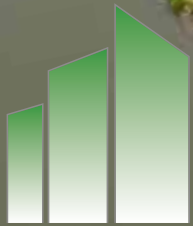


# REDEVELOPMENT OPPORTUNITY

Wheaton, IL



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

1113-1135 Wheaton Oaks Court



## OFFERING MEMORANDUM CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Caton Commercial Real Estate Group 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 Caton Commercial Real Estate Group 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. Caton Commercial Real Estate Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Caton Commercial Real Estate Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Caton Commercial Real Estate Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Caton Commercial Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

Russell Tillery  
503-719-1795  
Russell@CatonCommercial.com

Christina Caton Kitchel  
312-545-1035  
Christina@CatonCommercial.com

Bill Caton  
815-370-1236  
Bill@CatonCommercial.com

## EXECUTIVE SUMMARY

Caton Commercial Real Estate Group has been retained to exclusively offer for sale the Wheaton Oaks Office Building development. The property sits on 2.21 acres and is adjacent to the Wheaton Sport Center and Cosley Zoo. Within a mile of downtown Wheaton, Wheaton College, the Metra Train Station and the DuPage County Courthouse and Government Complex.

- 30,000 SF office building in beautiful park like setting on a pond with mature trees
- Value-add opportunity for redevelopment or renovating
- Land available to build three additional buildings; included in the purchase
- Short term leases with existing tenants
- Lake frontage, quiet setting with landscaped exterior

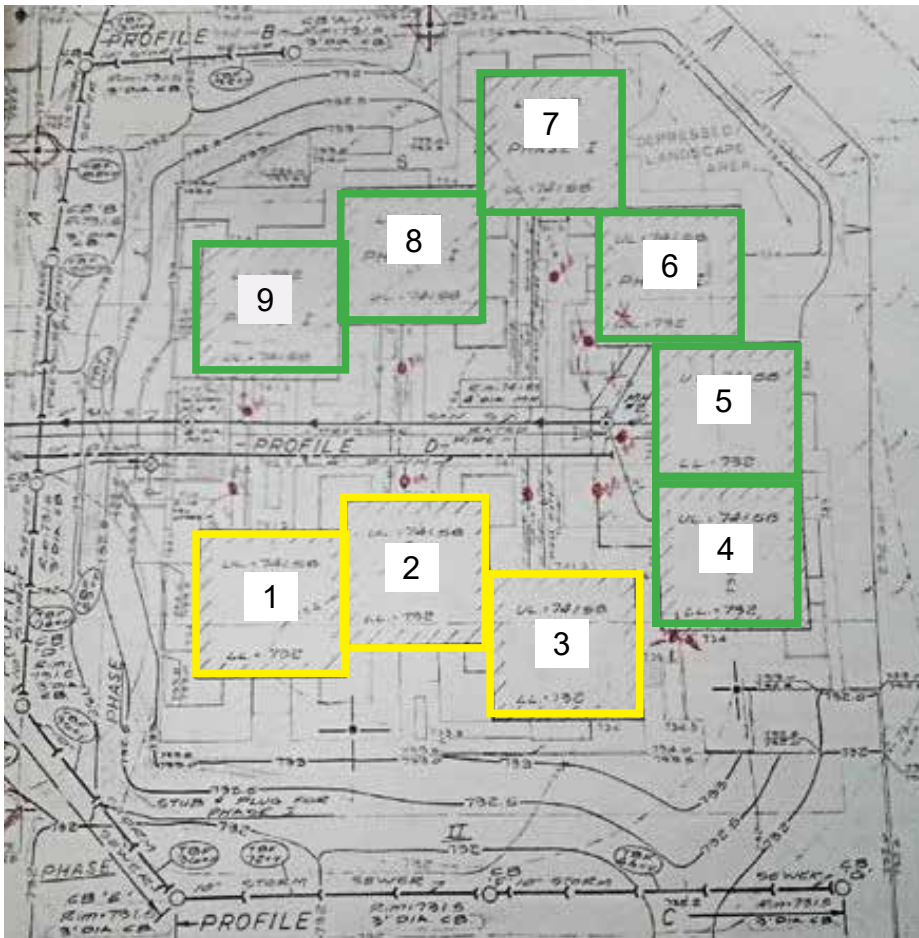



## PROPERTY SUMMARY

Price:	\$1,675,000
Current Income (MTM Tenants):	\$139,080
Price Per SF:	\$55.83
GLA:	30,000 SF
Site Area:	2.21 Acres
Property Type:	Office
County:	DuPage
Taxes (2021):	\$70,903.80
Zoning	O-R



## SITE PLAN



 - Offices

 - To Be Built

## PROPERTY IMPROVEMENTS

### **Exterior:**

- Complete landscaping upgrade
- Upgraded ComEd service lines
- Upgraded Comcast service lines
- Updated balconies and soffits
- Roofs replaced
  - 1115 & 1119 - June 2009
  - 1127 - December 2010
  - 1131 & 1135 - December 2011
  - 1123 - March 2016

### **Interior:**

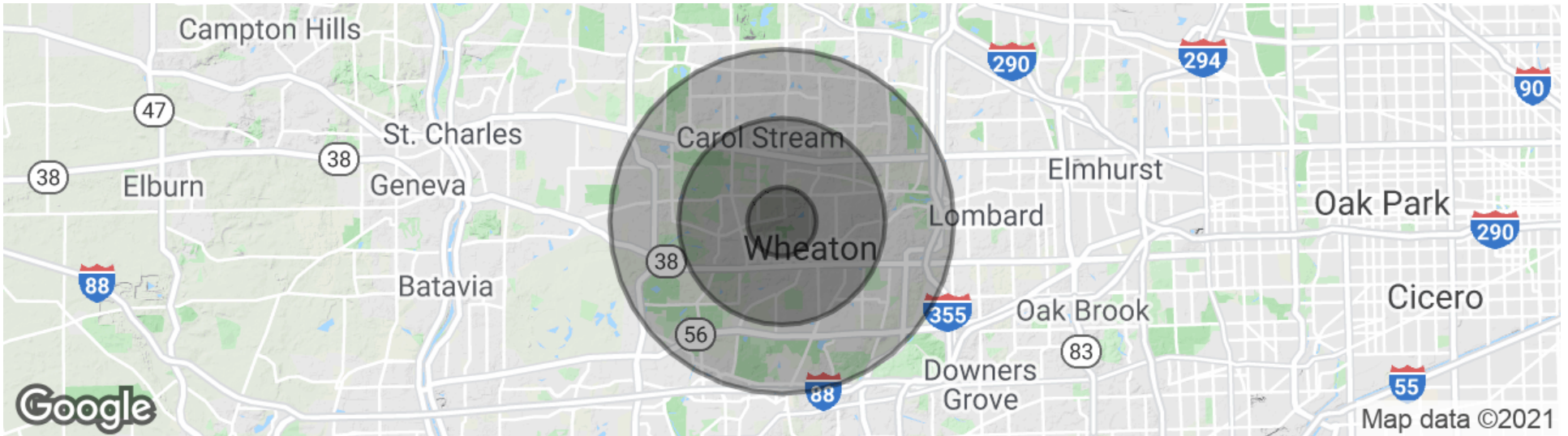
- Upgraded lighting fixtures from T12s to T8s
- Renovated four office suites with new paint, flooring, window treatments







## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	Total Population	11,851	98,047	233,498
	Average Age	39.1	40.2	39.1
	Average Age (Male)	36.3	38.6	38.0
	Average Age (Female)	41.4	41.8	40.4
<b>HOUSEHOLDS</b>	Total Households	4,331	37,823	87,307
	# of Persons per HH	2.7	2.6	2.7
	Average HH Income	\$146,158	\$127,567	\$118,091
	Average HH Value	\$426,733	\$352,075	\$317,229

## WHEATON, IL



Wheaton, IL is located 25 miles west of Chicago with easy access to they city, and O’Hare and Midway airports. Wheaton serves as the County Seat of DuPage County and the DuPage County Government Complex is located on County Farm Rd. The Village boasts a vibrant downtown with many restaurants, shops and retailers. There are two Metra Train stops in Wheaton with one located in the heart of the downtown. Wheaton College is a liberal arts college and graduate school with approximately 3,000 students and 300 faculty members.

Big-city comforts and a small-town charm is what attract most residents and visitors to Wheaton. With all the amenities of a modern city, Wheaton is considered one of the top cities in Illinois. From its highest-level schools and pleasant midtown to its remarkable neighborhoods, Wheaton is a fantastic place to reside.

The top two segments that make up the consumer trade area with-in a 3 mile radius of the property are:

1. Savvy Suburbanites - well educated, well read and well capitalized.
2. Professional Pride - well-educated career professionals.

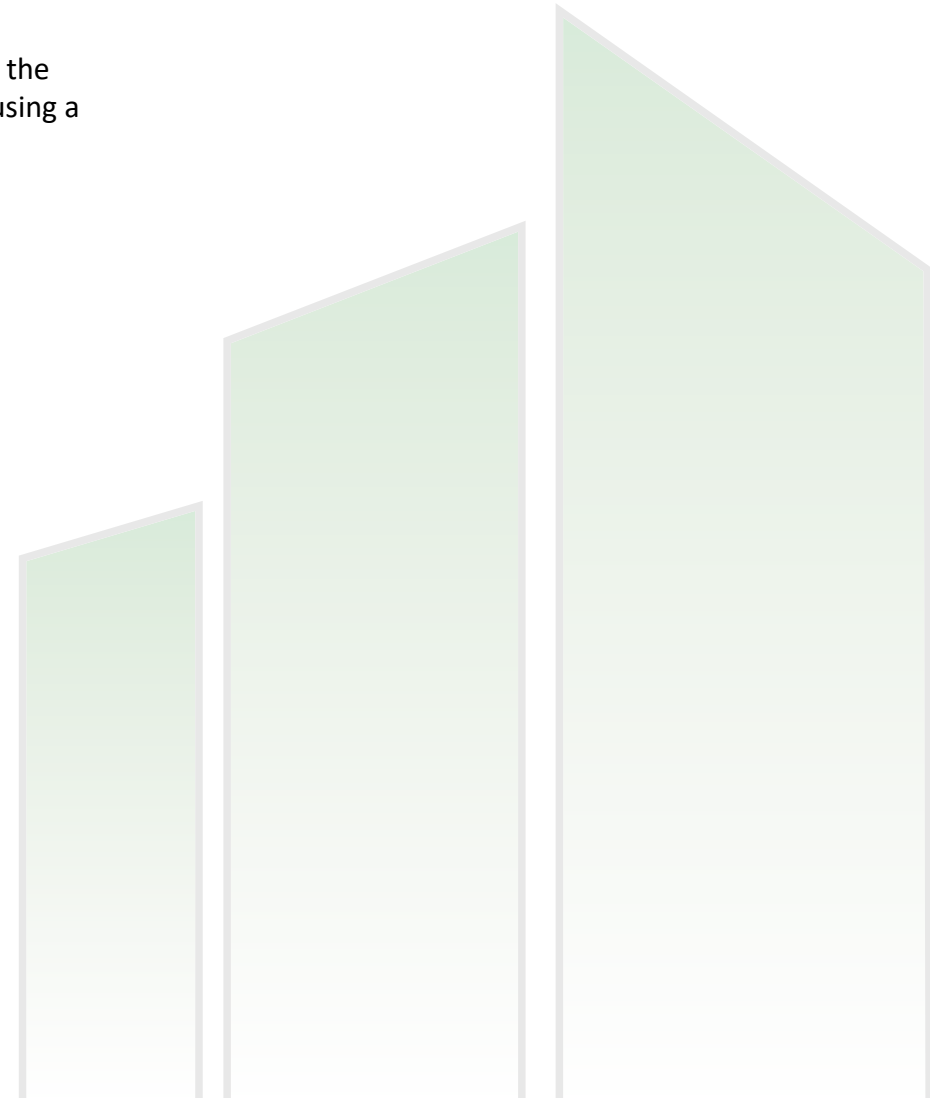
## OFFER PROCEDURE

A Buyer will be selected based on the ability and willingness of the Buyer to close the transaction swiftly. The Buyer's ability to close the transaction will be evaluated using a number of factors including:

1. Available financial resources for the transaction
2. Level of discretion to invest funds
3. Experience in closing similar transactions
4. Ability to source and place debt
5. Onsite visit and inspection before contract phase
6. Willingness to commit adequate resources necessary to close the transaction

Offers should include, at minimum, the following transaction framework:

1. Purchase price
2. Earnest money deposit
3. Name of the ultimate beneficial owner(s)/purchaser
4. Respective interests if more than one owner/partnership
5. Evidence of financial ability to complete the transaction
6. Method of financing
7. Terms and conditions of closing
8. Due diligence and closing periods



## CONTACTS



**Russell Tillery**

503-719-1795

[Russell@CatonCommercial.com](mailto:Russell@CatonCommercial.com)

Russell Tillery is a Commercial Broker at Caton Commercial Real Estate. Originally from Portland, Oregon, Russell moved to Illinois to earn a graduate degree in Business Administration at the University of St. Francis. This background, accompanied by his undergraduate degree in Management, has given him the skills and knowledge to provide exceptional guidance to his clients in real estate transactions. Russell is committed to representing buyers and sellers and successfully bring together both sides of the transaction.



**Christina Caton Kitchel**

312-545-1035

[Christina@CatonCommercial.com](mailto:Christina@CatonCommercial.com)

Christina Caton Kitchel is a Principal of Caton Commercial Real Estate Group with over 12 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. She is actively involved in site selection, evaluation of product, and lead generation for Caton. Christina is the Chair of the Board for the Naperville Area Chamber of Commerce.



**Bill Caton, CIPS**

815-370-1236

[Bill@CatonCommercial.com](mailto:Bill@CatonCommercial.com)

Founder, CEO, and Managing Broker of Caton Commercial Estate Group, Bill Caton, is an industry veteran. Bill specializes in commercial development, farmland sales, 1031 exchanges, and commercial and industrial leasing and sales. He lists and sells hotels, commercial land, farms, retail centers, and commercial lots. Bill also has experience in the area of multi-family master leasing and sales. He has developed a platform for innovative international concepts wishing to expand their operations into the United States.