

## FOR SALE INVESTMENT OPPORTUNITY

### INVESTMENT OPPORTUNITY 10% CAP RATE 5,885 SF OFFICE BUILDING

Prime location across from Harper College. Easy access to I-90 and Route 53 and just 15 miles to O'Hare International Airport, 30 miles to Chicago Loop.

- 5,885 SF Standalone Office Building
- Income/Expenses at current list price produces 10% CAP Rate
- 10% Cash on Cash Returns (after debt service)
- 3 Levels Including Lower Level Walkout
- Located in Prestigious Williamsburg Village

See attached floor plans and photos. Contact Joe for financials and rent roll.



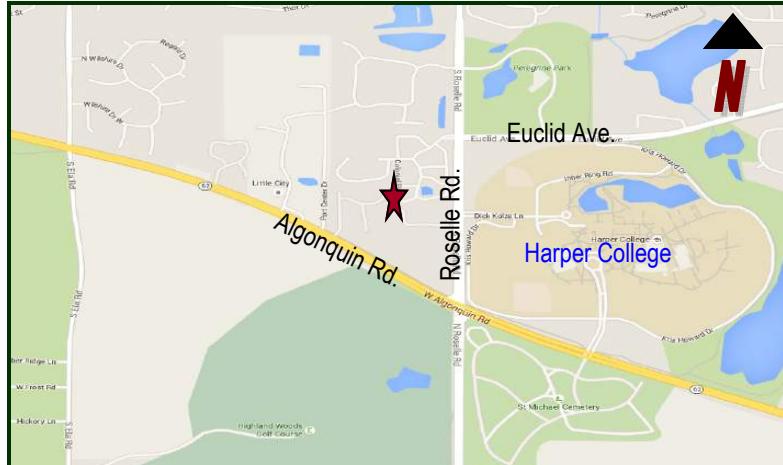
PRICE REDUCED



MLS: 09166114

### PROPERTY SPECIFICATIONS

Description:	Multi Tenant Office Building
Year Built:	1984
Building Size:	5,885 SF
Parcel Size:	Common
Percent Leased:	90%
Current NOI:	\$53,092
Cap Rate:	10%
CAM/Insurance:	\$23,372
2016 Taxes:	\$12,636 (2016)
Sale Price:	<b>\$535,000</b> <b>\$529,000</b>



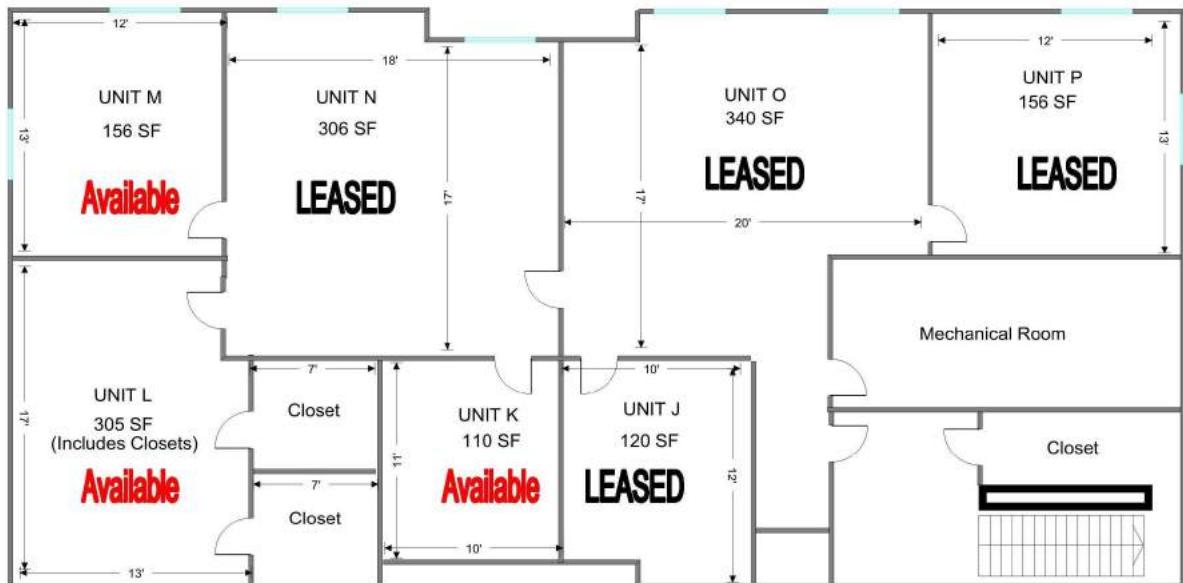
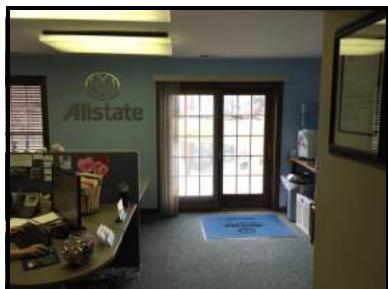
Directions: Algonquin Road to North on Roselle Rd. to Left at Euclid traffic light, to Colonial Parkway.

PIN: 02-28-301-068-1029

December 1, 2017

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.

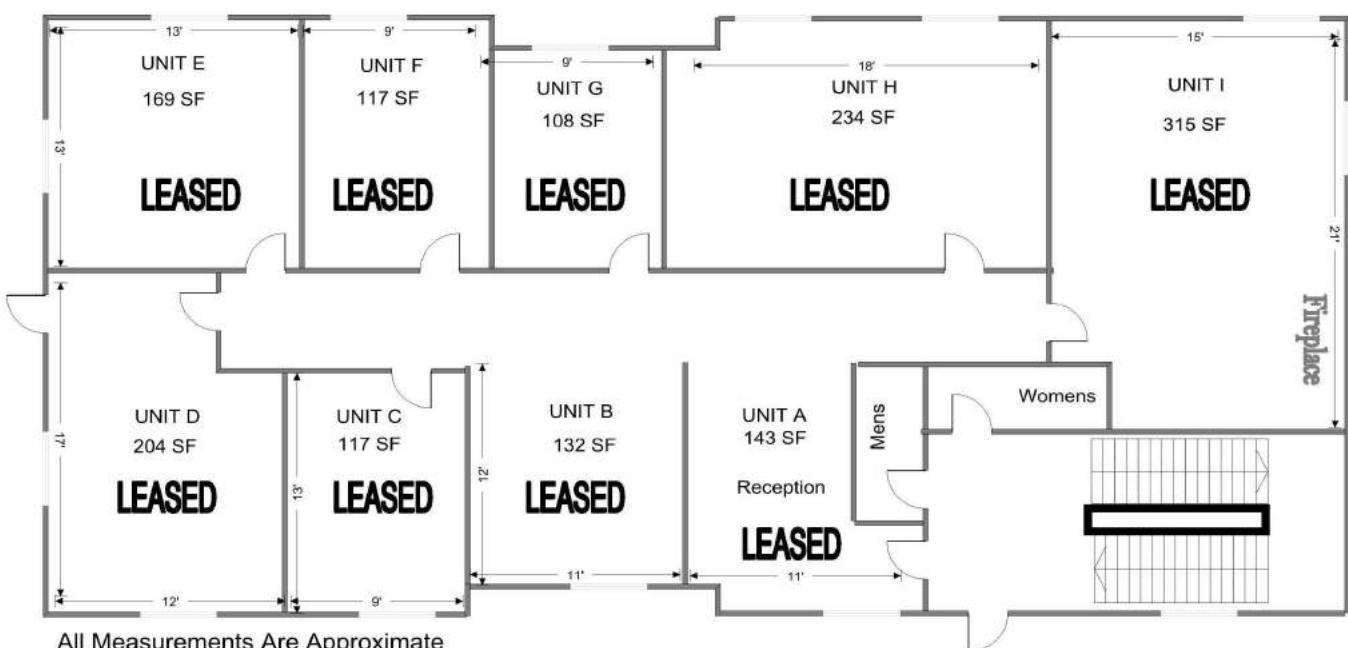
1st Level Unit K	1st Level Unit M	1st Level Unit L
110 SF	156 SF	305 SF
\$295/Mo. \$198/Mo.	\$425/Mo. \$285/Mo.	\$495/Mo. \$332/Mo.



All Measurements Are Approximate

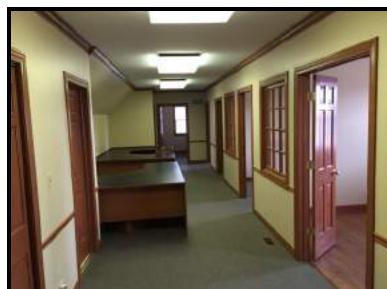
1st Floor (Lower Level)

Main Level (second floor)  
**FULLY LEASED**



2nd Floor (Street Level)

Upper Level (third floor)  
FULLY LEASED



3rd Floor  
1,685 SF

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