

1441 BRANDING AVENUE

PASSIVE NNN INCOME
BELOW MARKET BASIS

 Downers Grove, IL 60515

Accretiv[▲]HYBRID

offered by ORBVEST

EXECUTIVE SUMMARY

THE OFFERING

Accretiv Hybrid Portfolio Limited has been established to take advantage of the dislocation of the market caused by an extended period of high interest rates, a liquidity squeeze, cost of new construction throttling new supply, and an accelerated urgency to “reindustrialise” the United States. Our hypothesis is that rate cuts will begin towards the later part of 2025 and over 2026, creating a generational opportunity to ride the wave. It’s a perfect storm!

The Accretiv Hybrid Portfolio Limited, ISIN (Class B): SC4520CJAI00, ISIN (Class C): SC3099FAGH38, is our latest offering and will replace AccretivPLUS Portfolio Limited as we close our healthcare portfolio to new investment and prepare it for exit.

AccretivPLUS has a value at cost of just below \$200 million and has never missed a quarterly distribution, averaging over 5% annualised.

The mandate to our acquisition team is to find low-maintenance, industrial buildings in specific areas, with strong leases and profitable tenants that we can acquire at an average capitalisation rate exceeding 8%. Our offering should fit well with investors looking for regular income, whilst still benefiting from the strong fundamentals that we expect will power capital growth and generate exciting IRRs.

We have identified 3 buildings that will make up the Foundation of this Industrial portfolio and present them separately on their own merits. We are so confident in our underwriting that we are offering Limited Preferred Equity to early bird investors, with an 11% IRR Pref.

Key Investment Metrics

1441 Branding Ave, Downers Grove, IL 60515

Acquisition Price	\$6,145,000
Building Size	48,533 SF
Current NOI	\$507,616
In-Place Cap Rate	8.25%
Equity Requirement	\$2,568,765
Price Projected Deal IRR (Yr 5)	15.02%
Exit Cap Rate	7.0%

INVESTMENT HIGHLIGHTS

STABILIZED CASH FLOW WITH PASSIVE OWNERSHIP BENEFITS

Fully leased under a triple-net (NNN) structure, allowing investors to benefit from predictable, recurring income, ideal for passive institutional and private investors alike.

OPPORTUNITY TO INCREASE RENTS OVER TIME

LPMS currently pays \$8.46/SF compared to an in-place average of \$11.16/SF. With no renewal options and a lease expiration in 2029, the property offers meaningful mark-to-market upside in a growing submarket.

STRONG RENT GROWTH BACKDROP IN A SUPPLY-CONSTRAINED SUBMARKET

Flex-industrial rents in the East-West Corridor have increased 37% over the past decade and 20% over the past five years, driven by demand for small- and mid-bay product and limited speculative deliveries.

LONG-TERM TENANCY ANCHORED BY CORPORATE USERS

The tenant mix includes Advocate Home Health Services and Affiliated Customer Service, who have occupied the facility for over 25 years, serving as headquarters for 65% of the rentable space. Their deep operational ties to the location and lease longevity underscore tenancy stability and income durability.

AMENITY-RICH ENVIRONMENT SUPPORTING WORKFORCE RETENTION

Proximity to national retailers, grocery anchors, and hotels creates a convenient environment for tenants and employees, which strengthens retention and re-leasing potential.

EXPOSURE TO CHICAGO’S DIVERSE AND DURABLE INDUSTRIAL ECONOMY

Chicago ranks as the second-largest industrial hub in the U.S., underpinned by a diverse tenant base, e-commerce tailwinds, and legacy infrastructure that supports long-term demand and appreciation.

PROPERTY PROFILE

Today, we present 1441 Branding Avenue—a fully leased 48,533 square foot flex-industrial building in Downers Grove, Illinois. The Property is home to a diverse tenant base, including LPMS USA, BTI Communications Group, Affiliated Customer Service Inc., and Advocate Home Health Services. These tenants represent a broad spectrum of industries such as consumer electronics, information technology, fire detection solutions, and healthcare.

Both Affiliated and LPMS USA utilize the Property as their company headquarters. Notably, Advocate and Affiliated – representing a combined 50% of the gross leasable area – have been tenants for over 25 years. With a weighted average lease term of nearly 5 years, the Property delivers consistent and predictable cash flow.

The previous owners have demonstrated a proactive commitment to maintaining and enhancing the buildings, investing over \$770,000 in capital improvements since 2020.

Upgrades include a complete roof replacement, parking lot milling and repaving, tuckpointing, reconstructed concrete walkways and entrances, fire hydrant replacement, regrading, landscaping enhancements, and new paint. In 2025, several HVAC units were also replaced, further boosting building efficiency and tenant comfort.

The building features highly functional flex spaces that appeal to a wide range of businesses, with centralized common dock access enhancing logistics. Spaces are efficiently configured, with no unit larger than 20,000 square feet and three suites under 10,000 square feet—aligning well with today’s leasing market.

1441 BRANDING AVENUE

Downers Grove, IL 60515

Property Details	
No. of Tenants	4
Land Area	3.02 AC
APN	0630409026
Supermarket	West Suburbs
Market	Chicago
County	DuPage
Zoning	B-3 (General Services & Highway Business)



PROPERTY FEATURES

1441 Branding Avenue is a 48,533 square-foot, single-story industrial building designed to support flexible occupancy across light industrial, medical, and service-related uses. Built in 1984, the facility includes five dock-high doors, two drive-in doors, 12-foot clear heights, individual HVAC systems, full sprinkler coverage, ADA-compliant restrooms, and demisable suites. From 2016 through 2025, ownership invested \$774,008 in improvements such as roof restoration, HVAC upgrades, fire safety enhancements, exterior repairs, and parking lot repaving. These enhancements have improved operational performance, reduced capital risk, and contributed to long-term durability and tenant retention.

Building Specifications

Year Built/Renovated	1984/2020-2025
Building Size	48,533 SF
# of Stories	1
# of Buildings	1
Foundation	Reinforced concrete slab
Exterior Walls	Brick - North, East, and West walls tuckpointed in 2021 and 2022
Roof	Flat membrane replaced in two phases in 2018 and 2020
Clear Height	Approximately 12' under joist
Interior Finish	Carpet or plank flooring, drywall walls, drop tile ceiling, rubber base trim
Windows	Fixed - metal frame, thermal pane
Sprinklers	Full sprinkler system
Heating	Individual HVAC for each unit
Dock-High Doors	2
Drive-In Doors	5
Bathrooms	Private ADA baths in all units
Parking	153 Spaces

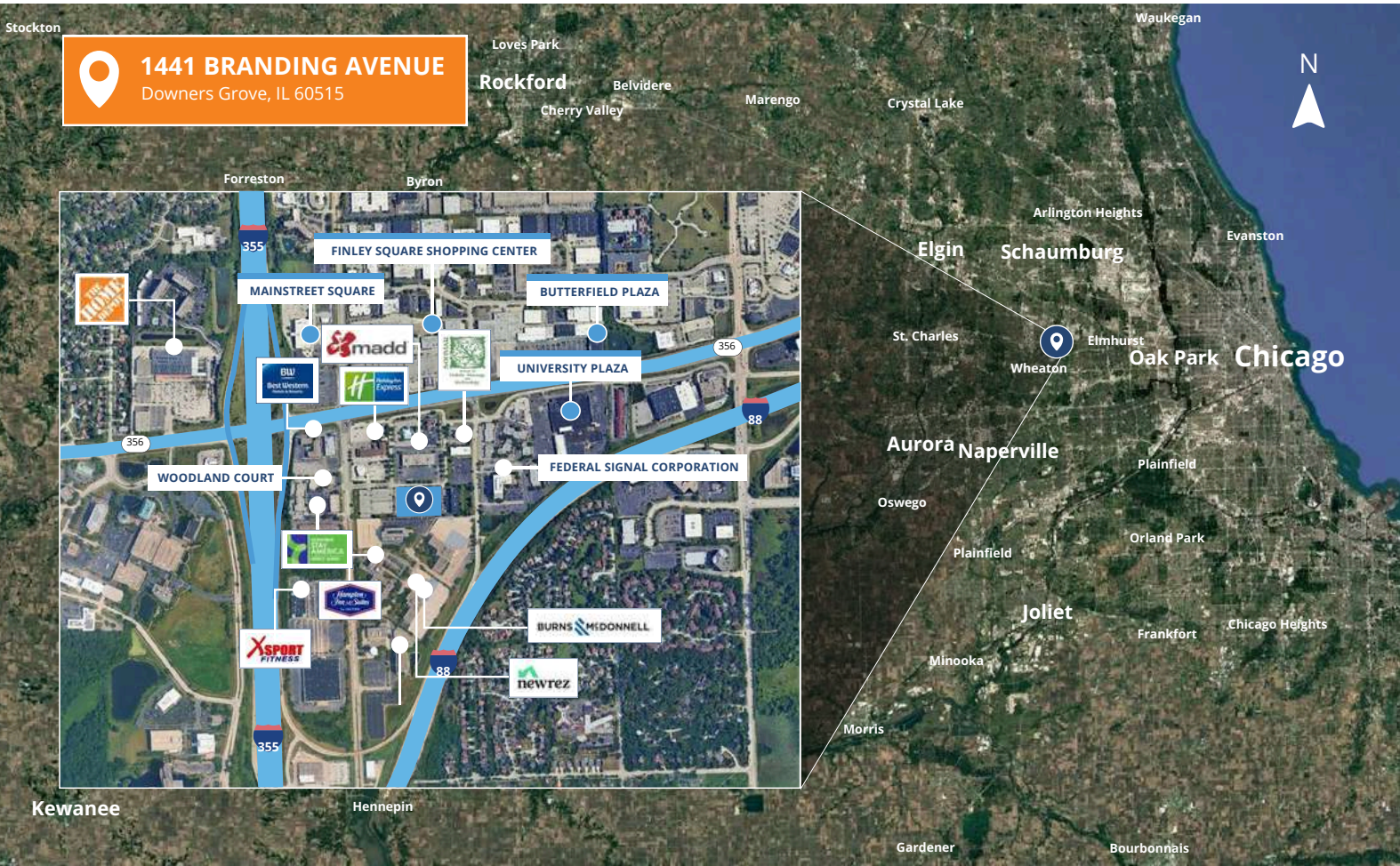


Recent Capital Improvements (2016-2025)

HVAC Unit Replacements (2025)	\$311,603
Fire Hydrant Replacement (2025)	16,650
Brick Tuckpointing (2023)	87,000
New Entrances / Landscaping / Regrade (2022)	46,480
New Entrance Concrete Walkways (2022)	13,970
Parking Lot Mill & Repave (2021)	90,600
Roof Replacement (2020 West Half / 2016 East Half)	207,705

TOTAL **\$774,008**

REGIONAL & LOCAL AREA



STRATEGIC LOCATION

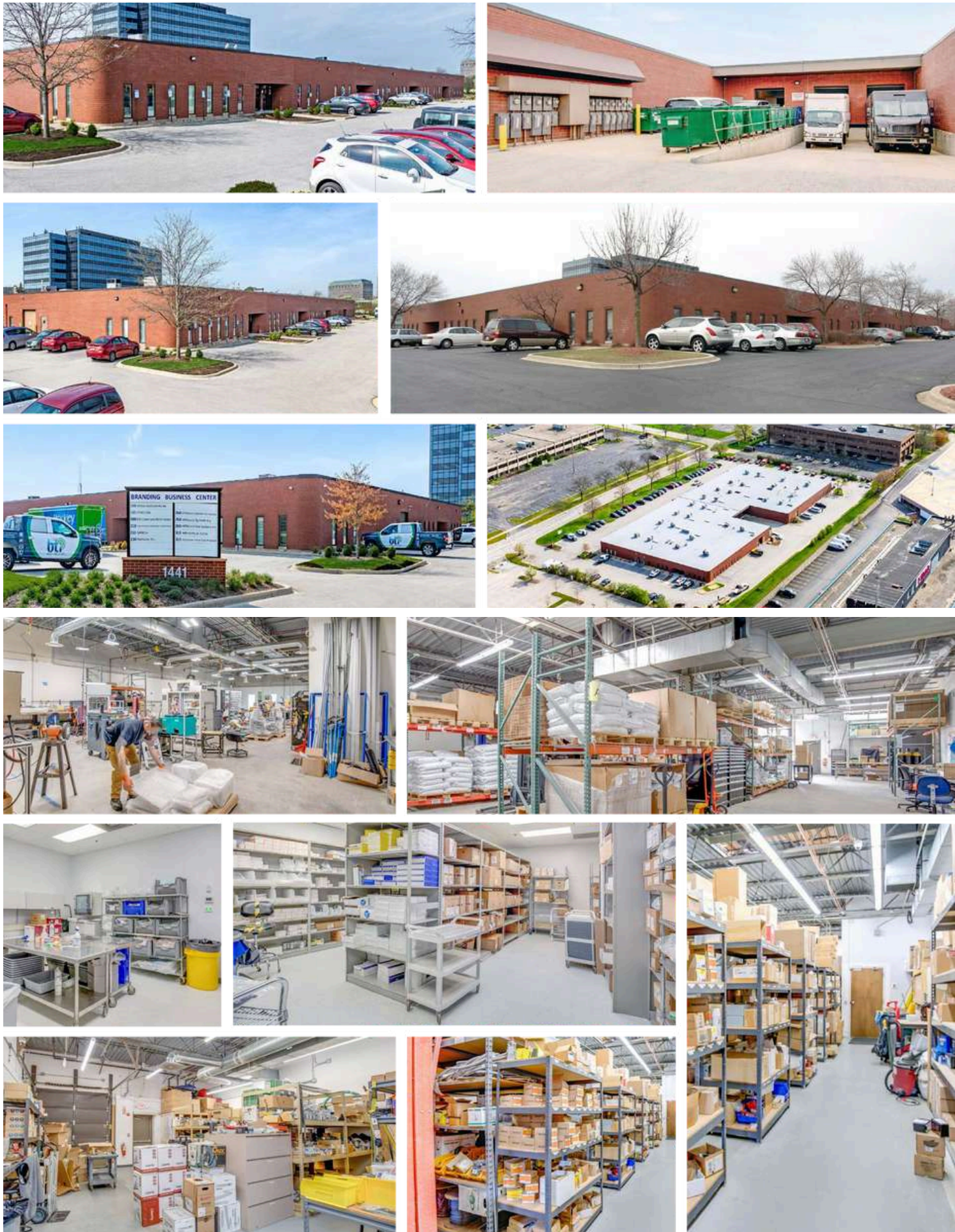
Downers Grove, IL 60515

1441 Branding Avenue is strategically located in Downers Grove, Illinois, within the heart of Chicago's East-West Corridor. The Property offers tenants immediate access to I-88 and I-355, enabling efficient movement throughout the metro region and across the Midwest. The site is 25 minutes from O'Hare International Airport and less than 30 minutes from downtown Chicago, making it especially attractive for logistics, healthcare, and service-oriented users.

The surrounding area is highly amenitized, with Whole Foods, Starbucks, ALDI, Panera, and The Home Depot within a short drive. Multiple hotel and dining options support tenant convenience and workforce retention. Located in DuPage County, a pro-business jurisdiction known for its low taxes and strong labor market, the Property is positioned for long-term demand resilience and income durability.

Less than 2 miles from I-88/I-355 interchange	Adjacent to hotels, restaurants, and medical services
Near major national retailers: Whole Foods, ALDI, Home Depot, PetSmart	~25 mins to O'Hare International Airport
Strong labor pool and workforce accessibility	Located in DuPage County (Lower tax burden than Cook County)

EXTERIOR & INTERIOR PHOTOS



TENANT SUMMARY

Suite	Tenant	SF	% of RBA	LeaseTerm		Base Rent			Estimated Recovery		
				Start	Expiration	Annually	Monthly	PSF	Recoveries	Type	Options
100, 110, 210, 220, 230	LPMS USA	19,160 SF	39.5%	02/01/2017	03/31/2029	\$162,094	\$13,508	\$8.46	\$80,673	NNN	None
200	BTI Communications Group	5,295 SF	10.9%	04/01/2019	02/28/2030	\$62,216	\$5,185	\$11.75	\$22,295	NNN	1 x 3-year
240*, 250, 270	Affiliated Customer Service, Inc.	12,449 SF	25.7%	05/01/1999	09/30/2032	\$177,630	\$14,803	\$14.27	\$40,248	NNN	2 x 5-year
305, 310	Advocate Home Health Services	11,629 SF	24.0%	01/01/2000	06/30/2028	\$139,548	\$11,629	\$12.00	\$48,964	NNN	1 x 5-year
Total/Wtd Avg		48,533 SF	100.0%			\$541,488	\$45,124	\$11.16	\$192,180		
Occupied		48,533 SF	100.0%								
Vacant		0 SF	0.0%								

*Note: Affiliated Customer Service, Inc. is set to expand to Ste 240 (2,890 SF) by October 1, 2025.

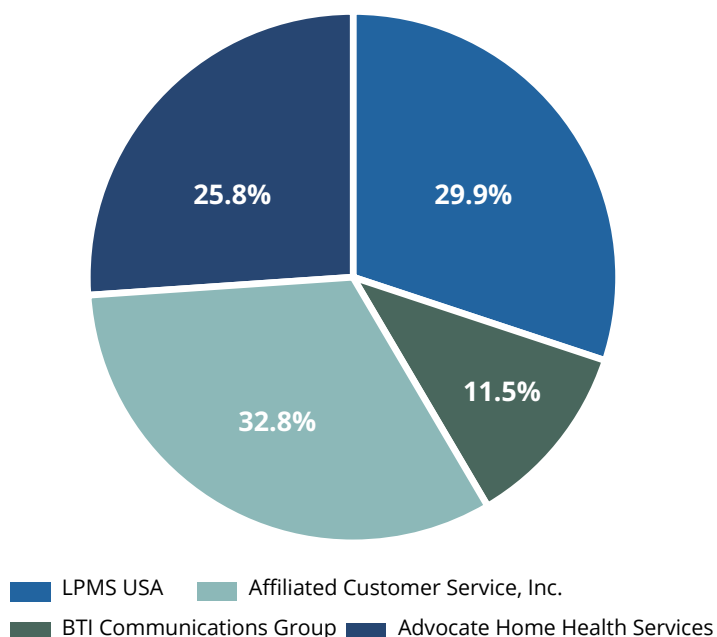
FULLY LEASED ASSET WITH STRONG RENT CONCENTRATION AND TENANT EXPANSION

The property is fully leased to four tenants representing a healthy mix of healthcare, industrial, and technology sectors, with no current vacancy. Affiliated Customer Service, Inc. is the largest contributor by annual rent at 32.8% and is set to expand into an additional 2,890 square feet by October 1, 2025, further solidifying its long-term commitment to the property.

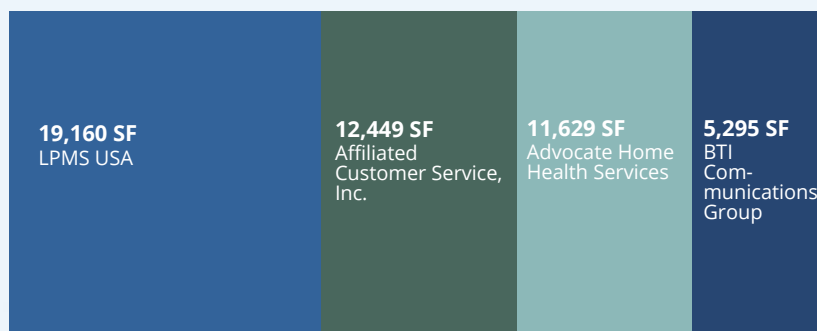
LPMS USA follows at 29.9%, while Advocate Home Health Services and BTI Communications Group contribute 25.8% and 11.5% respectively. All tenants are on triple-net (NNN) leases, ensuring minimal landlord obligations and stable, predictable cash flow.

The tenant base spans over 48,500 square feet with staggered lease expirations extending through 2032. This diversified rent roll, combined with a pending expansion and strong tenancy, positions the asset as a reliable, income-producing investment opportunity.

ANNUAL RENT DISTRIBUTION



NET RENTABLE AREA

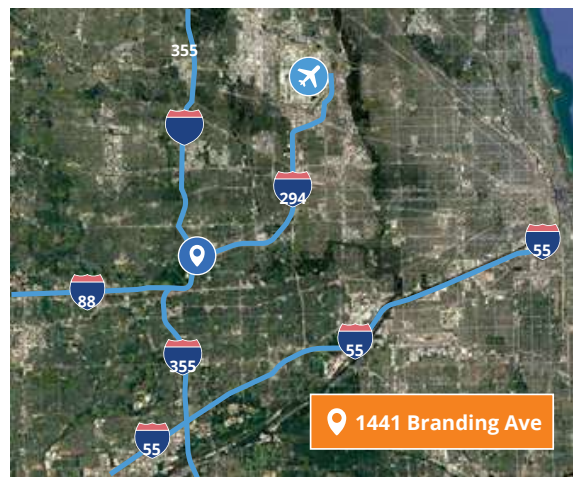


DOWNERS GROVE

Downers Grove, a dynamic suburb located 22 miles west of downtown Chicago, offers strategic connectivity via I-355, I-88, and three metro stations, positioning it as a commuter-friendly enclave with strong regional access.

The village’s proximity to O’Hare and Midway airports enhances its appeal for corporate tenants and logistics operators seeking suburban efficiency with metropolitan reach. With a population nearing 49,000, Downers Grove benefits from DuPage County’s robust infrastructure and diversified employment base, supporting sustained demand across residential, retail, and medical office sectors. It’s walkable downtown, anchored by local businesses and civic amenities, continues to attract institutional interest in mixed-use and infill development. The local economy is bolstered by healthcare, education, and professional services, with Advocate Good Samaritan Hospital serving as a major employment anchor.

As of mid-2025, median home values have risen to approximately \$460,000, reflecting a 4.5% year-over-year increase amid tight inventory and elevated buyer competition. The area’s top-rated public schools and stable demographic profile—dominated by families and professionals aged 35–54—reinforce its reputation as a resilient investment market. With limited land availability and rising demand for modern housing stock, Downers Grove presents compelling upside for developers and investors targeting suburban growth corridors within the greater Chicagoland region.



DEMOGRAPHICS

50,552 2024 POPULATION	20,357 2024 HOUSEHOLDS
42.6 MEDIAN AGE	\$119.6K MEDIAN HOUSEHOLD INCOME

Source: U.S. Census Bureau

HIGHLIGHTS

SUBURBAN LOGISTICS GATEWAY

Located along I-88 and I-355, Downers Grove offers key access to Chicago’s freight network and nearby international airports. National operators like STG Logistics support its role as a regional distribution node.

ROBUST MULTIMODAL ACCESS

Three Metra stations, Pace Bus routes, and infrastructure upgrades along the BNSF line enable efficient commuter and last-mile freight movement throughout DuPage County.

GROWING INDUSTRIAL MARKET

Legacy office sites are being reimaged for light industrial use, with demand rising for flex and warehouse space in parks like Ellsworth and Oak Grove.

SKILLED WORKFORCE PROFILE

A median age of 42.6 and nearly 60% bachelor’s degree attainment shape a professional labor pool concentrated in healthcare, finance, and services.

SUPPORTIVE INVESTMENT ENVIRONMENT

Streamlined permitting, TIF-backed revitalization zones, and rising property values continue to attract institutional interest in infill and mixed-use development.

TRANSPORTATION

Direct Access to I-88, I-355, I-294, I-55 3 Metra Stations
Local Pace Bus & Grove Shuttle Service

AIRPORT PROXIMITY

~16 MI
from O’Hare
International Airport

~8.5 MI
from Midway
International Airport

INDUSTRIAL PRESENCE

5.5% Vacancy
(Chicago Metro)

8.2M SF Leased
in Q2 2025

9.7M SF Under Construction
(37 Projects)

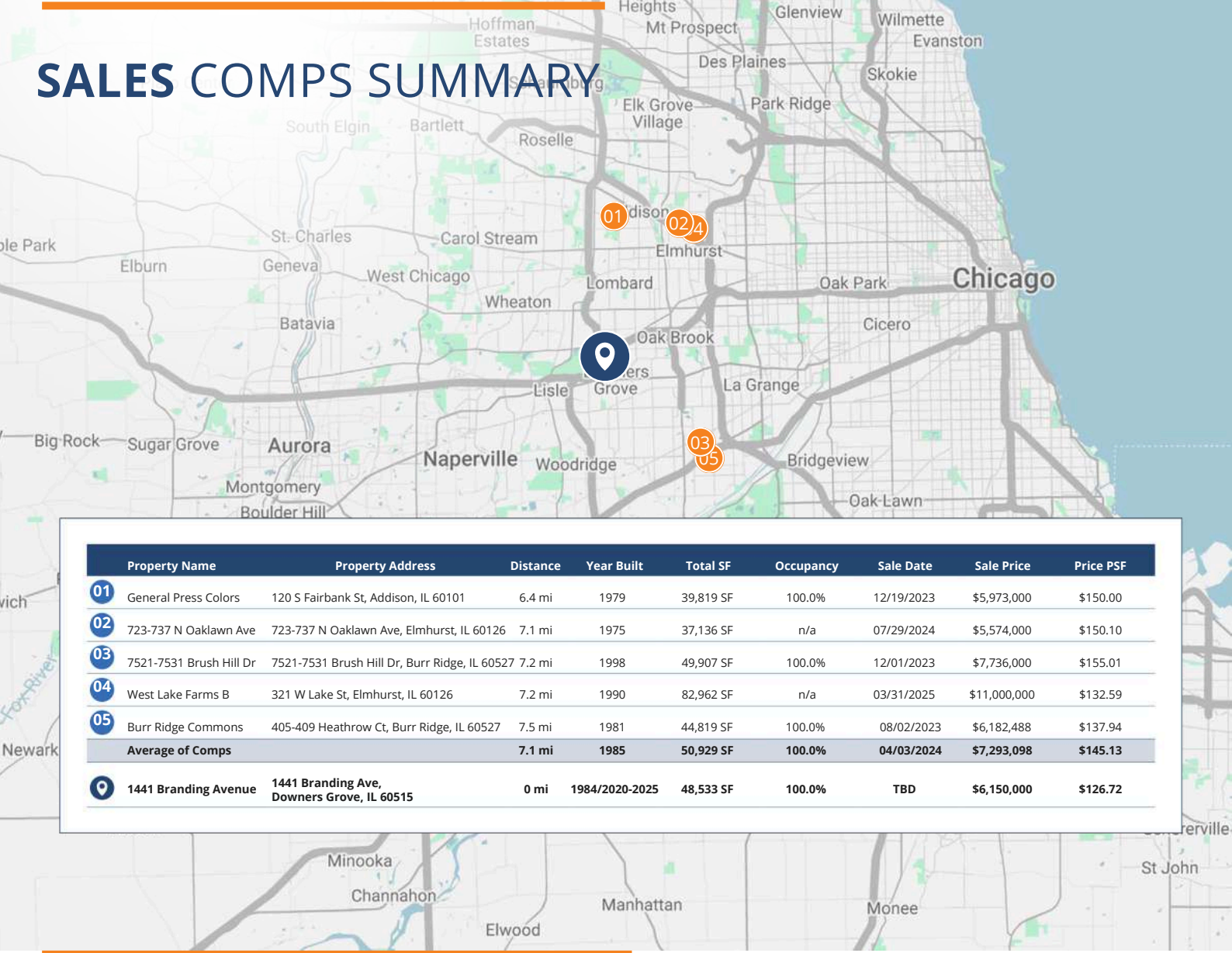
LABOR POOL

42.6
Median Age

58.8% are Educated
at Bachelor’s Degree Level

Strong Talents In Healthcare, Finance, &
Professional Services

SALES COMPS SUMMARY



	Property Name	Property Address	Distance	Year Built	Total SF	Occupancy	Sale Date	Sale Price	Price PSF
01	General Press Colors	120 S Fairbank St, Addison, IL 60101	6.4 mi	1979	39,819 SF	100.0%	12/19/2023	\$5,973,000	\$150.00
02	723-737 N Oaklawn Ave	723-737 N Oaklawn Ave, Elmhurst, IL 60126	7.1 mi	1975	37,136 SF	n/a	07/29/2024	\$5,574,000	\$150.10
03	7521-7531 Brush Hill Dr	7521-7531 Brush Hill Dr, Burr Ridge, IL 60527	7.2 mi	1998	49,907 SF	100.0%	12/01/2023	\$7,736,000	\$155.01
04	West Lake Farms B	321 W Lake St, Elmhurst, IL 60126	7.2 mi	1990	82,962 SF	n/a	03/31/2025	\$11,000,000	\$132.59
05	Burr Ridge Commons	405-409 Heathrow Ct, Burr Ridge, IL 60527	7.5 mi	1981	44,819 SF	100.0%	08/02/2023	\$6,182,488	\$137.94
	Average of Comps		7.1 mi	1985	50,929 SF	100.0%	04/03/2024	\$7,293,098	\$145.13
	1441 Branding Avenue	1441 Branding Ave, Downers Grove, IL 60515	0 mi	1984/2020-2025	48,533 SF	100.0%	TBD	\$6,150,000	\$126.72

TRANSACTION OVERVIEW

\$6,145,000

Purchase Price

\$507,616

CURRENT NOI

8.25%

CAP RATE

\$126.61

PRICE PSF



FINANCIAL INFORMATION

PROJECT CAPITAL STRUCTURE

PURCHASE PRICE		6,145,000
GENERAL PARTNER FEE		61,450
DUE DILIGENCE FEE		61,450
CAPITAL EXPENDITURE		5,000
3RD PARTY PLACEMENT COSTS		147,480
CAPITALIZED ANNUAL ADMIN COSTS		10,000
CLOSING FEES		132,635
TOTAL INVESTMENT		6,563,015
AMOUNT FINANCED	LTV: 60.86%	DCR: 1.58x
EQUITY CONTRIBUTION		2,568,765
ACCRETIV CONTRIBUTION (Co-GP and Accretiv Hybrid Fund 2)		1,500,000
CO-SPONSOR CONTRIBUTION (Co-GP and 3rd Party Equity)		1,068,765

PROJECT PARAMETERS

HURDLE RATE	7.00%
INVESTMENT HOLDING PERIOD (YEARS)	5
EQUITY CARRY PROFIT SPLIT	
INVESTOR	70%
SPONSOR	30%

RETURN FORECAST

INVESTOR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
1) INVESTMENT	-\$50,000				
2) CASH FLOW - After-Tax	\$3,500.81	\$3,500.81	\$3,500.81	\$3,500.81	\$3,500.00
CASH FLOW % RETURN - After-Tax	7.0%	7.0%	7.0%	7.0%	7.0%
3) CAPITAL GAINS FLOW - After-Tax					\$8,680
CAPITAL GAINS FLOW % RETURN - After-Tax					17.4%
4) RETURN ON INVESTMENT - After-Tax					\$76,184
RETURN ON INVESTMENT % RETURN - After-Tax					52.4%
5) EQUITY MULTIPLE - After-Tax					1.52x
INVESTOR INTERNAL RATE OF RETURN - After -tax (Range)					10% - 12%

DISCLAIMER: This opportunity is reserved for sophisticated investors and comes with some risk. We rely on the expertise of the sponsor, consultants, and internal resources to validate the feasibility. These figures are forecast based on the best information available at the time of publication. The figures can change prior to closing and during the course of the investment. Past performance is not indicative of future results. This information is provided as general information and OrbVest SA (PTY) Ltd, and its affiliates, disclaim any liability for any loss or damage which may be suffered as a result of, or which may be attributable to, the use of or reliance upon any information provided.

AccretivPLUS Real Estate Fund 1 has been established through consolidating separately held, syndicated medical commercial real estate, into a single fund.

The mandate of the company is to build an attractive portfolio of stable income-producing healthcare real estate with the ultimate goal of generating a profitable exit for investors within five years while at the same time generating a consistent quarterly distribution during this growth period. The initial portfolio is made up of 27 buildings, spanning nine states located in the fastest growing cities and counties, where income is derived from long-term leases with approximately 119 healthcare providers. The mandate provides for acquisitions that can sustain a cash return between 5% and 9%.

ACCRETIVPLUS REAL ESTATE FUND 1 SNAPSHOT: (As of 31 March 2025)



24

Number of Building



5.56 YEARS

Weighted Average Lease Term



742,851 sf

Total Leased Space



\$9,041,543

Estimated 2024 NOI



\$14,849,846

Est. 2024 Total Rental Income



93%

Occupancy Levels

CONTACT US

We are here to assist.



SA: +27 21 825 6392



info@orbvest.com



www.orbvest.com

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While contemplating an investment decision, it is imperative that you rely on your own thorough examination of 1441 Branding Avenue and the Manager, inclusive of the merits and associated risks. This informational content is designed for educational purposes.

Contained within this information are forward-looking statements, estimates, and projections concerning an investment in 1441 Branding Avenue and related matters. These forward-looking statements and projections reflect the current assumptions and judgments of the Manager regarding future events or trends. However, the actual results of 1441 Branding Avenue may significantly deviate from these expressions or implications due to various reasons. Though the Manager and AccretivPARTNERS believe that the assumptions and judgments underpinning the forward-looking statements and projections are rational, any of these assumptions or judgments may be proven inaccurate, and the inclusion of such forward-looking statements should not be deemed, and shall not represent, a guarantee, warranty, or assurance that the projected results will be achieved. Neither the Manager, AccretivPARTNERS, the Advisors, nor any of their directors, officers, members, managers, partners, employees, agents, or advisors provide any representation, warranty, or undertaking, either expressed or implied, regarding the accuracy or completeness of this or any other written or oral information made available in connection with the assessment of such investment.

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No interests in the 1441 Branding Avenue may be sold, nor may an offer to subscribe for such an interest be accepted before a qualified offeree receives the Memorandum describing the offering, including the risk factors and conflicts of interest. In cases where any conflict arises between the information contained herein and the information in a Memorandum, the data in the Memorandum shall prevail and supersede the information provided herein. The information herein is not designed to offer, and should not be relied upon for, accounting, legal, or tax advice or investment recommendations. It is strongly advisable that you independently investigate the investment described herein, including consulting your tax, legal, accounting, or other advisors regarding the matters discussed herein. There is no assurance that the investment objectives of 1441 Branding Avenue will be achieved.

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