

FOR SALE



County Farm Office Center

1n131 County Farm Rd
Winfield, IL 60190



Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net
www.expccommercial.com

Table of Contents

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
CITY INFORMATION	6
PROPERTY DETAILS	7
PROPERTY DETAILS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
FLOOR PLANS: FIRST FLOOR	13
FLOOR PLANS: SECOND FLOOR	14
FLOOR PLANS: LOWER LEVEL	15

Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net



Section 1

Property Information



Property Summary

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,175,000
Price/SF:	\$84,53
Cap Rate:	9.07%
Lot Size:	3.44 Acres
Building Size:	13,900 SF

PROPERTY HIGHLIGHTS

- Premium Yield Correction: Price reduced to \$1,175,000, unlocking an elite 9.07% Entry Cap and a 10.87% Year 1 Cash-on-Cash return.
- Low Acquisition Basis: Priced at an aggressive \$84.53/SF based on a 13,900 SF total building footprint, well below modern reconstruction costs.
- Passive Corporate Anchor: 66.45% of the property is occupied by global brand Regus under a fully outsourced facility management contract.
- Stabilized Revenue Baseline: The Platform ramp-up phase is complete, boasting a steady ~75% occupancy with 40+ active user agreements.
- Value-Add Lease-Up: Features a stable lower-level MTM tenant and 3,325 SF of finished vacancy ready for immediate lease-up at \$16/SF.
- Strong Debt Cushion: Operational actuals generate a robust 1.56 Debt Coverage Ratio (DCR), creating an exceptional safety net for new financing.
- Prime Medical Corridor: High-traffic corner location seeing 27,010 VPD situated less than 1 mile from the dominant Northwestern Medicine QH campus.

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630.474.6441

rtaylor@creconsult.net



Property Description

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PROPERTY DESCRIPTION

INVESTMENT SUMMARY & CAPITAL REALIGNMENT

eXp Commercial presents a strategic price realignment to \$1,175,000 for the fee-simple interest in the County Farm Office Center located at 1N131 County Farm Rd, Winfield, IL. Positioned for an immediate transaction, this ±13,900 SF corporate office asset provides institutional-grade underwriting metrics, delivering an exceptional 9.07% Entry Cap Rate and a 10.87% Year 1 Cash-on-Cash return based on verified annualized operational actuals. Backed by a robust 1.56 Debt Coverage Ratio (DCR), the asset offers superior downside protection and strong in-place operating leverage.

CORPORATE TENANCY PROFILE & PASSIVE OPERATION

The asset's upper floors—accounting for 66.45% of the rentable area—are anchored by Regus (International Workplace Group - IWG), the global leader in flexible workspace solutions. Under a fully outsourced corporate contract, Regus directly administers 100% of facilities management, localized customer acquisition, technology provisioning, and spatial configurations. The platform's operational ramp-up phase is fully finalized, delivering a stabilized ~75% model occupancy baseline with over 40 active user accounts. This corporate framework creates a passive, hands-off landlord structure that completely insulates incoming ownership from lease-up overhead while providing steady top-line brand-revenue allocations.

VALUE-ADD INVESTMENT RUNWAY

Immediate, low-risk optimization potential is concentrated on the finished lower level. Base cash flow is supported by an existing, stable local month-to-month tenant footprint. The remaining 3,325 SF of finished lower-level vacancy is primed for immediate stabilization. Underwriting this remaining space at a conservative submarket market rent of \$16/SF provides a direct path to expand net operating income and drive the stabilized portfolio yield profile past 12.7%.

LOCATION ADVANTAGE & ACQUISITION BASIS

The property occupies a high-exposure signalized corner lot tracking over 27,010 vehicles per day within Central DuPage County's premier professional node. It is situated less than one mile from the dominant Northwestern Medicine Central DuPage Hospital (CDH) campus, capturing an enduring localized demand loop. Following this aggressive price correction, the asset represents an unmatched corporate yield play priced at an ultra-secure entry basis of just \$84.53/SF—well below modern suburban replacement cost thresholds.

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City Information

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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 employment centers. The property benefits from proximity to medical, professional, and institutional users throughout Central DuPage County, offering an accessible alternative to higher-priced Oak Brook and Naperville office submarkets.

LOCATION DETAILS

Market	Chicago
Sub Market	Western East/West Corridor
County	DuPage
Cross Streets	County Farm Rd & Roosevelt Rd
Township	Winfield Township (Standard DuPage Cou
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355 (Veterans Memorial Tollway)
Nearest Airport	Chicago O'Hare International Airport (ORD)

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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	9.07
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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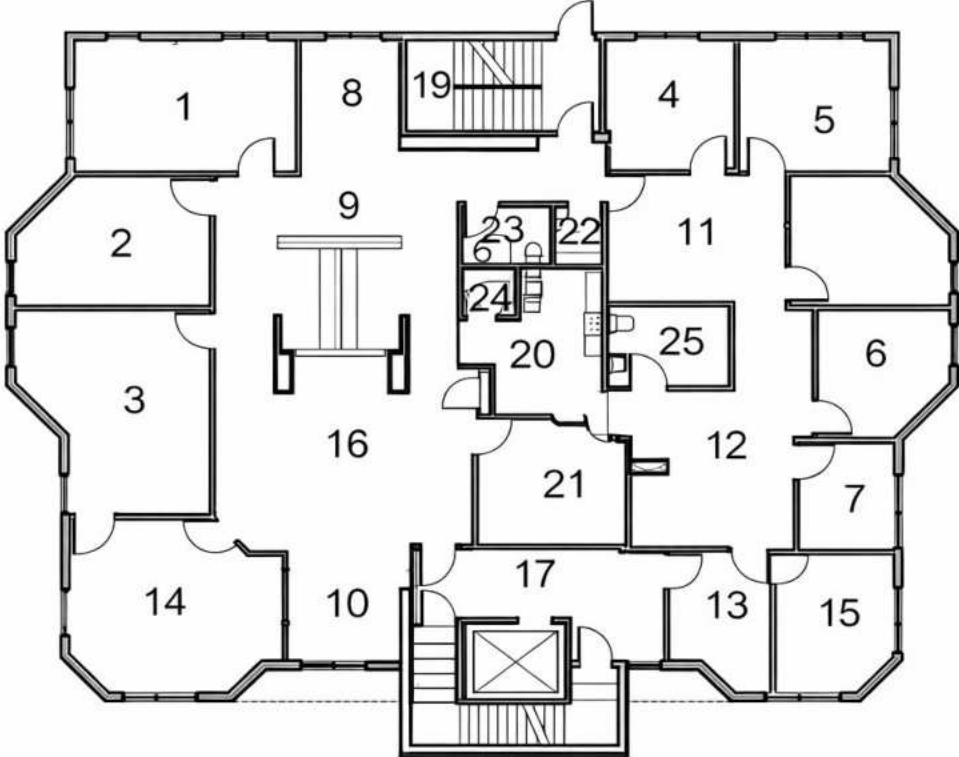
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Floor Plans: First Floor

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FIRST FLOOR PLAN
4588 square feet

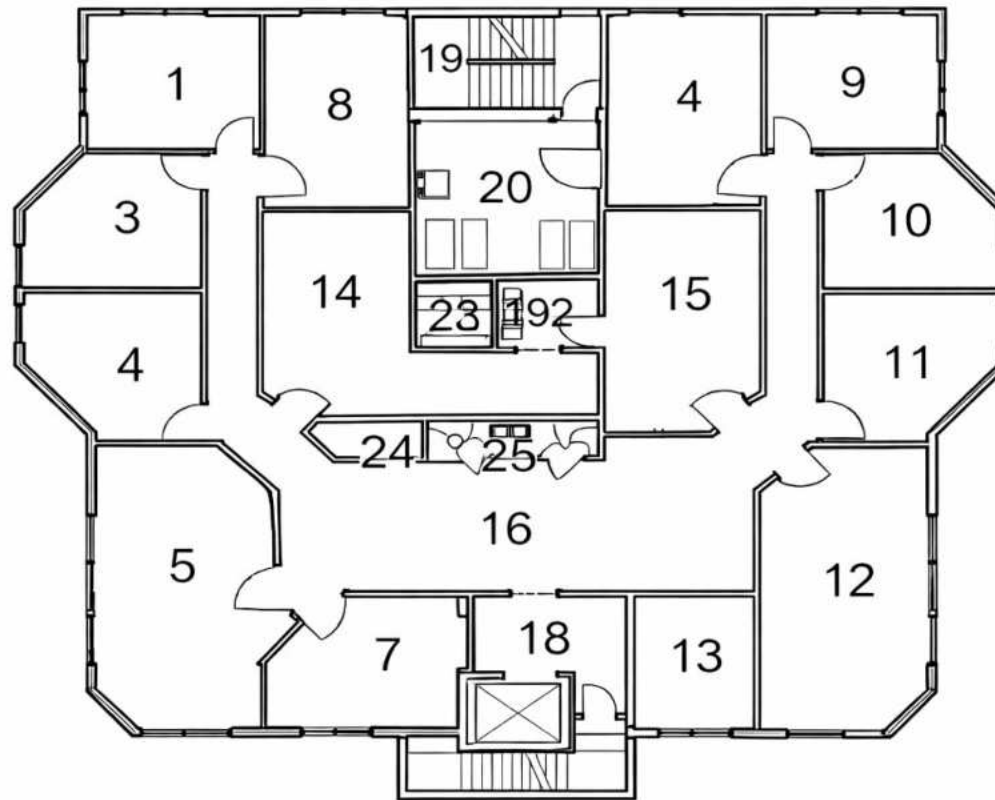
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Floor Plans: Second Floor

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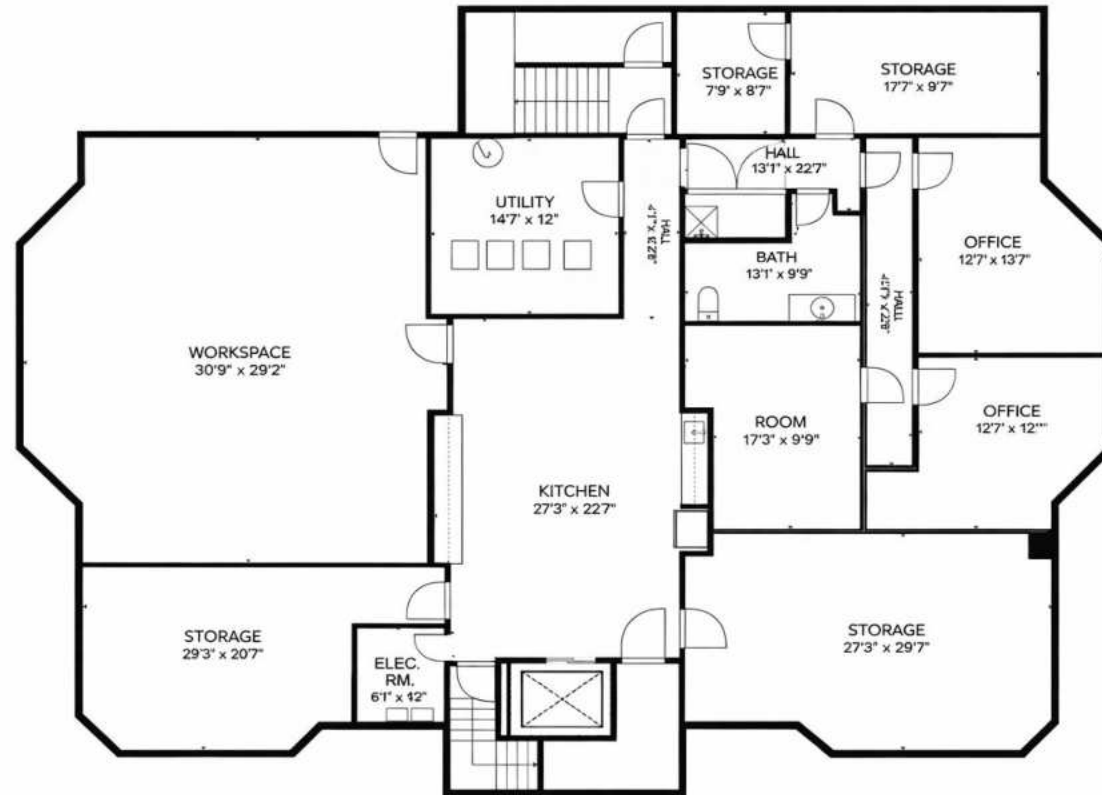
SECOND FLOOR PLAN
4649 square feet

Randolph Taylor, CCIM
630.474.6441
rtaylor@creconsult.net



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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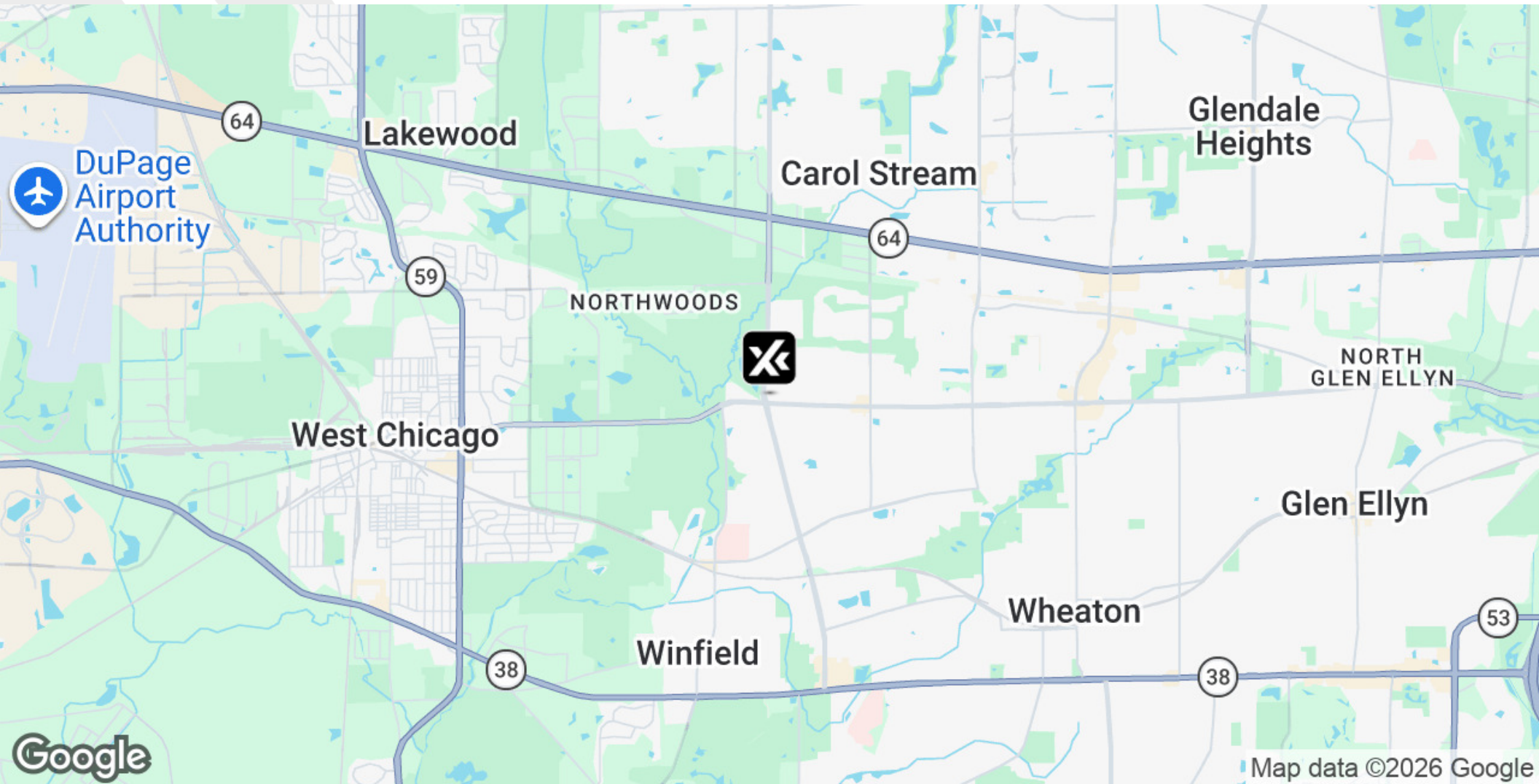
Section 2

Location Information



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
Price	\$1,175,000
Price per SF	\$85
Price per Unit	\$587,500
GRM	8.64
CAP Rate	9.07%
Cash-on-Cash Return (yr 1)	10.87%
Total Return (yr 1)	\$51,399
Debt Coverage Ratio	1.56

OPERATING DATA

	CURRENT
Gross Scheduled Income	\$136,044
Total Scheduled Income	\$136,044
Gross Income	\$136,044
Operating Expenses	\$29,526
Net Operating Income	\$106,518
Pre-Tax Cash Flow	\$38,325

FINANCING DATA

CURRENT

Financials reflect a Trailing 3-Month (T3) annualized run rate, capturing the baseline stabilization of the Regus platform at ~75% occupancy as of March 2026. Because asset income is derived from performance-based distributions rather than fixed rent, this T3 metric avoids early ramp-up distortion to show active, in-place net cash flow.

At the realigned \$1,175,000 price point, these operational actuals deliver an immediate 9.07% Entry Cap Rate and a 10.87% Cash-on-Cash return. Pro forma projections assume a conservative value-add lease-up of the remaining 3,325 SF lower-level vacancy at \$16/SF and a modest expansion to 85% overall Regus occupancy. All figures and contract parameters are estimates subject to independent buyer verification.

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630.474.6441

rtaylor@creconsult.net



Financial Summary

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Down Payment	\$352,500
Loan Amount	\$822,500
Debt Service	\$68,193
Debt Service Monthly	\$5,682
Principal Reduction (yr 1)	\$13,074

Financials reflect a Trailing 3-Month (T3) annualized run rate, capturing the baseline stabilization of the Regus platform at ~75% occupancy as of March 2026. Because asset income is derived from performance-based distributions rather than fixed rent, this T3 metric avoids early ramp-up distortion to show active, in-place net cash flow.

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630.474.6441

rtaylor@creconsult.net



Income & Expenses

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INCOME SUMMARY	CURRENT	PER SF
Current (T3 Annualized Run-Rate)	\$125,244	\$9.01
Lower Level Rent	\$10,800	\$0.78
GROSS INCOME	\$136,044	\$9.79
EXPENSES SUMMARY	CURRENT	PER SF
Property Taxes	\$20,871	\$1.50
Insurance	\$3,393	\$0.24
Utilities	\$501	\$0.04
Repairs & Maintenance	\$2,802	\$0.20
Association	\$1,959	\$0.14
OPERATING EXPENSES	\$29,526	\$2.12
NET OPERATING INCOME	\$106,518	\$7.66

Gross revenue is generated from top-line operational distributions from the upper-floor Regus anchor (66.45% of the building) and lower-level commercial lease income. Regus's revenue reflects a stabilized, annualized Trailing 3-Month (T3) run rate of \$125,244 based on ~75% occupancy. The lower level features an active month-to-month tenant (\$10,800) and a 3,325 SF finished vacancy primed for immediate lease-up at \$16/SF.

Total property operating expenses are exceptionally efficient at \$2.12/SF (\$29,526 annually). At the adjusted \$1,175,000 price point, these in-place figures generate an immediate 9.07% Entry Cap Rate. Because fixed operational costs are already fully absorbed by current tenancy, all future lower-level lease-up revenue flows directly to the bottom line, pushing stabilized yields past 12.7%.

Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net



Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
1C/2C	Regus	9,237 SF	66.45%	\$13.55	\$125,244.00	3/14/2024	5/31/2033	-
LL	EbikePros	1,308 SF	9.41%	\$8.25	\$10,804.00	MTM	-	-
LL	Vacant	3,325 SF	23.92%	-	-	-	-	-
TOTALS		13,870 SF	99.78%	\$21.80	\$136,048.00			
AVERAGES		4,623 SF	33.26%	\$10.90	\$68,024.00			

Regus anchors the property, occupying 66.45% of the footprint under a managed corporate contract. Income is derived from performance-based NOI distributions rather than fixed rent, meaning the implied \$/SF is not directly comparable to traditional lease metrics. Current revenue reflects a stabilized T3 annualized run rate at ~75% occupancy, producing an immediate 9.07% Entry Cap Rate at our adjusted \$1,175,000 price point. Upper-floor (~\$20/SF) and lower-level (~\$16/SF) market rents are provided for context. The lower level includes an active month-to-month tenant and a 3,325 SF value-add vacancy, offering immediate lease-up potential and substantial income growth. All figures are estimates subject to buyer verification.

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rtaylor@creconsult.net



Regus Revenue Trend

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 630.474.6441
 rtaylor@creconsult.net



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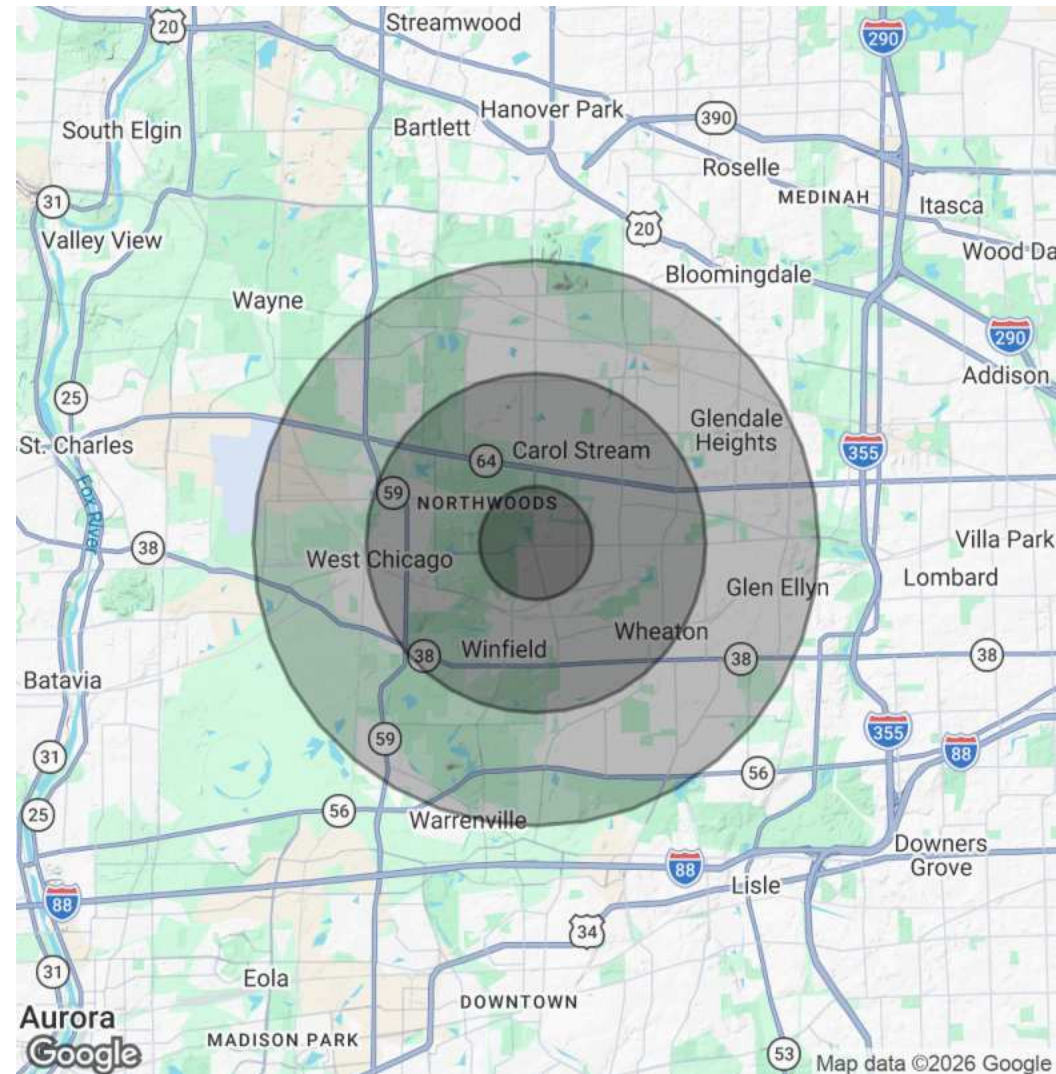
Demographics



Demographics Map & Report

FOR SALE

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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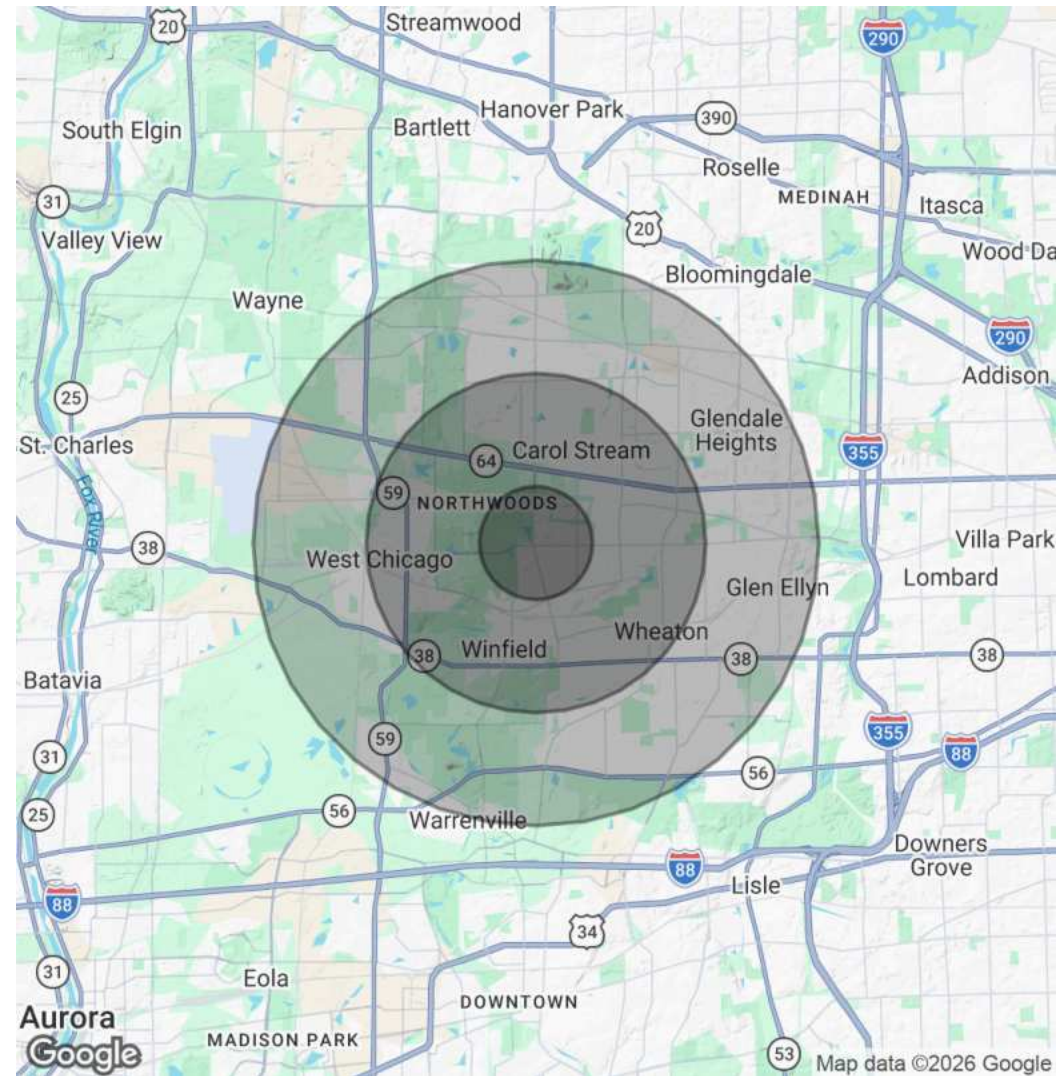
Demographics Map & Report

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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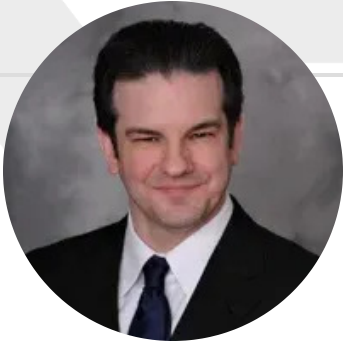
Section 5

Advisor Bio



Advisor Bio

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RANDOLPH TAYLOR, MBA, CCIM, MICP

rtaylor@creconsult.net

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

eXp Commercial
939 W North Ave #750
Chicago, IL 60642

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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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