

10140 S Roberts Rd Palos Hills, IL 60465

Offering Memorandum



MATTHEWS™

±18,002 VPD
S Roberts Rd

Attractive Yield
with Stable Income Stream

Chicago's South
Suburban Market

Exclusively Listed By



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242,231+
Population (5-Mi)

90,061+
Households (5-Mi)

\$101,773
Avg HH. Income (5-Mi)

Matt Fitzgerald

Broker of Record

Firm No. 478027547 (IL)

License No. 471021676 (IL)



MATTHEWS™

| Offering Summary

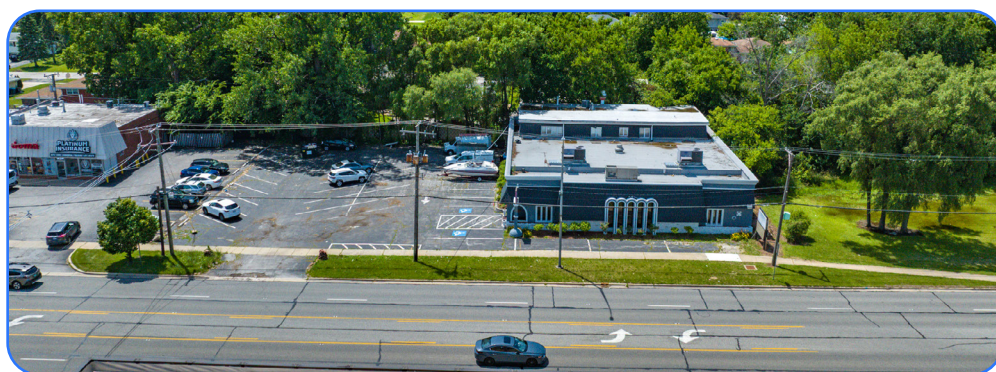
EXECUTIVE SUMMARY

Matthews™ is pleased to present the opportunity to acquire a fully improved $\pm 9,100$ -square-foot banquet facility situated on ± 0.52 acres in Chicago's South Suburban market. The property is occupied by an established banquet operator that has built a strong local presence and invested significant capital into enhancing the facility, reflecting a long-term commitment to the location. Investors benefit

from stable in-place cash flow at an attractive going-in capitalization rate, providing immediate income with strong downside protection. Strategically positioned just minutes from Interstate 294, the asset offers excellent accessibility and visibility within a well-connected commercial corridor, making it an appealing opportunity for investors seeking dependable returns backed by an experienced hospitality tenant.

INVESTMENT HIGHLIGHTS

- Significant Tenant Capital Improvements — Extensive upgrades and enhancements completed by the tenant, demonstrating a long-term commitment to the property.
- Established Hospitality Destination — Home to a well-known banquet and event venue with a strong presence throughout the South Suburban market.
- Attractive Yield with Stable Income Stream — Secure in-place cash flow offered at a compelling capitalization rate, providing immediate investment returns.
- Strategic South Suburban Location — Conveniently situated just minutes from Interstate 294, offering excellent regional accessibility and connectivity.



Google Earth

Portfolio Map

Available Individually or as Part of a Portfolio



855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

10058 S Roberts Rd

7825 W 95th St

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

Financial Overview

\$1,200,000

List Price

10%

Cap Rate

±0.52 AC

Acreage

±9,100 SF

Total GLA

\$131.87

Price Per SF

C1

Zoning



Property Summary	
Address	10140 S Roberts Rd
City	Palos Hills
State	Illinois
Zip	60465
County	Cook
Building SF	±9,100 SF
Acreage	±0.52 AC
Zoning	C1
Parking Spaces	35

Rent Income Table			
Year 1 (Partial)	01/01/2026 - 06/30/2026	\$48,000 (6 months)	\$8,000
Year 1 (Partial)	07/01/2026 - 12/31/2026	\$54,000 (6 months)	\$9,000
Year 2	01/01/2027 - 12/31/2027	\$120,000	\$10,000
Year 3	01/01/2028 - 12/31/2028	\$126,000	\$10,500



Si Roberts Rd ±18,314 VPD

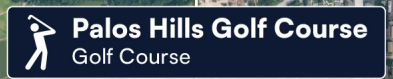
±176,229 VPD

±43,800 VPD

±41,900 VPD



103rd St ±14,776 VPD



Google Earth



Interior Photos



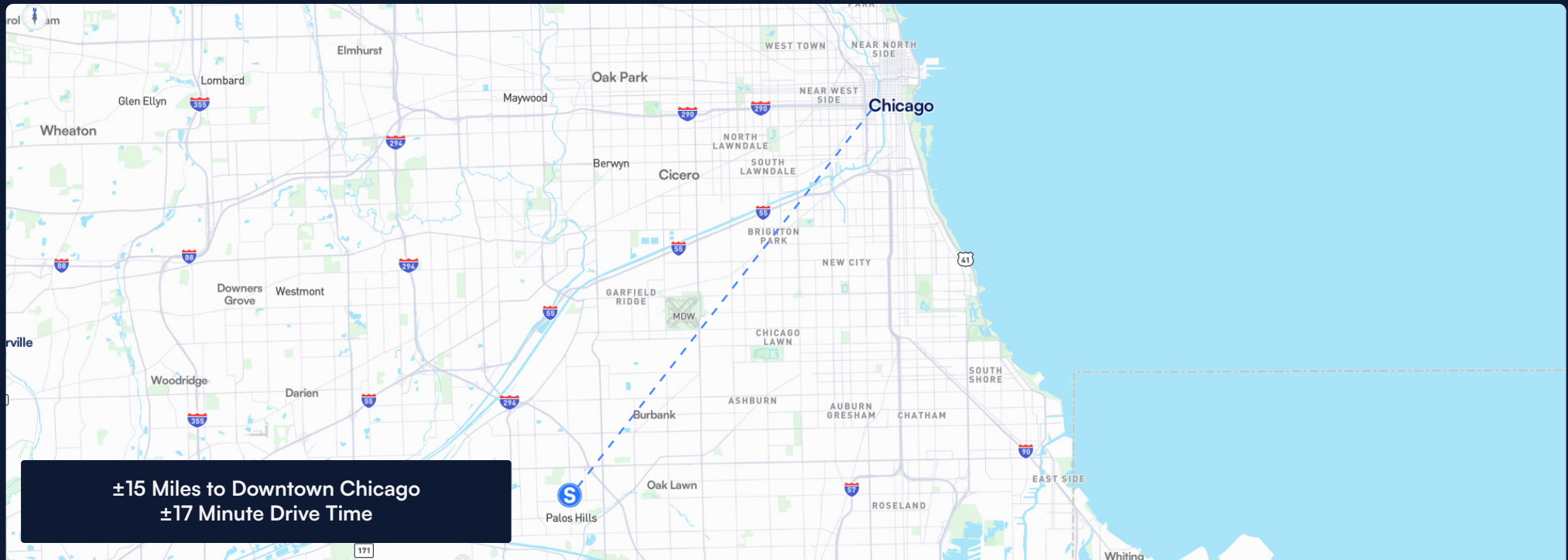
Palos Hills, IL

Market Overview

Palos Hills is an established southwest suburban community within the Chicago metropolitan area that benefits from stable residential neighborhoods, strong household incomes, and direct connectivity to major transportation corridors serving Cook County. The city is strategically positioned near Interstate 294, Interstate 55, and U.S. Route 45, providing convenient access to Downtown Chicago, Midway International Airport, and numerous regional employment centers. The surrounding trade area includes a balanced mix of residential communities, educational institutions, healthcare facilities, and national retailers that support consistent consumer traffic throughout the year.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	106,684	238,290	1,291,567
2025 Population	108,570	242,231	1,267,968
2030 Population Projection	109,310	243,823	1,267,042
Households	3-Mile	5-Mile	10-Mile
2020 Households	40,231	89,549	461,401
2025 Households	40,487	90,061	451,095
2030 Household Projection	40,692	90,495	450,639
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$91,741	\$101,773	\$105,398



Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

9,441,957

Annual Visitors

52 Million

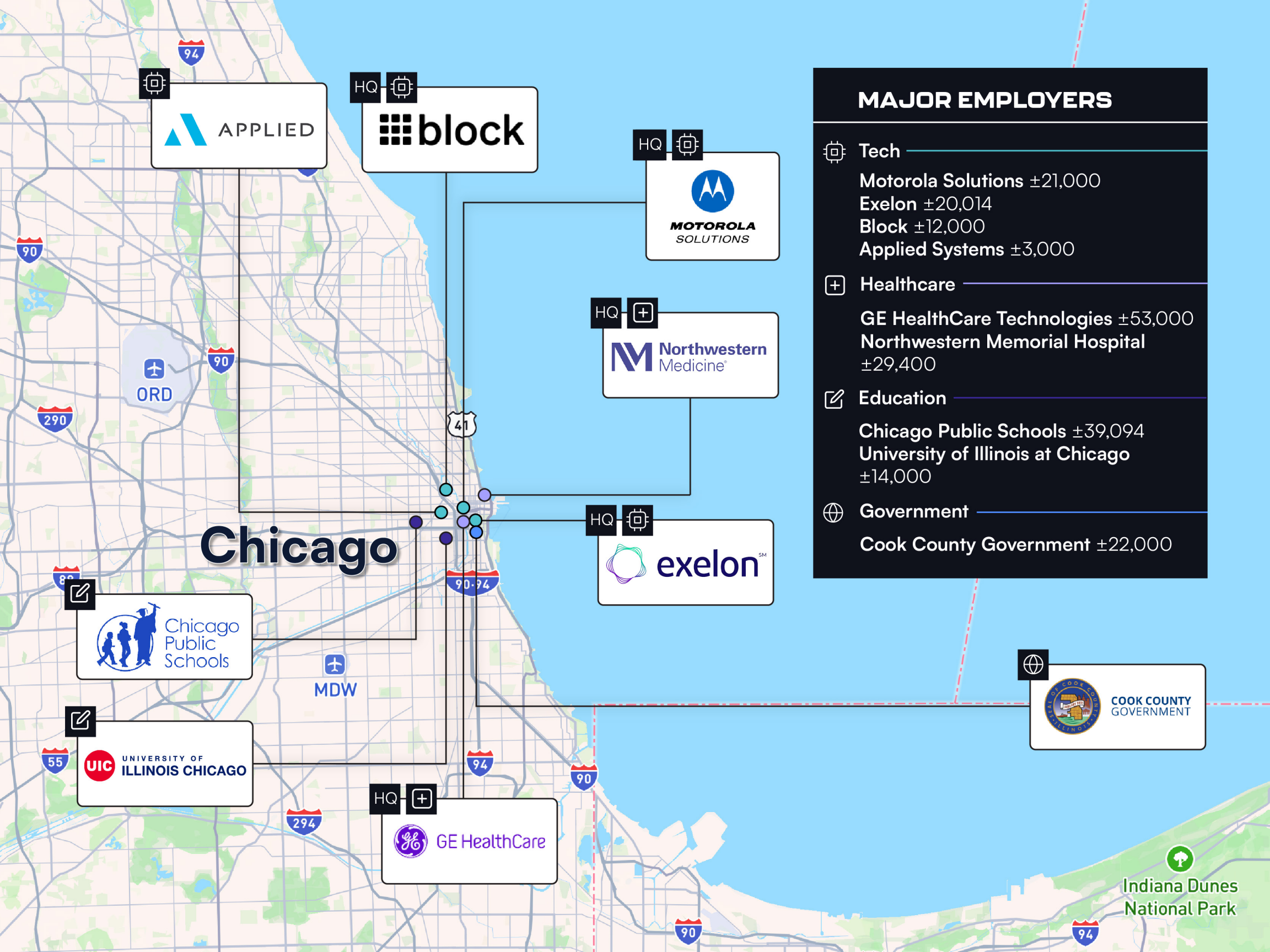
Tourism Economic Impact

\$20.6 Billion

GDP

\$894.9 Billion





MAJOR EMPLOYERS



Tech

Motorola Solutions ±21,000

Exelon ±20,014

Block ±12,000

Applied Systems ±3,000



Healthcare

GE HealthCare Technologies ±53,000

Northwestern Memorial Hospital
±29,400



Education

Chicago Public Schools ±39,094

University of Illinois at Chicago
±14,000



Government

Cook County Government ±22,000

Chicago

ORD

MDW

Indiana Dunes
National Park

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10140 S Roberts Rd, Palos Hills, IL 60465** ("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.

Matthews™ 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™, the property, or the seller by such entity.

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.

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.

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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