

AN APPRAISAL REPORT
OF A
VACANT COMMERCIAL PARCEL OF LAND

LOCATED AT
340 NORTH MEYER ROAD
BENSENVILLE, ILLINOIS 60106
PARCEL INDEX NUMBER
03-11-403-012

PREPARED FOR
MR. RON HERFF
DEPUTY DIRECTOR AND FIRE MARSHALL
VILLAGE OF BENSENVILLE
12 SOUTH CENTER STREET
BENSENVILLE, ILLINOIS 60106

VALUATION DATE:
MARCH 28, 2025

FILE:
PRV25-24

PREPARED BY
WILLIAM A. FALKANGER, CERTIFIED GENERAL REAL ESTATE APPRAISER
A-APPRAISALS
DIVISION OF FALKANGER ENTERPRISES, INC.
444 W. NORTHWEST HIGHWAY
BARRINGTON, IL 60010

FALKANGER ENTERPRISES, INC.

A-Appraisals Division

A-APPRAISALS

TELEPHONE NUMBER: 847/550-1700
444 WEST NORTHWEST HIGHWAY, BARRINGTON, IL 60010

April 4, 2025

Attention: **Mr. Ron Herff**
Deputy Director and Fire Marshall
Village of Bensenville
12 South Center Street
Bensenville, IL 60106

Dear Mr. Herff,

In accordance with your request and for the purpose of estimating the current Market Value, we have inspected and have made an analysis of the factors pertinent to the estimate of value of the following property located at:

**340 N. Meyer Road
Bensenville, IL 60106**

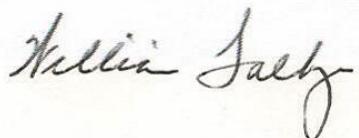
The subject is a vacant commercial site of 23,022± square feet with 100 feet width. The site is rectangular in shape and has I-2 General Industrial District zoning. The site is legal, conforming being above the minimum lot size of 20,000 square feet and at the 100 feet lot requirements. The site sets on the west side of Meyer Road south of Foster Avenue. The property was deeded to the Village of Bensenville on September 6, 1960 per Document 979152 The Exchange National Bank of Chicago Trust Number 9114 with a codicil of "This land is granted solely for the purpose of being used for a public use, In the event this land is used for a public use, then title is to revert to the Grantor." Codicil of this type in a deed clouds title to anyone trying to transfer the subject property to a grantee unless it will be used for public use. This appraisal is being done under the extraordinary assumption that the codicil is not in force or if no heirs or members of the trust would enforce the codicil. If this codicil is discovered to remain in force, we request the right to amend this report.

As a result of our investigation and analysis described in this report, we are of the opinion that the Market Value of the subject property, free of liens and encumbrances as of March 28, 2025, is:

**\$ 210,000
TWO HUNDRED TEN THOUSAND DOLLARS**

The following appraisal report is prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) which became effective as of January 1, 2024. The report is developed in accordance with Standards Rule 1. The information is reported in accordance with Standards Rule 2-2 as an Appraisal Report. The report is intended to meet the requirements of the Financial Institutions Reform Recovery and Enforcement Act (FIRREA).

Respectfully submitted,



William A. Falkanger
IL#553.000285 Exp. 9/30/2025

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Addenda

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Qualifications

SUBJECT PROPERTY



Front View of Site

SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

TYPE OF PROPERTY: Vacant Land

LOCATION: 340 N. Meyer Road, Bensenville, IL 60106

P.I.N.: 03-11-403-012

ZONING: I-2 General Industrial District

SITE SIZE: 23,022 square feet

HIGHEST AND BEST USE: Industrial

SALES COMPARISON
APPROACH: \$ 210,000

FINAL MARKET VALUE
ESTIMATE: \$ 210,000

VALUATION DATE: March 28, 2025

INSPECTION DATE: March 28, 2025

REPORT DATE: April 4, 2025

IDENTIFICATION OF THE PROPERTY

Common Location/Address:

340 N. Meyer Road
Bensenville, IL 60106

Legal Description:

THE SOUTH 1/2 OF LOT 19 IN FAITH'S BENSENVILLE INDUSTRIAL SUBDIVISION UNIT #2, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1960 AS DOCUMENT NO. 961941.

Property Appraised:

The values developed in this report are for the real estate only and do not include any personal property, building assets, or goodwill.

PROPERTY RIGHT APPRAISED

The property interest appraised is for the unencumbered fee simple estate¹ in the property located at:

340 N. Meyer Road
Bensenville, IL 60106

¹Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by governmental powers of eminent domain, escheat, police power, and taxation. (The Appraisal of Real Estate (Chicago: Appraisal Institute, 10th Edition 1992) page 122.)

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to estimate the market value of the property located at:

340 N. Meyer Road
Bensenville, IL 60106

Market Value is defined as:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1.) buyer and seller are typically motivated.
- 2.) both parties are well informed or well advised and acting in WHAT they consider their best interests.
- 3.) a reasonable time is left for exposure in the open market.
- 4.) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 5.) the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone.

Purpose of the Appraisal (Cont'd.)

associated with the sale.²

*The reader should note that actual transactions do not necessarily follow all of these concepts and are often affected by factors such as the urgency and needs of the buyer or seller. The main difference between an actual market price and the above definition of market value can be summarized as follows: market price is the factual record of an actual transaction that has taken place; market value is an estimate of what a property is worth based on a specific definition of market value.

²Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f).

UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

The *Uniform Standards of Professional Appraisal Practice* were developed by the Appraisal Standards Board of the Appraisal Foundation. These standards establish the minimum standards acceptable to the development and reporting of an appraisal assignment. The State of Illinois has adopted USPAP as the guidelines that must be followed by state certified and licensed appraisers.

1. This appraisal report is prepared in accordance with the requirements of the *Uniform Standards of Professional Appraisal Practice* (USPAP) as of January 1, 2024. The information is reported in accordance with Standard Rule 2-2 as an appraisal report.

2. The appraiser has the appropriate knowledge and experience necessary to complete the assignment and is in compliance with the Competency Provision of USPAP. The appraiser experience includes numerous assignments of properties similar to the subject of this report.

3. History and ownership of the property: USPAP requires the reporting and consideration of any transaction within the past three years or any pending offer or asking price. A search of the county records indicates no previous sale for the prior three-year period. Ownership is shown as the Village of Bensenville per Dupage County documents.

DEFINITION OF EXPOSURE TIME

Exposure time is defined as:

“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimated based upon an analysis of past events assuming a competitive and open Market.”³

It is anticipated that the appropriate exposure period for the subject property would be six months to twelve months.

DEFINITION OF MARKETING TIME

Marketing time is defined as:

“The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.”⁴

Reasonable marketing time is a function of price, time, use and anticipated market conditions. Development of an opinion of marketing time uses some of the same data analyzed in the process of developing an estimated of reasonable exposure time. Because marketing time occurs after the effective date of the appraisal, marketing time is related to, yet apart from, the appraisal process. Marketing time is influenced by future events such as changes in the cost and availability of funds. It is estimated that current economic conditions affecting value, such as interest rates, consumer spending, and real estate construction will remain stable. The subject is marketable property with anticipated ongoing demand in the foreseeable future. Provided that the subject is professionally marketed at an asking price basically similar to the market value estimates reported here, it is anticipated that an appropriate marketing time would be six months to twelve months.

³ Appraisal Standards Board of the Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice, Statement of Appraisal Standards No. 6 (SMT-6)*, 1994 Edition (Appraisal Foundation, 1994), 65.

⁴ Appraisal Standards Board of the Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice, Advisory Opinion No. 7 (AO-7)*, 2005 Edition (Appraisal Foundation, 2005), 139.

SCOPE OF THE APPRAISAL

The subject property has been appraised utilizing recognized and appropriate appraisal methodology. The report, which includes descriptions of the property (legal and physical), neighborhood, approaches to value, certification, assumptions and limiting conditions, is presented in its entirety. Detailed descriptions of zoning and the subject improvements have been retained in our files.

Our analysis of the property is directed toward an opinion of the market value of the fee simple interest in the whole property as currently improved. Research has been done in the area of the property appraised to adequately understand the community and the market for the type of property appraised. The estimated value will be based on consideration of the three typical approaches to value. The subject is a vacant commercial site for which only the Direct Sales Comparison Approach is considered applicable.

The scope of this appraisal assignment involved the following steps:

1. A physical inspection of the subject property and the surrounding neighborhood was completed on March 28, 2025.
2. Completing a search of the documents recorded against the subject property to ascertain any changes in fee ownership during the three-year period prior to the date of value.
3. Completing an investigation of public documents affecting the subject

Scope of Work (Cont'd.)

property, i.e., real estate tax assessment and taxes, annexation documents, zoning classification, tax maps, utility locations, etc.

4. Collecting factual data related to the subject property and to the surrounding neighborhood. This included collection and analysis of site sales data, and general as well as specific data relevant to the appraisal problem.
5. Preparation of a highest and best use analysis of the subject property.
6. Collection of sales of similar commercial sites, in order to estimate the value of the property by the sales comparison approach to value.
7. Reconciliation of the findings of the applicable approaches to value into a final value indication for the subject property.
8. Compilation of all of the findings in this matter into an appraisal report that conforms to the Uniform Standards of Professional Appraisal Practice, and the requirements of FIRREA.

USE OF APPRAISAL

The intended use of this appraisal is to establish market value for making internal business decisions for the Village of Bensenville.

USER OF THE APPRAISAL

The intended users of the appraisal are the Village of Bensenville and its officials.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is expressly subject to the following stipulations:

1. That the opinions expressed in this report apply to the stated valuation date. The appraiser assumes no responsibility for economic or physical factors occurring at some late date which may affect the stated opinions.
2. That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
3. That no opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. The title is assumed to be marketable and free and clear of all lines and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised, assuming it to be under responsible ownership and competent management and available for its highest and best use.
4. That no engineering survey has been made by the appraiser. Except as specifically stated, data related to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
5. That maps, plats, and exhibits included in the report are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
6. That no opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials except as is expressly stated.
7. That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

Assumptions and Limiting Conditions (Cont'd.)

8. That testimony or attendance in court, or at any other hearing, is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.
9. That because no title report was made available to the appraiser, he/she assumes no responsibility for such items or record not disclosed by his/her normal investigation.
10. That no detailed soil studies covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive but have been considered consistent with information available to the appraiser.
11. That the appraiser has personally inspected interior and exterior of the subject property and finds no obvious evidence of structural deficiencies except as stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
12. That although no termite inspection report was available, the appraiser personally inspected the subject property and found no significant evidence of termite damage or infestation.
13. That no consideration has been given in this appraisal to personal property located on the premises, or to the cost of moving or relocation such personal property, only the real property has been considered.
14. That unless otherwise stated in the report, the existence of potentially hazardous material, which may or may not be present on or near the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous material may affect the value of the property. No consideration has been given in the appraiser's analysis to any potential diminution in value should such hazardous materials be found. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
15. That the information identified in this report as being supplied by others is believed to be reliable, but no responsibility for its accuracy is assumed.

Assumptions and Limiting Conditions (Cont'd.)

16. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA because it exceeds the scope of our expertise. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we do not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
17. The subject has a codicil in a deed dated September 6, 1960, per Document 979152 The Exchange National Bank of Chicago Trust Number 9114 with "This land is granted solely for the purpose of being used for a public use. This appraisal is being done under the assumption that the code is not in force or if no heirs or members of the trust would enforce the code. A copy of the trustee deed is on the next page.
- 18.. This appraisal is being done under the extraordinary assumption that the codicil (the property can be used only for public use) is not in force or, if no heirs or members of the trust would enforce the codicil. If this codicil is discovered to remain in-force we request the right to amend this report.

TRUSTEE DEED

TRUSTEE'S DEED

BOOK 1102 PAGE 256

Form 14-11

The above space for recorder use only

THIS INDENTURE, made this 6th day of September, 1960, between THE EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 25th day of March, 1957, and known as Trust Number 9114, party of the first part, and VILLAGE OF BENSENVILLE, a Municipal Corporation

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to-wit: The South 1/2 of Lot 19 in Bensenville Industrial Subdivision Unit #2, a subdivision in the Southeast corner of Section 11, Township 30 North, Range 11, East of the 3rd Principal Meridian, in DuPage County, Illinois, according to the plat thereof recorded April 10, 1960 as Document No. 90194.

979152

RECORDED

SEP 12 1960 4-10 10 AM

Lawrence Redmond
RECORDED

Another with the instruments and appendages thereto belonging,
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof thereof of said party
of the second part. SUBJECT TO: This land is granted solely for the purpose of being
used for a public use. In the event this land is no longer used for a public
use, then title is to revert to the Grantor.

NO TAXABLE CONSIDERATION.

This deed is executed pursuant to and in the exercise of the power and authority granted to said trustee in said trustee by the terms of this deed to deeds or trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the law of every state, county or municipality of any place, city or town in record to and ready given to secure the payment of money, and is otherwise unexecuted at the date of the delivery hereof.

IN WITNESS WHEREOF, Paul Redmond, Trust Officer and Secretary of the above-named corporation, has caused to be affixed to this present by its Lawrence Redmond, Trust Officer and Secretary of the above-named corporation, the day and year first above written.

THE EXCHANGE NATIONAL BANK OF CHICAGO, As Trustee as aforesaid,

By Lawrence Redmond VICE-PRESIDENT, TRUST OFFICER

Attest: Lawrence Redmond ASSISTANT CASHIER

STATE OF ILLINOIS | 11 | a Notary Public in and for said County, in the year aforesaid, DO HEREBY CERTIFY, THAT
COUNTY OF COOK | 11 | Dolores Monroe is the true subscriber to the foregoing instrument.

Witnessed and Acknowledged this 7th day of September, 1960,
By Paul Redmond Trust Officer of THE EXCHANGE NATIONAL BANK OF CHICAGO, and



Given under my hand and Notarial Seal this 7th day of September, 1960.

Dolores Monroe

Notary Public

NAME

WILLIAM A. REDMOND
5 N. CENTER STREET
BENSENVILLE, ILLINOIS

INSTRUCTIONS

RECORDED'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

West Gateway Drive
Bensenville IL

TAX AND ASSESSMENT ANALYSIS

The subject property is identified by the following Permanent Tax Index Numbers:

03-11-403-012

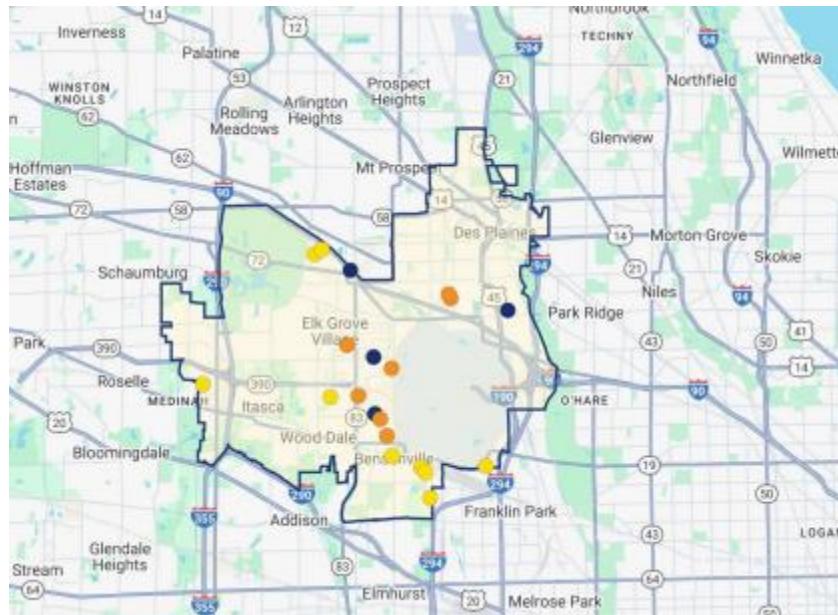
Real Estate Assessment and Taxes for the 2021-2023 period are as follows:

Assessed Value History							
Asmt Year	Pay Year	Class	Land AV	Building AV	Total AV	Taxable EAV	Value Change Reason
2023	2024	E	\$0	\$0	\$0	\$0	3 – SA Equalization
2022	2023	E	\$0	\$0	\$0	\$0	30 – Other
2021	2022	E	\$0	\$0	\$0	\$0	0 – Conversion

Comments: DuPage County assesses vacant land at one-third of market value per law. The ownership of the property is with the Village of Bensenville and is exempt from property taxes as a municipality.

NEIGHBORHOOD AND MARKET OVERVIEW

The subject is part of the O'Hare Industrial Submarket as defined by Costar. This area is shown on the map below.



O'Hare's industrial submarket finally got a reprieve from four out of five quarters of absorption losses from 2023q3 through 2024q3. Now into 2025q2, the O'Hare industrial space market is expanding once again as it welcomes new tenants and owners, especially within the data center cohort. Data center developers can thank the municipality officials within Elk Grove Village for their concerted efforts to beef up their power grid capabilities. As such, much of the submarket's -180,000 SF recently completed, and the 1.5 million SF underway is set aside for Prime Data Center's 958,000-SF, 180-MW campus. Still, given its proximity to O'Hare International Airport and its ranking as one of the busiest airports in North America for cargo traffic, the submarket's demand fundamentals rely heavily upon freight traffic in and out of the area. The O'Hare industrial market impressively retained strong demand fundamentals from mid-2021

Neighborhood and Market Overview (Cont'd)

through mid-2023 despite its post-pandemic challenges, like supply chain bottlenecks, relevant labor shortages in the trades, and inflationary pressures on the costs of doing business in Illinois. The ongoing freight recession since October 2022 hasn't helped much either. These lingering negative burdens on demand have shown up in the area's absorption figures, where logistics spaces are clocking with a 12-month absorption rate of -720,000 SF. Overall, the submarket's 12-month move-in rate stands at -720,000 SF. This logistics hub's overall vacancy rate is on the rise and now stands at 4.6%, as its logistics portion's vacancy rate hits 5.0%, a 0.7% year-over-year change rate. However, the logistics vacancy rate is still incredibly tight and below its five-year (2015–19) pre-pandemic average by about 100 basis points. Understandably, the bread-and-butter of O'Hare's industrial space supply is logistics. When demand goes down for this sector historically, so does the submarket's overall demand fundamentals. Despite some pullback in tenant demand, asking rents are on pace with the Chicago metro's 3.3% year-over year pace. But make no mistake; O'Hare's legacy supply, with little new development and a mostly negative logistics move-in rate since 2023h2, is an incredible strain on the submarket's demand fundamentals. Meanwhile, the O'Hare Submarket is on a path to reinvention through its recent power infrastructure improvements. If logistics developers and tenants can employ heavy power upgrades across the submarket, O'Hare should regain its overall balance by 2025's yearend.

During 2025q2, O'Hare is in the process of a minor revolution, where data center development and occupancy are driving most of the area's demand into positive territory.

Neighborhood and Market Overview (Cont'd.)

More than half of Chicago's industrial markets are reporting 12-month move-out losses, while the other half are chronicling move-in gains, on average, above 800,000 SF. O'Hare has been one of the laggards, retracting almost 700,000-SF from its absorption ledger through 2024. Then, during 2025h1, Prime Data Centers took occupancy of its first 384,000-SF facility (ORD01- 01), which features a three-story design and 72 MW of critical power capacity. Meanwhile, O'Hare is registering an overall tight vacancy rate of 4.6% —100 basis points below the Chicago Market's average—while also posting a -720,000 SF 12- month move-in rate. The O'Hare industrial space submarket is quite the enigma. How can an area embedded with a surplus of industrial demand drivers (proximity to highways, major airports, and dense population centers) post consecutive quarters of negative absorption? As a logistics hub, it is surprising that the O'Hare Submarket took most of its absorption hits from the logistics sector, tallying -720,000 SF of absorption over the past 12 months. The negative absorption storyline for the O'Hare Submarket boils down to the fact that while O'Hare's legacy inventory is recording more move-outs than move-ins, it also has stable demand from the tenants who remain. In the meantime, data center development should drive most of O'Hare's recent move-in activity, from Prime Data Centers' almost 1 million SF set to materialize here through 2026 to Datacenter Hawk's 189,000-SF 2025h1 move into the 2005-built/2022-renovated data center at 800-890 E Devon in Elk Grove Village. In the end, it's also hard to be concerned about a market with a vacancy rate well below 7%, its all-time average. With little land to develop , the O'Hare industrial market is also well protected from over-supply concerns more than other US transmodal hubs are. As such, the pain O'Hare is

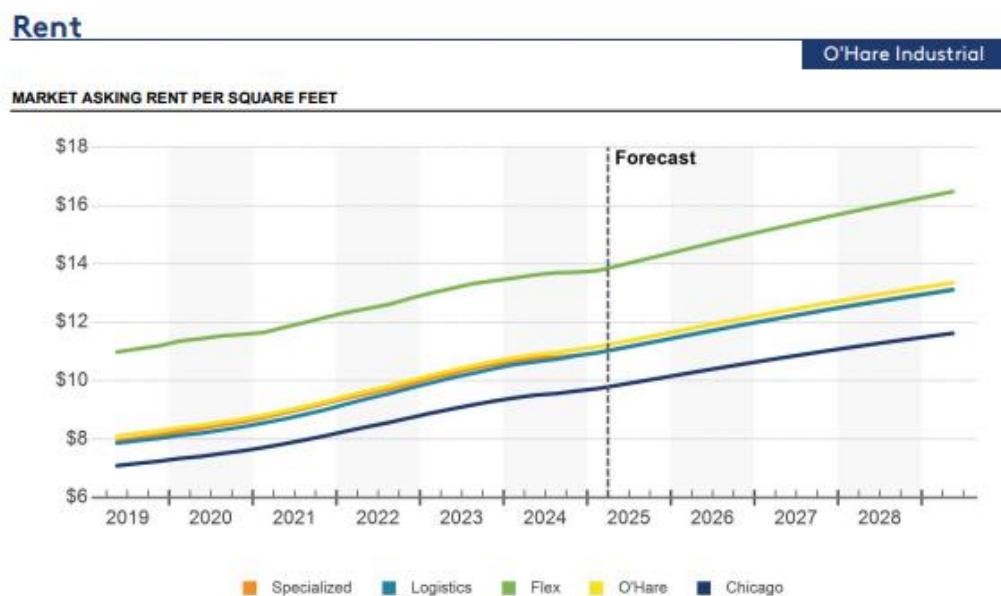
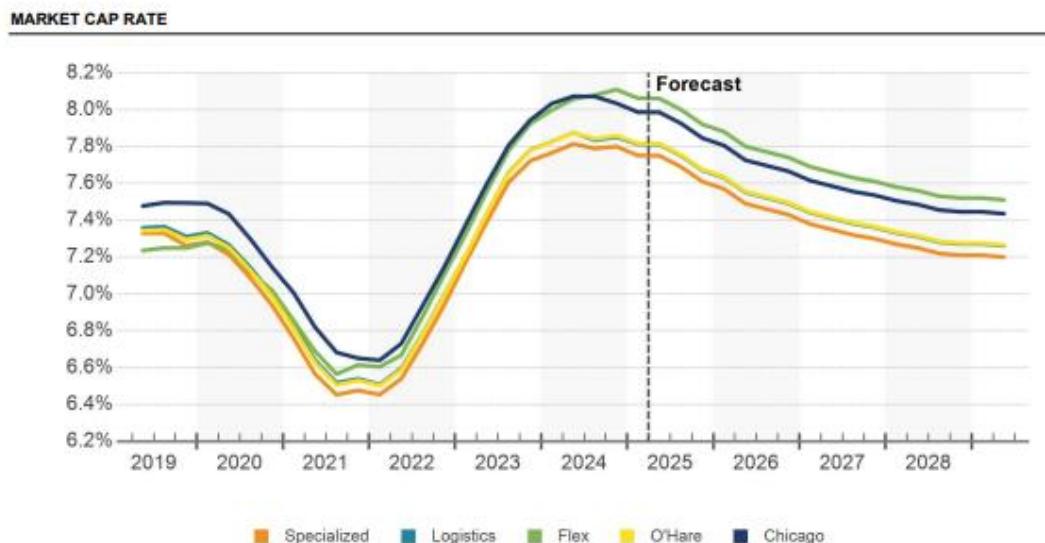
Neighborhood and Market Overview (Cont'd.)

absorbing right now should right itself during 2025h2.

Industrial asking rents in O'Hare run for about \$11.10/SF, which is approximately 15% above Chicago's average. The O'Hare Submarket posts an annual asking rent growth rate of 3.3%, which is on par with the Chicago average during 2025q2. With little to no new developments coming to the submarket, older bare-bones properties are not likely to continue to attract the market's top asking rents despite its proximity to one of the nation's most prominent international airports for freight traffic. In addition, since the start of 2023q3 and through 2025h1, the O'Hare Submarket is recording more move-outs than move-ins for logistics spaces. With all of this said, landlords are holding firm on their asking rents. Depending on what part of the market they serve (small bay, new inventory), they are getting what they are asking for, and despite the older stock, logistics properties are leasing for an average \$10.90/SF, a 20% uptick from the Chicago Market average for this property type sector. Escalations have been robust since the start of 2024, averaging between 3.4% and 3.8% for four- to five-year terms with one month of free rent attached. Landlords offered discounts to tenants who leased more than 150,000 SF, with an average of \$8.60/SF for a four-year term, only 1.75% in annual escalations, and two months free rent on average. O'Hare is posting a vacancy rate noticeably lower than its historical average. A tight market can lead to elevated asking rent growth. However, macroeconomic trends are also at play during 2025, like 3PLs cutting back on space nationally—and the bread and butter to O'Hare industrial space demand. Lastly, municipality red tape and the upcharge of working with unions may also affect demand

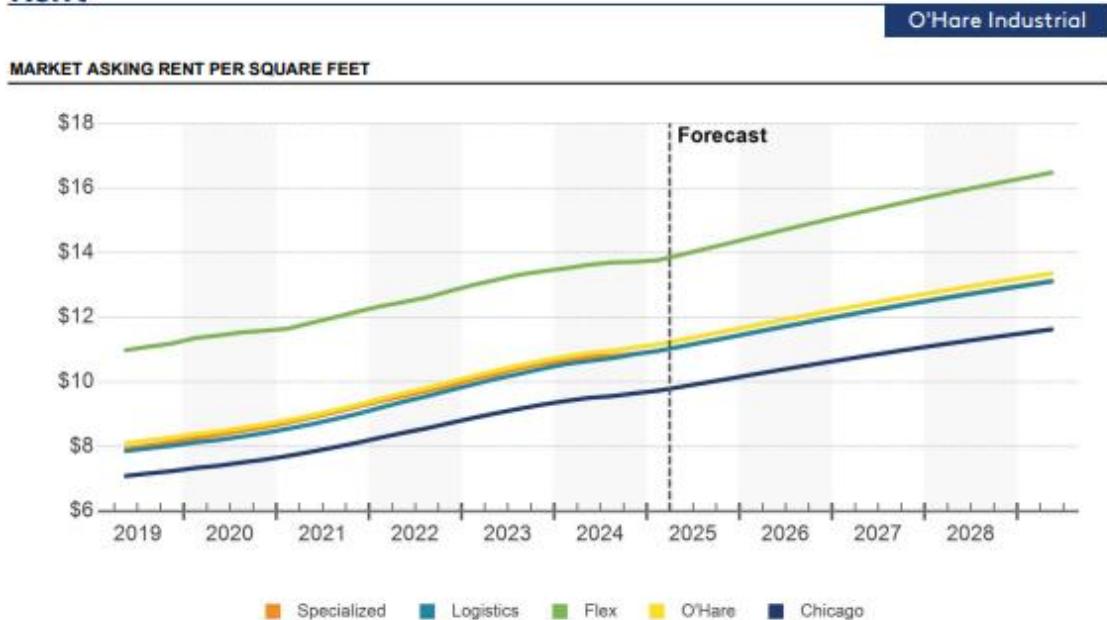
Neighborhood and Market Overview (Cont'd.)

and, consequently, asking rent growth in this submarket. As such, asking rent growth may stall out at its current rate through 2025h1, but as demand certainty returns to O'Hare during 2025h2, rent growth should reaccelerate.

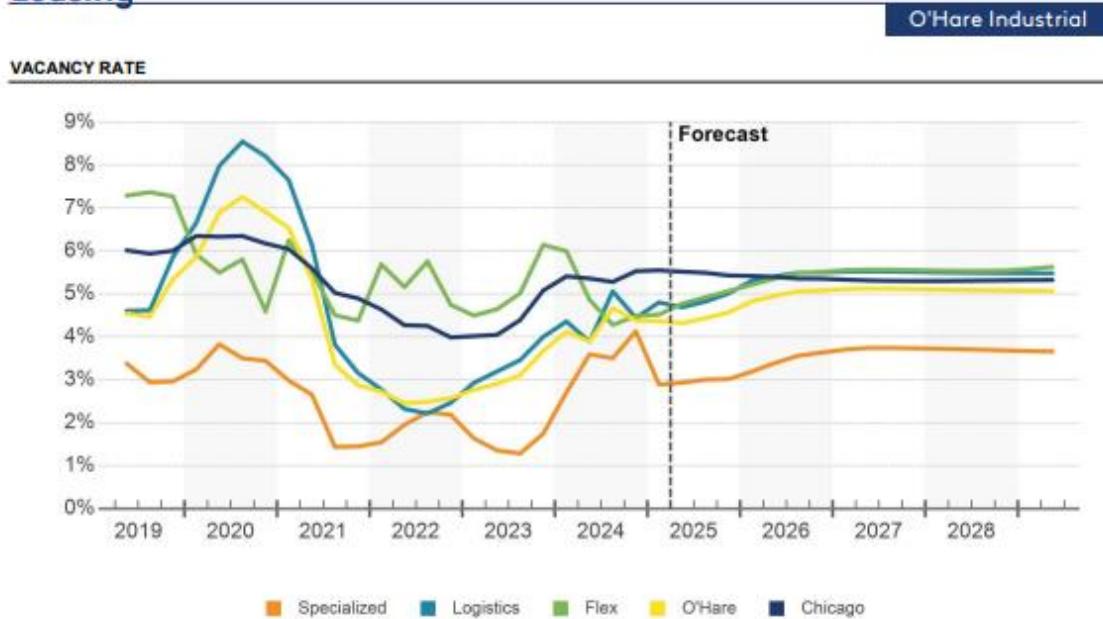


Neighborhood and Market Overview (Cont'd.)

Rent



Leasing

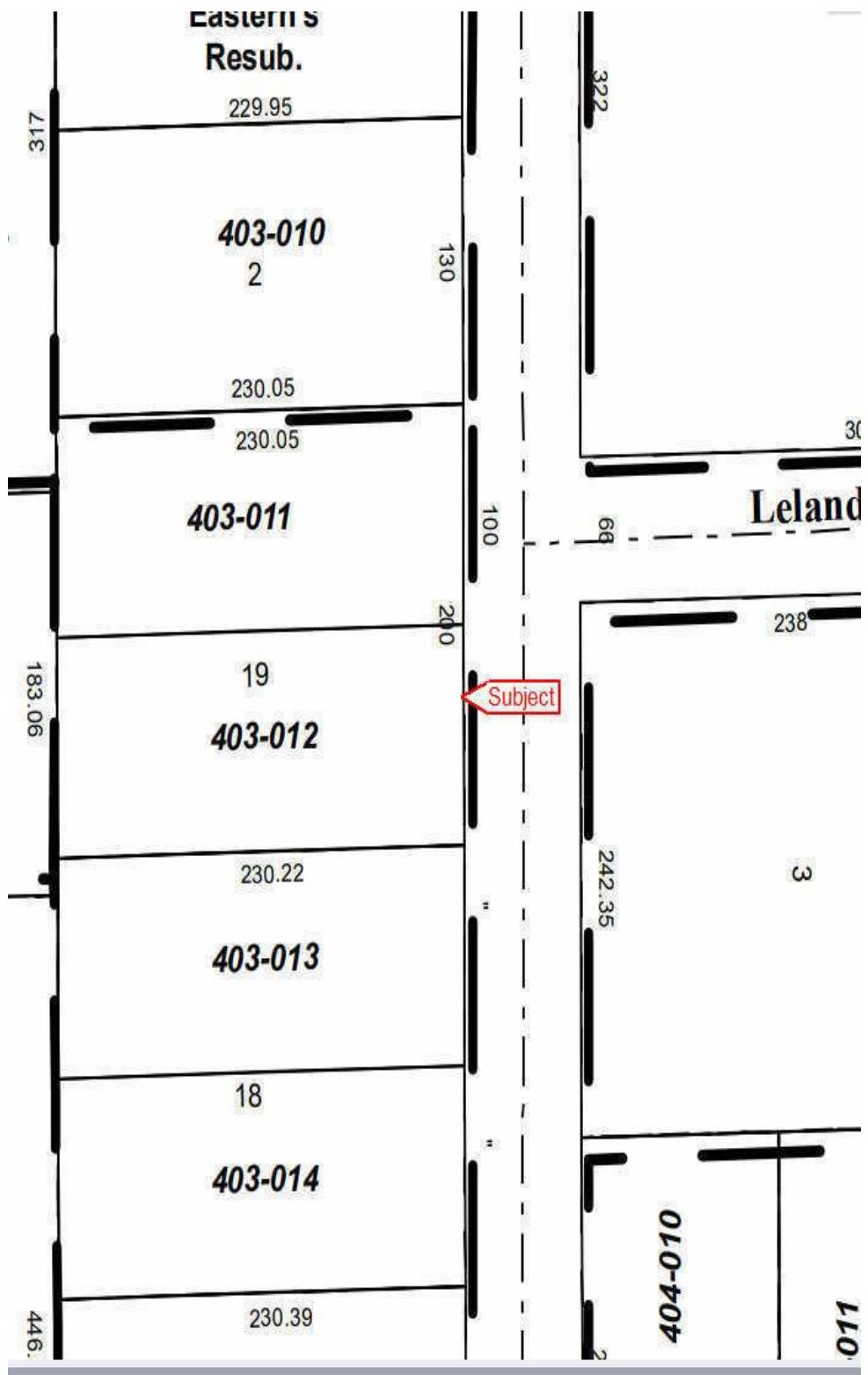


SITE ANALYSIS

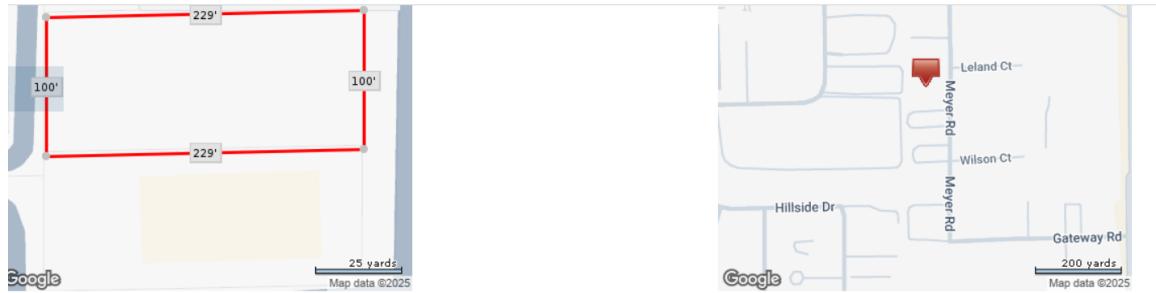
CENSUS TRACT:	8400.00
FLOOD HAZARD:	The subject lies in a Zone X area per FEMA Map#17043C00079J, dated August 1, 2019.
DIMENSIONS:	100' x 230.05'
SIZE:	23,022 square feet
SHAPE:	Rectangular
TOPOGRAPHY:	Level
STREET:	Asphalt Paved
ALLEY:	None
WALK:	Concrete Sidewalks
CURBS:	Concrete
GUTTERS:	Concrete
UTILITIES:	All public utilities including gas, electrical, water, and sewer directly serve the subject site.
POLICE:	Village of Bensenville Police Department
FIRE:	Village of Bensenville Fire Department
ZONING:	I-2 General Industrial District
EASEMENTS:	Typical Utility
ENCROACHMENTS:	No adverse encroachments were apparent at the time of inspection.
LOT IMPROVEMENTS:	None

COMMENTS: The site is cleared, leveled and ready for development. There are no site improvements, and the site has grass as a covering. The site sets in an established industrial park which sets off the west side of York Road south of the 390 extension.

SITE PLAN



SITE PLAN 2

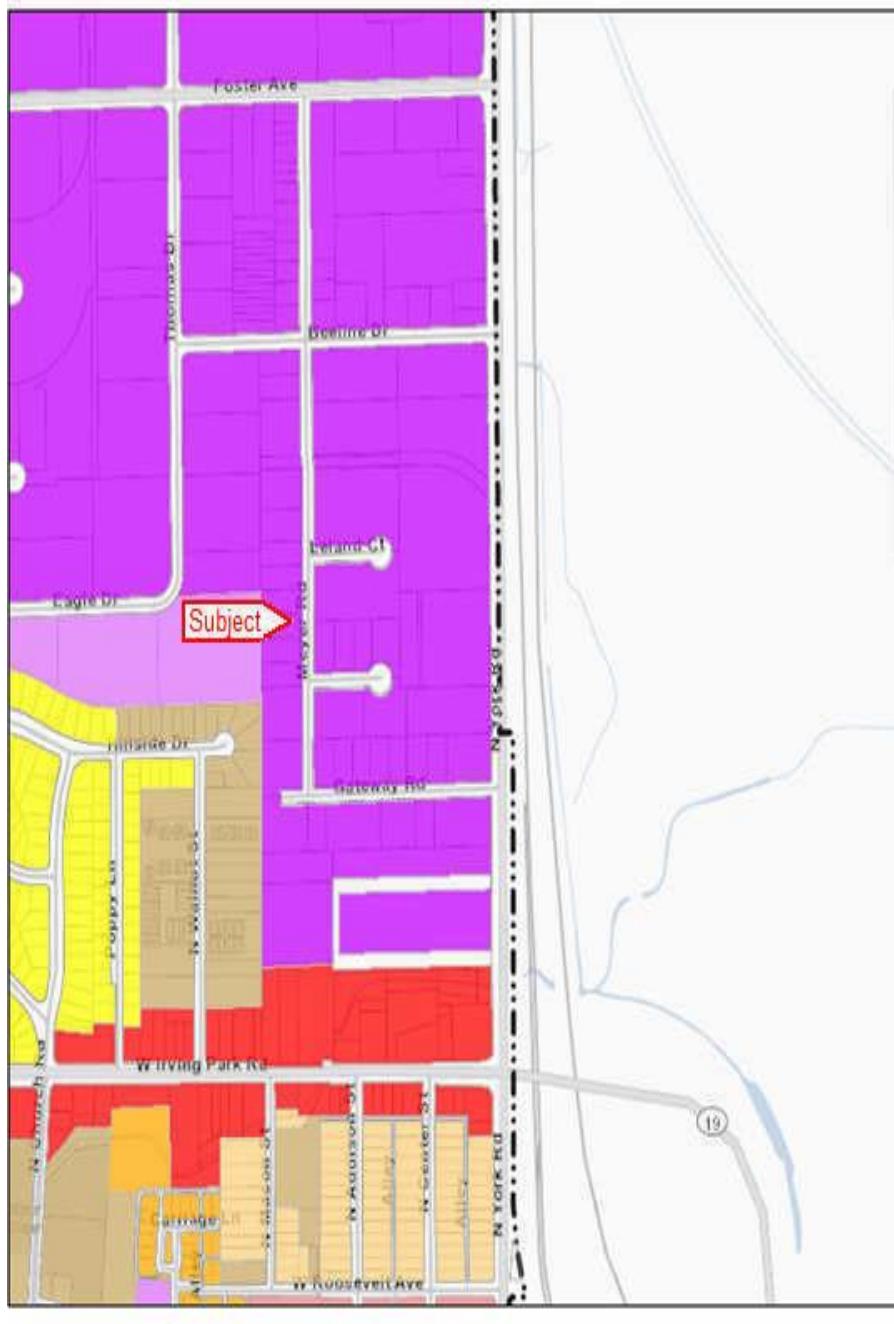


AERIAL VIEW



ZONING MAP

 I-2: General Industrial District



FEMA MAP



FLOOD INFORMATION

Community: Village of Bensenville
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 17043C0079J
Panel: 17043C0079
Zone: X
Map Date: 08-01-2019
FIPS: 17043
Source: FEMA DFIRM

LEGEND

- Orange square = FEMA Special Flood Hazard Area – High Risk
- Yellow square = Moderate and Minimal Risk Areas
- Road View:
 - Green square = Forest
 - Blue square = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location.
No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL MAP



HIGHEST AND BEST USE

The term "highest and best use" as defined in *The Appraisal of Real Estate* (Tenth edition), published by the Appraisal Institute, Chicago, Illinois is as follows:

The reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

There are four criteria used to narrow the possible uses of a property to the highest and best use conclusion:

- *Legally Permissible:* Consider both public and private restrictions on the use of the site such as zoning, building codes, deed restrictions, environmental considerations or other restrictions that may preclude development. If a use is not currently allowed, there must be a reasonable probability of changing the zoning classification or removing the restriction of limitation.
- *Physically Possible:* Consider any restrictions imposed by the physical limits of the site such as size, topography, easements, shape or other physical limitation.
- *Financially Feasible* Consider those uses that are likely to produce a net positive income after all expenses.

Highest and Best Use (Cont'd.)

- *Maximally Productive* Among the feasible uses, the final selection is that use which will produce the highest net return to the land or the highest present worth.

There are two steps in the highest and best use analyses. First, the site is considered vacant and available for development to its highest and best use. Second, the property is considered as currently improved. Land is always valued as if vacant. If a site is improved with a building, it is possible that the highest and best use of the site as improved is different from the highest and best use as if vacant.

The basis for conclusions about highest and best use is analysis of market forces. The highest and best use of a property is not a fact that can be discovered. Rather, it is an opinion based on the appraiser's judgment and analyses of the potential market for the property. The estimate of highest and best use provides the basis for analysis of the property appraised and the selection of sales of comparable properties.

Highest and Best Use of the Site as Vacant:

The subject is in an industrial park is 23,022+- sq. ft. and zoned I-2. This district is intended to provide location of industrial and related uses that produce moderately greater adverse environmental effects than uses allowed in I-1. This area is developed with single story industrial buildings. Greatest demand appears to be for 16' - 18' ceiling clearance height, sprinklered buildings with approximately 10 per cent office space. Land to building ratios range from 1.8 to 2.2 which, on the subject site will support a building in the 10,000 to

Highest and Best Use (Cont'd.)

12,700 sq. ft. range. The park consists of single uses and multi-tenant buildings. The multi-unit buildings offer the greatest feasibility for leasing and are adaptable for single users. For this reason, the highest and best use for the subject site would be for improvement with single use industrial building up to 12,000 sq. ft.

THE APPRAISAL PROCESS

There are three basic approaches typically used by appraisers in the estimation of value: The Direct Sales Comparison Approach, the Cost Approach, and the Income Approach. Each relies upon data gathered from the market that is pertinent to that particular appraisal approach. The values achieved from the three approaches will, in most instances, vary. It is the appraiser's job to determine which of the approaches to value is most applicable to the appraisal problem at hand. Factors which affect this decision are the availability of sales data on comparable properties, the reliability of second-hand data, and the similarities between the subject property and the comparable sales.

Once this analysis has been completed, the appraiser will correlate a conclusion of final value. Although this value conclusion can generally be considered reliable, it must be remembered that it is only an estimate and is subject to all of the Assumptions and Limiting Conditions set forth in this report. The basic fact that the real estate market is not static but is rather quite dynamic and subject to change over short periods of time requires this statement.

The subject is a vacant industrial site. Sites of this type are seldom purchased for lease potential and therefore, the Income Approach is not considered applicable. The site is also unimproved and therefore, the Cost Approach is not considered applicable. The market value estimate relies on the Direct Sales Comparison Approach.

DIRECT SALES COMPARISON APPROACH

The Direct Sales Comparison Approach is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing property with the same utility. Under this approach, an estimate of value is developed by comparing properties that have recently sold and are similar in size, quality, location and utility, and are in competition with the subject property.

A review was made through local real estate brokers and the local tax assessor to obtain sales data of properties similar to the subject. After obtaining improved property sales in the targeted square foot range over the past year period in the same neighborhood, the list was narrowed down to the following which had the closest similarity to the subject property.

COMPARABLE SALE 1



Location	740 County Line Road, Bensenville, IL 60106
Sale Price	\$ 380,000
Sale Price PSF	\$9.04
Date of Sale	11/1/2023
Source	Tax Records
Parcel Index Number	03-24-406-027
Document Number	70755
Seller	Wayne Filosa
Buyer	Auto Chior System
Site Size	42,004
Zoning	I-1

Comments: This site sets at the SW corner of County Line Road and George Street. This is an industrial site on the east border of Bensenville.

COMPARABLE SALE 2



Location	1421 Busse Road, Elk Grove Village, IL 60007
Sale Price	\$ 350,000
Sale Price PSF	\$ 13.61
Date of Sale	8/17/2023
Source	CoStar
Parcel Index Number	08-35-100-013
Document Number	2023.249.6132
Seller	Power Lube LLC
Buyer	1421 Busse LLC
Site Size	25,700 sq. ft.
Zoning	I-2

Comments: This is a sale of a vacant industrial site in a location which carries above average traffic.

COMPARABLE SALE 3



Location	801 E. Algonquin Road, Arlington Heights, IL 60005
Sale Price	\$ 455,000
Sale Price PSF	\$ 11.61
Date of Sale	11/18/2024
Source	CoStar
Parcel Index Number	08-15-303-008
Document Number	2024.346.8006
Seller	Janes Shultis Trust
Buyer	801 Algonquin LLC
Site Size	38,507 sq. ft.
Zoning	M-2

Comments: This is a sale of an industrial site which has frontage on the south side of Algonquin Road. The site is east of Arlington Heights Road. This is a level lot with some interim improvements.

COMPARABLE SALE 4



Location	620 – 626 County Line Rd., Bensenville, IL 60106
Sale Price	\$515,000
Sale Price PSF	\$ 5.94
Date of Sale	6/27/2024
Source	CoStar
Parcel Index Number	03-24-209-018 and -019
Document Number	40579
Seller	Favuzzi Giovanni Trust
Buyer	Zoubeidi Estates Property LLC
Site Size	83,760
Zoning	I-1

Comments: This is a two-lot sale. The -018 parcel has a small residence which was tenant occupied at the time of the sale. The -019 parcel is mostly vacant. Each site is approximately 60' wide for total frontage of 120'. This site was used for outdoor storage and the Village of Bensenville would not approve this for the next owner. The site was advertised for development with a warehouse. The site could be potentially built on as one or two sites based on minimum size and width requirements under I-1 zoning.

COMPARABLE SALES LOCATION MAP



SUMMARY OF COMPARABLE SALES

Comparable	Sale Price	Date of Sale	Square Feet	Sale Price Per Square Foot
1	\$380,000	11/23	42,004	\$ 9.04
2	\$ 350,000	8/23	25,700	\$ 13.61
3	\$ 455,000	11/24	38,507	\$11.61
4	\$ 515,000	6/24	83,760	\$ 5.94
Subject	N/A	3/28/2025*	23,022	N/A

*Effective Date of the Report

CORRELATION OF THE DIRECT SALES COMPARISON APPROACH

In developing an estimate of market value through the Direct Sales Comparison Approach, an attempt has been made to obtain sales which are truly comparable to the subject and indicative of what typical sellers are accepting and what typical buyers are paying for properties comparable to the subject in the current local market. As a general rule, the most weight should be placed on the information that is most reliable and comparable to the subject. The number of adjustments and the amount of these adjustments which were required to compensate for differences in the subject property and the comparable sales have also been weighed.

The information used in this approach was personally inspected and verified by the appraiser and is, therefore, considered reliable. Each sale is given equal weight with regards.

Correlation Sales Comparison (Cont'd.)

to reliability.

Ownership/Interest

The comparables and the subject are all fee simple ownership and therefore, no adjustment is necessary in this category.

Financing Terms

To the best of our knowledge, all of the comparable sales are cash or cash equivalent and therefore no adjustment was made with respect to financing terms.

Conditions of Sale

No non-market conditions in any of the sales. All are perceived to have been "arm's length transactions" and therefore no adjustments have been made.

Market Conditions - Time

The sales took place between 8/23 and 11/24. General market conditions for sales of industrial sites in this area have been moderately active throughout this time period. No up or down movement has been detected in values during this time period and therefore no adjustment has been made to date of sale. Sales of vacant industrial sites in this location are a limited market due to the high level of built-up land.

Correlation Sales Comparison (Cont'd.)

Location

Industrial properties are directly affected by location relative to traffic flow and access.

Each sale has been weighed with respect to locational factors which influence the selling price.

Adjustments are made to the selling price per square foot of the comparable sales.

ADJUSTMENT SUMMARY

<u>Comparable 1</u>	Comp. 1 is a larger lot which given the economies of scale support an up adjustment. An off setting down adjustment is applied for the corner location of this parcel. Adjustments off set. Net adjustment is minimal.
<u>Comparable 2</u>	This site is in a higher exposure location which supports a down adjustment.
<u>Comparable 3</u>	This site sets on more heavily travelled Algonquin road which supports a down adjustment.
<u>Comparable 4</u>	This is a larger industrial site which also sets in Bensenville. Given the effect of size on sale price per sq. ft., net adjustment is up to the smaller subject.

ADJUSTMENTS

Comparable	Sale Price Per Square Foot	Weighting	Adjustment Direction
1	\$ 9.04	1	Minimal
2	\$ 13.61	4	Downward
3	\$ 11.61	3	Downward
4	\$ 5.94	2	Upward

The above grid shows the selling price per square foot, how each sale has been weighed relative to similarity with the subject, and the adjustment direction. Looking at the three most heavily weighed sales, it is our opinion that, on a per square foot basis, the subject property falls in the \$8.00 to \$10.00 psf range. Using \$9.00, value computes as follows:

\$9.00 psf x 23,022 sf = \$207,198

Say \$210,000

The estimated value of the subject property, using the Direct Sales Comparison Approach is:

\$ 210,000

RECONCILIATION AND FINAL VALUE ESTIMATE

The stated purpose of this appraisal is to estimate the market value of fee simple interest in the subject property. This section requires a re-examination of specific data procedures and techniques within the framework of approaches used to derive preliminary estimates. Each approach included in the preceding sections of this report is considered recognized appraisal technique and was reviewed separately by comparing it to other approaches in terms of adequacy, accuracy, completion of reasoning, and overall reliability. The estimates thus concluded, which are based on available market data and applied and refined in the applicable approach produced the following figures:

Direct Sales Comparison Approach:	\$210,000
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In the Direct Sales Comparison Approach, sales were broken down to a common unit of comparison which is the selling price per square foot. Some of the factors which strongly influence the selling price per square foot include location, size, topography, site shape, access, exposure, and zoning. Adjustments to the selling price per square foot were made and the sales were weighed with respect to the closest similarity to the subject. A value per square foot was then estimated for the subject and calculated as market value. This approach takes into account physical and location characteristics of the property which are main considerations to investors/ buyers of these property types.

Reconciliation (Cont'd)

The subject site has the greatest appeal to a user who will develop the site. The Direct Sales Comparison Approach is considered the best measure for estimating market value and has been relied on for the market value estimate.

It is our opinion that the Market Value of the subject property as of March 28, 2025, is:

\$210,000

CERTIFICATION OF VALUE

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

1. I have personally inspected the subject property and considered the factors affecting the value thereof.
2. I have no past, present or contemplated future interest in the real estate, which is the subject of this appraisal report, nor to the best of our knowledge have we provided any appraisal service for the prior three-year period unless otherwise noted.
3. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
4. My employment or compensation is not contingent upon reporting a predetermined value or upon the amount of the value estimate.
5. To the best of my knowledge and belief the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.
6. This appraisal report sets forth all of the limiting conditions affecting the analysis, opinions and conclusions contained in this report.
7. This appraisal report has been made in conforming with and is subject to the requirements of the Code of Uniform Standards of Professional Appraisal Practice, the code of Ethics and Standards of Professional Conduct of the organizations with which the appraiser is affiliated.
8. No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.
9. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
10. Unless otherwise noted, no one provided significant real property assistance to the person signing this certification. If any individuals did provide significant real property appraisal assistance, they are identified here along with a summary of the assistance provided in the report.

I am of the opinion that the Market Value of the property at 340 N. Meyer Road, Bensenville, IL 60106 as of March 28, 2025, is:

\$ 210,000



William A. Falkanger, IL
#553.000285 (Exp. 9/30/2025)

PHOTO ADDENDUM



Meyer Road to the North



Front View of Site

A-APPRAISALS
444 West Northwest Highway, Barrington, IL 60010
Phone: (847) 550-1700
E-Mail: info@a-appraisals.net

QUALIFICATIONS FOR APPRAISER WILLIAM A. FALKANGER

APPRAISAL EDUCATION

Society of Real Estate Appraisers (now the Appraisal Institute)

Course 101 – Introduction to Real Estate Appraising – 1978
Course 201 – Principles of Income Property Appraising – 1980
R2 (Cse 102) – Seminar and Exam, Narrative Report Writing – 1979
Course 202 – Applied Income Property Valuation – 1983
Ethics and Professional Practice SREA – 1989

National Association of Independent Fee Appraisers

Marshall and Swift Cost Seminar – 1980
Introduction to Income Property – 1991
Uniform Standards of Professional Practice – 1991 thru 9/30/2025

ERC – Relocation Appraisal Training Program – 12/2010

USPAP – Uniform Standards of Professional Appraisal Practice – thru 9/30/2025
USPAP last completed as of 4/2024

United States Department of Housing and Urban Development Federal Housing Administration. Examination passed 1/4/2000. (FHA Approved)

Supervisor/Trainee Seminar 12/2014

VA Approved Appraiser

MEMBERSHIPS AND DESIGNATIONS

2006 through 2018	Board of Directors Chicago Chapter – NAIFA
2019 - 2022	Board of Directors ASA Real Property Chicago
1993-94, 1994-95	NAIFA President – DuPage Chapter
I.F.A.S.	# 14423 Senior Designation – National Association of Independent Fee Appraisers
ASA	Accredited Senior Appraiser - American Society of Appraisers

Certified General Real Estate Appraiser – State of Illinois
License # 553.000285 (Expiration 9/30/25)

Illinois Coalition of Appraisal Professionals – Member

ERC – Employee Relocation Council – Member

MISCELLANEOUS

Owner and President of A-Appraisals.

Member of the Palatine Rotary Club 1998 - 2010. Paul Harris Fellowship Award.

B.S. School of Education 1977 – Southern Illinois University, Carbondale, Illinois

Expert Appraisal Witness – Testified in:

Cook County Circuit Court
Lake County Court
Lake County – Board of Review
McHenry County – Board of Review
Kane County – Board of Review
Property Tax Appeal Board – State of Illinois (PTAB)

EXPERIENCE

Appraised and analyzed a variety of real estate throughout the Chicago Metropolitan area including Cook, DuPage, Lake, Will, McHenry, and Kane Counties for purposes of estimating market value, replacement cost value, and partial interest valuation. Work experience dates from 1977 to the present.

Typical property valuations include:

Apartment buildings and complexes

Automatic car washes

Condominium and townhouse complexes

Fast food restaurants

Industrial buildings

Multi-tenant industrial buildings

Office buildings

Single family residential

Store and apartment (mixed-use) buildings

Strip centers

Vacant land

PARTIAL LIST OF CLIENTS

Cornerstone National Bank and Trust

Harris Bank

American Community Bank and Trust

Millennium Bank, Des Plaines

Barrington Bank and Trust, Barrington, IL

Home State Bank

American Heartland Bank and Trust

North Shore Bank

Prairie Community Bank

CenTrust Bank, N.A.- Northbrook

Associated Bank

Ridgestone Bank

US Bank

Harvard State Bank

Village of Palatine

Village of Hoffman Estates

Village of Lake Zurich

Village of Bensenville

Various Relocation Companies (ERC Member)