



CD ONE PRICE
CLEANERS™

thrive
PET HEALTHCARE

Outparcel to Mariano's (Kroger) with 863,000+ Annual Visitors | 2.5 Miles from the Chicago Bears Proposed \$5 Billion Stadium Campus



OFFERING MEMORANDUM
ARLINGTON HEIGHTS, ILLINOIS (CHICAGO MSA)

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THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

CD One Price Cleaners | Thrive Pet Healthcare

960 - 980 E. Northwest Highway

Arlington Heights, IL 60004

| OFFERING SUMMARY | |
|--------------------------|----------------|
| Price: | \$2,919,000 |
| Cap Rate: | 7.00% |
| Net Operating Income: | \$204,274 |
| Building Square Footage: | 5,910 Sq Ft |
| Price Per Square Foot: | \$493.91 |
| Year Built: | 2005 |
| Lot Size: | +/- 0.64 Acres |

| PRO FORMA | |
|------------------------------------|------------------|
| SCHEDULED BASE RENTAL REVENUE | \$204,274 |
| TOTAL RENTAL REVENUE | \$204,274 |
| | |
| CAM Reimbursement | \$28,293 |
| Tax Reimbursement | \$71,126 |
| Insurance Reimbursement | \$1,478 |
| Management Fee | \$9,438 |
| TOTAL REIMBURSEMENT REVENUE | \$110,334 |
| | |
| EFFECTIVE GROSS REVENUE | \$314,608 |
| | |
| EXPENSES | |
| CAM | \$28,293 |
| Taxes | \$71,126 |
| Insurance | \$1,478 |
| Management Fee (3.00% of EGR) | \$9,438 |
| TOTAL EXPENSES | \$110,335 |
| | |
| NET OPERATING INCOME | \$204,274 |

RENT ROLL

| TENANT | GLA | % OF GLA | LEASE COMMENCEMENT | LEASE TERM | | BEGIN | MINIMUM RENT | | EXPENSE RECOVERY METHOD |
|--------------------------|-------|----------|--------------------|------------|-----------|---------|--------------|-----------|-------------------------|
| | | | | START | END | | PSF | ANNUAL | |
| Thrive Pet Healthcare | 2,675 | 45.26% | 10/29/2019 | 6/1/2020 | 5/31/2030 | Current | \$39.60 | \$105,930 | NN |
| Options - Two, Five-Year | | | | | | | | | |
| Option 1 - 9/1/2026 | | | | | | | \$43.56 | \$116,523 | |
| Option 2 - 9/1/2031 | | | | | | | \$47.92 | \$128,175 | |
| CD One Price Cleaners | 3,235 | 54.74% | 6/12/2006 | 4/1/2017 | 3/31/2027 | Current | \$30.40 | \$98,344 | NN |
| OCCUPIED | 5,910 | 100.00% | | | | | | \$34.56 | \$204,274 |
| VACANT | 0 | 0.00% | | | | | | \$0.00 | \$0 |
| TOTAL | 5,910 | 100.00% | | | | | | \$34.56 | \$204,274 |

INVESTMENT HIGHLIGHTS

- **Only 2.5 Miles from the Chicago Bears Proposed \$5 Billion Stadium Campus**
 - The Bears purchased the 326-acre Arlington Park property in Arlington Heights in September 2021.
 - The team envisions a domed stadium surrounded by a mixed-use development including restaurants, retail, and residential areas.
 - The Chicago Bears say the project is expected to create thousands of jobs and generate billions in economic impact for the region.
- **Outparcel to Mariano's (863,000+ Annual Visitors) and Walgreens (322,000+ Annual Visitors)**
 - Mariano's and Walgreens act as anchor tenants, consistently attracting a large volume of customers on a daily and weekly basis. Outparcels directly benefit from this consistent customer flow, gaining exposure to a diverse range of potential customers who may not have otherwise visited.
 - The subject property is strategically located along highly trafficked Northwest Highway, making it highly visible and easily accessible to passing traffic and those entering the center. This prime positioning attracts the attention of passersby and allows for convenient stops without requiring customers to navigate the larger shopping center interior.
- **Over \$1.3 Billion Spent on Household Goods and Petcare in 5-Miles**
 - Households frequently spend money on cleaning supplies, laundry detergents, and other products associated with maintaining a clean home and clothing. This spending on household goods presents a significant market opportunity for dry cleaning businesses by offering professional cleaning services for garments and other household items like bedding, curtains, and even upholstery.
 - Growth in pet ownership and pet care spending, particularly among younger generations who view pets as family members, translates to a larger client base and increased demand for services. In fact, spending on veterinary services in the U.S. reached over \$36 billion in 2023.
- **Chicago MSA with over 305,000+ People in 5-Miles**
 - The Chicago metropolitan area is officially known as the Chicago–Naperville–Elgin, IL–IN–WI Metropolitan Statistical Area. It encompasses several counties in Illinois, Indiana, and Wisconsin, with Cook County (where Arlington Heights is located) being the core county.
 - The MSA is the third largest by population in the United States, with an estimated population of approximately 9,400,000.
 - Arlington Heights is a northwestern suburb of Chicago, located about 25 miles northwest of downtown Chicago.



SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION (2024):

| | |
|---------------|---------|
| 1-Mile Radius | 17,627 |
| 3-Mile Radius | 128,430 |
| 5-Mile Radius | 305,953 |

HOUSEHOLD INCOME (AVERAGE):

| | |
|---------------|-----------|
| 1-Mile Radius | \$157,238 |
| 3-Mile Radius | \$133,925 |
| 5-Mile Radius | \$125,188 |

AERIAL OVERVIEW



PROPOSED \$5 BILLION STADIUM CAMPUS COMING TO ARLINGTON HEIGHTS

The Chicago Bears are exploring the possibility of building a new stadium in Arlington Heights, Illinois, on the site of the former Arlington International Racecourse.



Preliminary Illustrative Master Plan Vision



Preliminary Master Plan Vision | Aerial View from West

Here's what is known about the project:

- **Location:** The proposed stadium would be built on the 326-acre property in Arlington Heights where the Arlington International Racecourse previously stood. The Bears purchased this property for \$197.2 million.
- **Plans:** The Bears envision building an enclosed, state-of-the-art stadium that could host a Super Bowl and other major events year-round. The plans also include a large "multi-purpose entertainment district" surrounding the stadium with potential facilities like restaurants, office space, a hotel, fitness center, parks, and other community improvements.
- **Current Status:** As of July 2025, the Bears' plans for a new stadium in Arlington Heights are at a standstill, though they are now prioritizing this location over their previous focus on the Chicago lakefront. They have submitted traffic and financial studies for the site and are seeking state legislation that would enable them to negotiate with local taxing bodies on property tax assessments, potentially through a Payment in Lieu of Taxes (PILOT) district.
- **Timeline:** While the Bears previously hoped to break ground in 2025 and open the stadium by 2028, these plans are delayed due to the ongoing negotiations with local and state governments. Construction is now expected to begin no earlier than 2026.
- **Funding:** The Bears have stated they will not seek state funding for the stadium itself but would expect some public funding for the surrounding entertainment district. Previous proposals indicated the stadium could cost billions of dollars, and public funding would be needed for the associated infrastructure.

In summary, the Bears have purchased land in Arlington Heights and plan to build a new stadium and entertainment district there, but progress is halted due to ongoing negotiations with local and state officials regarding property taxes and potential financing mechanisms.

TENANT PROFILES



The CD One Price Cleaners concept is the result of nearly 30 years of industry experience—applied with sophisticated business and process knowledge, techniques, and discipline to create unrivaled quality and customer satisfaction.

CD One Price Cleaners is an innovative dry cleaning and laundry “superstore” concept, where all garments are dry cleaned for one low price with same-day service and no extra charge. The stores offer a bright, clean inviting retail environment with an open view of the plant-on-premise production area. The company is embarking on a new Clean and Convenience strategy focused on making its services more convenient to busy consumers. In addition, the brand is focused on offering additional cleaning services as well as becoming the laundry solution for busy consumers with its Clean and Fold laundry service.

40+ stores across four states in the Midwest with a unique value proposition focused around value and convenience. In 2017, CD One Price Cleaners began to offer pickup and delivery.

TENANT OVERVIEW

| | |
|-------------------|---|
| No. of Locations: | 40+ Locations |
| Year Founded: | 2001 |
| Headquarters: | Oakbrook Terrace, Illinois |
| Website: | https://cdonepricecleaners.com/ |



Thrive Pet Healthcare is a national network of veterinary hospitals and clinics, offering a comprehensive range of services for pets. They provide primary care, specialty care, and emergency care, as well as boarding and grooming. Thrive also operates an industry-leading membership program and provides support to veterinary hospitals through Veterinary Growth Partners and Vetspire.

Through a nationwide community of over 360 veterinary providers, and an industry-leading membership program, Thrive Pet Healthcare provides personalized, accessible care through every stage of a pet’s life and health. They serve 1 million families and 1.4 million pets annually.

Founded by veterinarians, the organization provides industry-first benefits for practice staff while elevating privately held veterinary hospitals with innovative service and technology solutions.

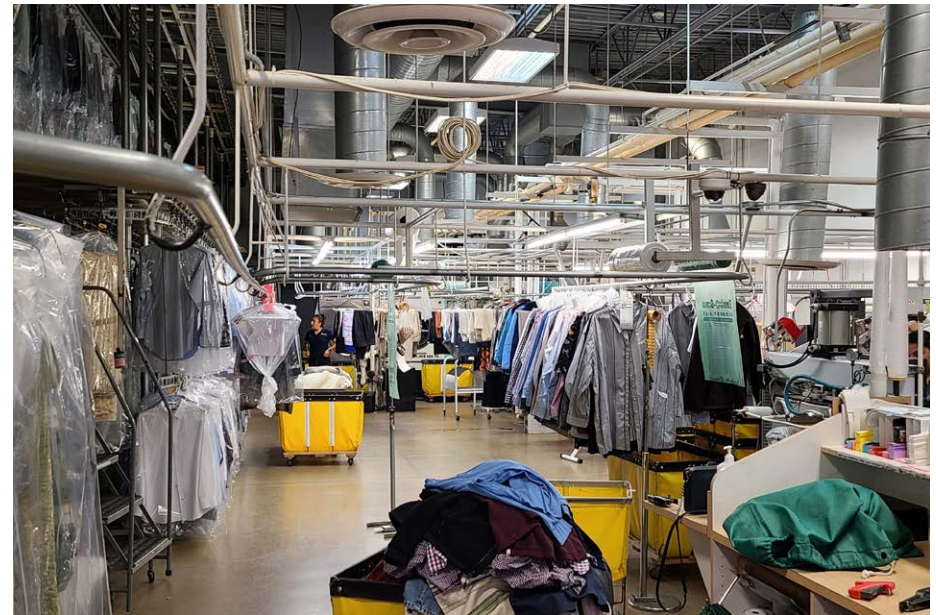
TENANT OVERVIEW

| | |
|-------------------|---|
| No. of Locations: | 380+ Locations |
| Year Founded: | 2003 |
| Headquarters: | Austin, Texas |
| Website: | https://www.thrivepetcare.com/ |

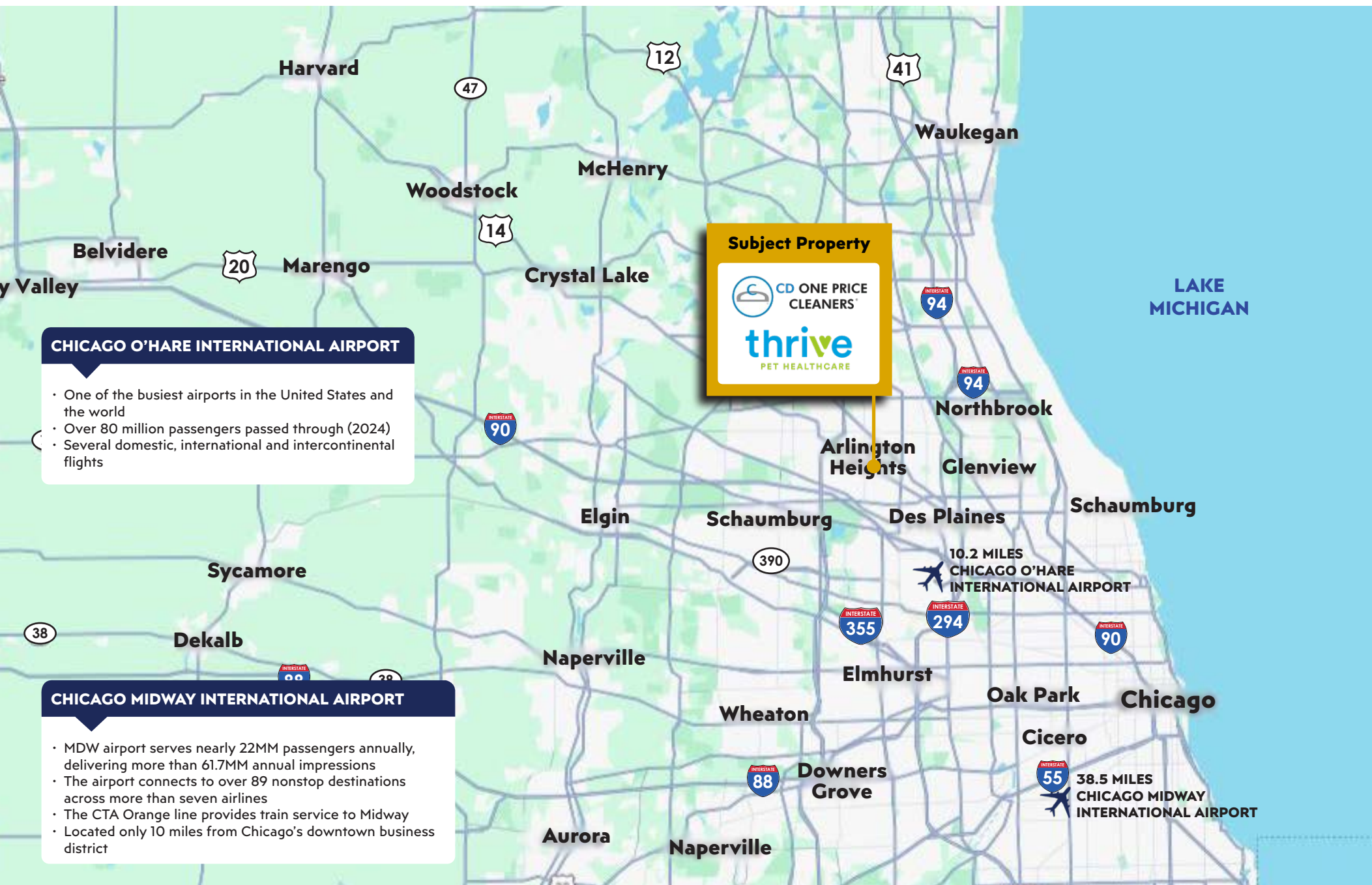
PROPERTY PHOTOS



PROPERTY PHOTOS - INTERIOR



REGIONAL MAP



AREA OVERVIEW

ARLINGTON HEIGHTS

- The Village is one of the top 15 largest municipalities in Illinois, featuring a unique blend of old and new.
- A progressive community that people are proud to call home and where young families like to establish their roots for generations to come. It's a community that offers vibrancy and interest.
- An attractive destination for home buyers, shoppers, businesses and visitors with its dynamic economy, award-winning schools, library, park district, a highly acclaimed Northwest Community Hospital.
- Arlington Heights School District 25 is a top-performing district in Illinois. Known for its stellar staff and a low student-teacher ratio of 15 to 1, this district ensures your child receives the best education.
- Throughout the year, this town buzzes with a variety of events, from lively summer block parties to cozy winter ice skating affairs.
- Arlington boasts two Metra Rail stations that offer convenient access to Downtown Chicago, with a commute time of just over 30 minutes even during rush hour.

CHICAGO


- Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana.
- The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents.
- During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021.
- Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.
- The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.
- Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.
- The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium.
- The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.
- The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.



DEMOGRAPHICS


| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|------------------------------------|-----------|-----------|-----------|
| 2010 Population | 17,632 | 127,952 | 307,377 |
| 2020 Population | 18,165 | 131,617 | 314,615 |
| 2024 Population | 17,627 | 128,430 | 305,953 |
| 2029 Population | 17,590 | 128,047 | 304,501 |
| HOUSEHOLDS | | | |
| 2010 Households | 7,385 | 51,231 | 120,564 |
| 2020 Households | 7,549 | 52,897 | 124,858 |
| 2024 Households | 7,533 | 52,747 | 124,138 |
| 2029 Households | 7,522 | 52,646 | 123,642 |
| OWNER OCCUPIED HOUSING UNITS | | | |
| 2010 Owner Occupied Housing Units | 70.1% | 73.1% | 68.9% |
| 2020 Owner Occupied Housing Units | 68.7% | 71.4% | 65.9% |
| 2024 Owner Occupied Housing Units | 68.5% | 71.2% | 65.8% |
| 2029 Owner Occupied Housing Units | 68.5% | 71.2% | 65.8% |
| RENTER OCCUPIED HOUSING UNITS | | | |
| 2010 Renter Occupied Housing Units | 24.1% | 21.3% | 25.2% |
| 2020 Renter Occupied Housing Units | 25.7% | 24.2% | 29.2% |
| 2024 Renter Occupied Housing Units | 25.9% | 24.3% | 29.2% |
| 2029 Renter Occupied Housing Units | 25.9% | 24.4% | 29.2% |
| AVERAGE HOUSEHOLD INCOME | \$157,238 | \$133,925 | \$125,188 |

AREA SNAPSHOT




305,953

POPULATION (5-MILE)




358,185

DAYTIME POPULATION (5-MILE)



0.5%

POPULATION GROWTH (2023-2028)



\$157,238

AVERAGE HOUSEHOLD INCOME (1-MILE)