



**ACTION
BEHAVIOR
CENTERS**

5153-5167 W 111th St

Alsip, IL 60803

**Healthcare
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By

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Property Overview

ABC Healthcare

5153-5167 W 111th St, Alsip, IL 60803



Executive Summary

100%
Occupancy

±0.47 AC
Lot Size

±8,000 SF
GLA

NNN
Lease Type

The Opportunity

Matthews™ is pleased to present a prime healthcare investment opportunity located at 5153–5167 W 111th St in Alsip, IL, a well-positioned suburban community within Cook County and just outside of Chicago. This newly renovated ±8,000 SF autism therapy center is 100% leased to Action Behavior Centers (ABC) on a seven-year NNN lease, featuring two, 5-year renewal options and 3% annual rental increases, offering investors reliable income with built-in inflation protection. The property underwent a full renovation in 2024 and benefits from strong local demographics, with average household incomes exceeding \$112,027 within one mile and a population exceeding 300,513 residents within five miles.

Action Behavior Centers is a rapidly expanding operator with more than 300 locations across Texas, Arizona, Colorado, Illinois, North Carolina, and Minnesota. The company is backed by Charlesbank Capital Partners, which acquired the business in 2022 at an \$840 million valuation. This private equity sponsorship, combined with ABC's aggressive growth strategy, provides additional security and long-term upside for investors. With the global autism therapy market projected to grow to \$6 billion by 2030, this offering provides investors with both stable income and a stake in a critical and fast-growing sector of healthcare.



Investment Highlights

Property Highlights

- **Extremely Passive Investment** – This long-term single tenant healthcare investment features a landlord friendly lease structure with minimal landlord responsibilities that is ideal for out of state investors.
- **Extensive 2024 Renovations** – The property underwent significant upgrades in 2024, including all new HVAC systems, a fully inspected and warranted roof, fresh painting, and over \$1M of tenant improvements for interior renovations.
- **E-Commerce Resistant Tenant** – Healthcare operators aren't prone to the same competition that many retail tenants face. Healthcare properties are highly sought-after investments for their insulation from e-commerce competition and resistance to economic downturns.
- **Sticky Tenancy** - Autism Therapy practices rarely relocate due to difficulty retaining the same patients in a new location, and the high cost of moving, which provides an extra level of security to a future landlord.
- **Annual Rental Increases** – The site features a 3.00% rental increase in the base term that serve as inflation protection through the growth of cash flow over the life of the lease.
- **Billion Dollar Market for Autism Therapy** - The global autism therapy market was valued at \$2.19 billion in 2023. The market is projected to reach \$68.72 billion by 2031, with a CAGR of 6.60% during the forecast period 2024 to 2031.
- **Chicago MSA** – Located in Alsip, directly adjacent to Oak Lawn, within Cook County and the Chicago MSA, the 3rd largest metropolitan area in the United States.
- **Affluent Area with High Population** - The average household income within 1 mile of the property is over \$102K per year, and the population within 5 miles exceeds 369,000 residents.
- **Favorable Depreciation** - Given the heavy build out at this facility, this opportunity offers investors the ability to capture more favorable depreciation advantages through a cost segregation study. (*Investors to confirm with their own CPA)
- **300+ Locations** – The tenant, Action Behavior Centers, operates more than 300 locations across Texas, Arizona, Colorado, Illinois, North Carolina, and Minnesota, making them one of the largest and fastest-growing providers of autism therapy in the country.
- **Private Equity Backed** - Action Behavior Centers is backed by Charlesbank Capital Partners, who acquired the business in 2022 at an \$840M valuation. Their investment is a culmination of a multi-year evaluation of many ABA providers. Their diligence validated ABC's position as a leading ABA provider with strong clinical outcomes, a unique culture that supports clinician retention, and a data-driven management team.





W 77th St ± 24,700 VPD



Property Photos



Financial Overview

ABC Healthcare

5153-5167 W 111th St, Alsip, IL 60803



Financial Summary

\$3,157,403

List Price

7.70%

Cap Rate

\$243,120

NOI

±5.76 Years

Lease Term Remaining

Property Details

Tenant Name	Action Behavior Centers
Ownership Type	Fee Simple
Lease Entity	Action Behavior Centers Therapy LLC
Occupancy	100%
Initial Term	7 Years
Rent Commencement	12/23/2024
Lease Expiration	12/22/2031
Base Rent	\$243,120
Rental Increases	3% Annually
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Responsible for repairing and maintaining the roof, foundation, structural walls, and utility systems up to their connection point.
Tenant Responsibilities	Responsible for maintaining HVAC, utilities from the meters, windows and doors, interior items, landscaping, parking areas, and overall upkeep of the premises.
Insurance	Tenant
Taxes	Tenant
Roof and Structure	Landlord

Annualized Operating Data

Term	Date of Increase	Annual Rent	Monthly Rent	Cap Rate
Primary	Current Year	\$243,120	\$20,260.00	7.70%
Primary	12/23/2026	\$250,400	\$20,866.67	7.93%
Primary	12/23/2027	\$257,920	\$21,493.33	8.17%
Primary	12/23/2028	\$265,680	\$22,140.00	8.41%
Primary	12/23/2029	\$273,680	\$22,806.67	8.67%
Primary	12/23/2030	\$281,920	\$23,493.33	8.93%
Option 1	12/23/2031	\$290,400	\$24,200.00	9.20%
Option 1	12/23/2032	\$299,120	\$24,926.67	9.47%
Option 1	12/23/2033	\$308,080	\$25,673.33	9.76%
Option 1	12/23/2034	\$302,160	\$25,180.00	9.57%
Option 2	12/23/2035	\$311,225	\$25,935.40	9.86%
Option 2	12/23/2036	\$320,560	\$26,713.33	10.15%
Option 2	12/23/2037	\$330,160	\$27,513.33	10.46%
Option 2	12/23/2038	\$340,080	\$28,340.00	10.77%
Option 2	12/23/2039	\$350,320	\$29,193.33	11.10%

Cost Segregation Analysis

Straight-Line

Rent	\$243,120
Cap Rate	7.70%
Purchase Price	\$3,157,403
Depreciable Basis For Improvements	80%
Depreciable Basis (\$)	\$2,604,138
Useful Life (Years)	39
Bonus Depreciation Rate	N/A
Federal Tax Rate	37%
Year 1 Depreciation	\$66,773
Potential Tax Savings	\$24,706

Cost Segregation

Rent	\$243,120
Cap Rate	7.70%
Purchase Price	\$3,157,403
Depreciable Basis For Improvements	80%
Depreciable Basis (\$)	\$2,604,138
Useful Life (Years)	1
Bonus Depreciation Rate	35%
Federal Tax Rate	37%
Year 1 Depreciation	\$911,448
Potential Tax Savings	\$337,236

Information provided must be confirmed with a CPA

Tenant Overview

ABC Healthcare

5153-5167 W 111th St, Alsip, IL 60803



Tenant Overview

Year Founded
2016

Headquarters
Austin, Texas

Ownership Status
Private

Employees
15,000+

Locations
300+

Backing
Private Equity



Tenant Overview

Action Behavior Centers (ABC) is a leading provider of Applied Behavior Analysis (ABA) therapy for children with autism. The Alsip–Oak Lawn center, part of ABC’s growing nationwide network, focuses on early intervention and individualized therapy programs to help children develop communication, social, and daily living skills. ABC partners closely with families, offering parent training and support to ensure progress continues at home and in the community.

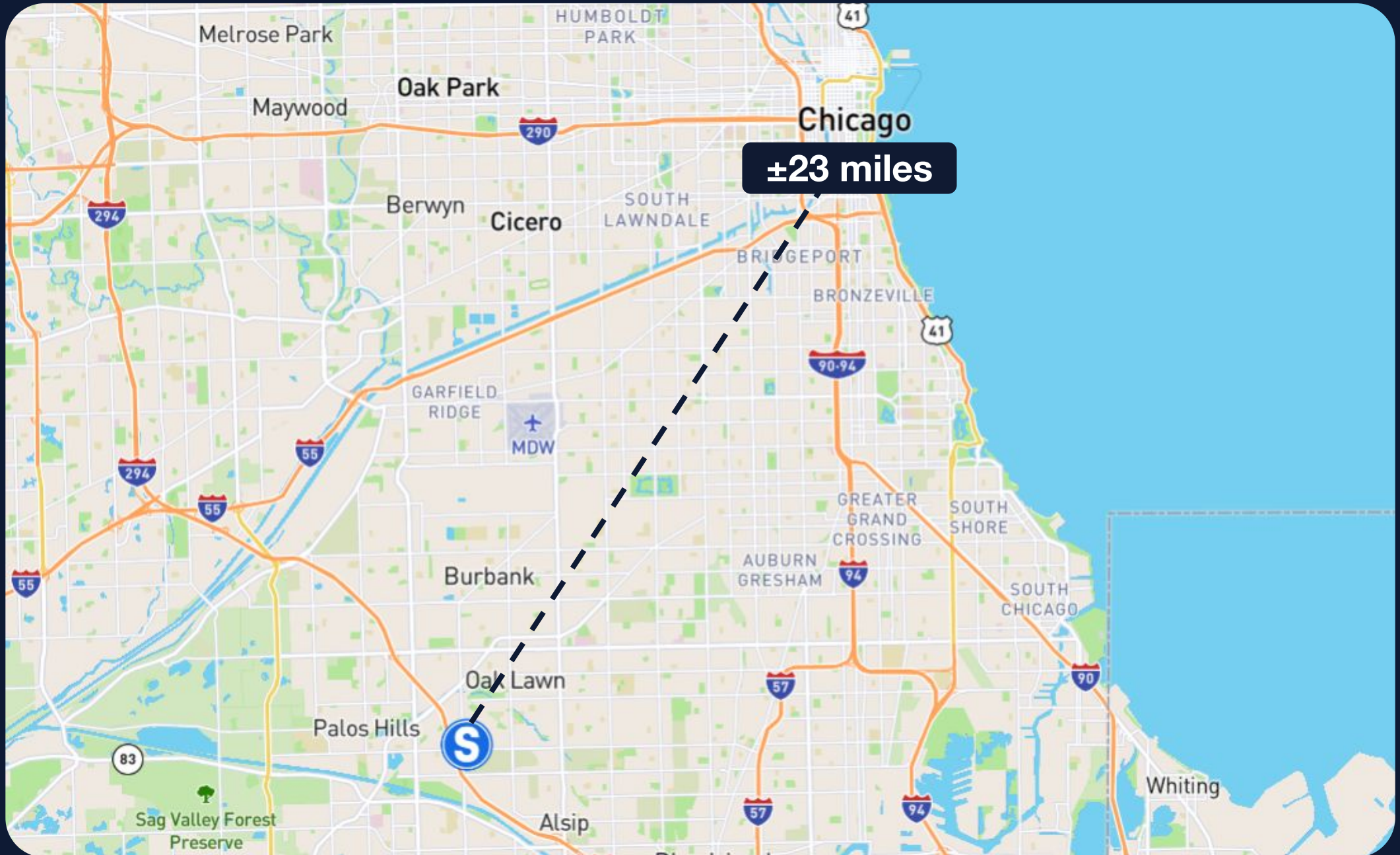
Why Invest in ABC?

- **Mission-Driven Care:** Dedicated to improving the quality of life for children with autism and their families through evidence-based therapy.
- **Expanding Footprint:** Part of a rapidly growing network of centers across the United States, ensuring strong brand presence and demand for services.
- **Community Integration:** Focused on serving local families with individualized care and parent involvement, reinforcing long-term stability of operations.
- **Specialized Workforce:** Staffed with Board Certified Behavior Analysts (BCBAs) and trained therapists, ensuring high-quality, consistent service delivery.
- **Sustainable Growth:** Operating in a sector with increasing need for autism therapy services, providing a solid foundation for long-term financial performance.

Market Overview

ABC Healthcare

5153-5167 W 111th St Alsip, IL 60803



Alsip, IL

Market Demographics

18,650

Total Population

\$67,557

Median HH Income

7,780

of Households

65.2%

Homeownership Rate

9,825

Employed Population

21.6%

% Bachelor's Degree

39.5

Median Age

\$218,000

Median Property Value

Local Market Overview

Alsip, Illinois is a densely populated, suburban village located approximately 16 miles southwest of downtown Chicago, within Cook County and the broader Chicago MSA—the third-largest metropolitan area in the United States. The area is characterized by strong industrial and healthcare employment, with excellent connectivity to major regional thoroughfares including I-294 and I-57.

The local trade area benefits from proximity to several high-traffic retail corridors and medical facilities, contributing to a strong demand base for healthcare service providers. Population density and household income levels in the 1-, 3-, and 5-mile radii support a wide range of tenant uses, particularly in the healthcare, education, and essential services sectors.

Alsip's labor pool is stable, with a median age near 40 and a homeownership rate above the national average, indicating a mature, family-oriented demographic. As part of the Chicago MSA, the area draws from a deep and diverse workforce and benefits from sustained demand for outpatient and specialty medical services.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,973	101,180	300,513
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,320	40,626	115,605
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$112,027	\$112,768	\$113,331

Chicago, IL MSA

Chicago is the third-largest metropolitan area in the U.S. and a national center for finance, logistics, education, and healthcare. The region benefits from a diversified economy, infrastructure, and a deep labor pool, supported by major institutions and corporate headquarters.

With its central location, access to global transit via O'Hare International Airport, and extensive freight and rail networks, Chicago remains a key logistics and business hub. The MSA continues to attract employers, visitors, and investment capital, reinforcing its position as one of the country's most dynamic commercial real estate markets.

Investors view Chicago as a core market offering scale, tenant diversity, and long-term liquidity across all major property types.

Total Population
9.4 million

Annual Visitors
55.3 million

Healthcare Infrastructure
130+ hospitals and 3,000+ outpatient care centers across the metro area



Economic Drivers

Chicago MSA: 3rd Largest Metropolitan Economy in the U.S.

Diverse, Institutional Market Anchored by Healthcare, Education, and Logistics

Economic Drivers

The Chicago MSA has a regional gross domestic product exceeding \$770 billion, making it one of the most economically significant markets in the country. Its central location, multimodal transportation infrastructure, and access to a large, skilled labor force support activity across key sectors. The region includes major healthcare systems, financial institutions, universities, and corporate headquarters, contributing to long-term demand for commercial real estate.

Primary Industries

- Healthcare & Life Sciences
- Financial Services
- Logistics & Distribution
- Technology & Professional Services

Top Employers

- Advocate Health
- JPMorgan Chase
- United Airlines
- Northwestern Memorial HealthCare

Recent Developments

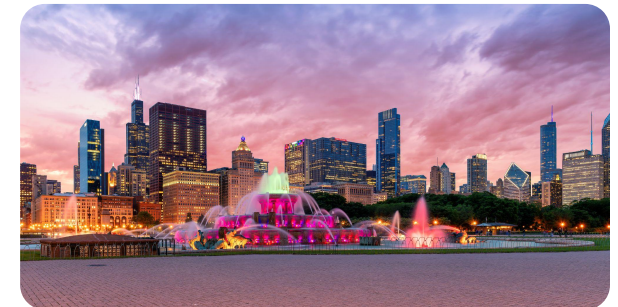
- \$3.8B One Central mixed-use megaproject (planned)
- Rush University Medical Center expansions
- \$1B redevelopment of the former Michael Reese Hospital site
- Continued growth in Fulton Market medical and office space

\$770B+

Regional Gross Domestic Product

±12 Miles

Distance to Downtown Chicago from Alsip, IL



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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