

# FULTON YARD.

Built for the next move.

86,500 SF / CHICAGO

Industrial investment concept

Illustrative price: \$11,750,000



A property story, considered from every angle.

01 / THE OPPORTUNITY

# A clear industrial investment story.

A fictional multi-tenant industrial property conceived around functional space, an organized leasing narrative, and transparent illustrative underwriting.

86,500 SF

BUILDING AREA

94%

SAMPLE OCCUPANCY

\$820,000

ILLUSTRATIVE NOI

6.98%

INDICATED CAP RATE

## The investment thesis

Fulton Yard presents a fictional core-plus industrial scenario: three occupied suites, one smaller vacancy, and a building configuration designed to support a mix of distribution, service, and light-production uses.

## The evaluation

The study isolates in-place income from a hypothetical full-occupancy scenario. The asking-price assumption, tenancy, expenses, lease terms, and asset characteristics are invented solely to demonstrate information design.

READING NOTE / This is a portfolio design sample, not an investment offering. No real property, owner, tenant, broker mandate, market evidence, or financial performance is represented.

## 02 / POSITIONING

# A practical story, with room to evolve.

## 01 A functional industrial base

A 28-foot clear-height assumption, eight dock-high doors, and two drive-in doors give the sample a specific operating profile.

## 02 A defined leasing opportunity

The illustrative vacancy is 5,190 SF. Its contribution is separated from the occupied-income scenario rather than presented as a promised return.

## 03 An organized diligence path

Specifications, tenancy, and income use one consistent fact set, so a reader can reconcile the story across the document.



03 / THE BUILDING

# Specifications that support the story.

Every specification below is a fictional design assumption. No survey, inspection, construction record, or condition report is implied.

| BUILDING PROFILE   | ILLUSTRATIVE DETAIL      |
|--------------------|--------------------------|
| Building area      | 86,500 SF                |
| Warehouse / office | 78,000 SF / 8,500 SF     |
| Site area          | 6.8 acres                |
| Year built         | 2018                     |
| Clear height       | 28 feet                  |
| Loading            | 8 dock-high / 2 drive-in |
| Parking            | 72 spaces                |
| Configuration      | 4 illustrative suites    |

04 / OCCUPANCY

# A readable tenancy picture.

Three illustrative occupied suites total 81,310 SF. The remaining 5,190 SF is shown separately as vacancy. Lease dates and tenants are invented.

| OCCUPANCY    | AREA / SF | BUILDING SHARE | SAMPLE EXPIRY  |
|--------------|-----------|----------------|----------------|
| Tenant A     | 42,000    | 48.55%         | Dec 2029       |
| Tenant B     | 26,500    | 30.64%         | Jun 2030       |
| Tenant C     | 12,810    | 14.81%         | Sep 2028       |
| Vacant suite | 5,190     | 6.00%          | Not applicable |
| TOTAL        | 86,500    | 100.00%        |                |



94% occupied / 81,310 SF

6% vacant / 5,190 SF

05 / ILLUSTRATIVE UNDERWRITING

# From gross income to net operating income.

A simplified annual example with \$12.00/SF potential base rent. Figures are invented, unlevered, and before capital expenditures, leasing costs, reserves, and debt service.

| INCOME BRIDGE                | ANNUAL AMOUNT |
|------------------------------|---------------|
| Potential base rental income | \$1,038,000   |
| Less: vacancy allowance (6%) | (\$62,280)    |
| Effective base rental income | \$975,720     |
| Expense recoveries           | \$120,000     |
| Effective gross income       | \$1,095,720   |
| Total operating expenses     | (\$275,720)   |
| ILLUSTRATIVE NOI             | \$820,000     |

EXPENSE DETAIL

Property taxes **\$145,000**

Insurance **\$32,000**

Repairs and maintenance **\$45,000**

Utilities **\$17,000**

Management allocation **\$32,720**

Administration **\$4,000**

All figures reconcile to the same annual period. No actual operating statements were used.

06 / SENSITIVITY

# Show the assumptions. Then show the range.

Illustrative capitalization values use the \$820,000 in-place NOI assumption. A capitalization rate is a scenario input here, not evidence of prevailing market pricing.

| ASSUMED CAP RATE | ILLUSTRATIVE VALUE |
|------------------|--------------------|
| 6.5%             | \$12,615,385       |
| 7.0%             | \$11,714,286       |
| 7.5%             | \$10,933,333       |
| 8.0%             | \$10,250,000       |

\$11.75M

ILLUSTRATIVE PRICE

6.98%

NOI / PRICE

## Full-occupancy illustration

Removing only the \$62,280 vacancy allowance produces \$882,280 of hypothetical NOI. This intentionally simplified case holds recoveries and expenses constant and excludes lease-up time, concessions, commissions, improvements, and capital needs.

07 / FUNCTIONAL PLANNING

# A site diagram with a purpose.

Illustrative diagram only. Not a survey, scale drawing, building plan, actual parcel, or representation of real access.



## Clear orientation

Road access, loading, warehouse, office, and parking each have a distinct visual role.

## Useful hierarchy

Operational details remain legible without treating a conceptual drawing as surveyed fact.

## Honest boundaries

No real map, drive time, transport distance, or site condition is claimed.

## 08 / THE USE CASE

# Space shaped around operating needs.



## Distribution

The loading profile provides a plausible narrative for a distribution use, subject to real-site verification.

## Light production

The warehouse and office balance can frame a useful occupier conversation. Power and permitted uses remain unverified.

## Service operations

Multiple suites create an illustrative mix of footprints. Divisibility and tenant improvements would require diligence.

09 / INFORMATION ARCHITECTURE

# Make the source material easy to navigate.

This sample index demonstrates how supporting records could be organized. None of the documents below exists for the fictional asset.

| FOLDER           | ILLUSTRATIVE DOCUMENT GROUP                  | STATUS       |
|------------------|----------------------------------------------|--------------|
| 01 / Property    | Survey, title, site plans, area verification | Not supplied |
| 02 / Building    | Condition, systems, environmental records    | Not supplied |
| 03 / Tenancy     | Executed leases, amendments, rent roll       | Not supplied |
| 04 / Financial   | Operating history, budgets, tax records      | Not supplied |
| 05 / Leasing     | Availability, assumptions, improvement scope | Not supplied |
| 06 / Transaction | Process instructions and authorized contacts | Not supplied |

A real offering would use verified, authorized records and appropriate professional review. This design study demonstrates organization, not completion of property diligence.

## 10 / THE NEXT CONVERSATION

# Give every interested reader a clear next step.

## 01 Review the memorandum

Begin with the summary, specifications, tenancy, and clearly labelled financial assumptions.

## 02 Request the supporting records

A real campaign would route a qualified inquiry to an authorized deal contact and an appropriate document-access process.

## 03 Discuss the operating questions

Bring forward the actual property, tenancy, physical-condition, and business-plan questions before relying on an investment thesis.

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CONCEPT ONLY / There is no active offering, real broker engagement, available investment, or data room associated with this document.

# A stronger story. In every detail.



## MADE FOR CRE

Brand strategy. Identity. Websites.  
Property marketing. Search. Content.  
One connected marketing partner.

This original portfolio study combines a fictional industrial property, AI-generated architectural imagery, custom design, and internally consistent illustrative data.

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