

FOR SALE



County Farm Office Center

1n131 County Farm Rd
Winfield, IL 60190



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Section 1

Property Information



Property Summary

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of Units:	3
Lot Size:	3.44 Acres
Building Size:	13,900 SF

PROPERTY HIGHLIGHTS

- Regus-operated flexible office platform (management structure)
- Income driven by operating performance, not fixed rent
- ~75% occupancy achieved with strong leasing momentum
- 100+ inquiries and ~40 executed agreements
- Dual income streams: Regus NOI + lower-level rent
- Lower level partially occupied (MTM) with lease-up potential
- ~4,600 SF value-add vacancy
- Scalable income as occupancy stabilizes
- <1 mile to Northwestern Medicine CDH

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Property Description

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PROPERTY DESCRIPTION

The subject property is anchored by Regus under a management-style agreement, offering a differentiated investment profile relative to traditional leased office assets.

Ownership participates in net operating income generated by the Regus platform rather than receiving fixed contractual rent. Current distributions total approximately \$48,000 annually and reflect early-stage operations during lease-up and ramp-up.

Since launching in early 2025, the location has demonstrated strong leasing momentum, reaching approximately 75% occupancy with over 100 tenant inquiries and approximately 40 executed agreements. This performance supports continued revenue growth as the center approaches stabilization.

In addition to the Regus income stream, the lower level includes a month-to-month tenant providing in-place income, with remaining vacancy offering near-term lease-up potential at market rents.

As occupancy increases, income is expected to scale with limited incremental fixed costs, creating a performance-driven return profile. Projections reflect a phased ramp toward approximately 85% occupancy, combining operating income growth and traditional lease-up.

This investment offers a compelling combination of in-place income, demonstrated operational traction, and measurable upside through two complementary income streams within a high-demand DuPage County medical and professional corridor.

Listing Website / OM:

<https://creconsult.net/property/1n131-county-farm-rd-13900-sf-office-winfield-il/>

LOCATION DESCRIPTION

-Well-located DuPage County office condominium in Winfield, Illinois, positioned near Roosevelt Road (IL-38) with convenient access to I-355, I-88, and surrounding suburban

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Property Details

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LOCATION INFORMATION

Building Name	County Farm Office Center
Street Address	1n131 County Farm Rd
City, State, Zip	Winfield, IL 60190
County	DuPage
Market	Chicago
Sub-market	Western East/West Corridor
Cross-Streets	County Farm Rd & Roosevelt Rd
Township	Winfield Township (Standard DuPage Cou
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355 (Veterans Memorial Tollway)
Nearest Airport	Chicago O'Hare International Airport (ORD)

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.0
Number of Parking Spaces	180

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	One (1) passenger elevator serving all floors, including finished lower level.
Number of Elevators	1
Central HVAC	Yes
HVAC	Central HVAC with multiple rooftop units; independently controlled zones. Building-wide humidification and upgraded filtration.
Broadband	Cable
Restrooms	Six (6) common-area restrooms across all levels; ADA-compliant facilities provided.
Landscaping	Professionally maintained landscaping with mature trees and perimeter plantings.

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Property Details

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BUILDING INFORMATION

Building Size	13,900 SF
Cap Rate	2.02
Building Class	B
Occupancy %	66.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	4,653 SF
Year Built	1987
Gross Leasable Area	13,900 SF
Framing	Steel frame with masonry exterior
Roof	Pitched Asphalt Shingle
Number of Buildings	1
Ceilings	Drop ceiling
Floor Coverings	Carpet / Tile
Corridors	Central double-loaded corridors with elevator and stair access; efficient multi-tenant circulation.
Foundation	Concrete foundation with finished lower level.
Exterior Walls	Masonry construction with brick façade and architectural banding.
Office Buildout	High-quality professional office buildout featuring private offices, conference rooms, shared amenities, kitchen facilities, and common areas. Full interior gut renovation completed circa 2015.

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-1 (Winfield)
Lot Size	3.44 Acres
APN #	04-01-401-022 and 04-01-401-023
Corner Property	Yes
Traffic Count	27010
Traffic Count Street	County Farm Rd & Chestnut Ln N
Amenities	Surface parking Professionally managed association Common area maintenance included Suburban office setting

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Additional Photos

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Additional Photos

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Additional Photos

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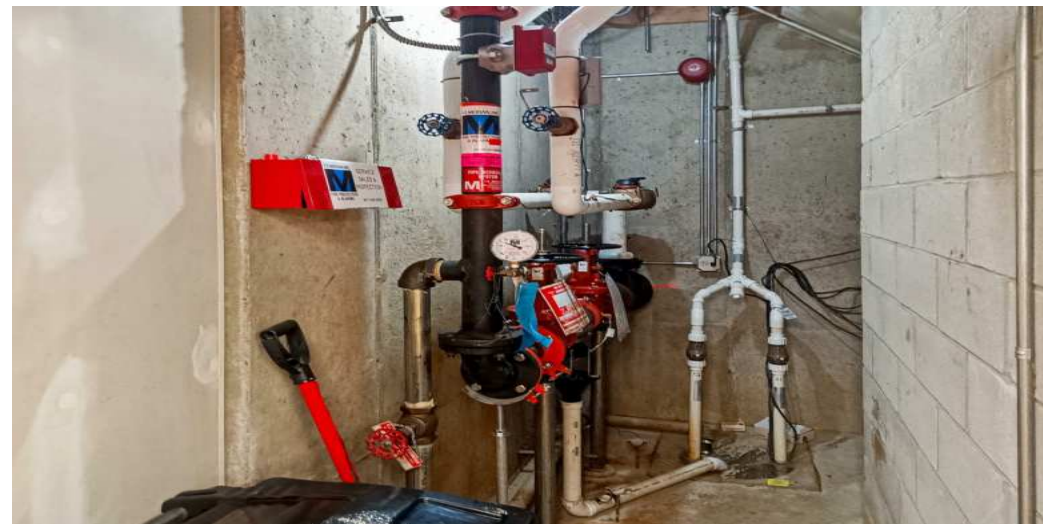
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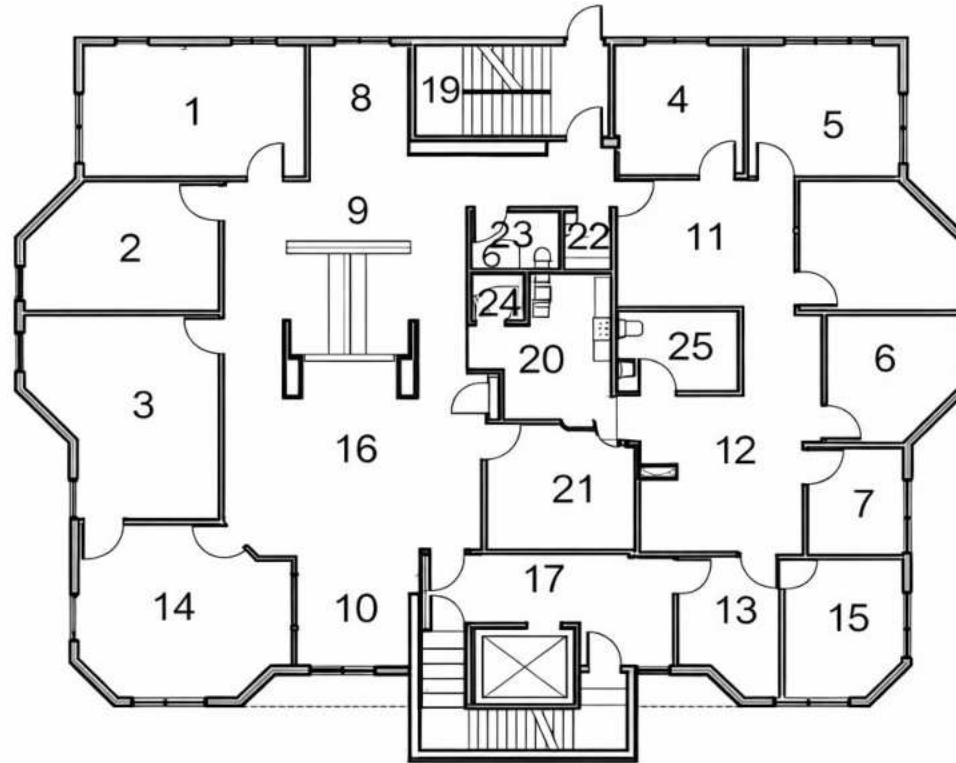
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Floor Plans: First Floor

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FIRST FLOOR PLAN
4588 square feet

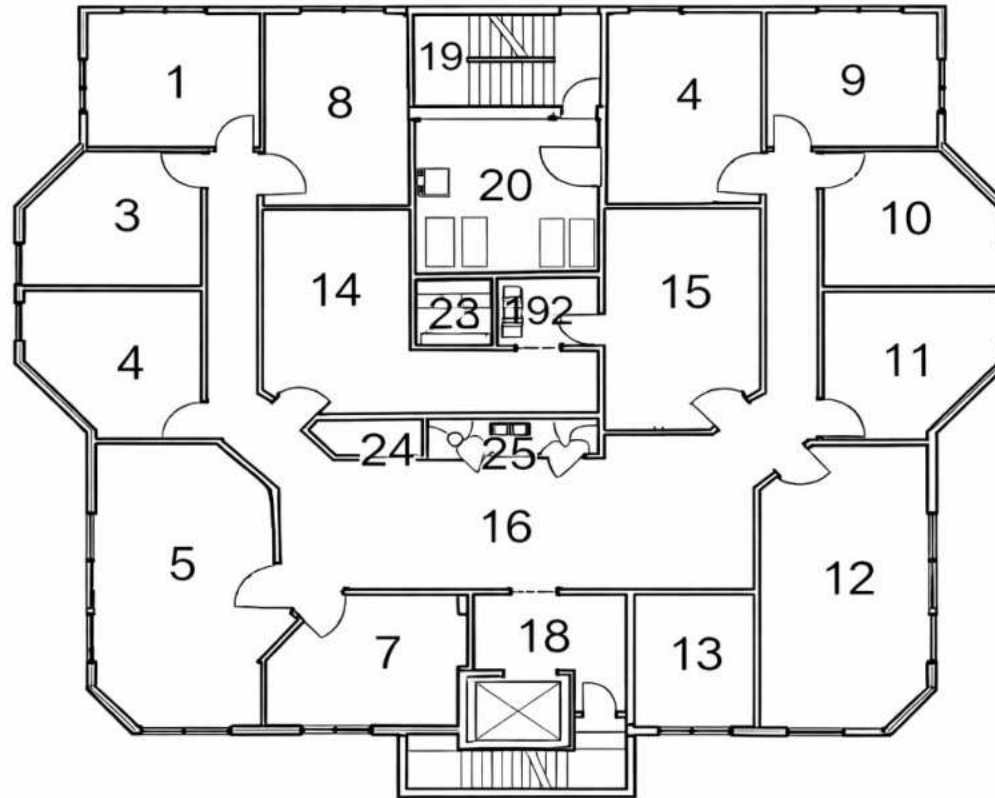
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Floor Plans: Second Floor

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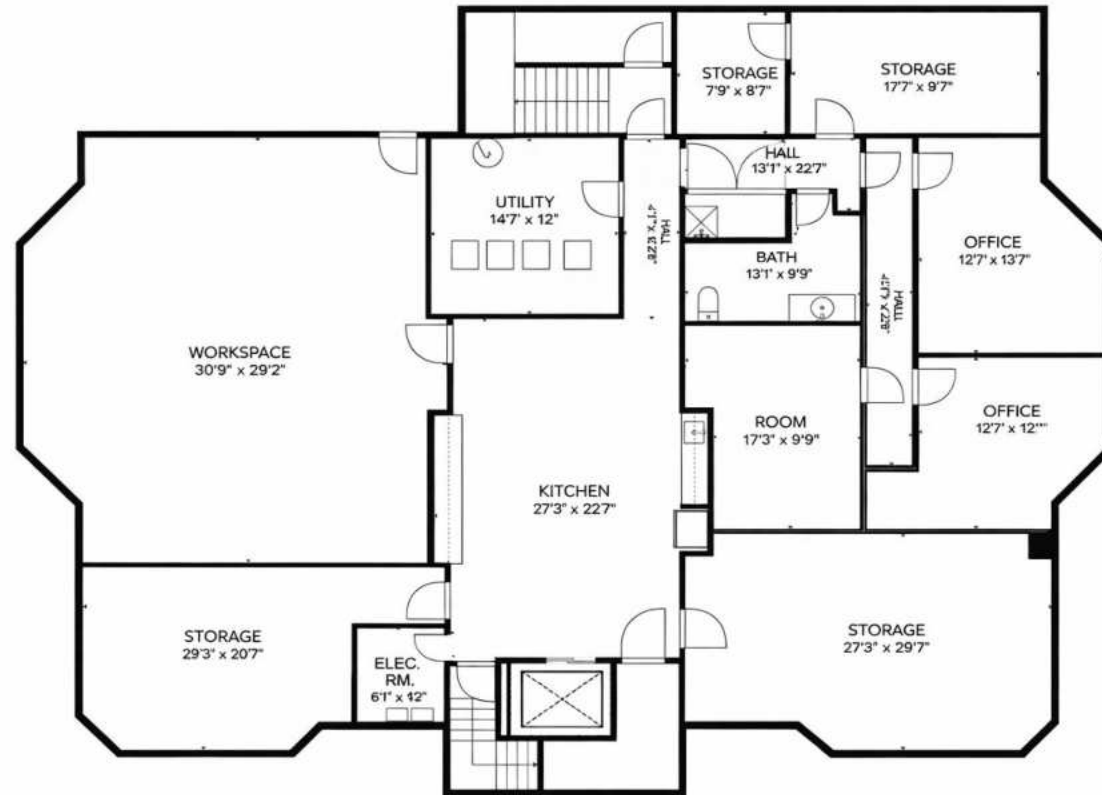
SECOND FLOOR PLAN
4649 square feet

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Floor Plans: Lower Level

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BASEMENT FLOOR PLAN

Below Ground: 2991 sq. ft. FLOOR: 4152 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 55 sq. ft. ft.
STORAGE: 1034 sq. ft.
UTILITY: 194 sq. ft.
TOTAL: 4811 sq. ft.

* Sizes and dimensions are approximate, actual may vary.

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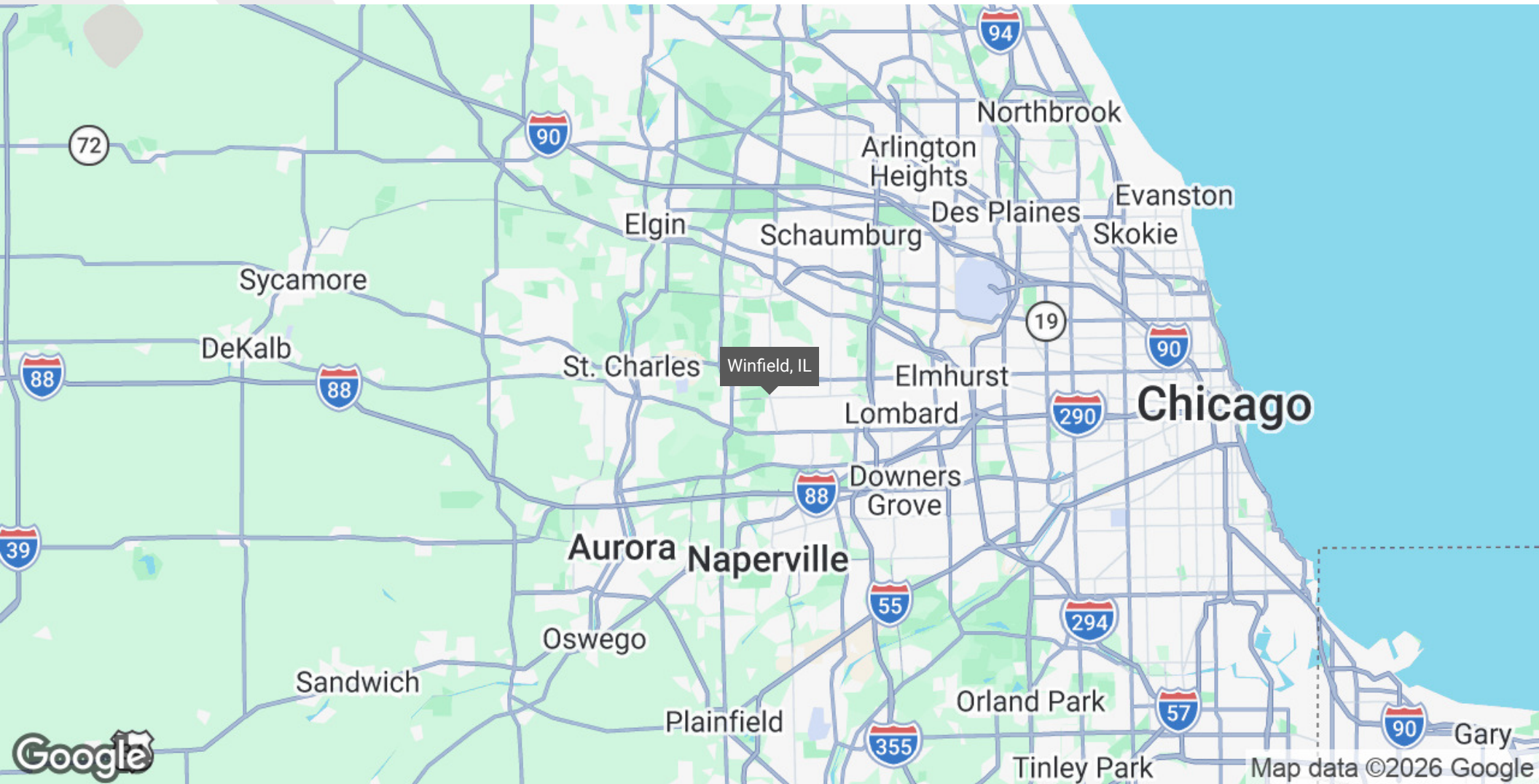
Section 2

Location Information



Regional Map

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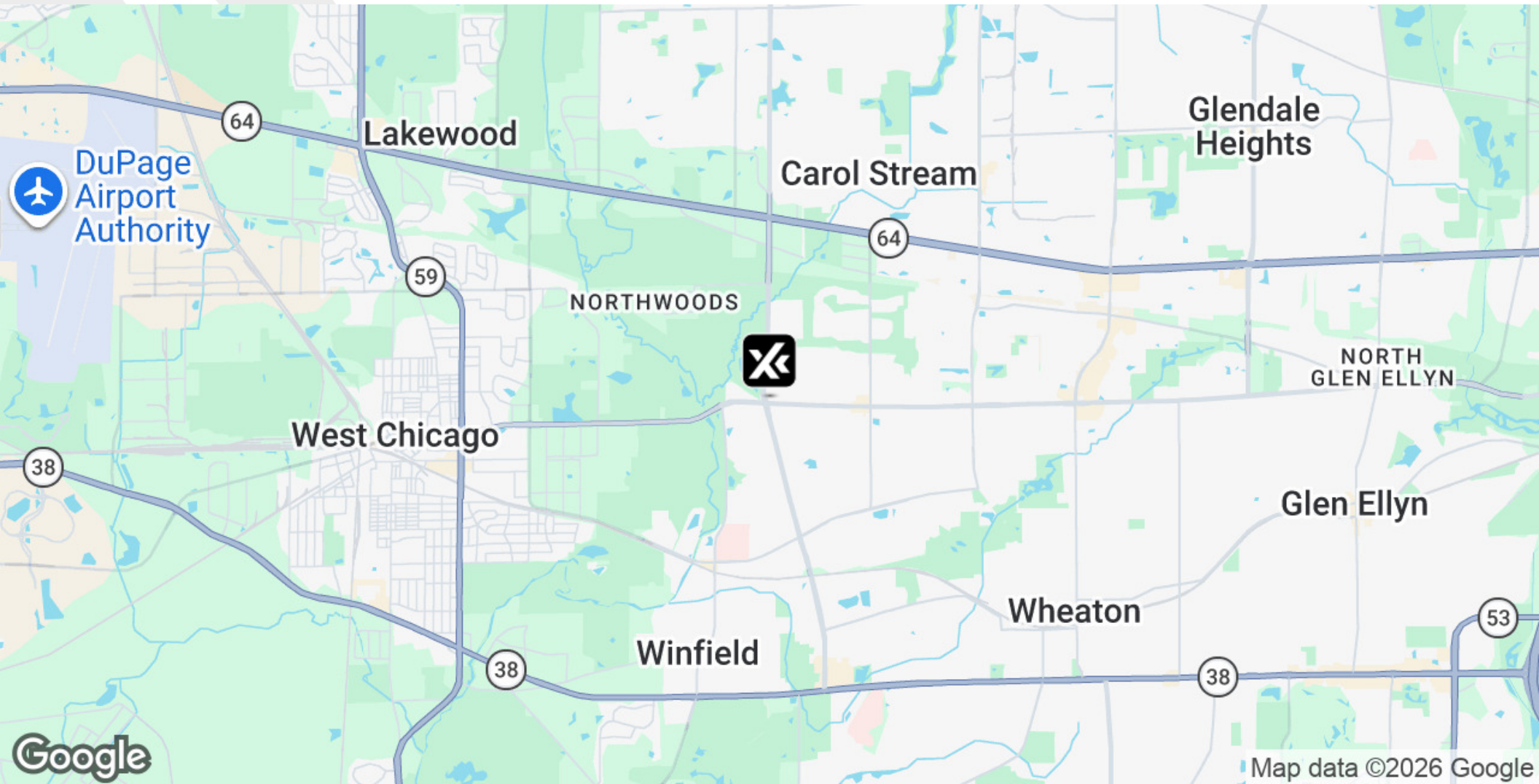
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Location Map

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Aerial Map

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Section 3

Financial Analysis



Financial Summary

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INVESTMENT OVERVIEW	CURRENT	PROFORMA (YEAR 1)	PROFORMA (YEAR 2)
Price	\$1,450,000	\$1,450,000	\$1,450,000
Price per SF	\$104	\$104	\$104
Price per Unit	\$725,000	\$725,000	\$725,000
GRM	24.66	9.33	5.75
CAP Rate	2.02%	8.63%	15.26%
Cash-on-Cash Return (yr 1)	-8.93%	9.96%	28.90%
Total Return (yr 1)	-\$29,175	\$66,727	\$162,827
Debt Coverage Ratio	0.39	1.68	2.97
OPERATING DATA	CURRENT	PROFORMA (YEAR 1)	PROFORMA (YEAR 2)
Gross Scheduled Income	\$58,800	\$155,400	\$252,000
Total Scheduled Income	\$58,800	\$155,400	\$252,000
Gross Income	\$58,800	\$155,400	\$252,000
Operating Expenses	\$29,526	\$30,224	\$30,724
Net Operating Income	\$29,274	\$125,176	\$221,276
Pre-Tax Cash Flow	-\$45,335	\$50,567	\$146,667
FINANCING DATA	CURRENT	PROFORMA (YEAR 1)	PROFORMA (YEAR 2)

Current financials reflect early-stage lease-up and ramp-up of the Regus operating platform, with income derived from performance-based NOI participation rather than fixed rent. As a result, in-place cash flow and coverage metrics are not indicative of stabilized operations. Pro forma projections assume continued occupancy growth and leasing of the lower level, supporting normalized income levels and conventional financing metrics at stabilization. All projections are estimates and subject to buyer verification.

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Financial Summary

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Down Payment	\$507,500	\$507,500	\$507,500
Loan Amount	\$942,500	\$942,500	\$942,500
Debt Service	\$74,609	\$74,609	\$74,609
Debt Service Monthly	\$6,217	\$6,217	\$6,217
Principal Reduction (yr 1)	\$16,160	\$16,160	\$16,160

Current financials reflect early-stage lease-up and ramp-up of the Regus operating platform, with income derived from performance-based NOI participation rather than fixed rent. As a result, in-place cash flow and coverage metrics are not indicative of stabilized operations. Pro forma projections assume continued occupancy growth and leasing of the lower level, supporting normalized income levels and conventional financing metrics at stabilization. All projections are estimates and subject to buyer verification.

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Income & Expenses

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INCOME SUMMARY	CURRENT	PER SF	PROFORMA (YEAR 1)	PER SF	PROFORMA (YEAR 2)	PER SF
Regus NOI Participation (Management Agreement)	\$48,000	\$3.45	\$118,000	\$8.49	\$189,000	\$13.60
Lower Level Rent	\$10,800	\$0.78	\$37,400	\$2.69	\$63,000	\$4.53
GROSS INCOME	\$58,800	\$4.23	\$155,400	\$11.18	\$252,000	\$18.13
EXPENSES SUMMARY	CURRENT	PER SF	PROFORMA (YEAR 1)	PER SF	PROFORMA (YEAR 2)	PER SF
Property Taxes	\$20,871	\$1.50	\$20,871	\$1.50	\$20,871	\$1.50
Insurance	\$3,393	\$0.24	\$3,393	\$0.24	\$3,393	\$0.24
Utilities	\$501	\$0.04	\$501	\$0.04	\$501	\$0.04
Repairs & Maintenance	\$2,802	\$0.20	\$3,500	\$0.25	\$4,000	\$0.29
Association	\$1,959	\$0.14	\$1,959	\$0.14	\$1,959	\$0.14
OPERATING EXPENSES	\$29,526	\$2.12	\$30,224	\$2.17	\$30,724	\$2.21
NET OPERATING INCOME	\$29,274	\$2.11	\$125,176	\$9.01	\$221,276	\$15.92

Income is generated from two sources: (i) performance-based NOI participation from the Regus-operated flexible office platform and (ii) traditional rental income from the lower level. Current Regus distributions reflect ramp-up and are expected to increase with occupancy and pricing. The lower level includes in-place month-to-month income with remaining vacancy projected to lease at approximately \$16/SF. Market rents reflect floor-level differences, with upper floors achieving higher rates than the lower level. Operating expenses are based on current actuals with modest increases in pro forma, supporting strong operating leverage as income scales.

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Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
1C/2C	Regus	9,237 SF	66.45%	\$5.20	\$15,395	\$1.67	\$48,000	3/14/2024	5/31/2033	-
LL	EbikePros	1,308 SF	9.41%	\$8.26	\$1,744	\$1.33	\$10,800	MTM	-	-
LL	Vacant	3,325 SF	23.92%	-	\$4,433	\$1.33	-	-	-	-
TOTALS		13,870 SF	99.78%	\$13.45	\$21,572	\$4.33	\$58,800			
AVERAGES		4,623 SF	33.26%	\$6.73	\$7,191	\$1.44	\$29,400			

Regus occupies approximately 66% of the building under a management-style agreement, with income derived from NOI participation rather than fixed contractual rent; implied \$/SF is not directly comparable to traditional lease metrics. Market rents shown for upper floors (~\$20/SF) and lower level (~\$16/SF) are provided for context and reflect floor-level differences. The lower level includes a small month-to-month tenant and remaining vacancy, offering near-term lease-up potential and additional income growth.

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Section 4

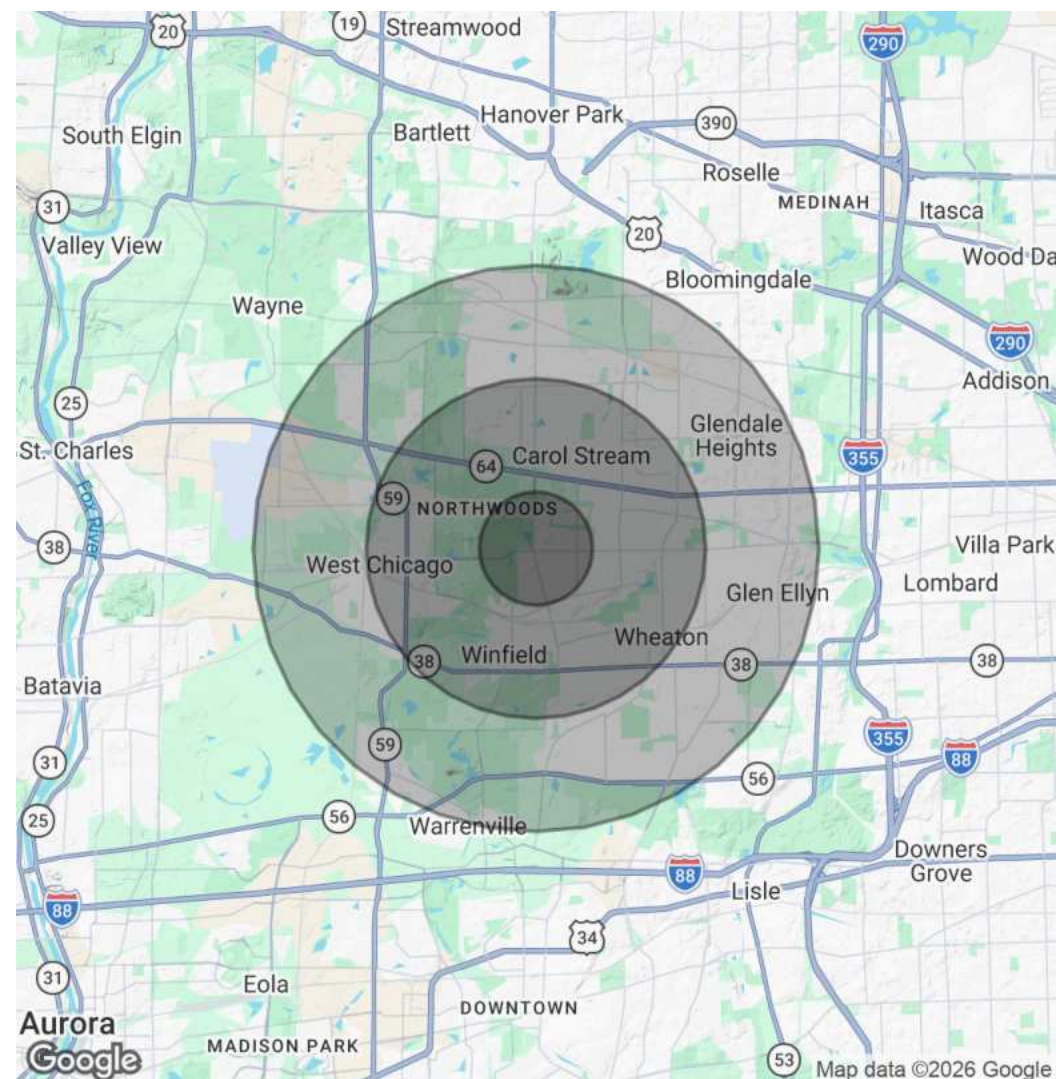
Demographics



Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,563	84,661	200,683
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,708	29,829	70,234
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$194,467	\$147,403	\$146,522
Average House Value	\$488,228	\$409,870	\$410,292
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.5%	20.3%	20.9%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,176	54,483	122,363
% White	81.7%	64.4%	61.0%
Total Population - Black	96	3,769	8,875
% Black	1.3%	4.5%	4.4%
Total Population - Asian	459	8,552	26,739
% Asian	6.1%	10.1%	13.3%
Total Population - Hawaiian	0	14	71



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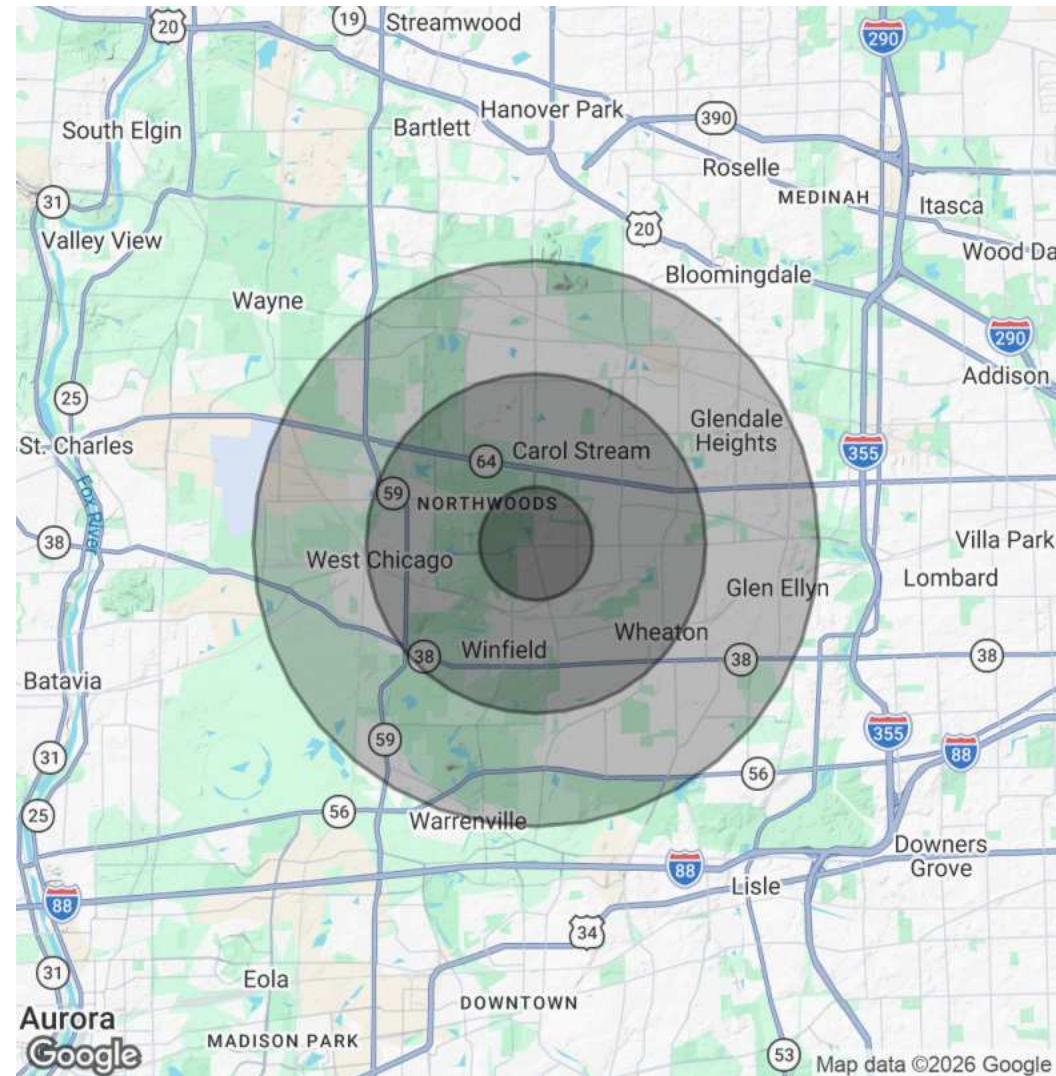
Demographics Map & Report

FOR SALE

% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	26	617	1,578
% American Indian	0.3%	0.7%	0.8%
Total Population - Other	199	8,605	20,366
% Other	2.6%	10.2%	10.1%

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
County Farm Rd & Roosevelt Rd	27,010/day		

2020 American Community Survey (ACS)



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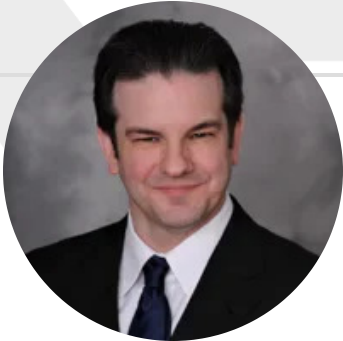
Section 5

Advisor Bio



Advisor Bio 1

FOR SALE



RANDOLPH TAYLOR, CCIM
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Direct: **630.474.6441**

IL #475.142701

PROFESSIONAL BACKGROUND

Randolph Taylor, MBA, CCIM, is a Commercial Real Estate Investment Sales Broker with the Chicago eXp Commercial office. Randolph has over 26 years of commercial real estate experience, including corporate real estate, asset management, and brokerage. Randolph's broad knowledge of the commercial real estate industry, financial analysis, marketing, and negotiating skills uniquely positions him to provide a superior level of service to his clients.

Prior Positions:

Senior Associate National Multi Housing Division - Marcus & Millichap
Commercial Real Estate Broker - Coldwell Banker Commercial NRT
Commercial Real Estate Asset Manager - Bridgestone Retail Operations N.A.
Multifamily Property Manager - Equity Residential
Commercial Real Estate Market Analyst - Grubb & Ellis

EDUCATION

MBA - Finance/Real Estate
CCIM - Certified Commercial Real Estate Investment Member

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Thank you!

A well-located suburban office asset combining durable in-place income, embedded stabilization upside, and flexible execution paths. The offering is supported by conservative underwriting, a favorable expense structure, and proximity to one of DuPage County's primary medical campuses.



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