

DIAMOND PHYSICAL THERAPY

1140 E Algonquin Rd, Lake in the Hills, IL 60102

Healthcare
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Table of Contents

- 04 Property Overview
- 12 Financial Overview
- 13 Market Overview

Property Overview

Diamond Physical Therapy
1140 E Algonquin Rd Lake in the Hills, IL 60102



Executive Summary

The Opportunity

Matthews™ is pleased to present the offering of a ±4,433-square-foot medical office building leased to Diamond Physical Therapy, located at 1140 E. Algonquin Road in Algonquin, Illinois. The property is fully occupied by a long-standing physical therapy operator and features built-in annual rental increases, providing investors with stable and predictable cash flow. Strategically positioned along a highly trafficked corridor near major residential communities and retail amenities, the property benefits from strong visibility, accessibility, and consistent patient demand within the surrounding trade area.

Diamond Physical Therapy is a well-established provider of outpatient physical therapy services focused on delivering personalized, results-driven treatment. The practice specializes in identifying the root cause of pain and developing individualized rehabilitation programs tailored to each patient's needs. Through hands-on care, physician collaboration, and a patient-centered approach, Diamond Physical Therapy has developed a strong reputation throughout the northwest Chicago suburbs for high-quality care and measurable outcomes. The practice's long-standing operating history and loyal patient base contribute to the overall stability of the tenancy.

Algonquin, Illinois, is a growing suburban community within the northwest Chicago metropolitan area known for its strong residential demographics, high quality of life, and continued commercial development. Located along the Fox River and supported by convenient access to Interstate 90, Route 31, and Randall Road, the village benefits from steady population growth, strong household incomes, and expanding healthcare demand. Within the surrounding trade area, the property is supported by a stable economic base, established neighborhoods, and continued suburban expansion, positioning the asset within a resilient and attractive medical office market. Within a 10-mile radius of the subject property, the population is approximately 440k, with an average household income of \$\$156k.

With its established tenancy, built-in rent growth, and location within one of Chicago's growing northwest suburban corridors, 1140 E. Algonquin Road represents a stable healthcare investment opportunity backed by a trusted regional physical therapy operator.



Investment Highlights

Property Highlights

- **Single-tenant medical office investment leased to Diamond Physical Therapy**, a well-established and respected outpatient rehabilitation provider with a long operating history and multiple locations serving Chicago's northwest suburban communities. The tenant's established regional presence and healthcare-focused use provide long-term stability within a necessity-based medical sector.
- **The investment offers attractive built-in income growth** through scheduled contractual rent escalations throughout the lease term, providing investors with increasing cash flow and an additional hedge against inflation over the holding period.
- **Strategically positioned along a highly trafficked commercial corridor** in Algonquin, Illinois, the property benefits from excellent frontage, strong daily traffic counts, and convenient accessibility for patients and visitors. The location is further supported by its proximity to dense residential neighborhoods, major retail destinations, and complementary healthcare and service-oriented businesses that drive consistent area activity.
- **The asset is located within Chicago's growing northwest suburban market**, an area characterized by steady population growth, strong household demographics, and a high quality of life. Continued residential and commercial development, combined with expanding healthcare infrastructure and increasing demand for outpatient medical services, further strengthens the long-term fundamentals of the surrounding market.



+ Mercyhealth Hospital and Physician Clinic—Crystal Lake
±13 Beds

🏠 Skyridge Club Apartments
±364 Units

THE GODDARD SCHOOL

+ Advocate Good Shepherd Hospital
±176 Beds

Walmart Supercenter

🐾 Animal Hospital of Randall Plaza

🏠 Riverwalk on Main
±63 Units

COSTCO WHOLESALE

Subject Property

Algonquin Town Center

DOLLAR TREE
Goodwill
Chubby's Gyros
Corsa Clean TOUCHLESS CAR WASH

meijer
THE HOME DEPOT
TARGET
JCPenney
Michael's
KOHL'S
KIRKLAND'S

Walmart Supercenter
TRADER JOE'S
NORDSTROM
rack
ULTA BEAUTY

+ Advocate Health Care
ALL PAWS VETERINARY CLINIC
GH GOURMET HOUSE

DERMATOLOGY SPECIALISTS OF ILLINOIS

🎓 Barrington High School
±2,759 Students

🏠 Algonquin Square
±220 Units

Jewel-Osco
Walgreens
DUNKIN'

PRODRIVEN GLOBAL BRANDS

🎓 Algonquin Middle School
±415 Students
🎓 Eastview Elementary School
±384 Students

🎓 Sunny Hill Elementary School
±250 Students

MENARDS

THE HOME DEPOT

Walmart Supercenter

Google Earth

59



±17,600 VPD

±28,200 VPD

62

31

±51,800 VPD

62

68

59

72

14

22

E Algonquin Rd ±38,600 VPD



E Algonquin Rd ± 38,600 VPD

1140 E Algonquin Rd
Lake in the Hills, IL 60102

±4,433 SF

GLA

±0.68 AC

Lot Size

±38,600

Vehicles Per Day

NN

Lease Type

\$156.19

Price Per SF



Interior Photos



Interior Photos



Financial Summary

\$692,410

List Price

8.25%

Cap Rate

\$156.19

Price Per SF

±0.68 AC

Lot Size

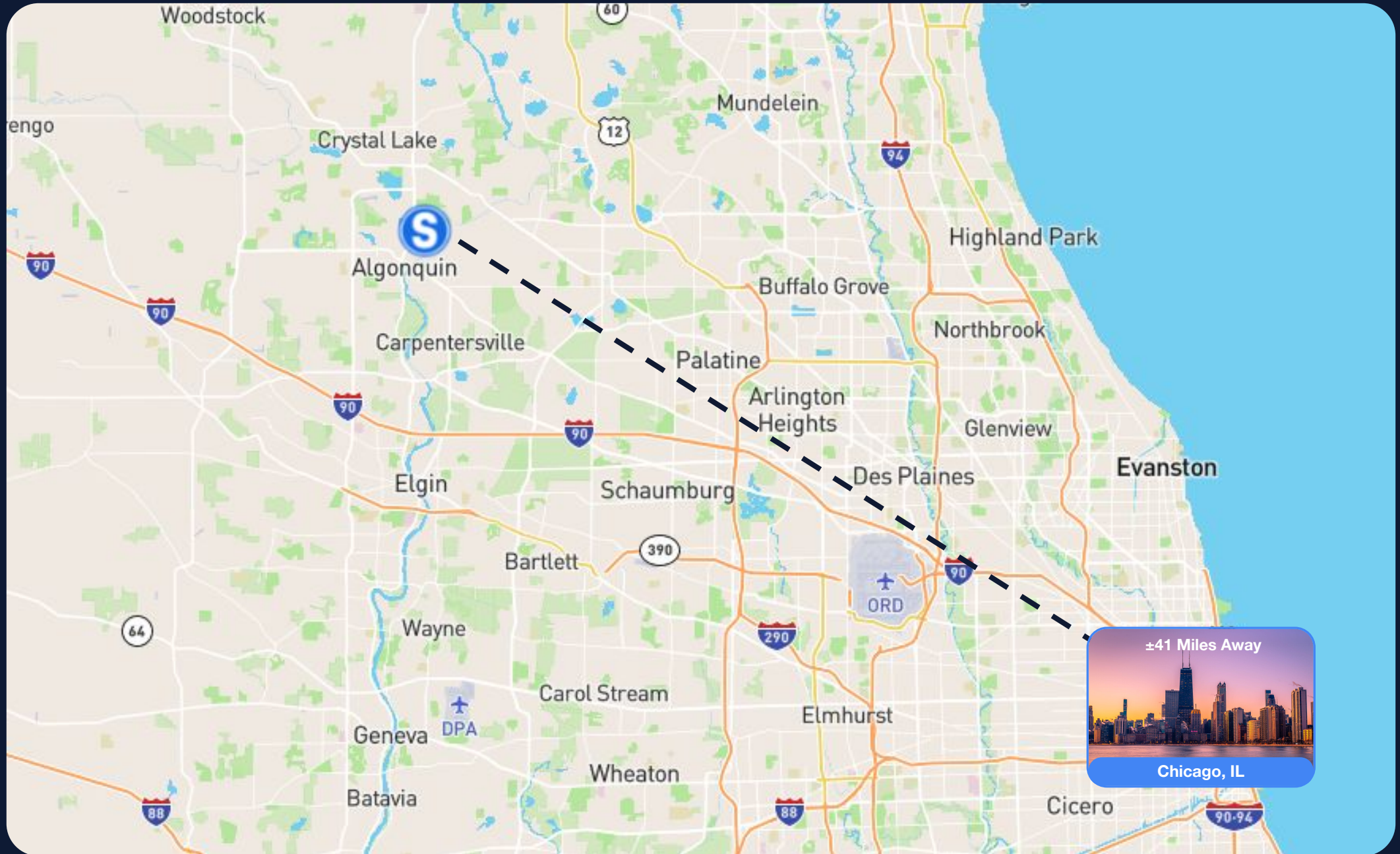
Tenant Summary

Tenant Name	Diamond Physical Therapy
Type of Ownership	Fee Simple
Lease Guarantor	N/A
Lease Type	NN
Roof and Structure	Landlord
Original Lease Term	5 Years
Lease Commencement Date	2/28/2025
Lease Expiration Date	2/28/2030
Term Remaining on Lease	±4 years
Increases	3% Annually
# of Options	One, 5-year options



Market Overview

Diamond Physical Therapy
1140 E Algonquin Rd Lake in the Hills, IL 60102



Lake in the Hills , IL

Market Demographics

28,800

Total Population

\$117,000

Median HH Income

15,470

Employed Population

39

Median Age



Chicago, IL MSA

Local Market Overview

Lake in the Hills continues to be a desirable and well-established suburban community within the greater Chicago metropolitan area. The village benefits from a strong residential base, a stable local economy, and a high quality of life that appeals to families, professionals, and long-term residents alike.

The community is supported by a diverse employment base that includes healthcare, professional services, education, manufacturing, and retail sectors. Access to nearby medical centers, healthcare providers, and regional hospital systems contributes to both local employment opportunities and the overall attractiveness of the area for residents seeking quality healthcare services and convenient access to care.

Well-maintained neighborhoods, recreational amenities, and highly regarded school districts continue to support strong residential demand and long-term community stability. Convenient access to major transportation corridors and nearby employment centers throughout the northwest suburban region further enhances the village's appeal for both residents and businesses.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	51,249	138,778	440,985
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	18,309	49,929	160,961
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$139,706	\$143,947	\$155,595

Chicago, IL MSA

Chicago, the nation's third-largest metropolitan area, is a dynamic center of commerce, transportation, and culture. As home to the Chicago Board of Trade, the Federal Reserve Bank, and a concentration of Fortune 500 headquarters, it holds a prominent role in global finance and trade. Its strategic location and one of the busiest airport systems in the world make it a vital gateway for international business. The city's renowned universities, advanced research institutions, and leading healthcare systems draw top talent, while its rich cultural heritage, architectural innovation, and vibrant arts scene strengthen its influence as a global leader in knowledge, creativity, and innovation.

Chicago serves as one of the nation's leading healthcare hubs, supported by a diverse network of nationally recognized hospitals, academic medical centers, specialty clinics, and research institutions. The healthcare sector plays a critical role in the region's economy and continues to be a major source of employment, innovation, and long-term investment. The market benefits from the presence of world-renowned healthcare systems and universities that attract highly skilled medical professionals, researchers, and healthcare organizations from across the country.

Total Population
2.66 Million

Annual Visitors
55.3 Million

Tourism Economic Impact
\$20.6 Billion

GDP
\$894.9 Billion



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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 **1140 E Algonquin Rd, Lake in the Hills, IL, 60102** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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Owner and Matthews™. 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™. 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.

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