OFFERING MEMORANDUM

BUILDING FOR SALE



DOWNTOWN ELMHURST

108-112 N York St, Elmhurst, IL 60126

Mixed-use retail, office & residential · 12,486 SF · 5 tenants · 100% occupied

About one block from the Elmhurst Metra station

KORMAN | LEDERER

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is confidential and is furnished solely to prospective purchasers of 108-112 N York St, Elmhurst, Illinois (the "Property"). By accepting it, the recipient agrees not to copy, distribute or disclose its contents, in whole or in part, without the prior written consent of Korman | Lederer and Associates, LLC and Metro Commercial Real Estate (together, "Broker") and the owner of the Property ("Owner").

The information in this memorandum was obtained from the Owner and other sources believed to be reliable. Neither Broker nor Owner makes any representation or warranty, express or implied, as to its accuracy or completeness. Projections, market-rent estimates and assumptions are for illustration only and do not represent the current or future performance of the Property.

Prospective purchasers should conduct their own independent investigation of the Property, including its physical and environmental condition, the tenants' financial condition, the leases, zoning and title. Summaries of leases in this memorandum are not a substitute for review of the leases themselves.

Owner reserves the right to accept or reject any offer, to negotiate with one or more parties at any time, and to end discussions without notice. No agreement is binding until a purchase and sale agreement has been fully executed and delivered.

Please do not contact the tenants or disturb their businesses. All inquiries and tour requests should be directed to Broker.

INVESTMENT SUMMARY

THE OFFERING

Korman | Lederer and Metro Commercial Real Estate are offering the fee simple interest in 108-112 N York St, a two-story mixed-use building in the heart of downtown Elmhurst. The property is 100% occupied by five tenants, including three retailers that have been in place for roughly 25 years, with near-term lease rollover that lets a buyer bring rents toward market.

Offering term	Detail
Address	108-112 N York St, Elmhurst, IL 60126
Property type	Mixed-use: ground-floor retail, 2nd-floor office and apartment
Rentable area	12,486 SF (per rent roll)
Tenants	5 (3 retail, 1 office, 1 residential)
Occupancy	100%
Asking price	$3,300,000

Financial summary	Amount
2026 scheduled rent	$213,072
2025 operating expenses	$53,160
2025 net operating income	$159,912
Rent at seller's market estimates	$365,976
Pro forma NOI at market rents	$312,816
Upside in scheduled rent	+72%

INVESTMENT HIGHLIGHTS

Prime downtown Elmhurst location

On York St in the city's walkable retail core, about a block from the Elmhurst Metra station, with 13,350 vehicles per day on York St.

Below-market rents with near-term rollover

Scheduled rent is $213,072. The seller estimates market rent at $365,976, a 72% increase. The pizza lease expires November 2026, Wallscapes in May 2027, and the 2nd floor is month-to-month.

Affluent trade area

Average household income is $242,771 within 1 mile. The 5-mile radius holds about 200,700 residents and a daytime population of about 294,700.

Long-tenured retail tenants

Elmhurst Pizza Co. (since 2001), Tannins (since 2001) and Wallscapes (since 2002) have operated here for roughly 25 years.

Diversified income

Rent comes from restaurant, specialty retail, office and residential uses, so no single use drives all of the income.

Established co-tenancy

Nearby draws include Jewel-Osco, Walgreens, Classic Cinemas, Victory Meat & Seafood, Krafted and Elmhurst University.

PROPERTY OVERVIEW

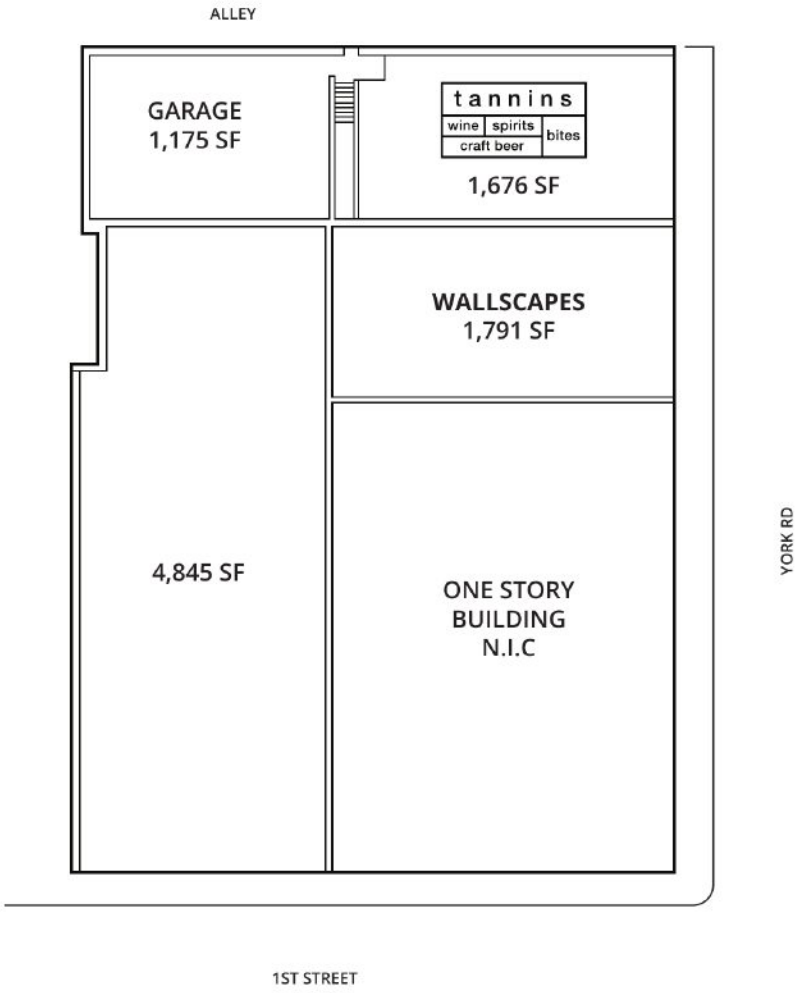


A two-story mixed-use building on York St near 1st St, with ground-floor storefronts and 2nd-floor office and residential space. The adjacent one-story corner building is not included in the sale.

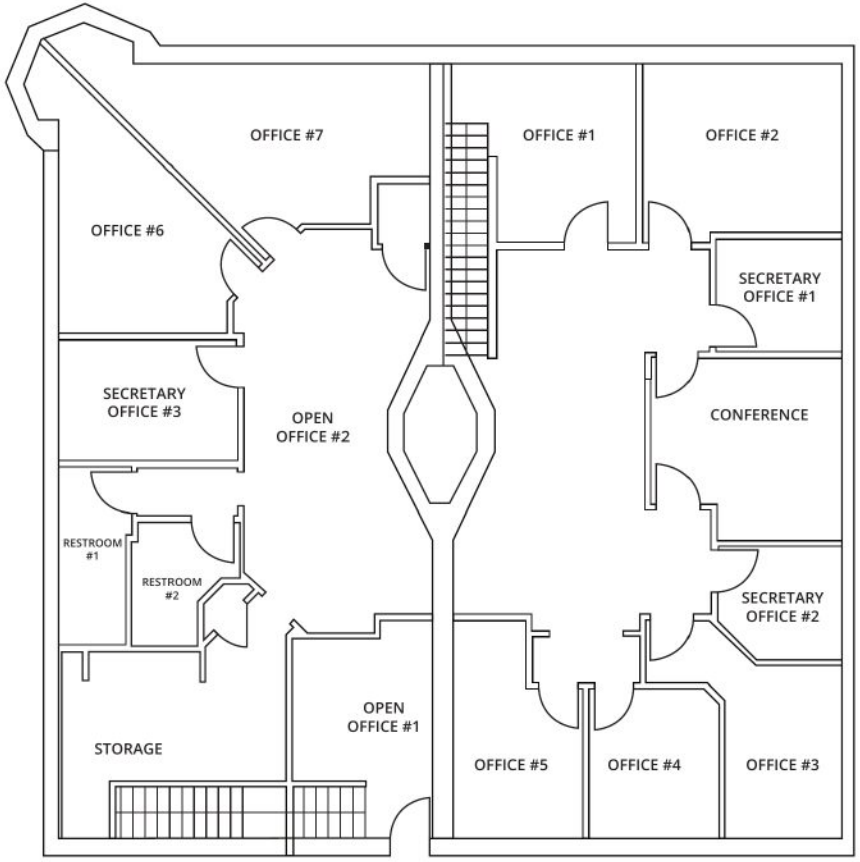
Specification	Detail
Address	108-112 N York St, Elmhurst, IL 60126
Rentable area	12,486 SF (per rent roll)
1st floor	Three storefronts: 4,845 SF, 1,791 SF and 1,676 SF (per floor plan)
Garage	1,175 SF, rear alley access
2nd floor	3,200 SF office and 1,125 SF apartment
Occupancy	100%
Frontage	York St, downtown Elmhurst
Transit	Elmhurst Metra station about one block south
Traffic	13,350 VPD on York St
Year built	1983
Zoning	TBD
Parcel number(s)	TBD
Not included	One-story corner building

FLOOR PLANS

1ST FLOOR



2ND FLOOR



Floor plans not to scale. Square footages shown on plans may differ from the rent roll; to be verified.

RENT ROLL

2026 SCHEDULED RENT

Suite	Tenant	Use	SF	% of bldg	Lease start	Lease end	Monthly rent	Annual rent	Rent / SF
105	Elmhurst Pizza Co.	Retail / restaurant	4,845	38.8%	12/1/2001	11/30/2026	$7,875	$94,500	$19.50
108	Wallscapes, Ltd.	Retail	1,640	13.1%	6/1/2002	5/31/2027	$2,750	$33,000	$20.12
112	Tannins, LLC	Retail / wine bar	1,676	13.4%	8/1/2001	7/31/2028	$2,531	$30,372	$18.12
2nd Floor	Apartment	Residential	1,125	9.0%	Month-to-month	Month-to-month	$1,200	$14,400	—
2nd Floor	Office space	Office	3,200	25.6%	Month-to-month	Month-to-month	$3,400	$40,800	$12.75
	Total		**12,486**	**100.0%**			**$17,756**	**$213,072**	**$17.06**

Office and Tannins leases show expense stops (RE and CAM per SF, plus a monthly HVAC charge); recovery terms to be confirmed. Apartment rent per SF not shown.

RENT UPSIDE

SCHEDULED RENT VS. SELLER'S MARKET ESTIMATES

Tenant	SF	Lease end	Current monthly	Market rate	Market monthly	Annual increase
Elmhurst Pizza Co.	4,845	11/30/2026	$7,875	$33.00/SF	$13,323	$65,376
Wallscapes, Ltd.	1,640	5/31/2027	$2,750	$35.00/SF	$4,785	$24,420
Tannins, LLC	1,676	7/31/2028	$2,531	$35.00/SF	$4,890	$28,308
Apartment	1,125	Month-to-month	$1,200	$2,200/mo	$2,200	$12,000
Office space	3,200	Month-to-month	$3,400	$20.00/SF	$5,300	$22,800
Total	**12,486**		**$17,756**		**$30,498**	**$152,904**

At the seller's market-rent estimates, annual rent would rise from $213,072 to $365,976. Because the pizza, Wallscapes and 2nd-floor leases roll within about eight months, most of that gap can be addressed at renewal or re-leasing rather than years from now. Market rates are the seller's estimates and have not been independently verified.

OPERATING STATEMENT

2025 ACTUAL AND PRO FORMA AT MARKET RENTS

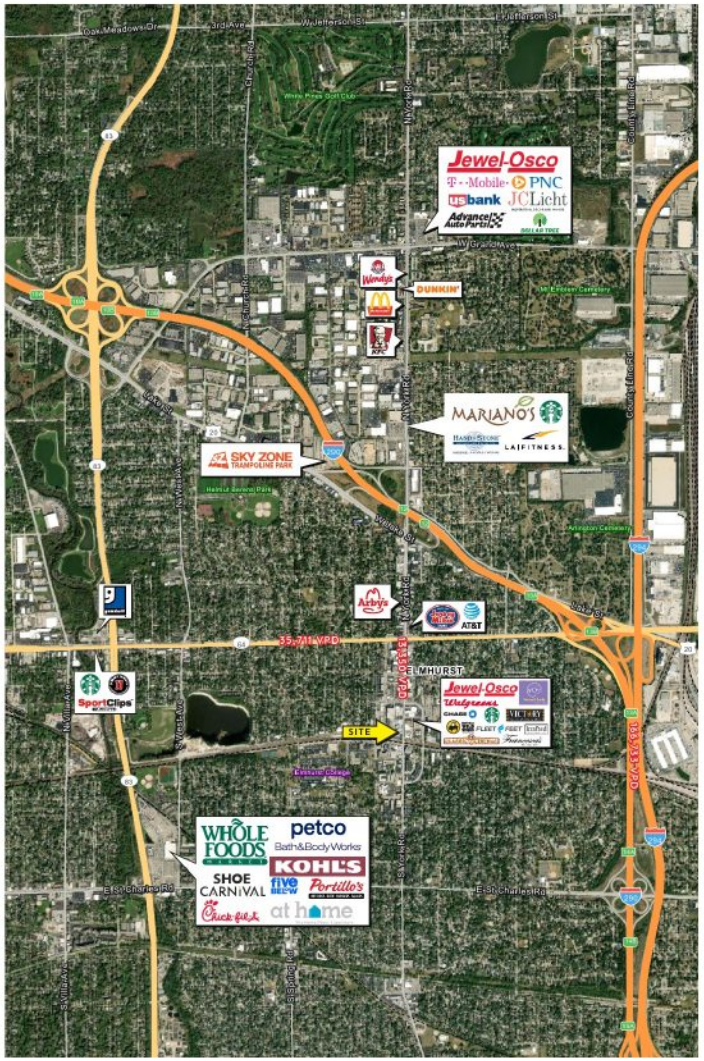
	2025 actual	Per SF	Pro forma (market rents)	Per SF
Rental income	$203,622	$16.31	$365,976	$29.31
Other income	$9,450	$0.76	—	—
Total income	**$213,072**	**$17.06**	**$365,976**	**$29.31**
Real estate taxes	$42,315	$3.39	$42,315	$3.39
Insurance	$7,104	$0.57	$7,104	$0.57
Water	$2,991	$0.24	$2,991	$0.24
Supplies	$750	$0.06	$750	$0.06
Total expenses	**$53,160**	**$4.26**	**$53,160**	**$4.26**
Net operating income	**$159,912**	**$12.81**	**$312,816**	**$25.05**

2025 figures are from the seller's profit and loss statement. Other income is the difference between total and rental income on that statement; its source is to be confirmed.

Pro forma uses the seller's market-rent estimates with 2025 expenses held flat, and assumes full occupancy. It does not include vacancy, management, repairs or reserves, which a buyer should add in its own underwriting.

LOCATION OVERVIEW

DOWNTOWN ELMHURST



Elmhurst is an affluent western suburb about 16 miles from downtown Chicago, near I-290 and I-294. The property sits in the walkable downtown core along York St, surrounded by restaurants, national retailers and the Metra commuter station.

Demographics	1 mile	3 miles	5 miles
Total population	18,361	117,579	200,735
Daytime population	13,086	99,771	294,667
Households	6,595	42,110	109,057
Avg household income	$242,771	$157,280	$132,130

Traffic counts	Vehicles per day
York St	13,350
Robert T Palmer Dr	13,190
1st St	1,512

Area tenants include Walgreens, Jewel-Osco, Victory Meat & Seafood, Classic Cinemas, Krafted Burger Bar, Sweet Circle, Fleet Feet and Pure Barre.

TAKE A CLOSER LOOK

IMMEDIATE SURROUNDINGS



FOR MORE INFORMATION

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