



**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

\$3,039,000

List Price

8.00%

Cap Rate

\$243,120

NOI

±5.67 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 | 8.00% |
| Primary | 12/23/2026 | \$250,400 | \$20,866.67 | 8.24% |
| Primary | 12/23/2027 | \$257,920 | \$21,493.33 | 8.49% |
| Primary | 12/23/2028 | \$265,680 | \$22,140.00 | 8.74% |
| Primary | 12/23/2029 | \$273,680 | \$22,806.67 | 9.01% |
| Primary | 12/23/2030 | \$281,920 | \$23,493.33 | 9.28% |
| Option 1 | 12/23/2031 | \$290,400 | \$24,200.00 | 9.56% |
| Option 1 | 12/23/2032 | \$299,120 | \$24,926.67 | 9.84% |
| Option 1 | 12/23/2033 | \$308,080 | \$25,673.33 | 10.14% |
| Option 1 | 12/23/2034 | \$302,160 | \$25,180.00 | 9.94% |
| Option 2 | 12/23/2035 | \$311,225 | \$25,935.40 | 10.24% |
| Option 2 | 12/23/2036 | \$320,560 | \$26,713.33 | 10.55% |
| Option 2 | 12/23/2037 | \$330,160 | \$27,513.33 | 10.86% |
| Option 2 | 12/23/2038 | \$340,080 | \$28,340.00 | 11.19% |
| Option 2 | 12/23/2039 | \$350,320 | \$29,193.33 | 11.53% |

Cost Segregation Analysis

Straight-Line

| | |
|------------------------------------|-----------------|
| Rent | \$243,120 |
| Cap Rate | 8.00% |
| Purchase Price | \$3,039,000 |
| Depreciable Basis For Improvements | 80% |
| Depreciable Basis (\$) | \$2,431,200 |
| Useful Life (Years) | 39 |
| Bonus Depreciation Rate | N/A |
| Federal Tax Rate | 37% |
| Year 1 Depreciation | \$62,338 |
| Potential Tax Savings | \$23,065 |

Cost Segregation

| | |
|------------------------------------|------------------|
| Rent | \$243,120 |
| Cap Rate | 8.00% |
| Purchase Price | \$3,039,000 |
| Depreciable Basis For Improvements | 80% |
| Depreciable Basis (\$) | \$2,431,200 |
| Useful Life (Years) | 1 |
| Bonus Depreciation Rate | 35% |
| Federal Tax Rate | 37% |
| Year 1 Depreciation | \$850,920 |
| Potential Tax Savings | \$314,840 |

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.

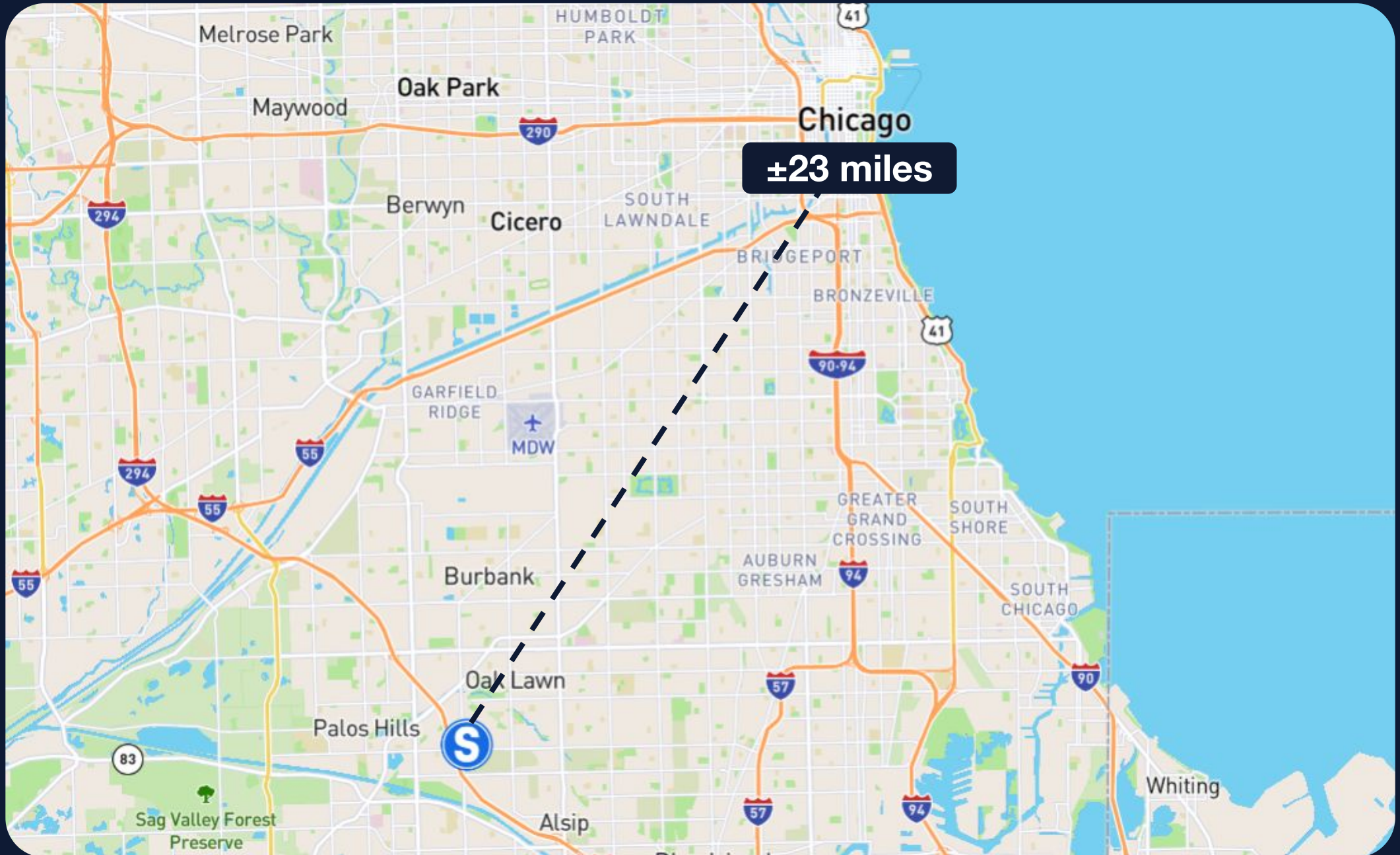
Why Invest in ABC?

- **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

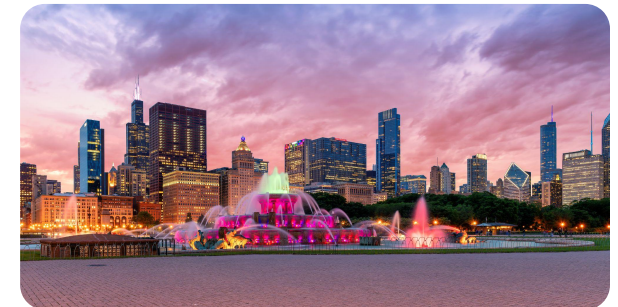
- \$3.8B One Central mixed-use megaproject (planned)
- Rush University Medical Center expansions
- \$1B redevelopment of the former Michael Reese Hospital site
- Continued growth in Fulton Market medical and office space

\$770B+

Regional Gross Domestic Product

±12 Miles

Distance to Downtown Chicago from Alsip, IL



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5153-5167 W 111th St, Alsip, IL, 60803 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Service™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

5153-5167 W 111th St

Alsip, IL 60803

1984

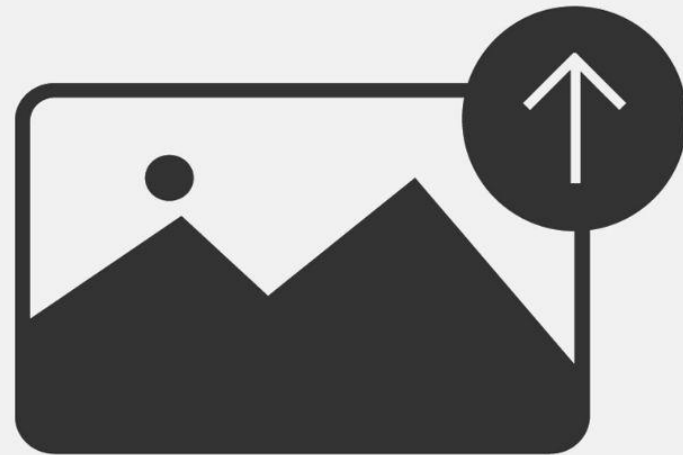
Year Built

±0 SF
GLA

Xxxx
Lease Type

**Retail
Investment Opportunity**

Offering Memorandum



PENDING PHOTOS

MATTHEWS™

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

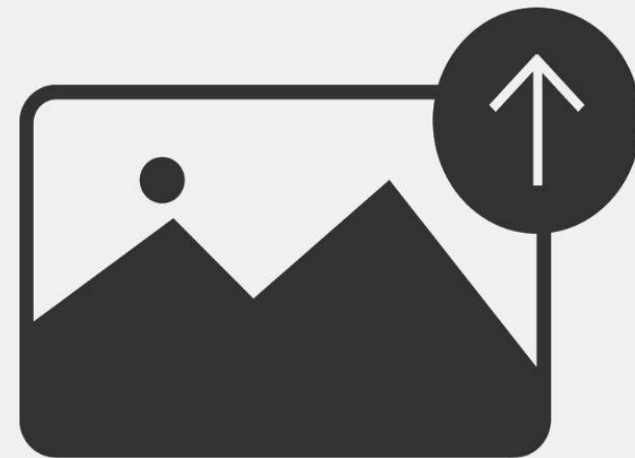
±0 SF
GLA

1984
Year Built

±XX,XXX
Vehicles Per Day

XXXX
Lease Type

\$0.00
Price Per SF



PENDING PHOTOS

Financial Summary

\$3,371,428

List Price

00.00%

Cap Rate

00.00%

Price Per SF

0.00 AC

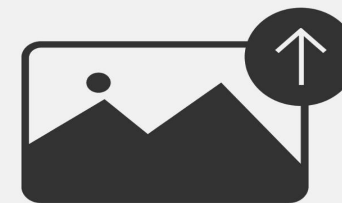
Lot Size

Property Details

| | |
|----------------------------|------------|
| Tenant Trade Name | Tenant |
| Type of Ownership | Xxxxxx |
| Lease Guarantor | Xxxxxx |
| Lease Type | Xxxx |
| Landlords Responsibilities | None |
| Original Lease Term | 00 Years |
| Rent Commencement Date | 00/00/0000 |
| Lease Expiration Date | 00/00/0000 |
| Term Remaining on Lease | ±00 Years |
| Increases | Xxxxxxxxxx |
| Options | Xxxxxxxxxx |

Annualized Operating Data

| | MONTHLY RENT | ANNUAL RENT | RENT PSF | CAP RATE |
|----------|--------------|--------------|----------|----------|
| Current | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |
| Option 1 | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |
| Option 2 | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |
| Option 3 | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |
| Option 4 | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |



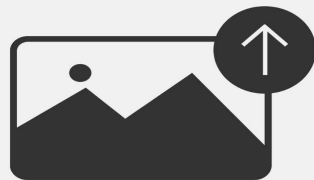
PENDING PHOTOS

Alsip, IL

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|-----------|-----------|-----------|
| Current Year Estimate | 5,973 | 101,180 | 300,513 |
| Five-Year Projection | 5,935 | 98,008 | 291,609 |
| 2020 Census | 6,191 | 105,483 | 312,951 |
| Growth Current Year-Five-Year | -0.63% | -3.13% | -2.96% |
| Growth 2020-Current Year | -3.53% | -4.08% | -3.97% |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| Current Year Estimate | 2,320 | 40,626 | 115,605 |
| Five-Year Projection | 2,331 | 39,830 | 113,417 |
| 2020 Census | 2,320 | 41,796 | 119,504 |
| Growth Current Year-Five-Year | 0.47% | -1.96% | -1.89% |
| Growth 2020-Current Year | 0.01% | -2.80% | -3.26% |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income | \$112,027 | \$112,768 | \$113,331 |