

For Sale:
Value Added Opportunity
Multi-Tenant Office Building
860 Summit
Elgin, IL



Offered by:



FOR MORE INFORMATION CONTACT:

Chicagoland Commercial, Inc.

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FOX VALLEY MEDICAL & PROFESSIONAL BUILDING

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FOX VALLEY MEDICAL & PROFESSIONAL BUILDING

Property Overview

Fox Valley Medical and Professional Building is a 40,598 SF multi-tenant office building in the far Northwest Suburban market. The building consists of 29 units ranging in size from 441 SF to 3,314 SF. There have been significant improvements made to the exterior and interior common areas. Located on Summit Ave (Route 58) it enables easy access to downtown Elgin and the surrounding area. There have been recent retail developments in the area which have improved the traffic counts and the areas image.

Area Amenities

- ◆ Numerous restaurants from Chicago Pizza Authority to Prairie Street Chop House, Prairie Rock Brewery and numerous fast food restaurants.
- ◆ For a day of unwinding, Rolling Knolls Country Club, Banquet Facilities, Golf Outings, and Pro-Shop or Wing Park Golf Course are only 5 minutes away.
- ◆ To take care of your financial needs, Fifth Third Bank and Bank One are within a mile of the building and Charter One only 2 miles away.
- ◆ Only one-half hour away from Arlington International Race Course or the Allstate Arena.
- ◆ Elgin City Hall is less than 5 minutes away.
- ◆ Interstate I-90 is 5 minutes North of the property.
- ◆ Spring Hill regional shopping center is within 15 minutes.



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General Building Information

Property: 860 Summit Ave
Elgin, IL

Building Type: Multi-tenant Two Story Office Building

Year Built: 1977, renovated in 2005

Size: 40,598 Sq Ft

Foundation: Poured Concrete

Exterior: Block and Brick Construction

HVAC: Roof Top HVAC

Recent Improvements:

- New 2 story lobby (2005)
- New key card access system
- Several remodeled suites
- Remodeled Pylon Signage (2005)
- New Exterior façade (2005)
- Common areas completely renovated
- New Landscaping



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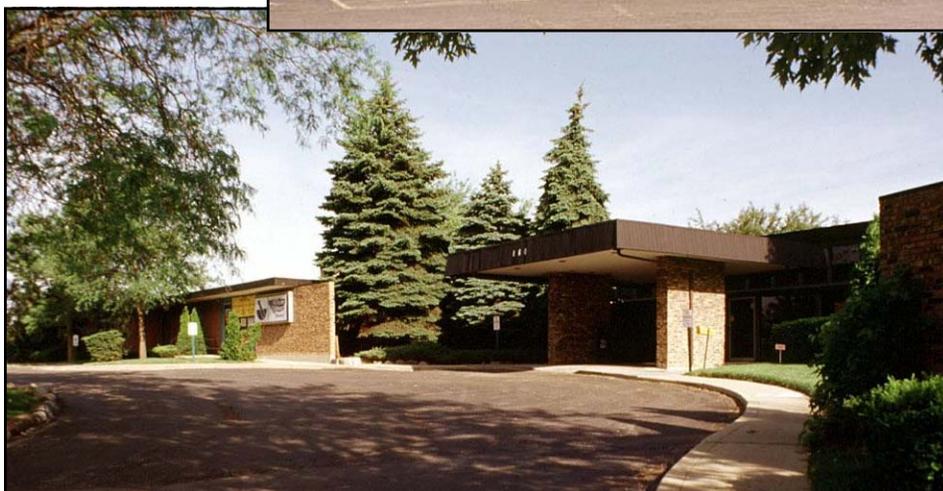
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Building Pictures



New lobby area

West side of Property



Patient Drop Off Area



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Income	Actual		Pro-Forma
Gross Income	\$ 308,771.84	Gross Income @\$17.50 psf	\$ 710,465.00
Vacancy Factor	\$ -	Vacancy Factor (10%)	\$ 71,046.00
Net Rental Income	\$ 308,771.84	Net Rental Income	\$ 639,418.00

Expenses (2004)

Real Estate Taxes:	\$116,030.91	Real Estate Taxes:	\$116,030.91
Management (4%):	\$12,350.87	Management (4%):	\$25,576.72
Landscaping:	\$6,046.00	Landscaping:	\$6,046.00
Snow Removal:	\$4,860.00	Snow Removal:	\$4,860.00
Maintenance:	\$4,800.00	Maintenance:	\$4,800.00
Insurance:	\$6,015.00	Insurance:	\$6,015.00
Gas & Electric:	\$37,710.14	Power Sweeping:	\$37,710.14
Water:	\$7,161.30	Gas & Electric:	\$7,161.30
Janitorial:	\$15,000.00	Water:	\$15,000.00
Waste Removal:	\$5,900.50	Janitorial:	\$5,900.50
Elevator Maintenance:	\$1,750.00	Waste Removal:	\$1,750.00
Electric Repairs:	\$1,200.00	Elevator Maintenance:	\$1,200.00
Parking Lot Cleaning	\$2,000.00	Electric Repairs:	\$2,000.00
Fire Alarm:	\$4,754.10	Carpet Cleaning:	\$4,754.10
Total Expenses:	\$ 225,578.82		\$ 238,804.67

Net Operating Income:	\$ 83,193.02		\$ 400,613.33
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Offering Summary

Property Summary

Property Square Feet:	40,598 SF
Levels:	Two Story Multi-tenant Office Building
Current Occupancy:	48%
Number of Tenants:	29 Units/13 Tenants

Financial Summary

Price:	\$3,000,000.00 (\$86.21 per square foot)
Pro Forma Net Operating Income:	\$400,613.33
Lease Form:	Mixture of Gross and Modified Gross
Capitalization Rate:	13.35 %

Cash Flow Summary

Price:	\$3,000,000.00
Initial Investment:	\$600,000.00 (20% of purchase price)
Loan Info:	\$2,400,000.00, 25 year schedule, 5-year balloon, 7.25%
Lease Form:	Industrial Gross with Base Year Stops
Principal and Interest:	\$17,347.36 per month, \$208,168.38 Annual
Net cash flow:	\$192,444.95 annually
Proforma Cash on Cash Return, Year One:	32.07 %

Market Summary

This property has a significant leasing upside with many of the necessary improvements all ready complete. With an aggressive leasing plan in place, the prospect can realize a dramatic gain in value. With a pro-forma Cap Rate at 13.35 a buyer can realize a 6.1% spread on cap rate alone. Considering market cap rates for like kind properties can be found in the high seven to upper eight percent range, the prospect can realize the potential of an 8.0% cap rate sale or sales price of over \$5,000,000.00, netting the buyer nearly \$2.0 million less leasing and tenant improvement costs.

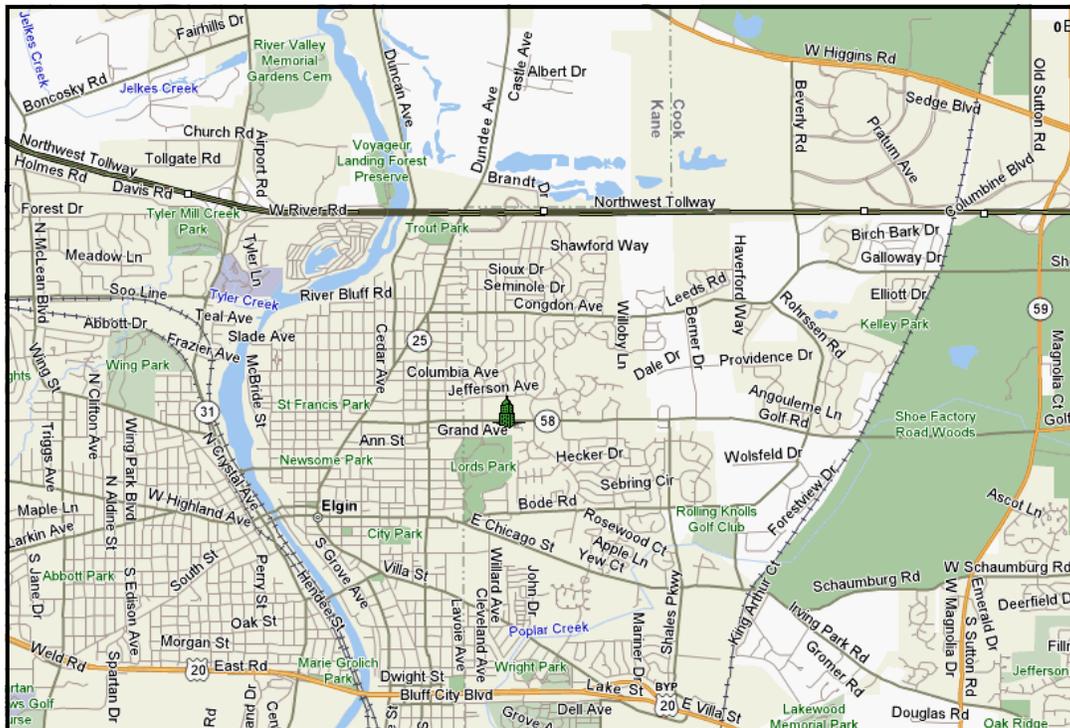
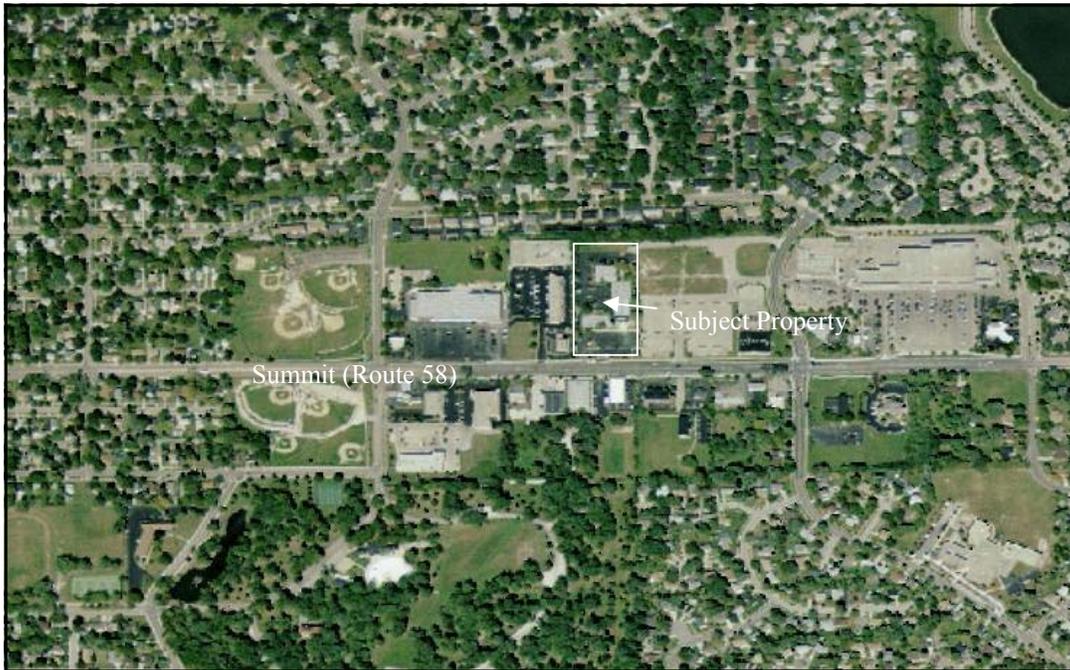


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Location Info



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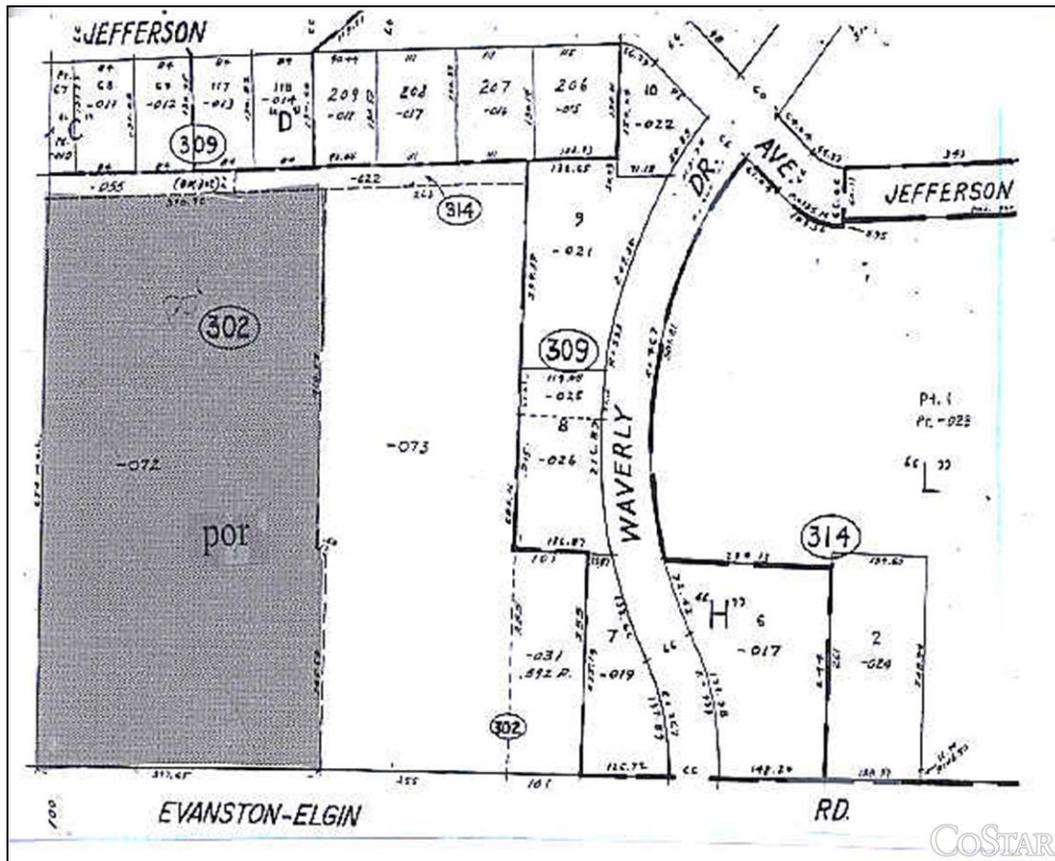
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Plat Map



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