

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### *Fully Leased Mixed Use Building*

Investors will like this fully leased mixed use 4-unit property on busy Route 14. One small office and three apartments. Currently generates \$40,800/yr. in real income. Approximately 7.5% CAP rate Parking in rear, paved lot, basement for storage. See attached layouts, pictures, operating statement and rent roll.

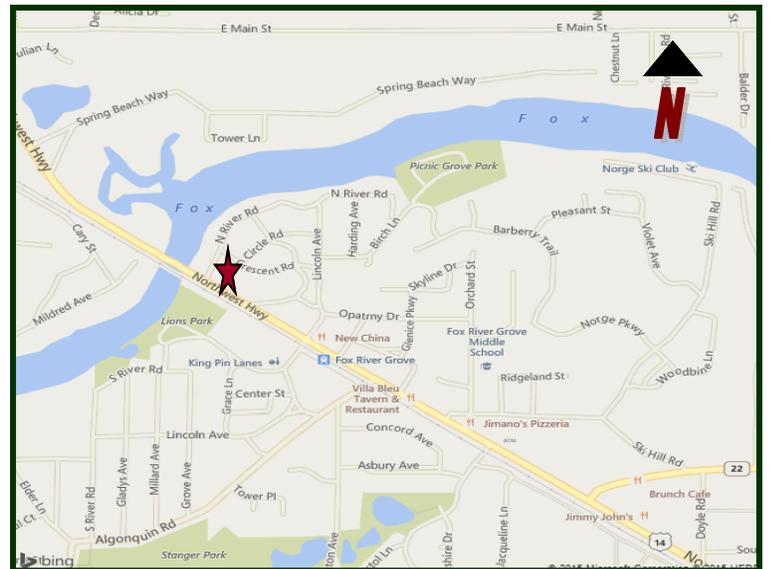
LoopNet: 19321871

MLS: 08967806



#### PROPERTY SPECIFICATIONS

Description:	4-Unit Mixed Use Building
Year Built:	1925 / Remodeled 2002
Building Size:	3,397 SF
Parcel Size:	4,590 SF
Percent Leased:	100%
Current NOI:	\$19,091
Cap Rate:	7.5%
CAM/Insurance:	See Attached APOD
Real Estate Taxes:	\$8,452.00 (2014)
Total Price:	<b>\$275,000</b> (\$80.95 PSF)



**Directions:** Route 14 west of Lincoln Ave, next to AP Electric.

**PIN:** 20-18-481-006

July 8, 2015

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



- Industrial
- Commercial
- Office
- Land
- Business

202 Northwest Highway

Unit A (office)

Fox River Grove, IL 60021

*Fully Leased  
Mixed Use Building*

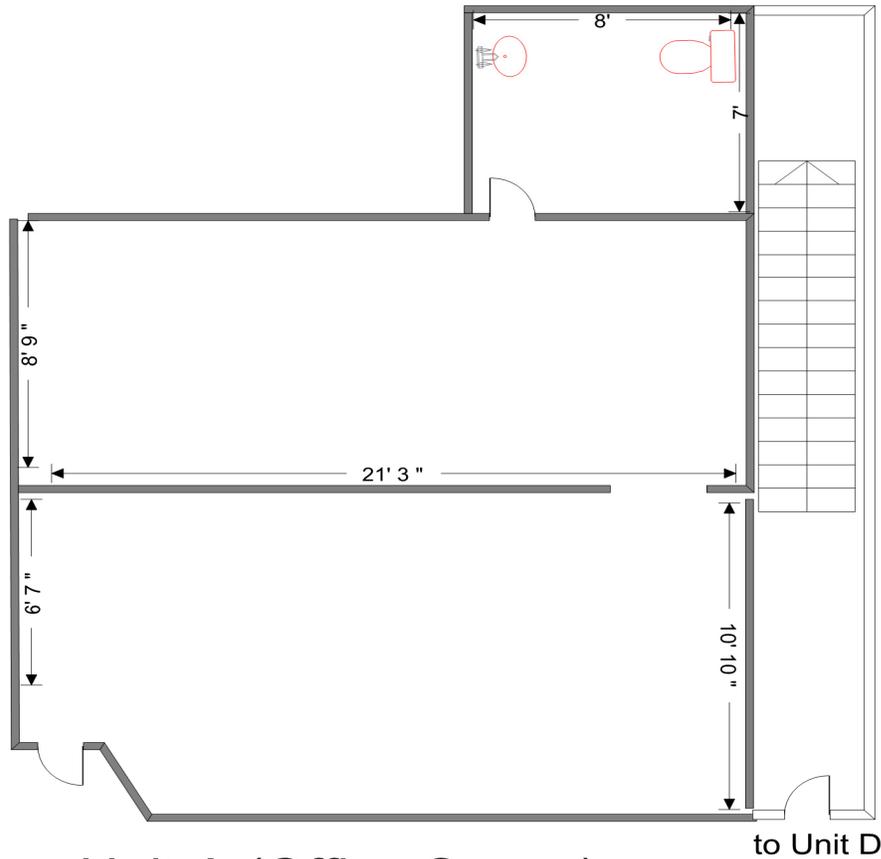
Investors will like this fully leased mixed use 4-unit property on busy Route 14. One small office and three apartments. Currently generates \$40,800/yr. in real income. Approximately 7.5% CAP rate. Parking in rear, paved lot, basement for storage.



FRONT VIEW



REAR VIEW

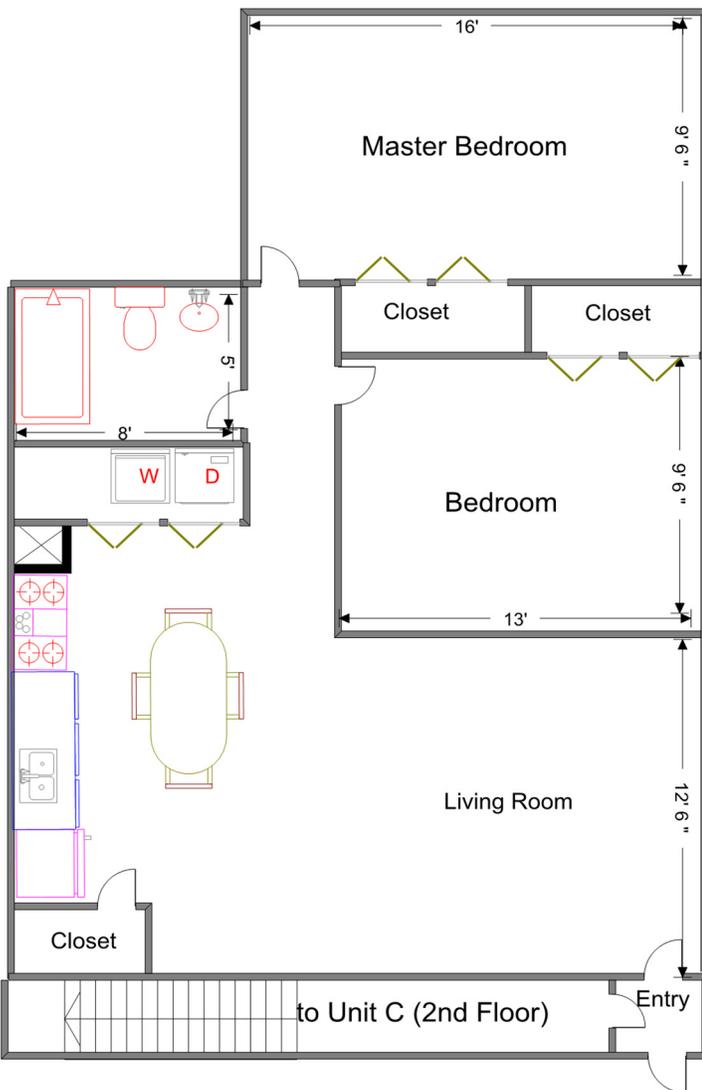


Unit A (Office Space)

All Measurements are Approximate

*Fully Leased  
Mixed Use Building*

Investors will like this fully leased mixed use 4-unit property on busy Route 14. One small office and three apartments. Currently generates \$40,800/yr. in real income. Approximately 7.5% CAP rate. Parking in rear, paved lot, basement for storage.



**UNIT B (First Floor)**

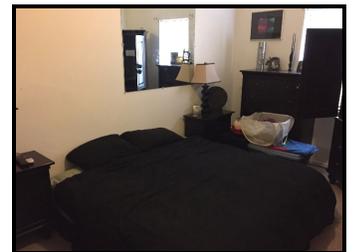
All Measurements are Approximate



**FRONT VIEW**

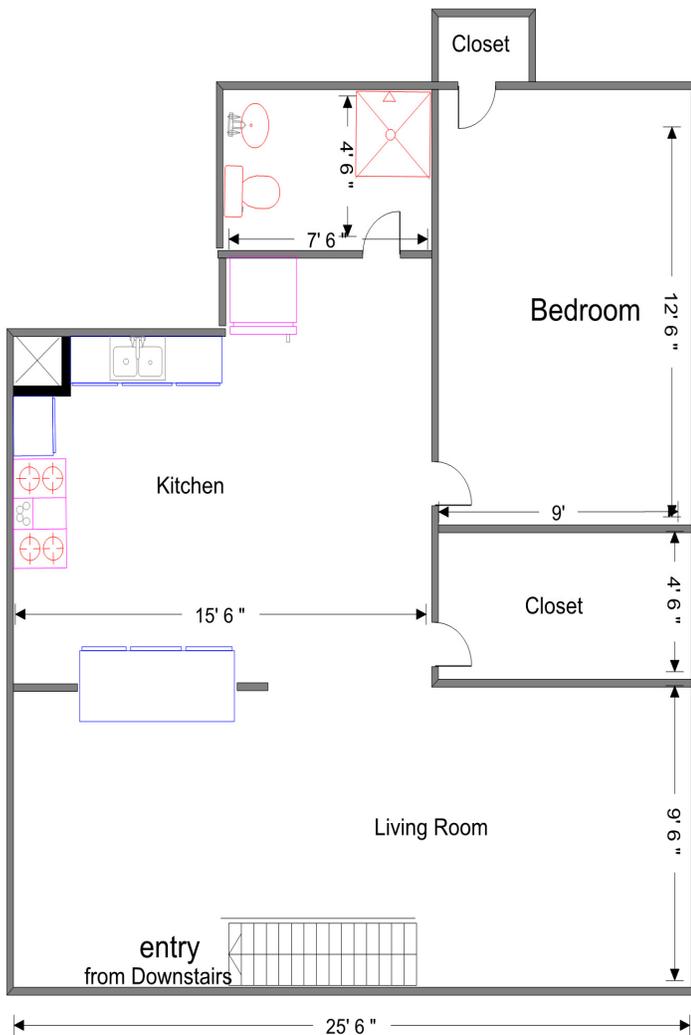


**REAR VIEW (Unit B Entry)**



*Fully Leased  
Mixed Use Building*

Investors will like this fully leased mixed use 4-unit property on busy Route 14. One small office and three apartments. Currently generates \$40,800/yr. in real income. Approximately 7.5% CAP rate. Parking in rear, paved lot, basement for storage.



**Unit C (2nd Floor)**  
All Measurements are Approximate



**FRONT VIEW**

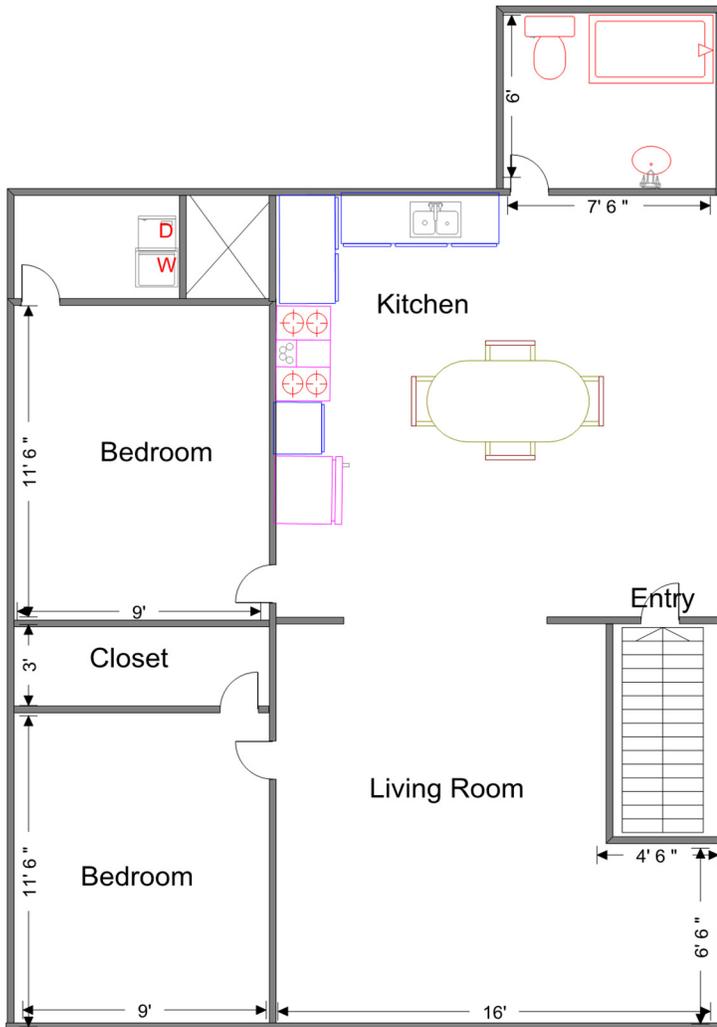


**REAR VIEW (Unit C Entry)**



*Fully Leased  
Mixed Use Building*

Investors will like this fully leased mixed use 4-unit property on busy Route 14. One small office and three apartments. Currently generates \$40,800/yr. in real income. Approximately 7.5% CAP rate Parking in rear, paved lot, basement for storage.



**Unit D (2nd Floor)**

All Measurements are Approximate



**FRONT VIEW**



**Unit D Entry**



# Annual Property Data

## Actual as of 6/25/15

Owner Name: Rick and Gela Oros  
 Location: 202 NWY, Fox River Grove, IL  
 Type of Property: Mixed Use  
 Size of Property: 3,397 SF  
 Purpose:

<b>Income:</b>	
Retail Income	40,800
Residential Income	
Less Vacancy and Collection Loss	5.00% 2,040
<b>Effective Rental Income</b>	<b>\$ 38,760</b>
<b>Miscellaneous Revenue:</b>	
Parking	
Vending	
<b>Gross Operating Income</b>	<b>\$ 38,760</b>
<b>Operating Expenses:</b>	
Real Estate Taxes	\$ 8,451
Personal Property Taxes	
Off Site Management Fees	0
Legal and Professional Fees	
Insurance	2,445
Building Repairs and Maintenance	
Lawn Care and Snow Removal	
Miscellaneous	
Funded Reserves	0
<b>Utilities:</b>	
Gas	
Electric	
Water	
Waste	
<b>Total Utilities</b>	<b>8,195</b>
Supplies	
Advertising	
Payroll	
Expenses/Benefits	
Taxes/Worker's Compensation	
Licenses/Permits	
<b>Total Operating Expenses</b>	<b>\$ 19,091</b>
<b>Net Operating Income</b>	<b>\$ 19,669</b>
Annual Debt Service	
Leasing Commissions	
Capital Additions	
<b>Cash Flow Before Taxes</b>	<b>\$ 19,669</b>

Cap Rates	7.00%	7.50%	8.00%
<b>Value</b>	\$ 280,986	\$ 262,253	\$ 245,863
<b>\$/SF</b>	\$ 82.72	\$ 77.20	\$ 72.38

**DISCLAIMER:** The statements and figures herein while not guaranteed are secured from sources we believe authoritative.

