



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

**1817 KENOSHA ROAD  
ZION, IL 60099**

**BUILDING SIZE  
224,750 SF**

**LAND AREA  
30.98 ACRES**

**ASKING PRICE  
\$10,950,000**



**FOR SALE**

CBCWORLDWIDE.COM

### Brokers

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## 1817 KENOSHA ROAD

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### INVESTMENT OVERVIEW

Price	\$10,950,000
Price per SF	\$48.72
CAP Rate	6.7%
Cash-on-Cash Return (yr 1)	6.74 %
Total Return (yr 1)	\$737,771
Debt Coverage Ratio	-

### OPERATING DATA

Gross Scheduled Income	\$1,224,582
Other Income	\$215,500
Total Scheduled Income	\$1,440,082
Vacancy Cost	\$36,737
Gross Income	\$1,403,344
Operating Expenses	\$665,573
Net Operating Income	\$737,771
Pre-Tax Cash Flow	\$737,771

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## OFFERING SUMMARY

Sale Price:	\$10,950,000
Cap Rate:	6.74%
NOI:	\$737,771
Lot Size:	30.98 Acres
Year Built:	1996
Building Size:	224,750 SF
Renovated:	2006
Zoning:	LM-Light Manufacturing
Price / SF:	\$48.72

## PROPERTY OVERVIEW

The property is a 224,750 SF warehouse building on a 30.98 acre site. The property has 6 tenants and is 97% occupied.

## PROPERTY HIGHLIGHTS

- 224,750 SF Warehouse Building with 17,654 SF of office
- Built in 1994 with an addition in 2006
- 20 - 24 ft clear height
- Six (6) Tenants
- 24 Exterior Loading Docks with levelers and three (3) grade level doors
- Full wet sprinkler system
- 2000 Amp Electric System - bus ducts, air lines
- Parking for 50 + trucks with a truck scale in the parking lot plus a general lot for 50+ cars
- Expansion potential to add +/- 200,000 of additional warehouse space on the 11.5 acres of vacant land
- 5 miles to I-94/294 (tollway), 4 miles to US 41, 1.5 miles to the Wisconsin state line

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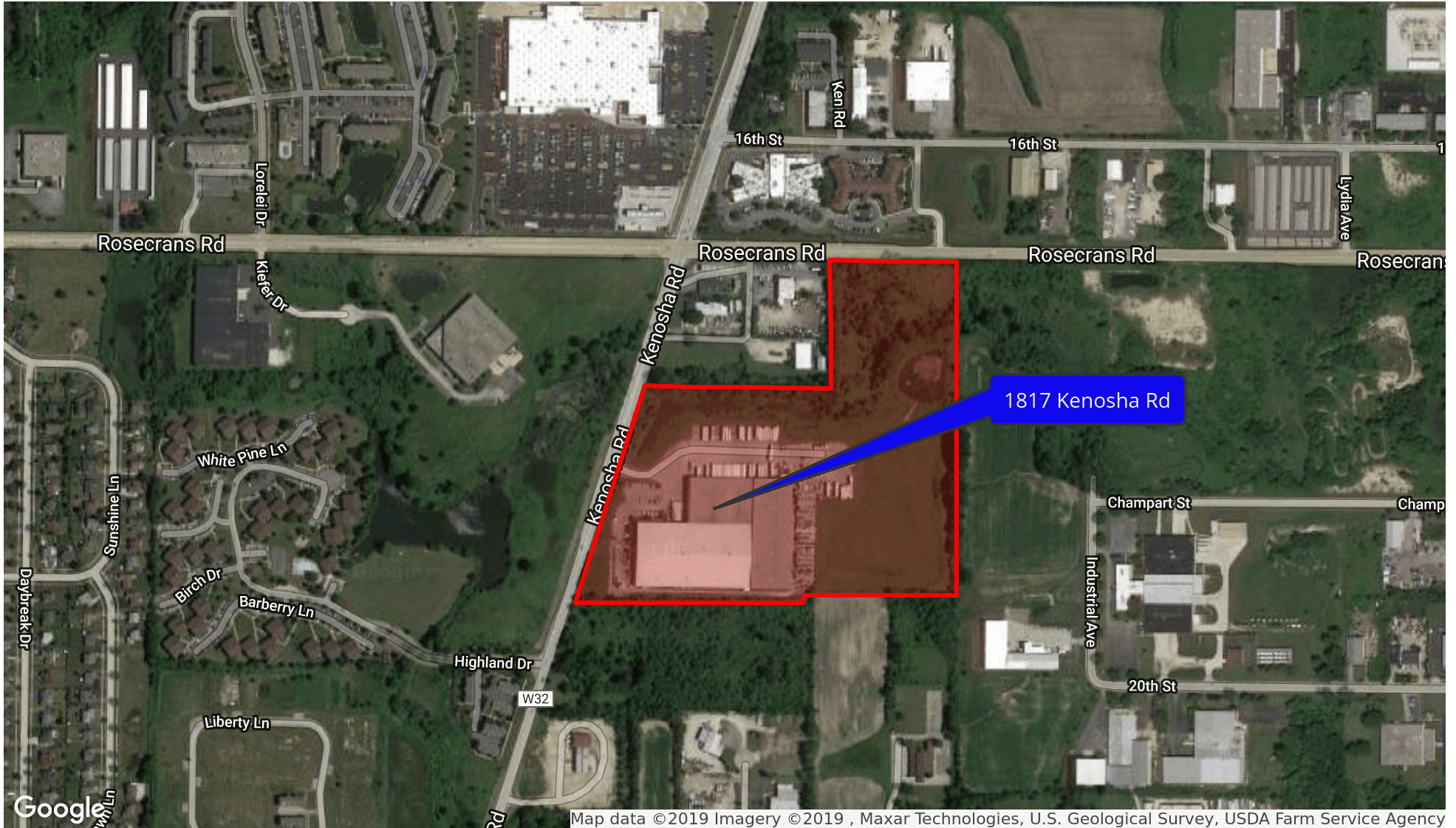




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## PRO FORMA INCOME & EXPENSES

1817 Kenosha Road, Zion, IL 60099

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### INCOME SUMMARY

		PER SF
Gross Rent	\$1,224,582	\$5.45
Tenant Pass Throughs	\$215,500	\$0.96
<b>Gross Income</b>	<b>\$1,440,082</b>	<b>\$6.41</b>

### EXPENSE SUMMARY

		PER SF
Repairs	\$22,800	\$0.10
Real Estate Taxes	\$306,038	\$1.36
Insurance	\$35,760	\$0.16
Banking	\$1,740	\$0.01
Utilities	\$85,200	\$0.38
CAM	\$46,800	\$0.21
Legal & Accounting	\$11,700	\$0.05
Management (3%)	\$44,650	\$0.20
Outside Services	\$47,200	\$0.21
Reserve (3%)	\$38,185	\$0.17
Equipment Rental	\$13,500	\$0.06
Miscellaneous Expenses	\$12,000	\$0.05
<b>Gross Expenses</b>	<b>\$665,573</b>	<b>\$2.96</b>
<b>Net Operating Income</b>	<b>\$737,771</b>	<b>\$3.28</b>

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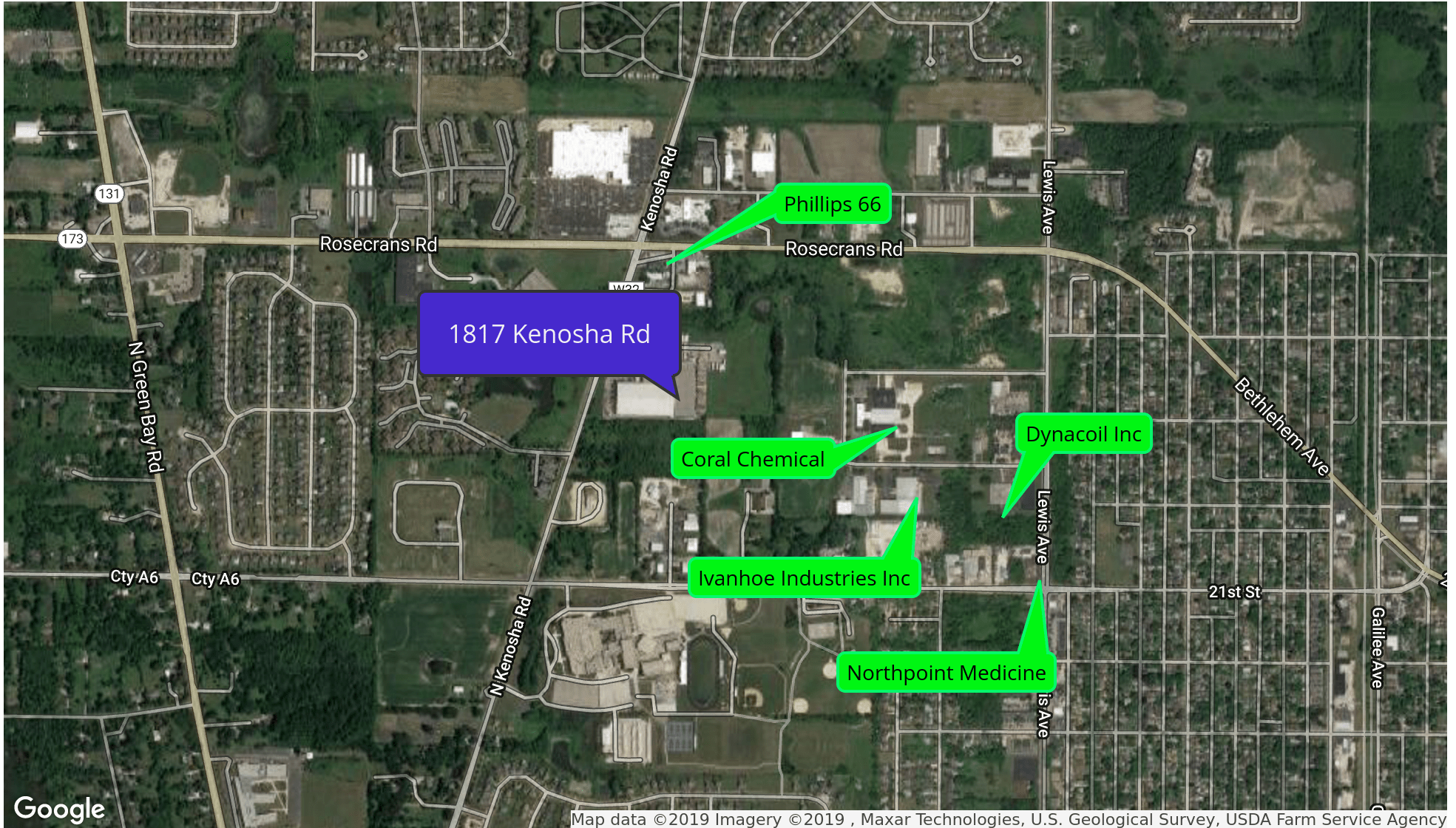




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Google

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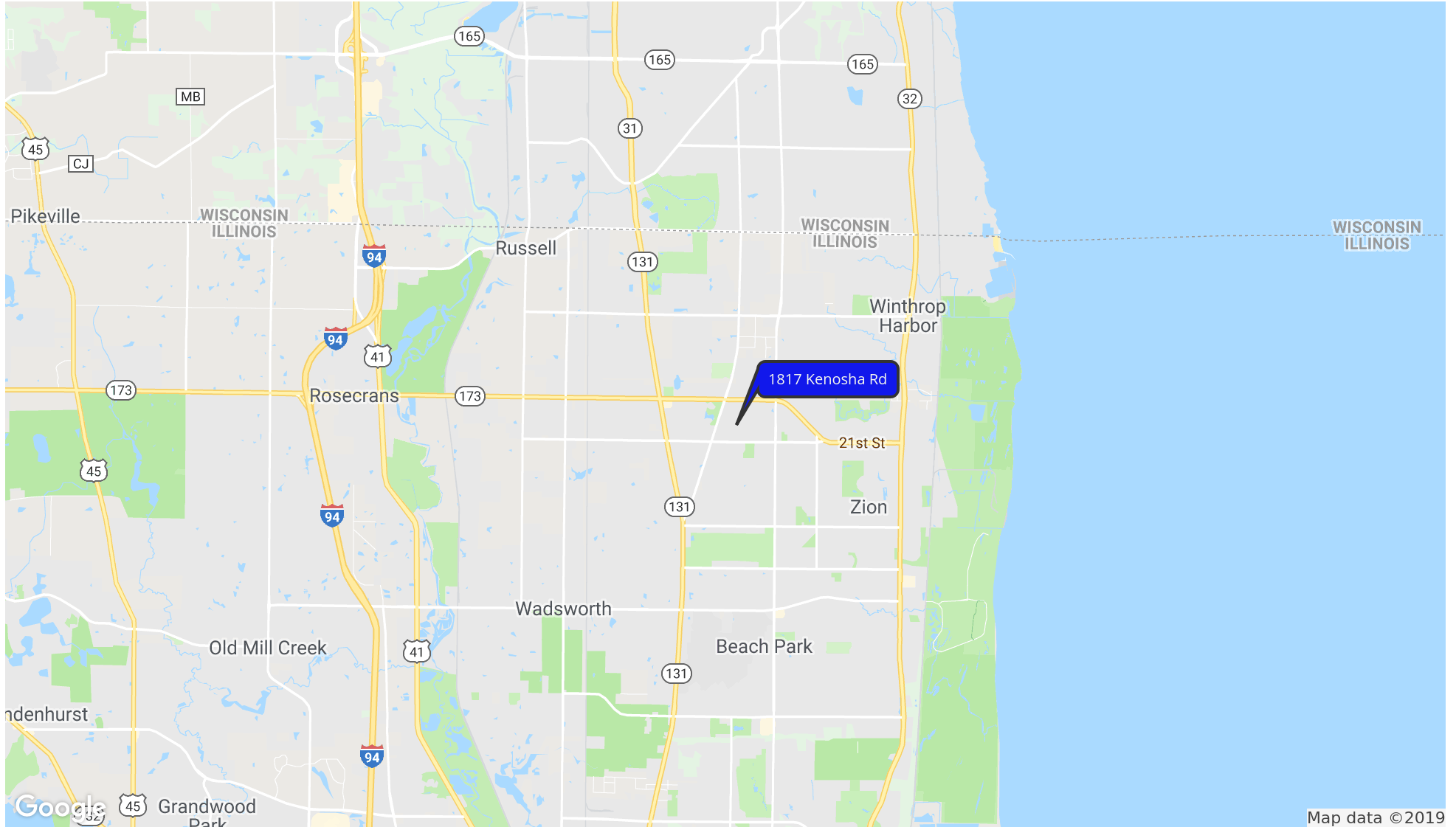
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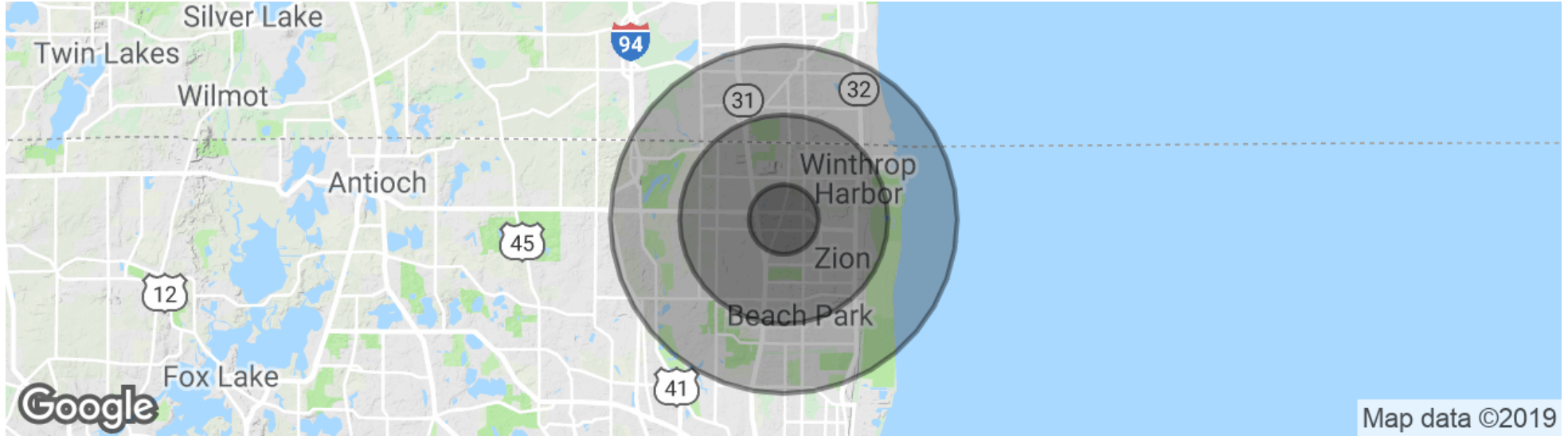
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,601	40,887	89,264
Median age	31.7	33.5	34.5
Median age (Male)	30.3	31.9	33.2
Median age (Female)	32.9	34.6	35.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,864	13,927	30,847
# of persons per HH	3.0	2.9	2.9
Average HH income	\$73,318	\$69,705	\$72,264
Average house value	\$230,076	\$250,899	\$252,468

\* Demographic data derived from 2010 US Census

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