
01	Double / Double Ada Bay
01	Double / Double STD

Fifth Floor

03	King Bay BR
28	King Bay LR
01	King Ada
10	Double / Double Bay
01	Double / Double Ada Bay
01	Double / Double STD

Sixth Floor

03	King Bay BR
36	King Bay LR
01	King Ada
02	Double / Double Ada Bay
01	Double / Double STD

Seventh Floor

02	King Bay BR
28	King Bay LR
01	King Ada
01	Double / Double Bay
02	Double / Double Ada Bay
01	Double / Double STD
01	Hospitality Suite Bay
01	Hospitality Suite Bay LR

Stacking Plan



On-Site Parking



4 Meeting Rooms



Free WiFi



Pet Friendly



Indoor Pool



Fitness Center

Hotel Amenities



Room Amenities



Color TV



Microwave Oven



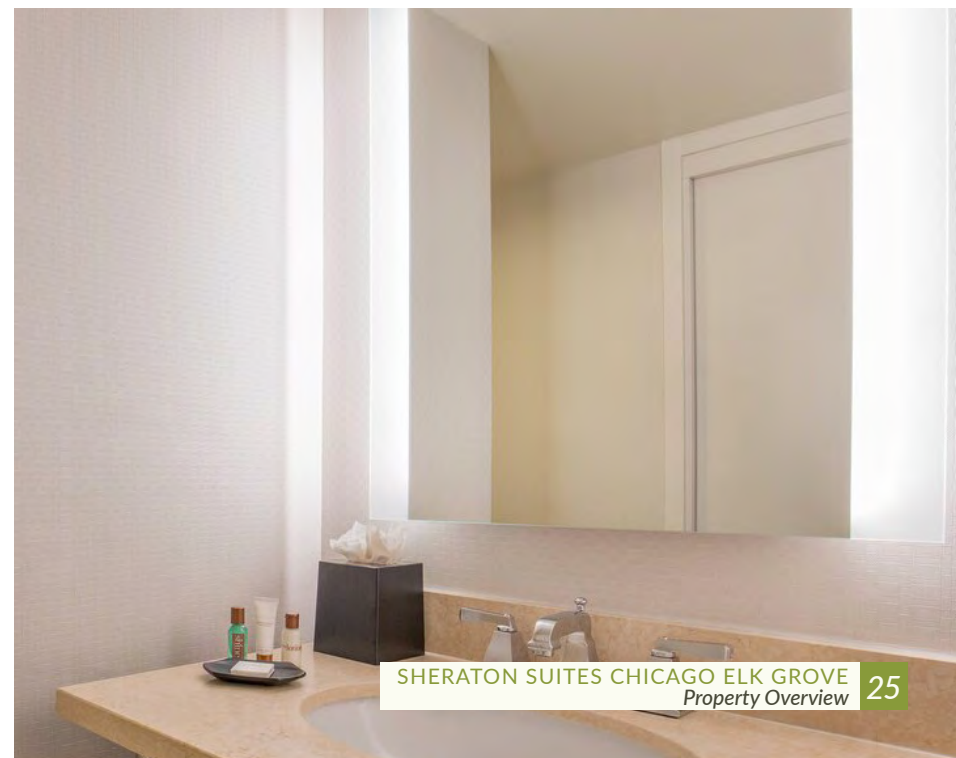
Coffee Maker



Mini Refrigerator



Pull-out





Junipers Restaurant

Enjoy American fare in Elk Grove Village at our hotel restaurant, Juniper. Meet colleagues, friends or family for a drink and enjoy classic dishes ranging from steak to seafood. Don't miss our special lunch menu, salad bar and Starbucks® coffee.



Restaurants

A photograph of the interior of the Lobby Lounge Bar at the Sheraton Suites Chicago Elk Grove. The space features a long, dark wood bar with a black and white checkered floor. Behind the bar, shelves are stocked with various bottles of liquor. Several copper-colored pendant lights hang from the ceiling. In the foreground, there are dark wood tables and chairs with patterned upholstery. A white text box is overlaid on the left side of the image.

Lobby Lounge Bar

Unwind in Lobby Lounge Bar after a long day exploring the Chicago, Illinois area. Order light bites from our menu or kick back and enjoy handcrafted cocktails from our talented bartenders in a relaxing atmosphere.

Meeting Rooms

4

Event Rooms

5,522

sq ft
Total Event Space

250

Capacity Largest Space

*Dynamic meeting venues
enhanced by natural lighting
and built-in sound systems*

*Stunning Elk Grove Ballroom
with space for up to 250 guests*





HYATT
COSTCO
IKEA
EBERLE JOES

Chicago Lakes Golf Club
Central Plaza Shopping

meijer
Arby's
Walmart
LOWE'S

WINGATE
H Holiday Inn Express
DoubleTree
Comfort
Starbucks

WOODFIELD MALL
BOSS ALDO
WHOLE FOODS
EXPRESS
H&M
KICK AND APO
FABLETICS

DRIVE WOODS PARK

SHERATON
EST. 1983

Elk Grove Village



Elk Grove
Township



SHERATON
EST. 1937

Topco.

Future Headquarters Site



YAMAZEN

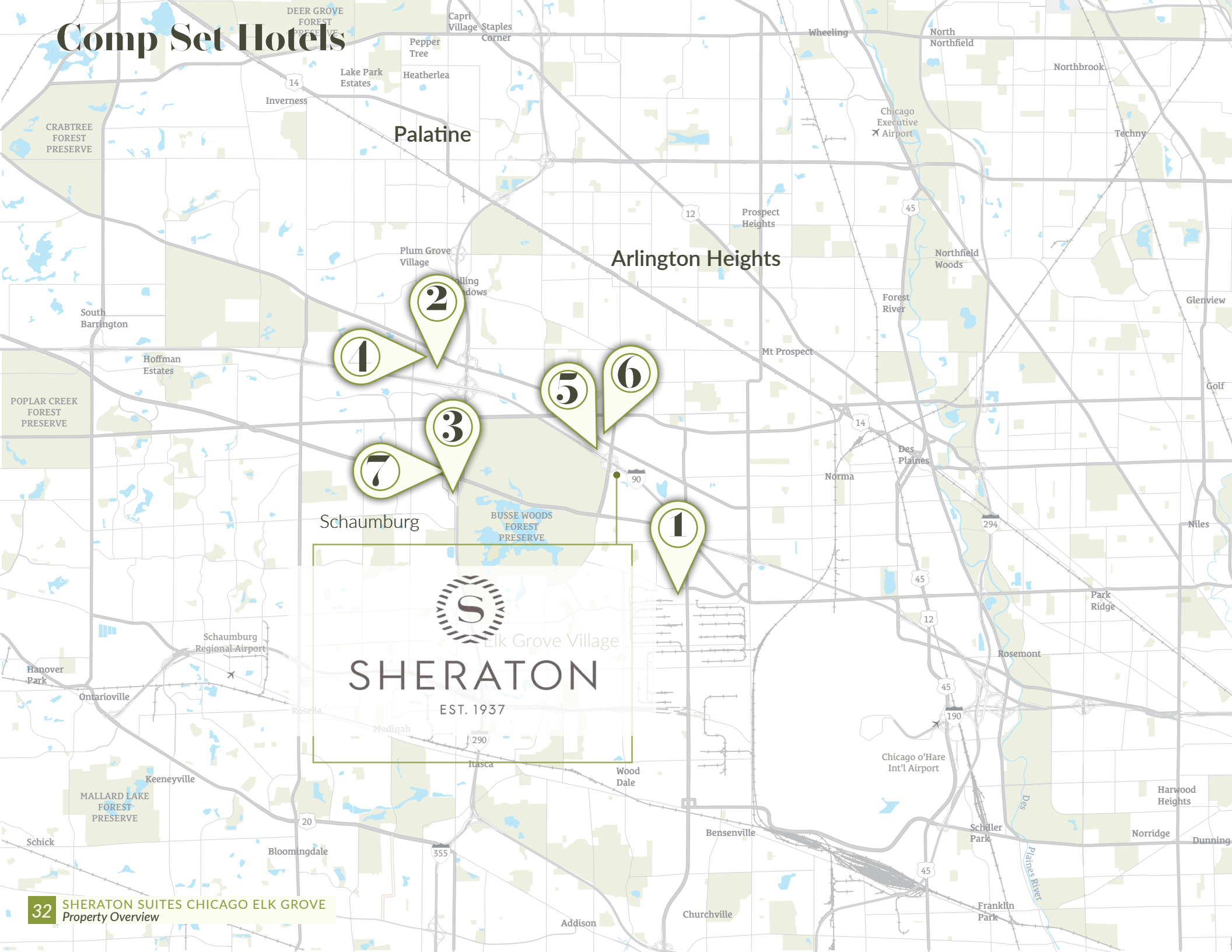
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APPLE VACATIONS



Office Retail Corridor

Comp Set Hotels



Surrounding Area Hotels

Competitive Set Members

	<i>Name</i>	<i>Address</i>	<i>Rooms</i>
	<i>Sheraton Suites Chicago Elk Grove</i>	<i>121 NW Point Blvd Elk Grove Village, IL 60007</i>	<i>253</i>
<i>1</i>	<i>Holiday Inn Elk Grove Hotel</i>	<i>1000 Busse Rd Elk Grove Village, IL 60007-2495</i>	<i>160</i>
<i>2</i>	<i>Wyndham Garden Hotel Schaumburg Chicago Northwest</i>	<i>1725 E Algonquin Rd Schaumburg, IL 60173-4119</i>	<i>200</i>
<i>3</i>	<i>Marriott Chicago Schaumburg</i>	<i>50 N Martingale Rd Schaumburg, IL 60173-2065</i>	<i>400</i>
<i>4</i>	<i>Embassy Suites by Hilton Chicago Schaumburg Woodfield</i>	<i>1939 N Meacham Rd Schaumburg, IL 60173-4333</i>	<i>209</i>
<i>5</i>	<i>DoubleTree by Hilton Hotel Chicago Arlington Heights</i>	<i>75 W Algonquin Rd Arlington Heights, IL 60005-4401</i>	<i>241</i>
<i>6</i>	<i>Courtyard Chicago Arlington Heights South</i>	<i>100 W Algonquin Rd Arlington Heights, IL 60005-4404</i>	<i>147</i>
<i>7</i>	<i>DoubleTree by Hilton Hotel Chicago Schaumburg</i>	<i>800 National Pkwy Schaumburg, IL 60173-4333</i>	<i>189</i>

1,799



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A photograph of a multi-story Sheraton hotel building with a light-colored facade and numerous windows. The building is partially obscured by a green and dark grey overlay. The Sheraton logo is visible on the top right of the building.

Sheraton

Financial Analysis

STR Summary (as of December 2020)

Occupancy	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Supply			
									Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Sheraton Hotel Suites Chicago Elk Grove	28.9	-50.8	31.8	-55.2	30.2	-56.1	31.8	-55.2	0.0	0.3	0.0	0.3
Market: Chicago, IL	26.9	-52.4	35.4	-49.1	29.5	-55.5	35.4	-49.1	-10.7	-11.2	-10.0	-11.2
Market Class: Upper Upscale Class	13.7	-76.7	25.1	-64.7	15.7	-77.2	25.1	-64.7	-23.3	-22.8	-21.8	-22.8
Submarket: Chicago Northwest, IL	29.8	-39.9	35.1	-44.0	32.3	-44.0	35.1	-44.0	1.5	-2.7	1.5	-2.7
Submarket Scale: Upscale Chains	20.0	-62.9	28.9	-57.0	23.2	-62.9	28.9	-57.0	10.5	1.1	7.2	1.1
Competitive Set: Competitors	17.7	-60.4	25.6	-59.2	20.6	-63.2	25.6	-59.2	0.0	-4.4	0.0	-4.4
Average Daily Rate	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Demand			
									Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Sheraton Hotel Suites Chicago Elk Grove	72.09	-19.5	78.80	-19.4	72.50	-23.7	78.80	-19.4	-50.8	-55.0	-56.1	-55.0
Market: Chicago, IL	75.86	-37.9	91.56	-37.0	80.54	-44.8	91.56	-37.0	-57.5	-54.8	-59.9	-54.8
Market Class: Upper Upscale Class	98.77	-30.9	122.19	-31.1	104.10	-41.5	122.19	-31.1	-82.1	-72.7	-82.2	-72.7
Submarket: Chicago Northwest, IL	60.38	-24.8	70.47	-21.3	63.32	-27.0	70.47	-21.3	-39.0	-45.5	-43.1	-45.5
Submarket Scale: Upscale Chains	71.96	-26.1	87.78	-21.3	74.42	-30.4	87.78	-21.3	-59.0	-56.6	-60.2	-56.6
Competitive Set: Competitors	70.31	-29.6	90.08	-17.7	74.29	-32.1	90.08	-17.7	-60.4	-61.0	-63.2	-61.0
RevPAR	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Revenue			
									Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Sheraton Hotel Suites Chicago Elk Grove	20.80	-60.4	25.09	-63.9	21.91	-66.5	25.09	-63.9	-60.4	-63.8	-66.5	-63.8
Market: Chicago, IL	20.37	-70.4	32.44	-67.9	23.78	-75.4	32.44	-67.9	-73.6	-71.5	-77.9	-71.5
Market Class: Upper Upscale Class	13.56	-83.9	30.71	-75.6	16.35	-86.7	30.71	-75.6	-87.7	-81.2	-89.6	-81.2
Submarket: Chicago Northwest, IL	18.02	-54.8	24.74	-56.0	20.46	-59.1	24.74	-56.0	-54.1	-57.1	-58.5	-57.1
Submarket Scale: Upscale Chains	14.40	-72.6	25.36	-66.2	17.29	-74.2	25.36	-66.2	-69.7	-65.8	-72.3	-65.8
Competitive Set: Competitors	12.46	-72.1	23.08	-66.4	15.31	-75.0	23.08	-66.4	-72.1	-67.9	-75.0	-67.9

Census/Sample - Properties & Rooms	Census		Sample		Sample % Rooms
	Properties	Rooms	Properties	Rooms	
Sheraton Hotel Suites Chicago Elk Grove	767	106578	577	94061	88.3
Market: Chicago, IL	96	30627	86	28809	94.1
Market Class: Upper Upscale Class	110	12987	99	12360	95.2
Submarket: Chicago Northwest, IL	24	4792	23	4573	95.4
Submarket Scale: Upscale Chains	7	1546	7	1546	100.0
Competitive Set: Competitors	70.31	90.08	-17.7	-32.1	90.08

Pipeline			
Market: Chicago, IL			
Under Construction		Planning	
Properties	Rooms	Properties	Rooms
24	3124	53	6508

STR Comp

Occupancy	2019						2020											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	75.2	77.7	75.5	79.2	68.6	58.7	60.1	52.6	34.9	14.0	19.9	24.8	22.6	30.5	32.8	35.3	26.4	28.9
Competitive Set	76.0	72.8	67.7	68.7	54.3	44.8	48.0	52.3	30.3	13.3	15.1	19.4	20.5	20.9	22.3	23.8	20.3	17.7
Index (MPI)	98.9	106.9	111.5	115.3	126.3	131.0	125.2	100.6	115.1	104.5	132.1	128.3	110.2	146.0	147.1	148.5	129.8	162.8
Rank	5 of 8	3 of 8	3 of 8	3 of 8	2 of 8	2 of 8	2 of 8	5 of 8	4 of 8	3 of 6	3 of 7	3 of 7	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8

% Change																		
My Property	-2.0	10.4	18.3	17.9	6.5	20.3	12.7	-6.5	-44.6	-82.6	-75.2	-70.4	-70.0	-60.8	-56.6	-55.4	-61.6	-50.8
Competitive Set	5.9	2.4	-2.0	-2.8	-4.4	-9.3	-3.6	-0.3	-49.8	-79.7	-76.8	-74.4	-73.0	-71.3	-67.1	-65.4	-62.6	-60.4
Index (MPI)	-7.5	7.8	20.7	21.2	11.3	32.7	16.9	-6.3	10.4	-14.6	7.1	15.7	11.4	36.6	31.9	28.8	2.8	24.3
Rank	8 of 8	1 of 8	1 of 8	1 of 8	2 of 8	2 of 7	3 of 7	5 of 8	3 of 8	3 of 6	4 of 7	3 of 6	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8

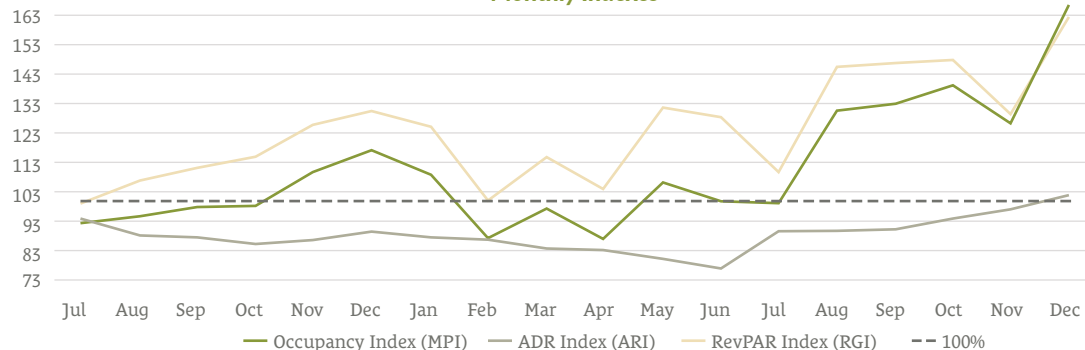
ADR	2019						2020											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	105.40	97.84	100.12	99.24	94.85	89.58	89.41	88.78	87.36	73.62	72.55	72.19	74.34	72.54	71.92	73.08	72.15	72.09
Competitive Set	112.46	110.37	113.28	116.03	108.71	99.81	102.06	101.86	103.31	88.07	89.78	92.78	82.55	80.74	79.08	77.40	74.13	70.31
Index (MPI)	93.7	88.7	88.4	85.5	87.2	89.8	87.6	87.2	84.6	83.6	80.8	77.8	90.0	89.8	90.9	94.4	97.3	102.5
Rank	5 of 8	6 of 8	6 of 8	7 of 8	7 of 8	7 of 8	7 of 8	7 of 8	7 of 8	5 of 6	5 of 7	5 of 7	6 of 8	5 of 8	3 of 8	3 of 8	3 of 8	3 of 8

% Change																		
My Property	10.9	-0.9	-7.9	-7.4	-2.4	0.7	-2.9	-3.9	-8.5	-24.7	-25.4	-31.2	-29.5	-25.9	-28.2	-26.4	-23.9	-19.5
Competitive Set	4.8	0.3	-0.2	2.3	-1.0	1.1	1.2	-3.2	-2.4	-19.8	-15.4	-20.8	-26.6	-26.8	-30.2	-33.3	-31.8	-29.6
Index (MPI)	5.8	-1.2	-7.6	-9.5	-1.4	-0.4	-4.1	-0.8	-6.3	-6.1	-11.8	-13.1	-3.9	1.3	2.9	10.4	11.6	14.2
Rank	2 of 8	5 of 8	7 of 8	8 of 8	5 of 8	5 of 7	6 of 7	5 of 8	7 of 8	4 of 6	4 of 7	4 of 6	5 of 8	4 of 8	4 of 8	3 of 8	2 of 8	3 of 8

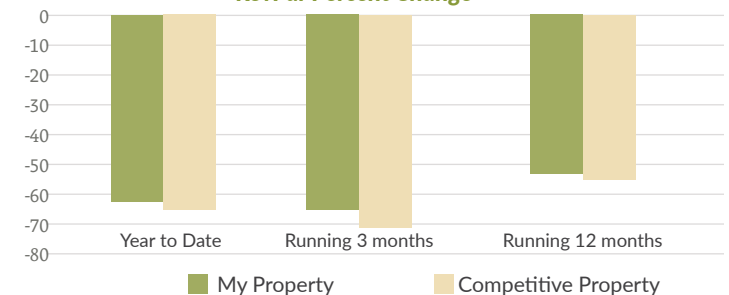
RevPAR	2019						2020											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	79.22	76.06	75.55	78.59	65.08	52.57	53.70	46.66	30.50	10.27	14.43	17.93	16.79	22.10	23.56	25.82	19.02	20.80
Competitive Set	85.47	80.30	76.64	79.68	59.06	44.70	48.97	53.23	31.34	11.76	13.51	17.97	16.92	16.85	17.61	18.41	15.06	12.46
Index (MPI)	92.7	94.7	98.6	98.6	110.2	117.6	109.7	87.7	97.3	87.4	106.8	99.8	99.2	131.2	133.8	140.2	126.3	167.0
Rank	6 of 8	7 of 8	7 of 8	6 of 8	3 of 8	3 of 8	4 of 8	6 of 8	5 of 8	3 of 6	3 of 7	3 of 7	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8

% Change																		
My Property	8.7	9.4	9.0	9.2	3.9	21.2	9.4	-10.2	-49.4	-86.9	-81.5	-79.6	-78.8	-70.9	-68.8	-67.1	-70.8	-60.4
Competitive Set	11.0	2.7	-2.2	-0.5	-5.3	-8.3	-2.5	-3.5	-51.0	-83.7	-80.4	-79.7	-80.2	-79.0	-77.0	-76.9	-74.5	-72.1
Index (MPI)	-2.1	6.6	11.5	9.7	9.8	32.1	12.2	-7.0	3.4	-19.8	-5.6	0.5	7.0	38.5	35.7	42.2	14.6	42.0
Rank	5 of 8	2 of 8	1 of 8	2 of 8	3 of 8	2 of 7	3 of 7	5 of 8	4 of 8	3 of 6	3 of 7	3 of 6	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8

Monthly Indexes



RevPar Percent Change



STR Daily by Month

Occupancy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
My Property	33.2	27.7	26.1	24.5	26.1	28.5	27.7	29.6	30.8	26.1	31.2	34.4	30.4	26.1	31.6	31.6	25.7	28.9	28.9	32.0	30.0	28.1	25.3	23.7	22.9	32.8	30.0	23.3	24.9	23.7	48.6
Competitive Set	18.0	18.4	16.2	17.2	19.0	16.6	19.3	19.9	18.7	16.3	16.5	18.1	15.3	18.2	20.1	17.7	16.2	17.1	18.8	16.3	15.7	18.0	14.7	16.4	17.5	20.6	16.6	18.1	19.4	14.2	26.4
Index (MPI)	184.0	150.6	160.7	142.4	137.2	171.9	143.5	149.3	164.9	160.0	189.3	189.9	198.5	143.0	157.7	179.1	158.2	168.3	153.3	196.4	191.1	156.1	172.3	144.3	130.8	159.0	180.7	128.8	128.3	167.4	184.2

% Change																															
My Property	-62.7	-66.5	-63.1	-68.4	-52.9	-50.0	-64.8	-69.5	-60.8	-55.7	-43.6	-32.6	-41.7	-62.7	-54.5	-51.2	-52.9	-38.7	-53.5	-25.7	-30.3	-37.2	-41.8	-43.4	-48.7	-21.7	-24.8	-37.9	-58.3	-33.3	25.5
Competitive Set	-77.6	-77.4	-74.2	-68.1	-68.2	-63.5	-73.8	-76.3	-76.8	-71.6	-68.3	-58.7	-54.8	-67.4	-66.5	-68.3	-54.8	-47.2	-56.1	-27.8	-28.3	-29.2	-40.8	-40.1	-54.2	-49.5	-37.5	-34.1	-61.6	-27.8	13.9
Index (MPI)	66.8	47.9	42.9	-0.7	48.1	37.1	34.5	28.4	68.9	55.9	78.2	63.2	29.2	14.4	35.7	53.7	4.1	16.2	5.9	3.0	-2.8	-11.2	-1.7	-5.5	12.0	55.1	20.4	-5.7	8.6	-7.7	10.2

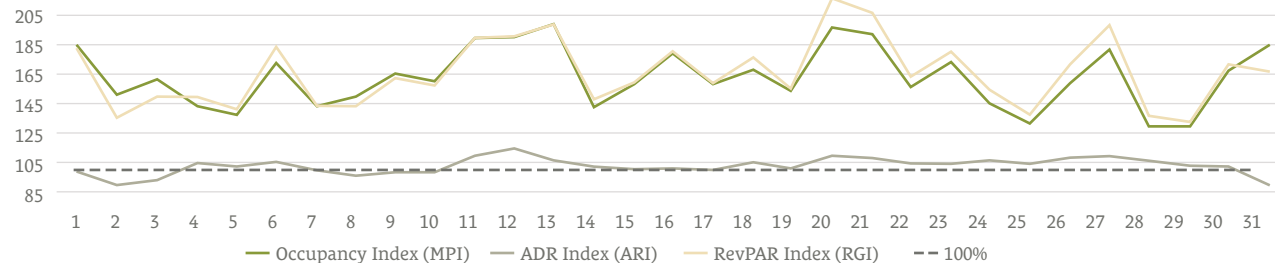
ADR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
My Property	72.45	73.30	75.12	74.23	74.45	70.94	70.19	71.27	71.47	72.44	78.19	78.34	71.08	74.05	73.74	71.28	71.15	72.56	70.04	71.20	71.46	69.21	69.59	69.75	67.64	67.20	68.46	69.00	70.78	68.48	72.82
Competitive Set	73.06	81.88	80.50	70.94	72.68	66.69	70.53	74.36	72.65	73.58	71.16	68.71	66.76	71.48	73.28	70.64	71.30	69.35	69.28	64.89	66.29	66.39	66.75	65.53	64.64	62.15	62.60	65.04	68.84	66.81	80.90
Index (MPI)	99.2	89.5	93.3	104.6	102.4	106.4	99.5	95.8	98.4	98.4	109.9	114.0	106.5	103.6	100.6	100.9	99.8	104.6	101.1	109.7	107.8	104.2	104.3	106.4	104.6	108.1	109.4	106.1	102.8	102.5	90.0

% Change																															
My Property	-30.0	-27.6	-27.1	-25.2	-15.1	-22.2	-30.8	-33.8	-29.2	-14.0	-1.3	-2.5	-14.1	-19.1	-21.5	-22.0	-15.2	-4.5	-11.1	-16.7	-12.2	-13.9	-12.1	-9.1	-10.0	-11.1	-11.2	-11.6	-11.2	-12.5	-5.8
Competitive Set	-41.2	-33.6	-26.6	-24.1	-22.3	-31.2	-40.6	-39.5	-37.9	-31.1	-23.1	-28.1	-31.5	-31.6	-32.3	-32.9	-24.2	-15.9	-16.7	-19.7	-17.0	-17.0	-17.6	-19.4	-24.9	-25.8	-24.6	-18.8	-19.2	-17.1	-1.8
Index (MPI)	19.0	9.0	-0.6	-1.5	9.3	13.1	16.6	9.3	13.9	24.8	28.3	35.6	25.5	18.2	16.0	16.2	11.8	13.5	6.7	3.7	5.8	3.7	6.7	12.8	19.8	19.8	17.8	8.9	9.9	5.5	-4.1

RevPAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
My Property	24.06	20.28	19.60	18.19	19.42	20.19	19.42	21.13	22.04	18.90	24.42	26.94	21.63	19.32	23.32	22.54	18.28	20.94	20.21	22.79	21.47	19.42	17.60	16.54	15.51	22.05	20.57	16.09	17.62	16.24	35.40
Competitive Set	13.19	15.04	13.07	12.21	13.82	11.04	13.59	14.77	13.58	11.99	11.74	12.44	10.23	13.04	14.69	12.47	11.58	11.89	13.04	10.58	10.42	11.94	9.80	10.77	11.33	12.82	10.41	11.78	13.36	9.46	21.35
Index (RGI)	182.4	134.8	150.0	149.0	140.5	182.8	142.8	143.1	162.3	157.6	208.0	216.5	211.4	148.2	158.7	180.7	157.9	176.1	155.0	215.5	206.0	162.7	179.6	153.6	136.9	171.9	197.6	136.6	131.9	171.6	165.8

% Change																															
My Property	-73.9	-75.8	-73.1	-76.3	-60.0	-61.1	-75.6	-79.8	-72.3	-61.9	-44.3	-34.2	-49.9	-69.8	-64.3	-62.0	-60.1	-41.4	-58.7	-38.1	-38.8	-45.9	-48.8	-48.5	-53.8	-30.4	-33.2	-45.1	-63.0	-41.7	18.2
Competitive Set	-86.8	-85.0	-81.1	-75.8	-75.3	-74.9	-84.5	-85.6	-85.6	-80.4	-75.6	-70.3	-69.1	-77.7	-77.3	-78.7	-65.7	-55.6	-63.4	-42.0	-40.5	-41.3	-51.2	-51.7	-65.6	-62.5	-52.9	-46.5	-69.0	-40.1	11.8
Index (RGI)	98.4	61.3	42.0	-2.2	61.9	55.0	56.8	40.4	92.3	94.5	128.6	121.4	62.1	35.2	57.5	78.7	16.4	31.9	13.0	6.7	2.8	-7.9	4.9	6.5	34.2	85.7	41.8	2.6	19.3	-2.6	5.7

Daily Indexes for the Month of December



STR Segmentation Glance

December 2020

Occupancy											
Transient			Group			Contract			Total		
My Property	6.5	-69.4	My Property	0.3	-89.5	My Property	22.1	-36.5	My Property	28.9	-50.8
Comp set	12.4	-63.7	Comp set	0.2	-95.8	Comp set	5.1	-20.2	Comp set	17.7	-60.4
Index (MPI)	52.2	-15.9	Index (MPI)	161.0	151.7	Index (MPI)	431.2	-20.4	Index (MPI)	162.8	24.3

ADR											
Transient			Group			Contract			Total		
My Property	70.32	-32.8	My Property	115.86	21.5	My Property	72.06	-9.9	My Property	72.09	-19.5
Comp set	66.50	-34.9	Comp set	79.53	-25.0	Comp set	79.24	-5.0	Comp set	70.31	-29.6
Index (ARI)	105.7	3.2	Index (ARI)	145.7	62.0	Index (ARI)	90.9	-5.1	Index (ARI)	102.5	14.2

RevPAR											
Transient			Group			Contract			Total		
My Property	4.56	-79.5	My Property	0.33	-87.2	My Property	15.91	-42.8	My Property	20.80	-60.4
Comp set	8.26	-76.3	Comp set	0.14	-96.9	Comp set	4.06	-24.3	Comp set	12.46	-72.1
Index (RGI)	55.2	-13.2	Index (RGI)	234.6	307.8	Index (RGI)	392.1	-24.4	Index (RGI)	167.0	42.0

Year To Date

Occupancy											
Transient			Group			Contract			Total		
My Property	11.0	-69.3	My Property	0.6	-87.6	My Property	20.2	-33.0	My Property	31.8	-55.2
Comp set	17.9	-59.1	Comp set	2.4	-74.7	Comp set	5.3	-44.4	Comp set	25.6	-59.2
Index (MPI)	61.4	-25.1	Index (MPI)	25.9	-50.9	Index (MPI)	380.3	20.7	Index (MPI)	124.3	9.9

ADR											
Transient			Group			Contract			Total		
My Property	87.77	-22.7	My Property	108.90	-3.5	My Property	73.00	-4.6	My Property	78.80	-19.4
Comp set	88.97	-22.6	Comp set	115.46	-0.8	Comp set	82.35	5.9	Comp set	90.08	-17.7
Index (ARI)	98.7	-0.1	Index (ARI)	94.3	-2.7	Index (ARI)	88.6	-10.0	Index (ARI)	87.5	-2.0

RevPAR											
Transient			Group			Contract			Total		
My Property	9.64	-76.3	My Property	0.68	-88.0	My Property	14.78	-36.1	My Property	25.09	-63.9
Comp set	15.92	-68.3	Comp set	2.78	-74.9	Comp set	4.38	-41.2	Comp set	23.08	-66.4
Index (RGI)	60.5	-25.2	Index (RGI)	24.5	-52.3	Index (RGI)	337.1	8.7	Index (RGI)	108.7	7.7

STR Competitive Set

Subject Property

<i>Occupancy</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>YEAR 1</i>	<i>YEAR 2</i>	<i>YEAR 3</i>	<i>YEAR 4</i>	<i>YEAR 5</i>	<i>YEAR 6</i>	<i>YEAR 7</i>
Occupancy	67.50%	66.90%	71.00%	31.80%	56.30%	71.00%	73.84%	75.32%	76.82%	78.36%	79.93%
% Change		-0.89%	6.13%	-55.21%	77%	26%	4%	2%	2%	2%	2%
Occupancy Penetration	113%	109%	113%	124%	124%	112%	114%	114%	114%	114%	114%
<i>Average Daily Rate</i>											
Average Daily Rate	\$94.15	\$97.26	\$97.79	\$78.80	\$90.62	\$110.00	\$112.20	\$114.45	\$116.74	\$119.07	\$121.45
% Change		3.30%	0.54%	-19.42%	15.00%	21.39%	2%	2%	2%	2%	2%
ADR Penetration	98%	101%	89%	87%	96%	99%	100%	101%	102%	103%	104%
<i>RevPAR</i>											
RevPAR	\$63.55	\$65.07	\$69.43	\$25.06	\$51.02	\$78.10	\$82.85	\$86.20	\$89.68	\$93.30	\$97.08
% Change		2.38%	6.71%	-63.91%	104%	53%	6%	4%	4%	4%	4%
RevPAR Penetration	111%	111%	101%	109%	119%	111%	115%	116%	117%	118%	119%

Competitive Set

<i>Occupancy</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>YEAR 1</i>	<i>YEAR 2</i>	<i>YEAR 3</i>	<i>YEAR 4</i>	<i>YEAR 5</i>	<i>YEAR 6</i>	<i>YEAR 7</i>
Occupancy	59.61%	61.10%	62.80%	25.60%	45.31%	63.44%	64.71%	66.00%	67.32%	68.67%	70.04%
% Change		2.50%	2.78%	-59.24%	77%	40%	2%	2%	2%	2%	2%
<i>Average Daily Rate</i>											
Average Daily Rate	\$96.18	\$95.99	\$109.64	\$90.08	\$94.58	\$110.66	\$111.77	\$112.89	\$114.02	\$115.16	\$116.31
% Change		-0.20%	14.22%	-17.84%	5%	17%	1%	1%	1%	1%	1%
<i>RevPAR</i>											
RevPAR	\$57.33	\$58.65	\$68.85	\$23.06	\$42.86	\$70.20	\$72.32	\$74.51	\$76.76	\$79.07	\$81.46
% Change		2.30%	17.40%	-66.51%	86%	64%	3%	3%	3%	3%	3%

Competitive Set

<i>STR#</i>	<i>Name</i>	<i>Address</i>	<i>City, State</i>	<i>Zip</i>	<i>Rooms</i>	<i>Open Date</i>
833	Holiday Inn Elk Grove Hotel	1000 Busse Rd	Elk Grove Village, IL	60007-2495	160	Sep 1968
1644	Wyndham Garden Hotel Schaumburg Chicago Northwest	1725 E Algonquin Rd	Schaumburg, IL	60173-4119	200	Jun 1973
6811	Marriott Chicago Schaumburg	50 N Martingale Rd	Schaumburg, IL	60173-2065	400	Apr 1983
9523	Embassy Suites by Hilton Chicago Schaumburg Woodfield	1939 N Meacham Rd	Schaumburg, IL	60173-4333	209	Jan 1984
9594	DoubleTree by Hilton Hotel Chicago Arlington Heights	75 W Algonquin Rd	Arlington Heights, IL	60005-4401	241	Apr 1985
20261	Courtyard Chicago Arlington Heights South	100 W Algonquin Rd	Arlington Heights, IL	60005-4404	147	Dec 1985
20261	DoubleTree by Hilton Hotel Chicago Schaumburg	800 National Pkwy	Schaumburg, IL	60173-4333	189	Oct 1986

Total: 1799

Historicals | Pro Forma

	Historicals				Pro Forma								
	2017	2018	2019	2020	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	Host
Rooms Available	92,345	92,345	92,345	92,345	92,345	92,345	92,345	92,345	92,345	92,345	92,345	92,345	
Occupied Rooms	62,342	61,779	65,565	29,366	51,992	65,562	68,188	69,555	70,939	72,358	73,812	75,288	
Occupancy Rate	67.5%	66.9%	71.0%	31.8%	56.3%	71.00%	73.84%	75.32%	76.82%	78.36%	79.93%	81.53%	
Average Daily Rate	\$94.15	\$97.26	\$97.79	\$78.80	\$90.62	\$110.00	\$112.20	\$114.45	\$116.74	\$119.07	\$121.45	\$123.88	
Rev Par	\$63.56	\$65.07	\$69.43	\$25.06	\$51.02	\$78.10	\$82.85	\$86.20	\$89.68	\$93.30	\$97.08	\$101.00	
DEPARTMENTAL REVENUES													
Rooms	\$5,866,609	\$5,998,120	\$6,393,871	\$2,318,556	\$4,711,514	\$7,212,046	\$7,650,895	\$7,960,401	\$8,281,189	\$8,615,749	\$8,964,704	\$9,326,732	
F&B	815,272	817,737	852,300	326,006	431,268	900,000	927,000	954,810	983,454	1,012,958	1,043,347	1,074,647	
Miscellaneous	193,401	160,026	228,352	576,168	289,487	298,172	307,117	316,330	325,820	335,595	345,663	356,032	
Total Departmental Revenues	6,875,282	6,975,883	7,474,523	3,220,730	5,432,269	8,410,218	8,885,011	9,231,541	9,590,463	9,964,302	10,353,714	10,757,412	
DEPARTMENTAL EXPENSES													
Rooms	2,107,469	2,120,272	2,244,179	1,082,361	1,413,454	2,163,614	2,295,268	2,388,120	2,484,357	2,584,725	2,689,411	2,798,020	30.0%
F&B	812,744	852,449	896,184	505,373	418,330	873,000	899,190	926,166	953,950	982,569	1,012,047	1,042,408	97.0%
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	
Total Departmental Expenses	2,920,213	2,972,721	3,140,363	1,587,734	1,831,784	3,036,614	3,194,458	3,314,286	3,438,307	3,567,294	3,701,458	3,840,428	
UNDISTRIBUTED OPERATING EXPENSES													
Utilities	432,660	442,893	435,340	383,192	244,452	378,460	399,826	415,419	431,571	448,394	465,917	484,084	4.5%
Marketing	571,988	662,242	680,875	415,709	385,691	597,125	630,836	655,439	680,923	707,465	735,114	763,776	7.1%
Maintenance	452,889	472,547	474,863	337,011	222,723	344,819	364,285	378,493	393,209	408,536	424,502	441,054	4.1%
Franchise Fee	414,528	439,703	451,222	162,658	292,114	447,147	474,355	493,545	513,434	534,176	555,812	578,257	6.2%
Admin & General	508,446	495,422	501,091	376,167	418,285	647,587	684,146	710,829	738,466	767,251	797,236	828,321	7.7%
Total Undistributed Operating Expenses	2,380,511	2,512,807	2,543,391	1,674,737	1,563,265	2,415,138	2,553,448	2,653,725	2,757,602	2,865,823	2,978,581	3,095,492	
GROSS OPERATING PROFIT													
Percentage of Departmental Revenues	22.90%	21.36%	23.96%	-1.30%	37.50%	35.18%	35.31%	35.35%	35.40%	35.44%	35.48%	35.52%	
FIXED EXPENSES													
Insurance Expense	71,810	74,746	79,148	88,244	43,458	67,282	67,820	68,363	68,909	69,461	70,016	70,577	0.8%
Management Fee	206,258	209,277	224,238	82,982	190,129	294,358	310,975	323,104	335,666	348,751	362,380	376,509	3.5%
Property Tax Expense	313,145	473,145	480,000	440,000	401,847	415,912	430,469	445,535	461,129	477,268	493,973	511,262	3.5%
Total Other Expense	591,213	757,168	783,386	611,226	635,435	777,551	809,264	837,001	865,704	895,479	926,369	958,348	
EBITDA													
Percentage of Departmental Revenues	14.30%	10.51%	13.48%	-20.27%	25.80%	25.93%	26.20%	26.29%	26.37%	26.45%	26.53%	26.62%	
Capital Replacement Reserves	185,633	188,349	201,812	86,960	146,671	227,076	239,895	249,252	258,943	269,036	279,550	290,450	2.7%
NOI													
Percentage of Departmental Revenues	11.60%	7.81%	10.78%	-22.97%	23.10%	23.23%	23.50%	23.59%	23.67%	23.75%	23.83%	23.92%	

Assumptions:

Expense ratios were derived from STR HOST ALMANAC 2020 for Full Service Upper Upscale hotels except Departmental Expenses and Franchise Fees; expense ratios for Telecom and Utilities were combined.

Note: this Pro Forma was prepared based on current data and is for illustrative purposes only. Data is based on available market data, future market growth estimates combined with property specific data expectations provided by the Seller, and anticipated PIP completion.

7-YR Returns

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8
EBITDA	\$1,401,785	\$2,180,915	\$2,327,841	\$2,426,528	\$2,528,850	\$2,635,705	\$2,747,306	\$2,863,145
Reserves	\$146,671	\$227,076	\$239,895	\$249,252	\$258,943	\$269,036	\$279,550	\$290,450
NOI	\$1,255,114	\$1,953,839	\$2,087,946	\$2,177,277	\$2,269,907	\$2,366,669	\$2,467,756	\$2,572,695
Less: Debt Service Interest (5%)	(\$615,289)	(\$605,938)	(\$596,108)	(\$585,775)	(\$574,914)	(\$563,497)	(\$551,496)	
Less: Debt Service Principal (30 Years)	(\$182,780)	(\$192,131)	(\$201,961)	(\$212,294)	(\$223,155)	(\$234,572)	(\$246,574)	
Cash Flow Available for Distribution	\$457,045	\$1,155,770	\$1,289,876	\$1,379,207	\$1,471,838	\$1,568,600	\$1,669,687	\$2,572,695
DSCR	1.57	2.45	2.62	2.73	2.84	2.97	3.09	

Calculation of Net Sales Proceeds

Initial Purchase Price	(\$17,500,000)
Estimated PIP/Transfer Fee	(\$3,148,000)
Total Acquisition Cost	(\$20,648,000)
Net Operating Income (Year 8)	\$2,572,695
Capitalization Rate	10.00%
Gross Sales Proceeds	\$25,726,948
Mortgage Balance at End of Hold Period	(\$10,895,332)
Disposition Sales Expenses (1.5%)	(\$385,904)
Net Sales Proceeds	\$14,445,712

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
Initial Equity	(\$8,259,200)						
Total Cash Flow Distributions	\$457,045	\$1,155,770	\$1,289,876	\$1,379,207	\$1,471,838	\$1,568,600	\$1,669,687
Net Sales Proceeds							\$14,445,712
Total Cash Flow	\$457,045	\$1,155,770	\$1,289,876	\$1,379,207	\$1,471,838	\$1,568,600	\$16,115,399
Cash on Cash Return	5.53%	13.99%	15.62%	16.70%	17.82%	18.99%	20.22%

Assumptions:

Purchase Price		\$ 17,500,000
Transaction Costs		-
PIP		\$ 3,148,000
Total Acquisition Cost		\$ 20,648,000
Equity - Needed	40.0%	\$ 8,259,200
Market Loan	60.0%	\$12,388,800

Price Per Room	\$69,170
PIP Estimate Per Room	\$12,443
Total	\$81,613

19.87%

Project IRR



Sheraton



Marcus & Millichap

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. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap ACTIVITY ID ZAC0220034

A photograph of a multi-story Sheraton hotel building with a light-colored facade and numerous windows. The building features several bay windows with white frames and small balconies. The Sheraton logo is visible on the upper right corner of the building. The image is overlaid with a semi-transparent green and dark grey rectangular area that serves as a background for the title text. The bottom of the image shows some trees and a lower level of the building.

Sheraton

Market Overview

Chicago Location Overview

Chicago's downtown boasts the booming Chicago Loop District, which is currently experiencing a massive influx of new investment and a flurry of new development activity, making the downtown one of the most attractive real estate markets in the nation. Large-scale developments are highlighted by the 93-story Vista Tower condominium and hotel building, the 60-story Wolf Point West apartment tower, and the 14-acre mixed-use Riverline development that will include retail, housing and park space. Developers have flocked to the city due to the clustering of major corporations, rising real estate values, and interest from foreign investors who are attracted by Chicago's higher rates of return compared to the nation's coastal cities.

In addition, Chicago has one of the nation's largest transportation networks for moving both cargo and people, further solidifying the city's reputation as one of the world's most important economic centers. The Loop's array of iconic landmarks and attractions draws visitors from around the globe. Recreational space is abundant near the shoreline of Lake Michigan, highlighted by the 25-acre Millennium Park. Chicago's Riverwalk offers a variety of amenities, while the Magnificent Mile, the River North district, and the Navy Pier all feature a variety of activities for residents and tourists alike.

DIVERSE AND TALENTED EMPLOYMENT BASE

The professional, scientific, and technical services sector is a major employment generator for Chicago, which is home to 11 Fortune 500 company headquarters, including Boeing, Exelon and United Continental Holdings. The city has developed a burgeoning tech scene, as KPMG ranked Chicago as one of the top 20 leading innovation hubs of the future in 2018, with well-known companies like Motorola, Groupon and Google. These companies are attracted to the city for its young, talented labor force that is generated by well-respected institutions, including Northwestern University and the University of Chicago.

Chicago's economy is also powered by its status as a distribution and logistics hub. The city has a variety of means to move cargo, with a vast network of freeways, a centralized location, proximity to the largest rail-truck intermodal facility in the nation, and the Port of Chicago. Cargo is also moved through the city's two international airports, highlighted by O'Hare International Airport, which moved 1.9 million metric tons of cargo in 2018, top 10 in the nation.

ABUNDANCE OF ATTRACTIONS AND RECREATION OPPORTUNITIES

Chicago's shoreline along Lake Michigan is home to an abundance of recreational space. Opened in 2004, the 25-acre Millennium Park is a cultural attraction that includes the iconic Cloud Gate sculpture, the interactive Crown Fountain, and the Art Institute of Chicago. Just south of Millennium Park is Grant Park, another popular green space affectionately known as "Chicago's Front Yard" and includes popular attractions such as Chicago's Museum Campus, the Field Museum of Natural History, and the annual Lollapalooza Music Festival. Also, Chicago's Riverwalk offers a variety of amenities along the scenic waterfront.

Along Michigan Avenue is Chicago's Magnificent Mile, a 13-block stretch of shops, restaurants, hotels and entertainment options. The River North district is a stylish urban neighborhood known for its fine dining, galleries and nightlife. The Navy Pier, one of Chicago's iconic landmarks, includes 50 acres of entertainment and recreational activities.



Location Highlights

Northwest Suburban Chicago

The Northwest Suburbs make up most of Chicago's land area. Situated in Northwestern Cook County and centered along the paths of Union Pacific Northwest Metra Rail Line. Today the region remains one of the most affluent and highly educated areas in the United States. Many of its communities are in the top quintile of U.S. household income, and five of those are in the top 5 percent. The median household income is \$127,000.

- **Chicago is the third most populous metro in the U.S. with 9.6 million residents. During the next five years, gains will remain below the U.S. rate of growth.**
- **World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 36 percent of residents age 25 and older hold a bachelor's degree and of these, 14 percent have also earned a graduate or professional degree, which is well above the national level.**
- **Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is below that of the U.S. and a household income above the national level.**
- **The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.**



Rank	Largest Employers in Chicago (2019)	Employees
1	U.S. Government	49,400
2	Chicago Public Schools	39,094
3	City of Chicago	30,340
4	Cook County, Illinois	21,482
5	Advocate Health System	18,512
6	JPMorgan Chase	16,045
7	University of Chicago	15,452
8	State of Illinois	14,731
9	United Continental Holdings	14,000
10	AT&T Illinois	14,000

Demand Drivers



Demand Drivers

Address

1	Elk Grove Village Business Park	150 Innovation Dr, Elk Grove Village, IL 60007
2	O'Hare National Airport	10000 W O'Hare Ave Chicago IL 60666
3	Arlington International Racecourse	2200 Euclid Ave, Arlington Heights, IL 60005
4	Woodfield Mall	5 Woodfield Mall, Schaumburg, IL 60173
5	Rivers Casino	3000 S River Rd, Des Plaines, IL 60018
6	Allstate Arena	6920 Mannheim Rd, Rosemont IL 60018



O'Hare International Airport

O'Hare became famous during the jet age, holding the distinction as the world's busiest airport from 1963 to 1998; today, it is the world's sixth-busiest airport, serving 83 million passengers in 2018. In 2019, O'Hare had 919,704 aircraft operations, averaging 2,520 per day, the most of any airport in the world in part because of a large number of regional flights.

In 2018, the city and airlines committed to Phase I of a new Terminal Area Plan dubbed O'Hare 21. The expansion will enable same-terminal transfers between international and domestic flights, faster connections, improved facilities and technology for TSA and customs inspections and much larger landside amenities like shopping and restaurants. The OGT and two new satellite concourses will allow for expansion for both American's and United's international operations as well as easy interchange with their respective Oneworld (American) and Star Alliance (United) partner carriers, eliminating the need to transfer to Terminal 5.

Points of Interest

Palatine

Arlington Heights



Points of Interest

Distance

1	Ned Brown Preserve	1 Mile
2	Allstate Arena	6.9 Miles
3	Rivers Casino	10.4 Miles
4	Woodfield Mall	3.7 Miles
5	Legoland	3.3 Miles
6	Arlington Race Park	7.5 Miles



Points of Interest

Allstate Arena

Proud home to the Chicago Wolves (AHL), World Wrestling Entertainment, Harlem Globetrotters, Stars on Ice and Disney on Ice. The Allstate Arena is also host to memorable musical guests such as Shawn Mendes, Ed Sheeran, Taylor Swift, Fleetwood Mac, Britney Spears, Pink, Alicia Keys, Keith Urban, George Strait and Metallica. With an 18,500 reserved seating capacity and forty-eight luxury suites, the Allstate Arena is one of the largest indoor entertainment facilities in the Chicago area.





Points of Interest

Woodfield Mall

Northwest Suburban Chicago is also home to the Woodfield Mall, which is the largest shopping mall in the state of Illinois, the second largest being Oakbrook Center in Oak Brook. It is also one of the largest shopping malls in the United States. The mall features 234 stores and is anchored by JCPenney, Macy's, Nordstrom and the country's largest Sears store at 416,000 square feet.

Arlington International Racecourse

Offers the best of Thoroughbred racing in a setting rooted deep in tradition. Racing occurs over Arlington's renowned turf course and a synthetic main track. The Chicagoland tradition continues with the International Festival of Racing, featuring the Arlington Million, a day that draws horses, owners, trainers, jockeys, and fans from every corner of the world.

Ned Brown Preserve (Busse Woods)

The 3,558-acre Ned Brown Preserve—popularly known as Busse Woods—is one of the largest and most diverse locations in the Forest Preserves. The site includes ancient upland forests, one of the largest fishing and boating waters in Cook County, nearly 13 miles of paved trail, an elk pasture and much more—making it one of the best-used natural areas in Illinois.

Rivers Casino

A majority-owned by Churchill Downs and offers the best of Vegas-style table games and slots entertainment.

Legoland Discovery Center Chicago

This attraction includes Lego-theme rides, a soft play area, a 4D cinema and gift shop.

Chicago's High Quality of Life: Entertainment and Attractions

Sports Teams



Wrigley Field



University Presence



Loyola

Soldier Field



Transportation

- *The region's transit network ranks among the largest and most efficient in the world.*
- *The vast network of freeways, centralized location, a large rail-truck intermodal facility, and the Port of Chicago contribute to the Metro's position as a major distribution and logistics hub.*
- *Chicago is the nation's premier freight rail hub, with four carriers - BNSF, Union Pacific, CSX, and Norfolk Southern - that service the region.*
- *Amtrack routes originate from Union Station, while the Metra commuter rail and the Chicago L provide passenger service throughout the Metro Area and beyond.*
- *International airports include O'Hare, Midway and Gary/Chicago. Seven smaller airports also provide air service for the region*

Million TEU's

16.4

Moved through
Metro in 2018

Chicago has

3

International
Airports

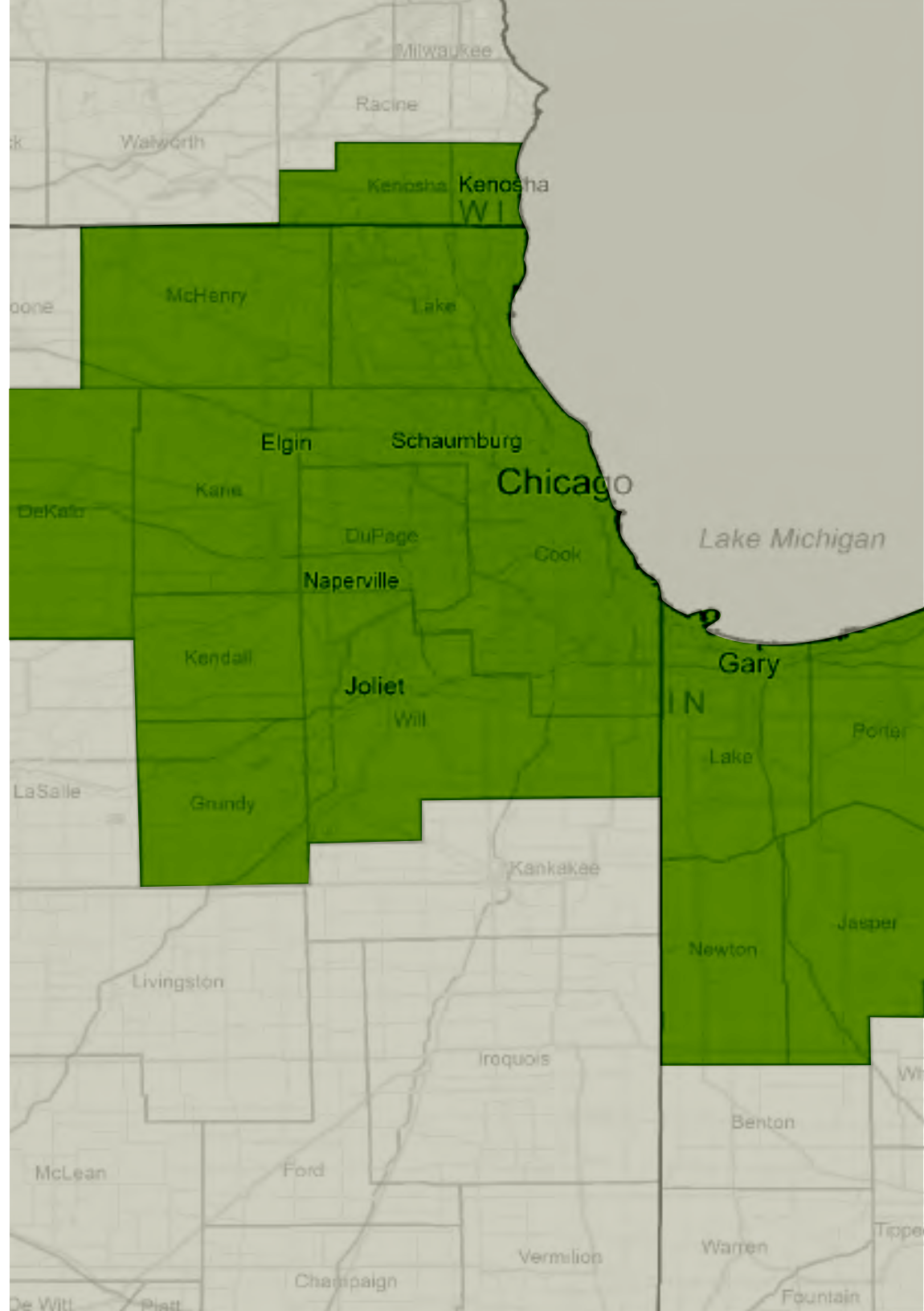
Rail Lines

7

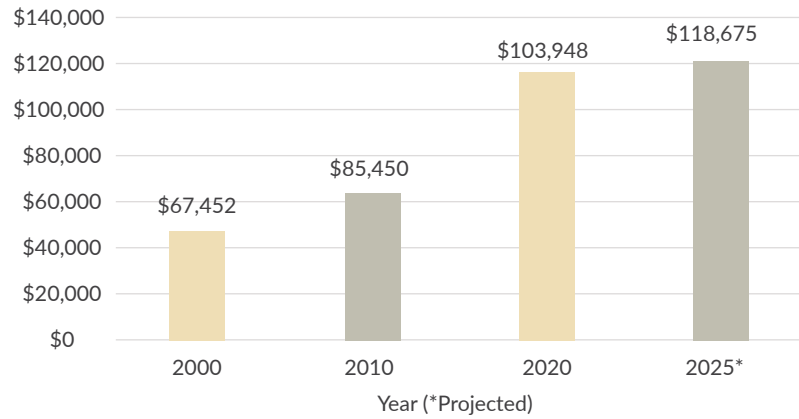
For Freight, Passenger
& Commuter

Roughly
40%

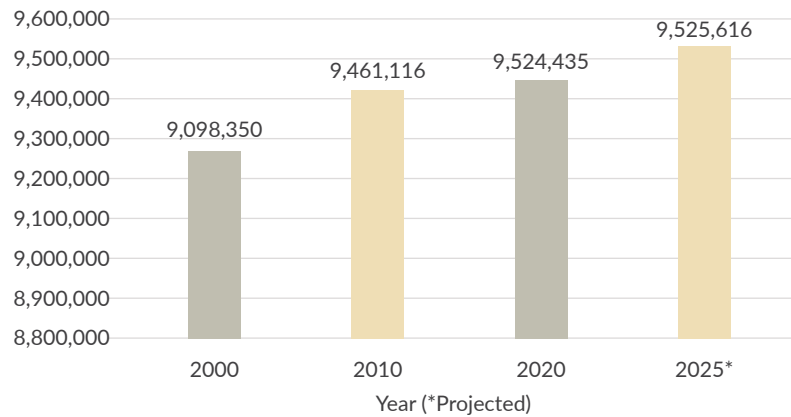
Of Illinois residents live in the suburbs of Chicago, many of whom commute into the city for work



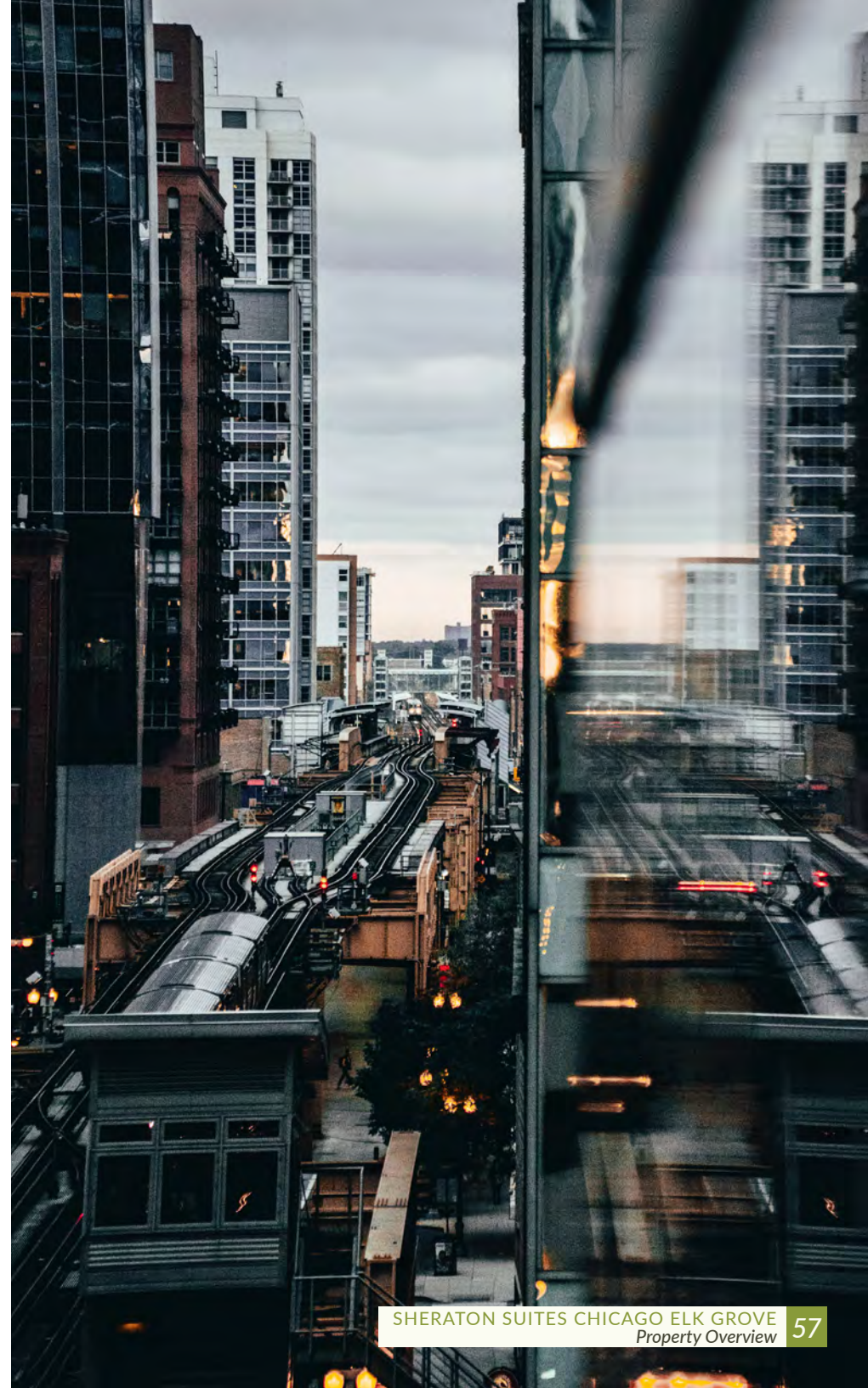
Chicago Metro Average Household Income



Chicago Metro Population Summary



Source: Marcus & Millichap Research Services





Demographic Summary

	Radius			Zip Code	Submarket	City	Metro	County	State	National
YEAR	1 MILE	3 MILES	5 MILES	60007	SCHAUMBURG	ELK GROVE VILLAGE	CHICAGO	COOK COUNTY	ILLINOIS	UNITED STATES

Population Summary

2000	10,183	98,896	253,280	35,636	200,351	34,445	9,144,276	5,376,791	12,419,230	283,596,740
2010	9,916	95,889	251,558	33,910	200,471	32,986	9,486,730	5,194,673	12,830,642	310,471,365
2019	9,792	95,670	250,923	33,649	199,374	32,724	9,469,385	5,181,103	12,804,180	327,648,272
2024*	9,706	95,126	249,657	33,234	198,017	32,311	9,424,099	5,135,872	12,801,132	335,693,587

20-34 Population

2000	3,799	22,613	51,688	6,401	45,902	6,172	1,997,795	1,252,265	2,651,228	58,587,574
2010	3,334	19,640	47,745	6,120	42,404	5,939	1,993,056	1,204,065	2,654,921	62,649,947
2019	2,967	18,766	46,411	6,208	40,682	6,018	1,990,758	1,180,672	2,629,540	68,261,674
2024*	2,526	17,484	44,059	5,951	38,125	5,772	1,924,543	1,107,679	2,548,019	69,034,454

Median Household Income Summary

2000	\$46,455	\$55,489	\$58,893	\$62,123	\$63,081	\$62,489	\$52,346	\$45,983	\$46,701	\$42,615
2010	\$51,994	\$60,798	\$66,028	\$70,181	\$71,140	\$70,233	\$57,709	\$54,212	\$56,267	\$50,253
2019	\$61,687	\$72,796	\$78,432	\$81,123	\$81,955	\$81,252	\$73,132	\$65,564	\$67,210	\$63,166
2024*	\$70,217	\$83,888	\$90,235	\$92,210	\$91,972	\$92,389	\$81,569	\$76,427	\$77,782	\$72,915

Average Household Income Summary

2000	\$56,054	\$68,166	\$71,452	\$72,791	\$72,973	\$73,276	\$67,452	\$62,495	\$61,557	\$56,675
2010	\$69,374	\$85,605	\$90,196	\$90,774	\$90,116	\$91,029	\$85,450	\$79,412	\$78,439	\$73,387
2019	\$80,317	\$101,762	\$108,183	\$104,870	\$105,498	\$105,253	\$103,948	\$97,211	\$95,712	\$90,941
2024*	\$91,515	\$114,855	\$122,220	\$117,661	\$118,034	\$118,078	\$118,675	\$110,633	\$109,211	\$103,644

Median Age Summary

2000	29.9	36.6	37.8	38.3	34.8	38.4	34.1	33.9	34.8	35.5
2010	31.9	38.5	40.4	42.3	37.5	42.4	35.8	35.3	36.5	37.1
2019	33.5	40.4	42.6	45	39.7	45.1	37.7	37	38.3	38.2
2024*	34.7	41.3	43.3	45.6	40.7	45.8	38.7	38	39.2	39

Bachelor's Degree or Higher Summary

2000	33.30%	33.60%	34.40%	31.00%	33.80%	31.50%	29.00%	28.00%	26.10%	24.40%
2010	33.60%	36.10%	38.20%	34.70%	37.50%	34.90%	34.00%	34.10%	30.80%	28.20%
2019	36.20%	39.80%	42.20%	37.90%	40.20%	38.00%	36.80%	37.30%	33.50%	31.00%
2024*	36.40%	40.10%	42.50%	38.10%	40.50%	38.30%	37.10%	37.70%	33.80%	31.40%

Employed Civilians 16+ Population

2000	5,884	52,275	133,524	19,915	111,487	19,304	4,260,564	2,421,490	5,833,312	129,717,205
2010	5,306	48,644	128,500	18,935	107,020	18,452	4,443,537	2,421,906	5,961,410	140,768,943
2019	5,372	49,822	132,101	19,400	109,281	18,890	4,909,506	2,514,791	6,493,507	167,543,832
2024*	5,246	49,936	132,862	19,385	109,583	18,872	4,948,892	2,516,548	6,523,292	172,020,856



SHERATON

EST. 1937

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