



BARRINGTON
HILLS
INNOVATION CENTER

B **BRENNAN**
INVESTMENT GROUP

**BARRINGTON
HILLS**
INNOVATION CENTER





View from resident's backyard



View from Penny Road



Aerial View

ECONOMIC DATA ON IMPACT TO BARRINGTON HILLS



Total Project Costs: \$2 Billion+

Current Property Taxes: \$3,000 annually



Potential Property Taxes: \$20M+ annually

Potential Utility Taxes: \$10M+ annually



500 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate (\$/kWh)	Usage in Bracket (kWh)	Tax from Bracket (\$)
2,000	0.526	0.00526	2,000	\$10.52
48,000	0.345	0.00345	48,000	\$165.60
50,000	0.310	0.00310	50,000	\$155.00
400,000	0.302	0.00302	400,000	\$1,208.00
500,000	0.293	0.00293	500,000	\$1,465.00
2,000,000	0.276	0.00276	2,000,000	\$5,520.00
2,000,000	0.272	0.00272	2,000,000	\$5,440.00
5,000,000	0.267	0.00267	5,000,000	\$13,350.00
10,000,000	0.263	0.00263	10,000,000	\$26,300.00
20,000,000+	0.259	0.00259	340,000,000	\$880,600.00

360,000,000

\$934,214.12 monthly

\$11,210,569.44 annually

250 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate (\$/kWh)	Usage in Bracket (kWh)	Tax from Bracket (\$)
2,000	0.526	0.00526	2,000	\$10.52
48,000	0.345	0.00345	48,000	\$165.60
50,000	0.310	0.00310	50,000	\$155.00
400,000	0.302	0.00302	400,000	\$1,208.00
500,000	0.293	0.00293	500,000	\$1,465.00
2,000,000	0.276	0.00276	2,000,000	\$5,520.00
2,000,000	0.272	0.00272	2,000,000	\$5,440.00
5,000,000	0.267	0.00267	5,000,000	\$13,350.00
10,000,000	0.263	0.00263	10,000,000	\$26,300.00
20,000,000+	0.259	0.00259	160,000,000	\$414,400.00

180,000,000

\$468,014.12 monthly

\$5,616,169.44 annually

100 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate (\$/kWh)	Usage in Bracket (kWh)	Tax from Bracket (\$)
2,000	0.526	0.00526	2,000	\$10.52
48,000	0.345	0.00345	48,000	\$165.60
50,000	0.310	0.00310	50,000	\$155.00
400,000	0.302	0.00302	400,000	\$1,208.00
500,000	0.293	0.00293	500,000	\$1,465.00
2,000,000	0.276	0.00276	2,000,000	\$5,520.00
2,000,000	0.272	0.00272	2,000,000	\$5,440.00
5,000,000	0.267	0.00267	5,000,000	\$13,350.00
10,000,000	0.263	0.00263	10,000,000	\$26,300.00
20,000,000+	0.259	0.00259	52,000,000	\$134,680.00
			72,000,000	\$188,294.12 monthly \$2,259,529.44 annually

75 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate (\$/kWh)	Usage in Bracket (kWh)	Tax from Bracket (\$)
2,000	0.526	0.00526	2,000	\$10.52
48,000	0.345	0.00345	48,000	\$165.60
50,000	0.310	0.00310	50,000	\$155.00
400,000	0.302	0.00302	400,000	\$1,208.00
500,000	0.293	0.00293	500,000	\$1,465.00
2,000,000	0.276	0.00276	2,000,000	\$5,520.00
2,000,000	0.272	0.00272	2,000,000	\$5,440.00
5,000,000	0.267	0.00267	5,000,000	\$13,350.00
10,000,000	0.263	0.00263	10,000,000	\$26,300.00
20,000,000+	0.259	0.00259	34,000,000	\$88,060.00
			54,000,000	\$141,674.12 monthly \$1,700,089.44 annually

50 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate (\$/kWh)	Usage in Bracket (kWh)	Tax from Bracket (\$)
2,000	0.526	0.00526	2,000	\$10.52
48,000	0.345	0.00345	48,000	\$165.60
50,000	0.310	0.00310	50,000	\$155.00
400,000	0.302	0.00302	400,000	\$1,208.00
500,000	0.293	0.00293	500,000	\$1,465.00
2,000,000	0.276	0.00276	2,000,000	\$5,520.00
2,000,000	0.272	0.00272	2,000,000	\$5,440.00
5,000,000	0.267	0.00267	5,000,000	\$13,350.00
10,000,000	0.263	0.00263	10,000,000	\$26,300.00
20,000,000+	0.259	0.00259	16,000,000	\$41,440.00
			36,000,000	\$95,054.12 monthly \$1,140,649.44 annually

25 MW Data Center

Bracket kWh	Rate (Cents/kWh)	Rate (\$/kWh)	Usage in Bracket (kWh)	Tax from Bracket (\$)
2,000	0.526	0.00526	2,000	\$10.52
48,000	0.345	0.00345	48,000	\$165.60
50,000	0.310	0.00310	50,000	\$155.00
400,000	0.302	0.00302	400,000	\$1,208.00
500,000	0.293	0.00293	500,000	\$1,465.00
2,000,000	0.276	0.00276	2,000,000	\$5,520.00
2,000,000	0.272	0.00272	2,000,000	\$5,440.00
5,000,000	0.267	0.00267	5,000,000	\$13,350.00
10,000,000	0.263	0.00263	8,000,000	\$21,040.00
20,000,000+	0.259	0.00259	0	\$0.00
			18,000,000	\$48,354.12 monthly \$580,249.44 annually



Brennan Investment Group's Representative Projects

ELK GROVE



INNOVATION CENTER

Brennan acquired a 7-acre site in Elk Grove Village to construct a state-of-the-art 100,000 SF manufacturing facility in 2023. This was to be to a like-kind development to the highly successful Elk Grove Technology Park. Ultimately, the site was acquired by a data center and is currently being retrofitted to serve that use.





VIEW 2

ELK GROVE

TECHNOLOGY PARK

Elk Grove Technology Park is a state-of-the-art industrial and business park located in Elk Grove Village, Illinois. Developed by Brennan Investment Group, the park was designed to support high-tech manufacturing, logistics, and innovation-driven industries. Spanning approximately 85 acres, the development transformed a former Busse Farm property into a premier business destination, strategically positioned near O'Hare International Airport and major transportation routes.

The park features modern Class A industrial facilities with high ceilings, advanced infrastructure, and sustainable design elements. It offers flexible space options for tenants in sectors such as aerospace, automotive, robotics, and data centers. The development includes pedestrian-friendly green spaces, water features, and amenities to enhance the work environment.

Elk Grove Technology Park represents Brennan Investment Group's commitment to revitalizing industrial real estate by creating a hub for innovation and advanced manufacturing in the greater Chicago area.



RMC²

ROLLING MEADOWS
COMMERCE CENTER

INTERSECTION OF INNOVATION

Brennan Investment Group is redeveloping the property at 3800 Golf Road in Rolling Meadows, Illinois, into the Rolling Meadows Commerce Center (RMC²). This project involves demolishing the existing 485,000-square-foot office building to construct a new Class A industrial park.

The planned development will feature approximately 600,000 square feet of industrial space, targeting a diverse range of end-users, including manufacturers, distributors, and data centers. The site will also include landscaped grounds and high-end facades.

Located at the confluence of I-90, I-290, and IL Route 53, the property offers strategic logistical advantages, access to a large and diverse workforce, and proximity to amenities such as restaurants, hotels, and shopping centers.

This redevelopment represents a significant investment in Rolling Meadows, aiming to strengthen the economic base by creating hundreds of new jobs and attracting substantial capital investment to the site.





RMC² provides a new home for the leaders of today's industrial and data center revolution.

INDUSTRIAL & TECHNOLOGY

RMC² is comprised of approximately 600,000 square feet of planned industrial facilities in a sophisticated business park setting unlike any in the Rolling Meadows marketplace.

With its proximity to O'Hare International Airport, Rolling Meadows Commerce Center is the premiere choice for innovative companies seeking to stake their claim in a top-tier industrial market.

DATA CENTER

RMC² is located at a convergence of national fiber optic cables, with close proximity to an abundance of power, and virtually of unlimited fresh water supply. Additionally, the location benefits from ease of access to public transportation as well as a strong labor force.

RMC² is located at a convergence of national fiber optic cables making it ideal for data center use.



ABOUT BRENNAN INVESTMENT GROUP

Brennan Investment Group, LLC ("Brennan Investment Group" or the "Company") is a private real estate investment company headquartered in Chicago, Illinois. Brennan Investment Group was formed in 2010 and its Managing Principals are comprised of experienced industrial real estate principals and executives. Since 2010, the Company has purchased, developed and/or managed over \$8 billion in industrial real estate and has had over \$11 billion in total transaction activity. The Company's current portfolio spans 29 states encompasses over 56.9 million square feet and currently has an occupancy rate of approximately 94%.

Brennan Investment Group acquires, develops and operates industrial real estate in select major metropolitan markets throughout the United States, and has 18 regional offices located in Chicago, Atlanta, Austin/San Antonio, Cincinnati, Dallas, Denver, El Paso, Ft. Lauderdale, Greenville, Houston, Indianapolis, Memphis, Nashville, Philadelphia, San Diego, San Francisco, Tampa, and Washington D.C. The Company's experienced principals utilize a disciplined investment approach in selectively identifying opportunities that achieve outstanding risk-adjusted returns for investors. We believe that industrial real estate is a large, stable and diversified investment class that offers a compelling opportunity for both current income and appreciation across a variety of industrial property types.

The Managing Principals of Brennan Investment Group have significant experience and proven track records across numerous business cycles. Collectively, the Managing Principals have invested in over 10,000 properties in more than 60 cities in the United States, Canada and Europe. The Managing Principals have an average of 25 years of experience in the commercial real estate industry. Our Managing Principals include past founders of successful real estate organizations, senior officers of public and private companies, and experienced fiduciaries to institutional and private capital.

Our Founder, Michael W. Brennan, served as the Co-Founder, CEO and a Director of First Industrial Real Estate Trust (NYSE: FR). Over a fifteen-year period from its initial public offering in 1994 through 2008, Mr. Brennan led the growth of First Industrial from \$691 million in assets to over \$9 billion in assets, including joint ventures. Over this period, Mr. Brennan directed over \$12 billion in total transaction activity. Since founding Brennan Investment Group in 2010, the Company has sold \$3.7 billion in assets achieving an average leveraged IRR of 39%.

For more information, please visit: www.brennanllc.com

