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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Palatine, IL 60067

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- I. Investment Overview
- II. General Building Information
- III. Rent Roll
- IV. Building Sales Summary

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 form 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.

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



Building Pictures



New lobby area

West side of Property





Patient Drop Off Area



Leasing

Sales

Tenant Advisory

Management

GROSS TENANT RENTAL SECURITY RATE DEPOSITS																																			
GROSS MONTHLY RENT																																			
ADDITIONAL CAM																																			
ADDITIONAL R.E. TAXES																																			
PERCENT OF BLNG																																			
BASE RENTAL RATE																																			
ANNUAL BASE RENT																																			
MONTHLY BASE RENT																																			
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LEASE START DATE	10/1/2004	10/1/2005	10/1/2006	10/1/2007	10/1/2008	0000	10/1/2019	0.0000	8/1/2004	8/1/2005	8/1/2006	8/1/2007	8/1/2008	8/1/2009	8/1/2010	8/1/2011	3/1/2003	3/1/2004	3/1/2005	3/1/2006	3/1/2007	3/1/2008	3/1/2009	3/1/2010			2/1/2005	2/1/2006	2/1/2007	2/1/2008	3/15/1997	4/1/2004	4/1/2005	4/1/2006	
UNIT	1,604							700	200								2,181								1,274	637	819				1,393				
TENANT NAME	Camden Dental					Five (5) Yr Lease	EXIGINAL: OCC	The Medicine	inoppe i idilides					Tenant has One (1) Five (5) Year Option	Please refer to lease		V. Susarla, M.D.					Tenant has One (1) Five (5) Year Option	Please refer to lease		Vacant	Vacant	Dr. Nicholas Bum- bales		1		Dr. C. J. Ludford			Tenant has One (1)	
SUITE#	C						-	, ,						· ш	T.		123 V					. 1	Ъ		127 V	131 V	133 b				134 D			. ц	

Vacant		441				
Vacant 845	845		1			
Vacant 851	851					
Vacant 1,924	1,924					
1,53	1,537					
Vacant 949	949					
Vacant 824	824					
Vacant 863	863					
Vacant 1,589	1,589					
Vacant 1,504	1,504					
Fox Valley Dental Care L.L.C.			\sqcup	12/31/2004		
				12/31/2005		
1/1/2006			-	12/31/2006		
			7	12/31/2008		
leip, inc. 1.281 8/1/2005	8/1/2005	8/1/2005	10	10/31/2006		
11/1/2006	11/1/2006		10/	10/31/2007		
			10/3	10/31/2008		
1,003 6/1/2005	6/1/2005	6/1/2005	2/3	5/31/2006		
American Family Insurance 5/3			2/3	5/31/2007		
			5/31	5/31/2008		
	4/1/2006	4/1/2006	3/3	3/31/2007		
4/1/2007	4/1/2007	4/1/2007	3/	3/31/2008		
Vacant 1,425	1,425					
Vacant 1,261	1,261					
Vacant 1,311	1,311					
c Dentistry 2,172				7/31/2004		
8/1/2004	8/1/2004	8/1/2004		7/31/2005		
8/1/2005	8/1/2005	8/1/2005		7/31/2006		
Vacant 3,314	3,314					
1,414						
	5/1/2003	5/1/2003		4/30/2004		
5/1/2004	5/1/2004	5/1/2004		4/30/2005		
5/1/2005	5/1/2005	5/1/2005		4/30/2006		
5/1/2006	5/1/2006	5/1/2006		4/30/2007		
5/1/2007	5/1/2007	5/1/2007		4/30/2008		
5/1/2008	5/1/2008	5/1/2008		4/30/2009		

Income		Act	ual		Pro	o-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:	9	\$116,030.91
	Management (4%):	9	\$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:	9	\$37,710.14	Power Sweeping:		\$37,710.14
	Water:		\$7,161.30	Gas & Electric:		\$7,161.30
	Janitorial:	9	\$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 Ex	penses:	\$	225,578.82		\$	238,804.67
Net Oper	rating Income:	\$	83,193.02		\$	400,613.33



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 %

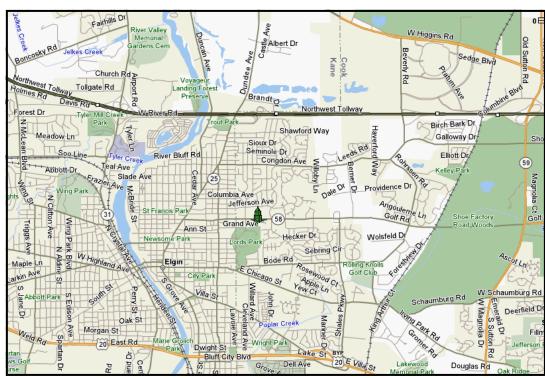
Market Summary

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.



Location Info







Leasing

Sales

Tenant Advisory

Management

Plat Map

