

Offering Information:
Multi-Tenant Office Warehouse Building
Ideal For User Investor
455 East State Parkway
Schaumburg, Illinois



Offered by:



**Chicagoland
Commercial**
REAL ESTATE

Leasing

Sales

Tenant Advisory

Management

Chicagoland Commercial, Inc.
1240 W . Northwest Hwy
Palatine IL 60067

RANDY OLCZYK

847-438-4300 phone
847-359-0100 fax
Randy@chicagolandcommercial.com

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Ideal user/investor office warehouse building with 6,000-27,475 Sqft
Available for a user as of 4/1/2007

455 E State Parkway



Front view of property

Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

Property Photos:



Two Shared Truck Level Docks



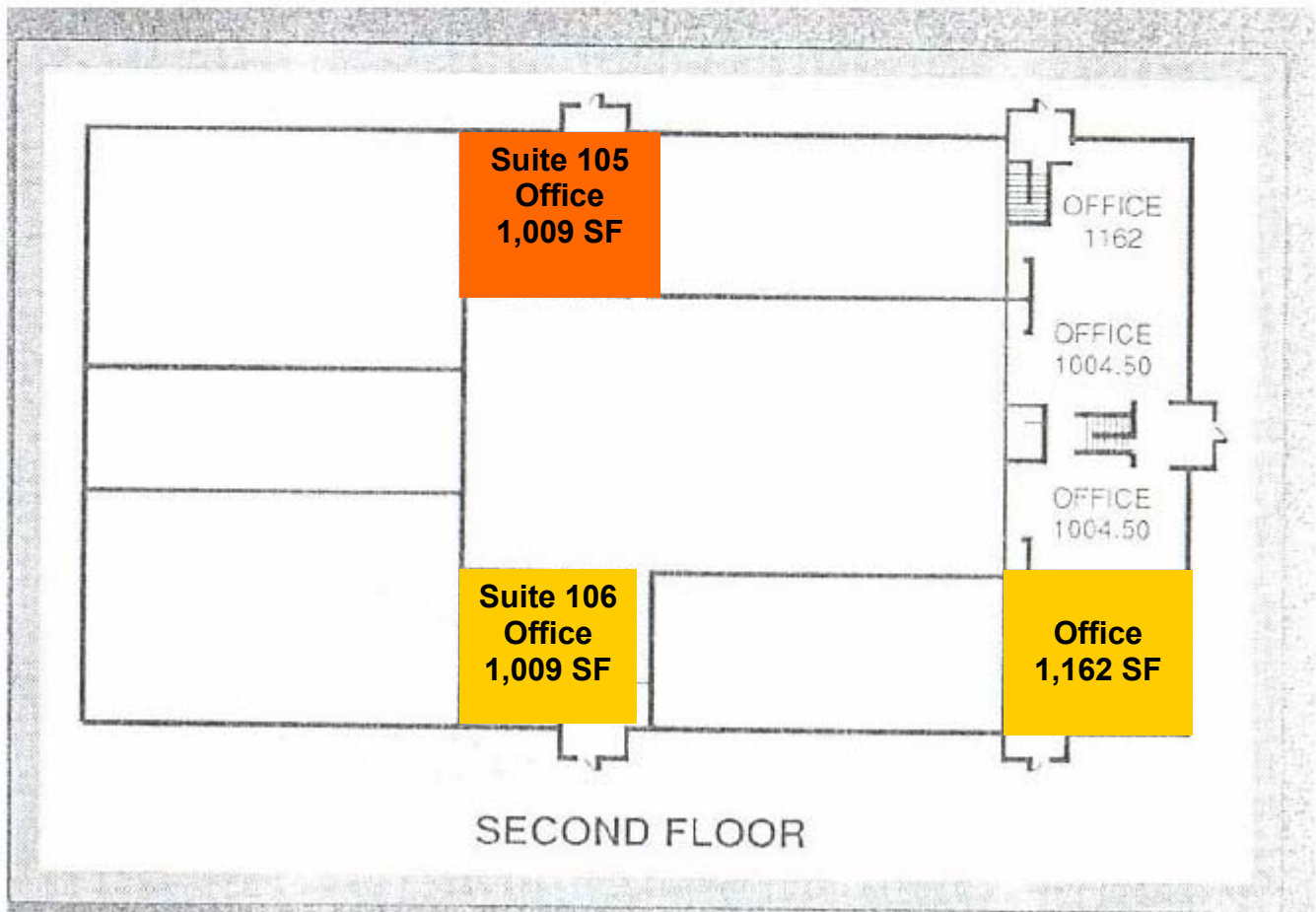
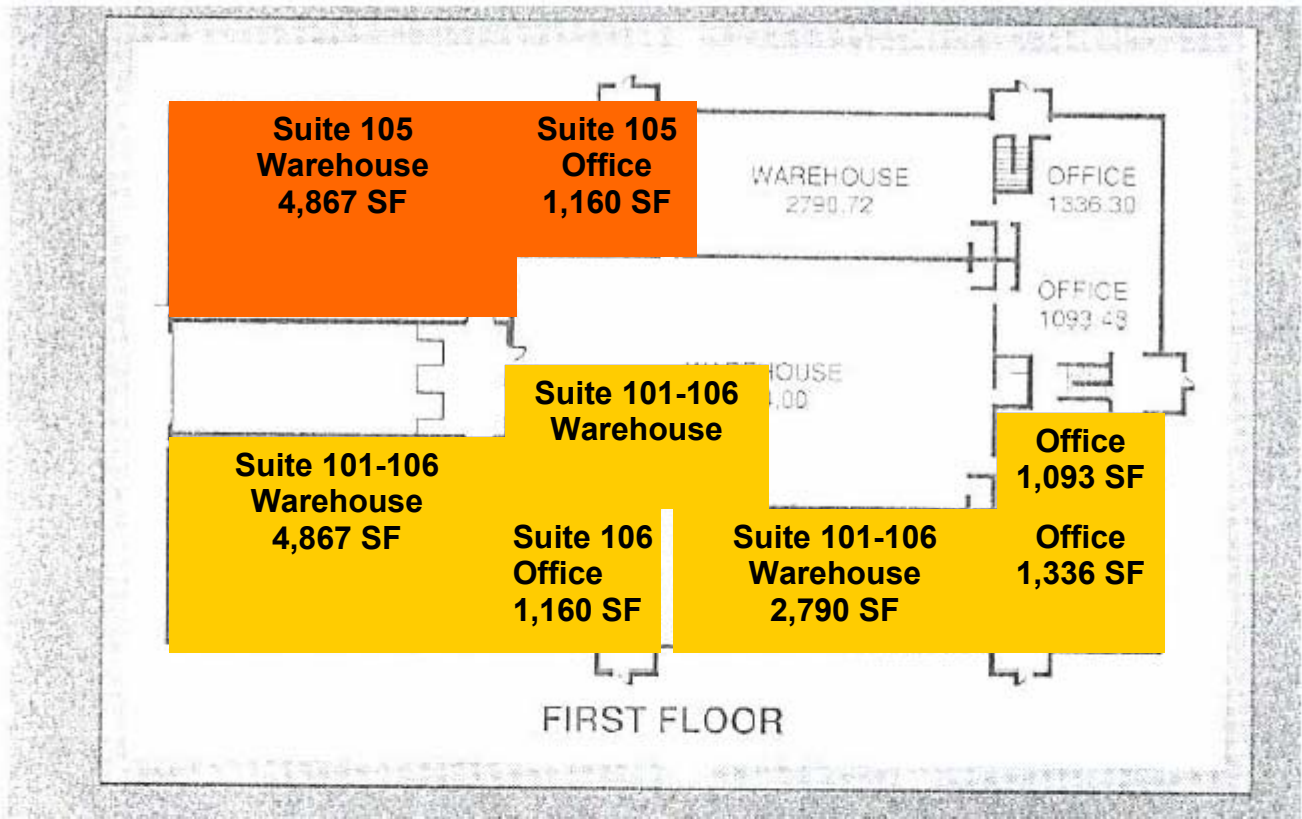
22' Clear Ceiling Height



Common Area Access to Docks



Office Area with Pond Views



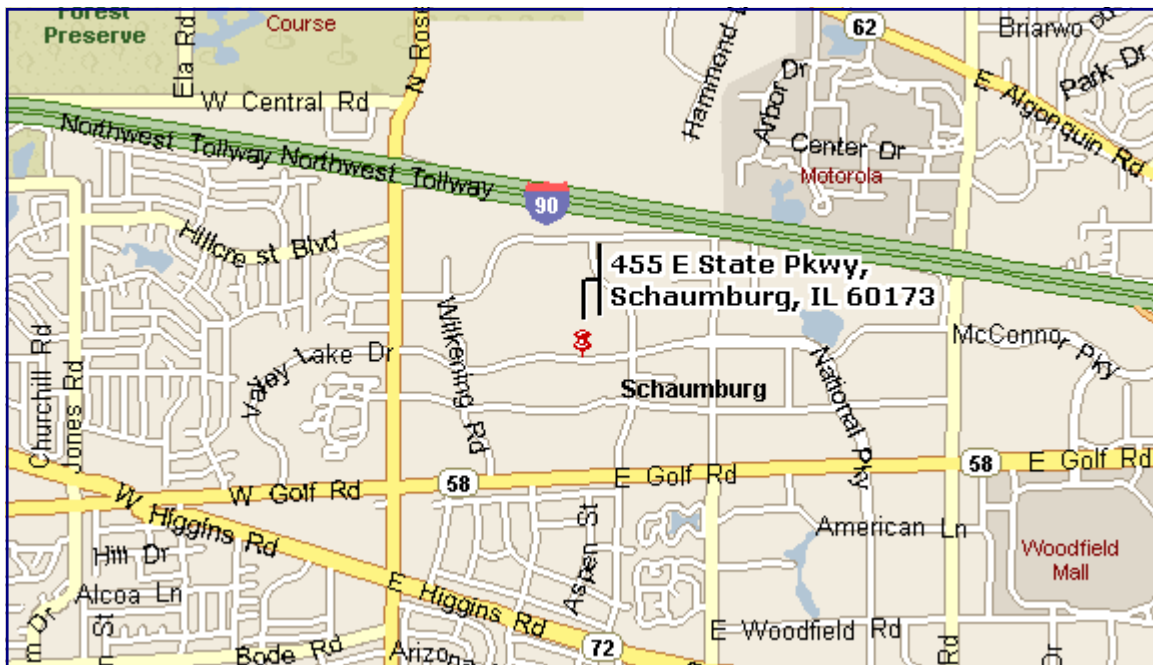
455 E State Parkway

Property Description

Property:	455 East State Parkway Schaumburg, IL
Building Type:	Two Story Office/Warehouse Facility
Year Built:	1986
Size:	38,155 Sq Ft
Foundation:	Poured Concrete
Exterior:	Block and Brick Construction
Windows:	Thermo Paine Windows
Ceiling Height:	22' Clear throughout warehouse / 10' throughout office
Loading:	2 Common Area Truck Level Docks + 4 10' x 12' Drive-in doors(Not All Tenant have DID's)
Power:	1,200 AMP
HVAC:	Roof Top HVAC
Roof:	Rubber Membrane
Lot Size:	2.5 Acres
Parking:	80 Spaces
Zoning:	M
Price:	\$2,400,000

455 E State Parkway

Location Map and Aerial View



455 E State Parkway

Sample Rent Roll 455 State Parkway						
Tenant Name	Sq. Ft.	% of Occ.	Current	Expires	Base Rent/Yr	Rent/Sq. Ft.
Vacant	20,475	54%				
O- 206	1,156	3%				
O- 202	1,005	3%				
Vacant	7,037	18%				
O- 105, 205						
W- 106						
W- 104	4,126	11%				
203,204,103	3,261	9%				
	1,095					
Total	38,155				\$113,456	

Income and Expense Analysis

<u>Property Square Footage</u>	38,155	<u>Actual Income</u>
<u>Income</u>	Gross Income	\$113,456
	TOTAL	\$113,456
<u>Expense</u>		
	Common Area Maintenance	\$38,000.00
	Real Estate Taxes	\$111,607.00
	TOTAL EXPENSES	\$149,607.00
	Existing Net Operating Income	-\$36,151.00

Proforma Income

		<u>Actual Income</u>
<u>Income</u>	Current Income	\$113,456.00
All vacant spaces 27,512 SF leased at \$10 Gross	Proforma Income	\$275,120.00
	Total Proforma Income	\$388,576.00
<u>Expense</u>	TOTAL EXPENSES	\$149,607.00
	Proforma Net Income	\$238,969.00

Offering Summary

Property Summary

Property Square Feet:	38,155
Stories:	2 (Warehouse and 2 story office)
Proforma Occupancy:	100% Pro forma

Financial Summary

Price:	\$2,400,000.00 (\$62.90 per square foot)
Net Operating Income:	\$238,969
Capitalization Rate:	10.04%

Proforma Cash Flow Summary

Price:	\$2,400,000.00
Initial Investment:	\$480,000.00 (20% of purchase price)
Loan Info:	\$1,920,000.00, 25 year schedule, 5-year balloon, 7.5%
Lease Form:	Modified Gross
Principal and Interest:	\$13,570.16 per month, \$162,841.93 Annually
Net cash flow after debt:	\$76,127 annually

Proforma Cash on Cash Return, Year One: 15.86%