



Midwest Express Clinic

6320 S CASS AVE | WESTMONT, IL 60559



CHICAGO MSA | 7.00% CAP RATE | NNN LEASE | ±8.2 YEARS REMAINING | 53+ UNIT OPERATOR | FAVORABLE DEPRECIATION | 7.51% AVERAGE CAP RATE

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REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

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REAL ESTATE INVESTMENT SERVICES





6320 S CASS AVE | WESTMONT, IL 60559

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**Midwest
Express Clinic**



**Midwest
Express Clinic**



EXECUTIVE OVERVIEW

SECTION 1

OFFERING SUMMARY

Matthews Real Estate Investment Services™ Healthcare Division is pleased to present an urgent care investment opportunity in Westmont, Illinois. The property is leased to Midwest Express Clinic on a NNN lease with 2% annual rental increases, providing predictable income growth and passive ownership benefits. Midwest Express Clinic has a strong operating history and approximately 53 locations across Illinois and Indiana.

The property enjoys a prime location on South Cass Avenue near high-traffic retail centers and established residential neighborhoods, ensuring strong visibility and easy access. Surrounded by several schools, including Maercker Elementary, Westview Hills Middle, and Westmont Junior High, the site consistently draws pediatric and family patient traffic throughout the year.

With a population of approximately 236,000 residents within a five-mile radius, the property is situated in an affluent suburban market that strongly supports urgent care services as a convenient alternative to traditional primary care and emergency rooms. This strategic positioning makes Westmont a compelling choice for investors seeking long-term stability and passive income.

THE OPPORTUNITY

| | | | |
|---|--|---|-----------------------------|
|  | ADDRESS 6320 S Cass Ave, Westmont, IL 60559 |  | TENANTS 1 |
|  | GLA ±3,533 SF |  | OCCUPANCY 100% |
|  | YEAR BUILT 2024 |  | PRICE \$2,362,971 |
|  | PROPERTY TYPE MOB |  | CAP RATE 7.00% |
|  | OWNERSHIP TYPE Fee Simple | | |



INVESTMENT HIGHLIGHTS

LONG-TERM NET LEASE

This property is secured by a long-term NNN lease, requiring minimal landlord responsibilities. It's a great choice for investors looking for dependable income with minimal operating expense risk.

ANNUAL RENTAL INCREASES

The lease features 2% annual rental escalators, giving investors a hedge against inflation and consistent, predictable rent growth.

PROVEN INDUSTRY WITH E-COMMERCE RESISTANCE

Healthcare operators aren't prone to the same competition that many retail tenants face. Urgent care clinics in the U.S. now handle approximately 200 million patient visits each year. The industry has grown rapidly because of convenience, gaps in primary care, high costs of emergency room visits, and increased investment by health systems and private-equity groups. More than 50% of Millennials do not have primary care physicians and see urgent care facilities as their primary medical option.

RAPIDLY GROWING BILLION DOLLAR MARKET

The U.S. urgent care market was valued at approximately \$34 billion in 2024 and is expected to grow at a CAGR of 8.6% from 2025 to 2030. The growing burden of chronic diseases and the geriatric population has fueled this growth.

ESTABLISHED AND GROWING TENANT

Midwest Express Clinic is a leading urgent care operator with approximately 53 locations across Illinois & Indiana and a strong track record of providing accessible, high-quality care for more than a decade.

AGING POPULATION DRIVES DEMAND

Located in DuPage County, Westmont has a growing 65 and older demographic making up over 18% of residents, supporting strong long-term demand for urgent care services in this established suburban market.

LOCATED IN DENSE RETAIL TRADE AREA

The immediate area surrounding the property includes nationally recognized brands such as McDonald's, Raising Cane's, Starbucks, Amazon Fresh, LA Fitness, Walgreens, Freddy's, Aldi, Whole Foods Market, and more.

PROXIMITY TO SCHOOLS AND COMMUNITY PATIENT SOURCES

The urgent care is located near Maercker Elementary, Westview Hills Middle School, and Westmont Junior High, serving a combined enrollment of around 900 students. This strong school presence drives steady pediatric and family patient traffic, further supported by surrounding residential neighborhoods and convenient commuter access.

AFFLUENT POPULATION AND STRONG AVERAGE HOUSEHOLD INCOME

Within a five-mile radius of the property, the area is home to over 236,000 residents with an average household income of approximately \$137,000, providing a strong and financially capable patient base that continues to fuel the growth and vibrancy of the surrounding community.

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.

7.51% AVERAGE CAP RATE

The property offers an average return of 7.51% at list price, giving investors a healthy and growing return backed by a stable NNN lease in a proven industry.





FINANCIAL OVERVIEW

SECTION 2

OPEN

6320

NOW



INVESTMENT SUMMARY

| | |
|------------|-------------|
| List Price | \$2,362,971 |
| NOI | \$165,408 |
| Cap Rate | 7.00% |

PROPERTY OVERVIEW

| | |
|----------------|--|
| Property Name | Midwest Express Clinic |
| Address | 6320 S. Cass Avenue, Westmont, Illinois 60559 |
| Property Size | ±3,533 SF |
| Lot Size | ±0.70 AC |
| Year Built | 2024 |
| Occupancy | 100% |
| Property Type | MOB |
| Ownership Type | Fee Simple |

FOR FINANCING INQUIRIES PLEASE CONTACT

Greg Kavoklis

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gregory.kavoklis@matthews.com

LEASE ABSTRACT

| | |
|---------------------------|---|
| Tenant Name | Midwest Express Clinic |
| Tenant Entity | MWEC Management, LLC |
| SF Leased | ±3,533 SF |
| Occupancy | 100% |
| Initial Term | 10 Years |
| Rent Commencement | 4/1/2024 |
| Lease Expiration | 3/31/2034 |
| Term Remaining on Lease | ±8.17 Years |
| Base Rent | \$162,165 |
| Rental Increases | 2% Annually |
| Renewal Options | Three, 5-Year Options |
| Expense Structure | NNN |
| Landlord Responsibilities | Foundation, structural components, roof and roof drainage, capital repair/ replacement of parking lot, replacement of systems within premises (including HVAC; reimbursed by Tenant via amortization) |
| Tenant Responsibilities | General premises upkeep, general parking lot maintenance, reimburse Landlord for systems replacement (amortized), operating expenses |
| Insurance | Tenant |
| Taxes | Tenant |
| ROFR/ROFO | No |
| Financial Reporting | Yes |

ANNUALIZED OPERATING DATA

| Analysis Year | Rent | Cap Rate |
|-------------------------|-----------|--------------|
| 4/1/2026-3/31/2027 | \$165,408 | 7.00% |
| 4/1/2027-3/31/2028 | \$168,716 | 7.14% |
| 4/1/2028-3/31/2029 | \$172,090 | 7.28% |
| 4/1/2029-3/31/2030 | \$175,532 | 7.43% |
| 4/1/2030-3/31/2031 | \$179,043 | 7.58% |
| 4/1/2031-3/31/2032 | \$182,624 | 7.73% |
| 4/1/2032-3/31/2033 | \$186,276 | 7.88% |
| 4/1/2033-3/31/2034 | \$190,002 | 8.04% |
| Average Cap Rate | | 7.51% |

COST SEGREGATION ANALYSIS

Straight-Line

| | |
|---|-------------|
| Rent | \$165,408 |
| Purchase Price | \$2,362,971 |
| Cap Rate | 7.00% |
| Depreciable Basis For Improvements | 80% |
| Depreciable Basis (\$) | \$1,890,377 |
| Useful Life (Years) | 39 |
| Bonus Depreciation Rate | N/A |
| Federal Tax Rate | 37% |
| Year 1 Depreciation | \$48,471 |
| Potential Tax Savings | \$17,934 |

Cost Segregation

| | |
|---|-------------|
| Rent | \$165,408 |
| Purchase Price | \$2,362,971 |
| Cap Rate | 7.00% |
| Depreciable Basis For Improvements | 80% |
| Depreciable Basis (\$) | \$1,890,377 |
| Useful Life (Years) | 1 |
| Bonus Depreciation Rate | 35% |
| Federal Tax Rate | 37% |
| Year 1 Depreciation | \$661,632 |
| Potential Tax Savings | \$244,804 |

The information provided is only an estimate and must be confirmed with a CPA.

PORTFOLIO OVERVIEW

This property is being marketed individually but is available to purchase as part of a portfolio. Please see the portfolio summary of the other two Midwest Express Clinic locations below.



855-865 E Geneva Road, Carol Stream, IL 60188

| | |
|----------------------|-------------|
| List Price | \$1,924,386 |
| NOI | \$139,518 |
| Cap Rate | 7.25% |
| Lease Term Remaining | ±8.17 Years |



1910 E Roosevelt Rd, Wheaton, IL 60187

| | |
|----------------------|-------------|
| List Price | \$2,891,090 |
| NOI | \$209,604 |
| Cap Rate | 7.25% |
| Lease Term Remaining | ±8.1 Years |



OAK TRACE | 
A LIFESPACE COMMUNITY*

 GREEN MEADOWS

SPORTS 365
WESTMONT
YARD

 **FIRST**student

 AT&T

 **Freddy's**
STEAKBURGERS

MARIANO'S

BULK FRESH PANTRY
GROCERY STORE

DUNKIN'

 **Cane's**
CHICKEN FINGERS

amazon fresh

ED'S DENTAL LAB
DENTAL LABORATORY

SUBWAY

 **Midwest**
Express Clinic

 **W**

LA FITNESS
SMOOTHIE KING

SUBJECT PROPERTY

 **bp**

 **BURGER KING**

 **Papa John's**
Family Pizzeria
Since 1977

63RD ST ± 22,065 VPD

S CASS AVE ± 19,025 VPD

 **ALDI**

 **Chesterbrook**
Academy

ADVENTHEALTH IMAGING - WESTMONT

 **usbank**

 WESTVIEW HILLS MIDDLE SCHOOL
450 STUDENTS
 MARK DE LAY ELEMENTARY SCHOOL
466 STUDENTS





GET IN,

GET BETTER.

Most Insurance Plans Accepted
TENANT OVERVIEW



OPEN

6820

OPEN



SECTION 3



ABOUT MIDWEST EXPRESS CLINIC

Midwest Express Clinic operates a comprehensive network of urgent care centers across Chicago, its suburbs, and Northwest Indiana, now totaling approximately 53 locations including neighborhoods such as Wicker Park, West Loop, Mt. Greenwood, Lakeview, Tinley Park, Bourbonnais, and Dyer. These clinics focus on delivering “healthcare with heart” by combining the rapid response of urgent care with the personalized attention of primary care. All locations are open seven days a week, Monday through Friday from 8 a.m. to 8 p.m., and weekends from 8 a.m. to 6 p.m. Walk-ins are welcome, though online check-in is available to reduce wait times. The clinics offer more than 65 services, ranging from pediatric visits, women’s health, flu and COVID testing, DOT physicals, vitamin B-12 injections, to on-site lab work, X-rays, and ultrasounds, depending on the specific location’s capabilities.

Affordability and accessibility are central to Midwest Express Clinic’s mission. They accept most major insurance providers—including Cigna, UnitedHealthcare, Medicare, Medicaid, Anthem Blue Cross Blue Shield, and more. Self-pay patients are also welcomed, with transparent, affordable cash-pay rates. The clinic emphasizes community integration, often participating in local events such as Tinley Park’s Senior Expo and sponsoring the Bourbonnais Dynamo Soccer tournament. Many location-specific testimonials praise the clinics for their clean facilities, speedy service (often under an hour), empathetic staff, and clinical competence, highlighting quick online check-in, minimal waiting, and follow-up care that leaves patients feeling heard and cared for.

2

NUMBER OF STATES LOCATED IN

53+

NUMBER OF LOCATIONS

2012

YEAR FOUNDED

MIDWESTEXPRESSCLINIC.COM

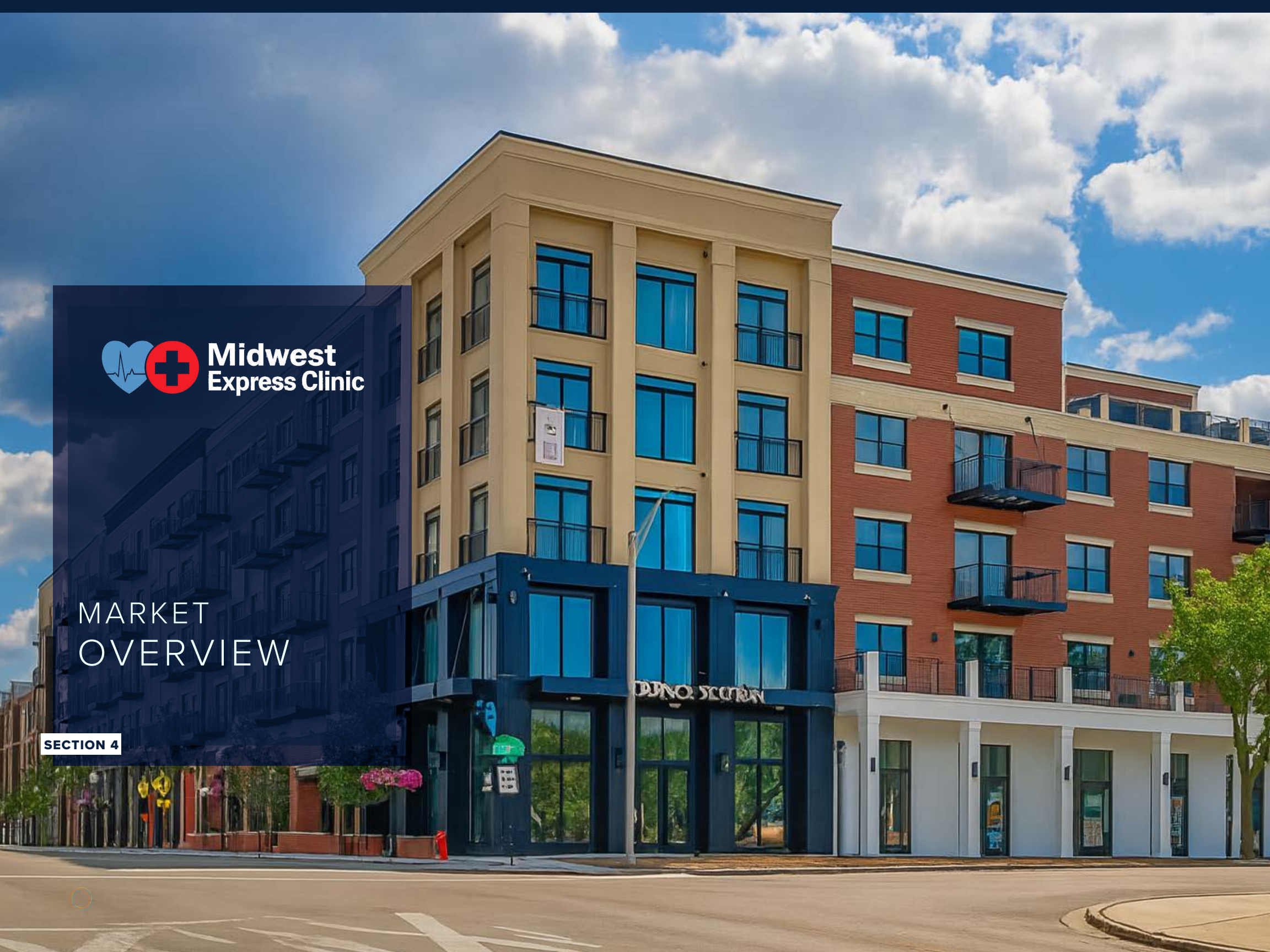
WEBSITE





MARKET OVERVIEW

SECTION 4



WESTMONT, ILLINOIS



**MIDWEST
EXPRESS CLINIC**

CHICAGO, IL

±25 MILES

Westmont is a lively town situated about 25 miles west of downtown Chicago, with a diverse community of residents. Incorporated in 1921, its origins trace back to Potawatomi lands and agricultural settlement stemming from canal and railroad development in the mid-1800s. Over time, it evolved into a commuter-friendly suburb centered around the Metra BNSF rail line, with a well-used station serving over a thousand weekday boardings. Today, Westmont is known by nicknames like “Whiskey Hill” and “Wet-mont,” reflecting its colorful Prohibition-era past, as well as “Bestmont” for its modern upbeat character.

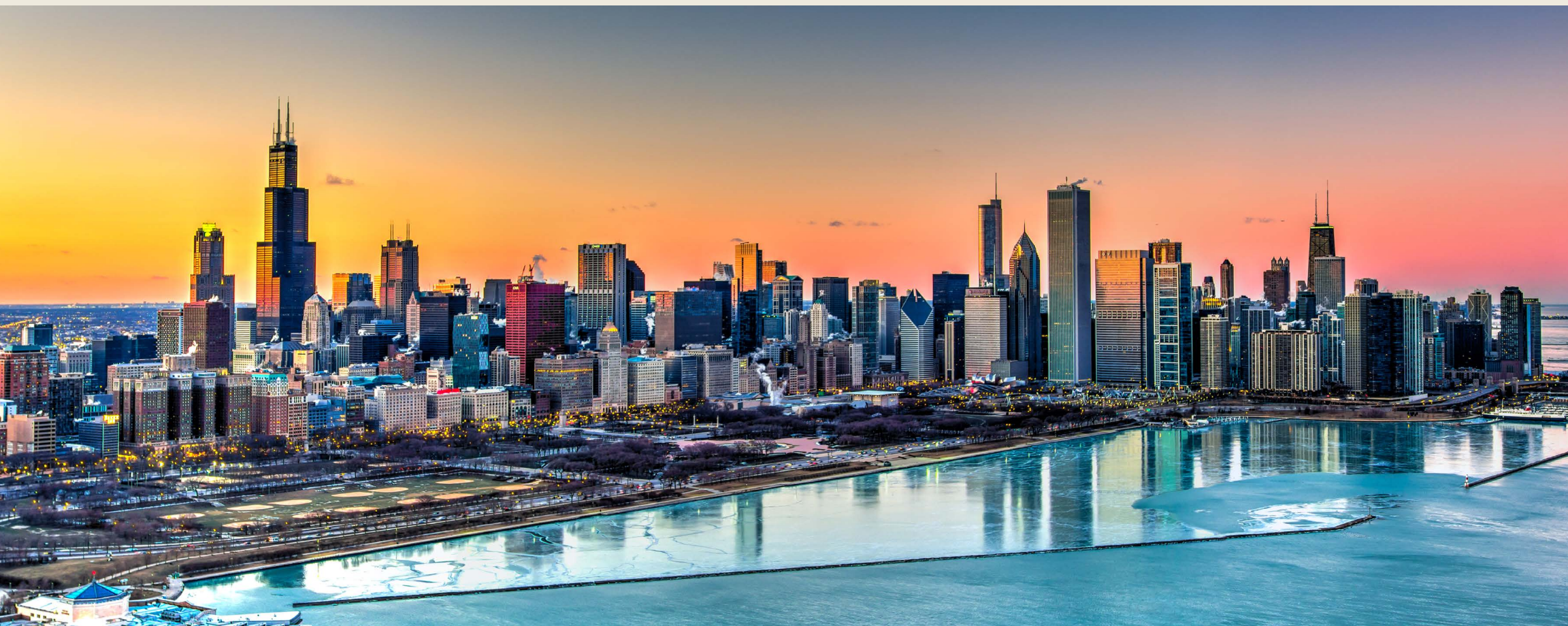
The heart of Westmont is filled with community spirit, especially downtown along Cass Avenue—where independent eateries, cafes, and shops line the streets and host lively events like the Taste of Westmont festival. Nearby Ty Warner Park, funded by Beanie Babies creator Ty Warner, offers seasonal attractions such as splash pads, playgrounds, sports facilities, and winter sledding hills. For those seeking outdoor fun, the region provides easy access to forest preserves and the renowned Morton Arboretum, just a short drive away. Overall, Westmont offers a rich tapestry of suburban convenience, public spaces, and cultural character, all within riding distance of the Chicago metro area.

DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|------------------------|------------------|------------------|------------------|
| 2025 POPULATION | 17,060 | 116,697 | 236,715 |
| 2025 HOUSEHOLDS | 7,125 | 46,400 | 92,773 |
| AVG HH INCOME | \$106,481 | \$134,046 | \$137,290 |

CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

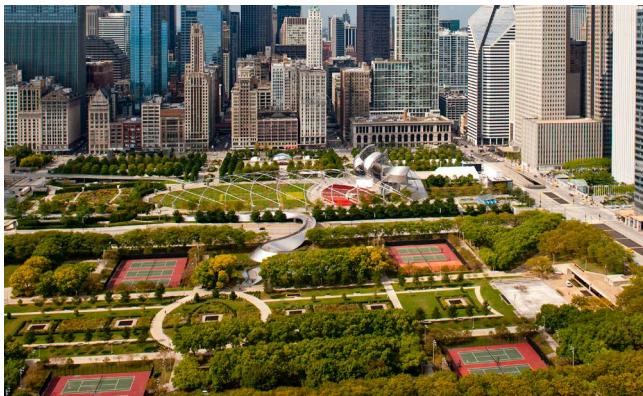


CHICAGO TOP ATTRACTIONS



NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.

MAGNIFICENT MILE


Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

ECONOMY

Chicago has one of the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. It has a gross metro product of \$545.3 billion. It is a center for business and finance, considered as one of the world's top global financial centers. Chicago is also a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters to Chicago's West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing space and centralized locations within the Midwest.



 UNIVERSITY OF CHICAGO
NORTHWESTERN UNIVERSITY

 CHICAGO BULLS, CHICAGO BEARS,
CHICAGO CUBS, CHICAGO WHITE SOX,
CHICAGO FIRE, CHICAGO BLACKHAWKS

 O'HARE INTERNATIONAL AIRPORT, MIDWAY
INTERNATIONAL AIRPORT

EMPLOYERS

EMPLOYEES

| | |
|----------------------------------|--------|
| Advocate Aurora Health | 26,335 |
| Northwestern Memorial Healthcare | 24,000 |
| University of Chicago | 20,000 |
| Walmart Inc. | 16,711 |
| Amazon.com Inc | 27,000 |
| Amita Health | 14,282 |
| JP Morgan Chase & Co | 14,000 |

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6320 S Cass Ave, Westmont, IL 60559** (“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.

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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.



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