



**NATIONAL
INDUSTRIAL
DEVELOPER &
INVESTOR**





CONTENTS

3

**ABOUT MWI PROPERTY
GROUP**

5

TEAM BIOGRAPHIES

8

INVESTMENT STRATEGY

11

MARKET EXPERIENCE

15

CASE STUDIES



ABOUT MWI PROPERTY GROUP

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MWI Property Group (“MWI”) is a vertically integrated national real estate investment company focused on the development and acquisition of industrial properties in strategic markets throughout the United States. Founded in 2003, MWI leverages its local market relationships to identify select opportunities and approaches every investment with an entrepreneurial and strategic perspective. MWI has acquired and developed over 90 industrial properties and its executive team has collectively completed over 75 million square feet of industrial transactions in 35 states.



THE MISSION

MWI’s mission is to continue its proven track record of delivering superior risk adjusted returns to investors, which is accomplished through a unique ability to identify, selectively acquire, proactively manage and add value through all stages of real estate ownership. MWI strives to maintain its strong industry reputation of integrity, responsiveness and transparency in every aspect of its business – with valued investors, tenants and business partners.



KEY STATS

130+ YEARS

OF EXECUTIVE TEAM EXPERIENCE

75 MSF

NATIONALLY

\$3B+

LEASING, DEVELOPMENT & CONSTRUCTION



TEAM BIOGRAPHIES

5

TEAM BIOGRAPHIES



JUSTIN FIERZ FOUNGING PRINCIPAL

Justin Fierz is a Founding Principal of MWI and oversees all aspects of the company's activities. He has been involved in industrial real estate acquisitions, financing, development, asset management, brokerage, and consulting since 1996. He was a former Principal with Lee & Associates which was the largest agent-owned commercial real estate services firm in the nation. Throughout his career he has successfully negotiated over a billion dollars of transactions in 22 states both as a principal and as a broker/advisor. Justin has completed transactions with companies such as RIM Logistics, S&C Electric, Taylor Farms, Iron Mountain, Nestle Waters, DHL Supply Chain, Penske, Skyjack, Faber-Castell and Turtle Wax. He is a graduate of the University of Illinois at Urbana-Champaign where he majored in economics with supporting course work in real estate finance.



MICHAEL ANDROWICH FOUNGING PRINCIPAL

Michael Androwich is a Founding Principal of MWI and oversees all aspects of the company's activities. He has been involved in industrial real estate acquisitions, development, asset management, brokerage, and consulting since 1995. He was a former Principal with Lee & Associates which was the largest agent-owned commercial real estate services firm in the nation. Throughout his career he has successfully negotiated over a billion dollars of transactions both as a principal and as a broker/advisor. Michael has completed transactions with companies such as UPS, Factory Motor Parts, DS Container, Freudenberg Group, PPG, BNSF, Vulcan, BP Amoco, Marmon Group, Fiatallis, and Suncoast. He is a graduate of Fenwick High School in Oak Park and Loyola University of Chicago.



JACK HORRIGAN CHIEF FINANCIAL OFFICER

Jack Horrigan is the Chief Financial Officer for MWI. He is primarily responsible for debt and equity financing, investor relations and dispositions as well as overseeing operations, insurance, accounting, and financial reporting functions. Prior to joining MWI, he spent his career in corporate finance at GE Healthcare with experience in merger and acquisition financing and integration, financial planning, accounting, consulting, and manufacturing finance for the medical imaging, software, and biosciences business. Jack earned an MBA from the University of Chicago Booth School of Business and a bachelor's degree from Boston College after attending Fenwick High School in Oak Park, IL.

TEAM BIOGRAPHIES



MATT HUBERT SENIOR VICE PRESIDENT OF DEVELOPMENT

Matt Hubert is Senior Vice President of Development for MWI. He leads the development and investment activity outside of the greater Chicago market. He is responsible for sourcing, managing, and leasing new speculative and build-to-suit opportunities across the US. Prior to joining MWI Matt spent eight years at Becknell Industrial as Senior Vice President of Development where he and his team identified and closed over one billion dollars of new speculative and build-to-suit projects in 10 different states. Prior to his development role, Matt oversaw leasing activity for Becknell's national portfolio consisting of over 20 million square feet of industrial assets in 35 different states. Matt has completed transactions with a broad range of tenants including Mondelez, XPO Logistics, McLane Foods, Atkore International and Rockwell Automation. Before joining Becknell, he was Vice President of Industrial Capital Markets at JLL and founded a residential development firm focusing on Chicago's North Side neighborhoods. Matt earned his MBA from the Kellstadt School of Business at DePaul University and bachelor's degree from Western Illinois University.



JOHN DUNNEBACK JR. SENIOR VICE PRESIDENT OF CONSTRUCTION

John Dunneback, Jr. is Senior Vice President of Construction for MWI. He is responsible for overseeing and managing all aspects of new building, pre-construction, project bidding, and site construction activities. He has 20+ years of experience in the construction, development and commercial real estate industry focusing mainly on the development and construction of speculative industrial buildings, build-to-suits, as well as complex tenant improvement and renovation projects for clients such as Skyjack, PowerStop, Ashley Furniture, Navistar International, Valspar Paint, Reynolds Metals Company and Target. Throughout his career, John has managed over a billion dollars of construction projects. He previously worked for McShane Construction, Opus North Corporation, Ryan Companies and most recently served as Vice President at Morgan/Harbour Construction. John is a graduate of Marquette University and majored in Civil Engineering with a minor in Business Administration.



MARY MEAGHER SENIOR VICE PRESIDENT OF PORTFOLIO MANAGEMENT

Mary Meagher is Senior Vice President of Portfolio Management for MWI. She leads tenant relations and property management functions for MWI. She has 25+ years of experience in property management, accounting, lease negotiation, portfolio management, due diligence as well as construction and project management. She has managed over 150 different properties with 400+ different tenants in her career. Mary's background in real estate includes previous employment at Entre Commercial Realty, Investor's Equities/Winston Management, LaSalle Partners and Chicago Dock and Canal Trust Company. Mary is a graduate of Northwestern University in Evanston, Illinois where she earned a BA and minored in Business with a concentration of study in real estate.



INVESTMENT STRATEGY

SUCCESSFUL INVESTMENT & DEVELOPMENT PLATFORM

- » Experience developing, acquiring, constructing, and managing approximately 100 projects.
- » Cultivated a reputation of integrity, responsiveness and transparency.
- » Principals used lessons learned from their beginnings in brokerage to build a business with an entrepreneurial spirit combined with an emphasis on strategic thinking and value creation.

NATIONAL EXPANSION

- » MWI is building on its extensive experience from decades of industrial investment to expand the platform into key distribution markets throughout the country.
- » Capitalizing on deep national brokerage relationships and the local market knowledge of its development team, MWI will selectively identify strategic investment opportunities.
- » Targeting specific opportunities where submarket demand & supply fundamentals are out of balance.

WHY PARTNER WITH MWI PROPERTY GROUP?

- » Proven track record of highly disciplined, highly selective investments, which have delivered superior risk adjusted returns of over 40% average annually to investors over the last 20+ years.
- » Experienced, hands-on executive team with collectively over 130 years of diverse real estate, construction and financing expertise.
- » MWI is considered “Best in Class” in their focused, niche specialization of sourcing and executing industrial real estate investments and developments.
- » Its Principals have co-invested a higher percentage of equity than its competition to ensure true alignment of interest with investors. The two Principals have invested over \$75 million of their own equity capital to date in their ventures.





CAPITAL SOURCES

PRIVATE HIGH NET WORTH INVESTORS, JOINT VENTURE PARTNERS, AND PRIMARY LENDING PARTNERS

MWI executives have raised and operated multiple private investment funds and built relationships with several joint venture partners.

Private High
Net Worth
Investors





MARKET EXPERIENCE

TRANSACTION EXPERIENCE

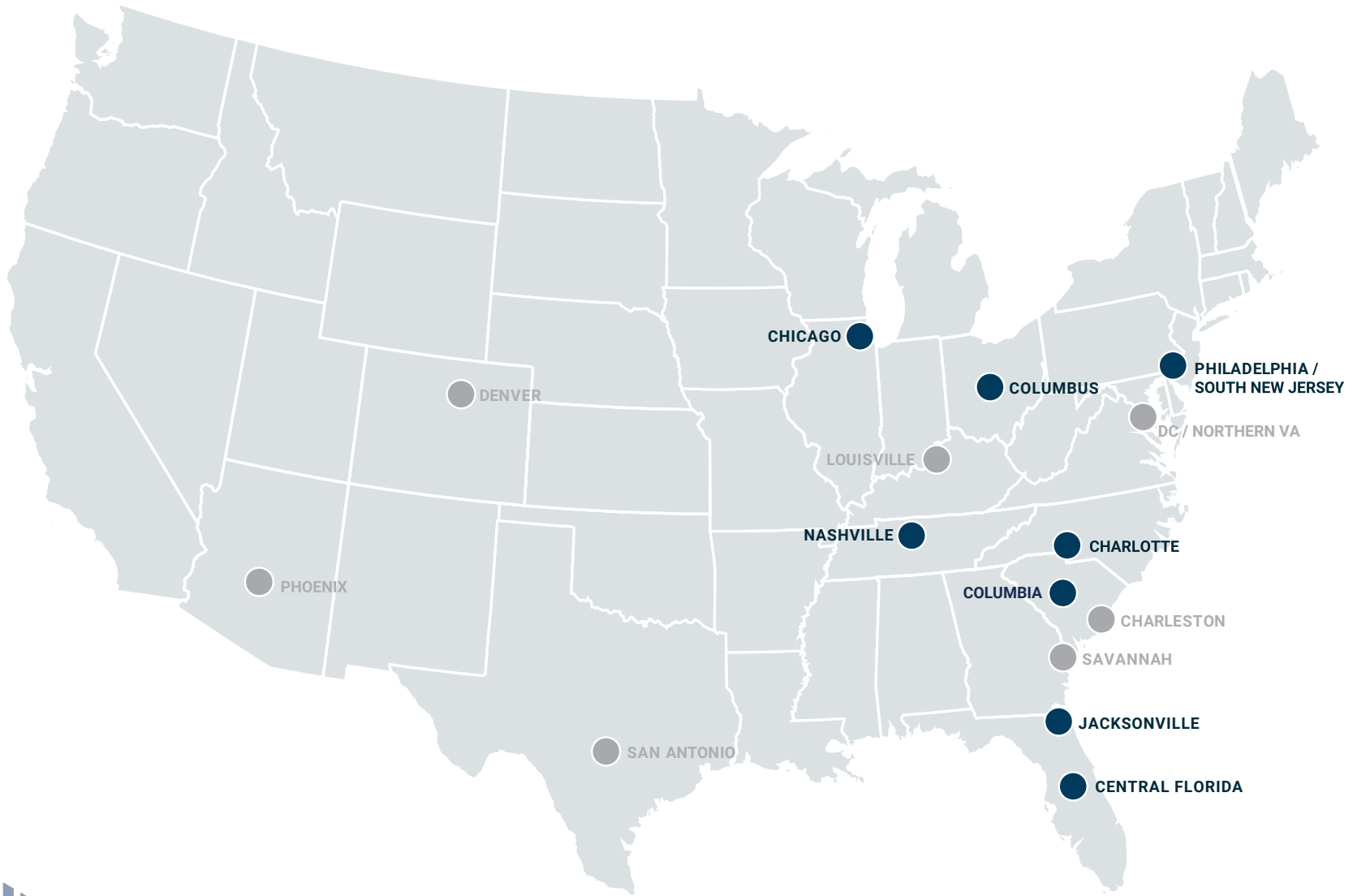
MWI PROPERTY GROUP CONTINUES TO ACTIVELY PURSUE THE ACQUISITION OF SINGLE AND MULTI-TENANT INDUSTRIAL REAL ESTATE ASSETS, DEVELOPMENT AND LAND OPPORTUNITIES.

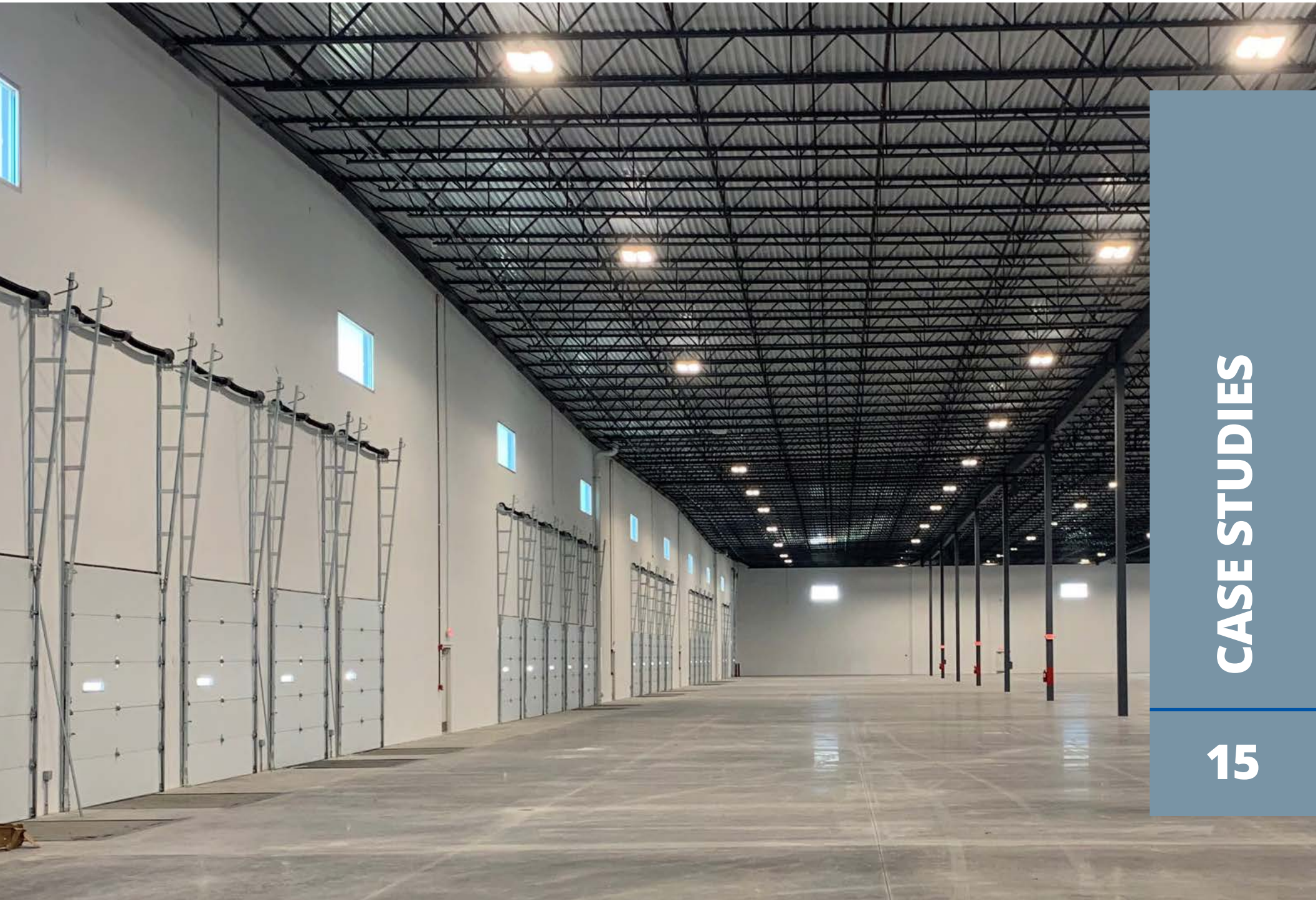
Some of our targeted transaction types include:

- » Infill property acquisitions for speculative or build-to-suit redevelopment.
- » Greenfield land acquisitions for speculative or build-to-suit redevelopment of single-building projects or multi-building business parks.
- » “Market Maker” deals where a tenant wants to lease space in a building that is for sale (or needs to be built) and brings in Midwest Industrial to close quickly, complete the tenant/building improvements and become the new landlord.
- » Portfolio and multi-building acquisitions with any amount of vacancy.
- » Sale-leasebacks—long term or short term, full or partial building with credit or non-credit tenants.
- » Properties with vacancy that need significant repositioning, renovations, or redevelopment to become functional and market ready.
- » Stabilized properties at market cap rates and prices.
- » Property ownership joint ventures with the tenant who leases/occupies the property.
- » Unimproved and un-entitled land in the path of progress for future development.
- » Note sales—performing or non-performing.



CURRENT TARGET MARKETS





CASE STUDIES

CURRENT AND UPCOMING PROJECTS

DEVELOPMENT PIPELINE



CURRENT DEVELOPMENT PROJECTS

ADDRESS	ACRES	# OF BLDGS	BUILDING SF	COMPLETION
150-200 Sellstrom Dr. Palatine, IL	26	2	275,388 153,043	Q2 2022 Q2 2022
1459 Louis Bork Dr. Batavia, IL	7	1	125,085	Q4 2022
101 Dollar Tree Ln. Joliet, IL	14	1	187,522	Q4 2022
2001 Cornell Ave. Melrose Park, IL	8	1	148,144	Q1 2023
8701 West 53rd St. McCook, IL	15	1	245,002	Q2 2023
1850 N. US Rt. 45 Libertyville, IL	20	2	334,299	Q3 2024
21225 Lidice Pkwy. Crest Hill, IL	37	1	577,422	Q3 2024
9395 Pritchard Rd. Jacksonville, FL	31	1	336,960	Q4 2024
1201 Humbract Cir. Bartlett, IL	13	1	207,187	Q4 2024
TOTALS	171	11	2,590,052	

UPCOMING DEVELOPMENT PROJECTS

CITY, ST	MARKET	ACRES	# OF BLDGS	BUILDING SF
Nashville, TN	Nashville	60	4	750,000
Crest Hill, IL	Chicago	9	1	150,000
Jacksonville, FL	Jacksonville	23	1	264,000
Greenwich Twp, NJ	South NJ / Philadelphia	15	1	204,000
TOTALS		107	7	1,368,000

FUTURE DEVELOPMENT PROJECTS

CITY, ST	MARKET	# OF BLDGS	BUILDING SF
Geneva, IL	Chicago	8	2,620,027
Joliet, IL	Chicago	3	1,845,000
Somers, WI	SE WI / Chicago	6	2,576,500
Charlotte, NC	Charlotte	1	400,000
Central Florida, FL	Central FL	1	250,000
Jacksonville, FL	Jacksonville	2	440,000
TOTALS		21	8,131,527

RELEVANT CASE STUDIES

1303 JACK COURT



ADDRESS	1303 Jack Court
CITY	Bartlett
STATE	Illinois
BUILDING AREA (SF)	400,112 SF
PROJECT TYPE	Speculative Development
PROPERTY RETURNS	32% IRR, 1.40 Equity Multiple

PROJECT OVERVIEW

MWI completed construction of this speculative project within 10 months of groundbreaking. The cross-dock facility features high-image precast concrete and glass construction, 36' clear height, and state-of-the-art building systems.

Shortly following shell completion, MWI sold the property to a user-buyer, a global logistics firm with a local presence, looking to expand their footprint in Chicagoland and the image of their headquarters operation. The Property was attractive for many reasons, notably the state-of-the-art building, the design and functionality, the property tax abatement that MWI had secured on the Property, and the location due to the quality and diverse labor in these submarkets and nearby amenities.

2555 ENTERPRISE CIRCLE



ADDRESS	2555 Enterprise Circle
CITY	West Chicago
STATE	Illinois
BUILDING AREA (SF)	186,000 SF
PROJECT TYPE	Speculative Development
PROPERTY RETURNS	147% IRR, 1.42 Equity Multiple

PROJECT OVERVIEW

MWI completed spec construction of this speculative project within six months of groundbreaking. The facility features high-image precast concrete and glass construction, 32' clear height and state-of-the-art building systems.

Prior to shell completion, MWI sold the property to a user-buyer, a global supplier of food products that is locally headquartered in Aurora. The execution of this time sensitive sale transaction was very complex from a legal, title, finance, development, and construction contracting standpoint.

2525 ENTERPRISE CIRCLE



ADDRESS	2525 Enterprise Circle
CITY	West Chicago
STATE	Illinois
BUILDING AREA (SF)	303,000 SF
PROJECT TYPE	Speculative Development
PROPERTY RETURNS	41% IRR, 2.17 Equity Multiple

PROJECT OVERVIEW

MWI completed construction of this speculative project within six months of groundbreaking. The cross-dock facility features high-image precast concrete and glass construction, 36' clear height and state-of-the-art building systems.

Prior to shell completion, MWI signed a long-term lease for 101,000 SF (33% of the property), and completed office buildout for the regional headquarters of skyjack, a subsidiary of Linamar Corporation. MWI then leased the final 202,000 SF to a growing packaging company with deep presence in Fox Valley. Property sold to institutional investor within two years of project commencement.

RELEVANT CASE STUDIES

6600-6620 RIVER ROAD



ADDRESS	6600-6620 River Road
CITY	Hodgkins
STATE	Illinois
BUILDING AREA (SF)	610,000 SF
PROJECT TYPE	Acquisition, Partial Building Teardown and Redevelopment
PROPERTY RETURNS	18% IRR, 1.65 Equity Multiple

PROJECT OVERVIEW

MWI led a \$20M+ visionary redevelopment project tearing down 150,000+ SF of building at 6600 River and modernizing with new precast concrete/glass façade and 60' speed bay, 45 additional docks, 135' truck court, ESFR, roof and HVAC. MWI completely rebranded the 110,000 SF 6620 River building, creatively wrapping it with new architectural metal, full concrete truck court, office, roof, HVAC and 29 dock doors.

The Hodgkins Center of Commerce now consists of two state-of-the-art buildings totaling 518,000 SF, and MWI signed long-term leases for the entire 518,000 SE Properties sold to REIT investor within three years of project commencement.

1301 RIDGEVIEW DRIVE



ADDRESS	1301 Ridgeview Drive
CITY	McHenry
STATE	Illinois
BUILDING AREA (SF)	218,064 SF
PROJECT TYPE	Acquisition and Repositioning
PROPERTY RETURNS	54% IRR, 2.83 Equity Multiple

PROJECT OVERVIEW

MWI acquired a Class A headquarters-style, vacant property at an attractive basis from a corporate seller.

Secured a long-term lease with an anchor tenant for approximately 50% of the building just before closing on the property; subsequently secured a long-term lease for the remainder of the building within 12 months of completion of strategic improvements.

Negotiated long-term lease in concert with property acquisition, which is a complex effort enabled by the Midwest team's hands-on approach to acquisitions, lease negotiations, financing, property management, and construction.

Managed all construction services for the project, including upgrades and major renovations to the office, HVAC systems, dock doors, warehouse, landscaping, paving the parking lot as well as converting the property to multi-tenant use.

825 HAWTHORNE LANE



ADDRESS	825 Hawthorne Lane
CITY	West Chicago
STATE	Illinois
BUILDING AREA (SF)	158,522 SF
PROJECT TYPE	Acquisition and Repositioning
PROPERTY RETURNS	25% IRR, 4.51 Equity Multiple

PROJECT OVERVIEW

MWI acquired the functional property on a large land site that had significant deferred maintenance and leasing issues from a private seller looking to divest of the property.

Partnered with the seller's transaction team to complete multiple leases to reach a high enough occupancy to close on the property for the seller's needed price.

Completely repositioned and modernized the property by implementing major design and construction improvements, including new high image architectural panel façade, new exterior LED site and custom façade accent lighting, new windows, parking lot, concrete curbing and sidewalks, landscaping enhancements, and make ready interior improvements.

Stabilized occupancy within nine months of acquisition through multiple new leases and lease extensions.



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