

FOR SALE

Preschool / Daycare Business and Real Estate

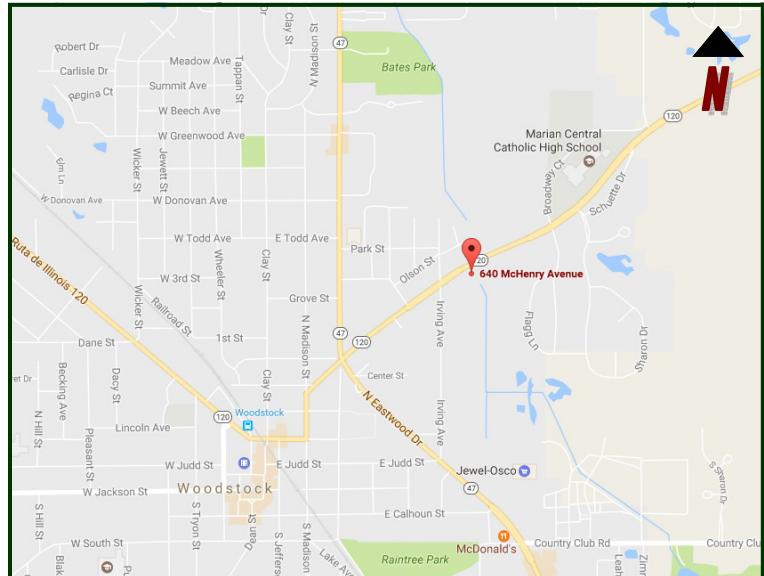
Preschool/Daycare being run as a Montessori with 2 large classrooms licensed for 2-12 year olds. Large fenced playground. Serves hot lunch daily. Kitchen in basement, plus lots of storage. 3 bathrooms. On approximately 0.6 acre. Can change the format for other preschool/daycare concept. Enrollment fluctuates with seasons but currently have 7 full time, 12 part time and 11 after school students. Tax returns on file. SBA Financing available with 10% down. Great visibility on State Highway 120. Owner retiring after 27 years. Non disclosure required to see tax returns. Business and real estate sold as a package at \$309,000.



PROPERTY SPECIFICATIONS	
Description:	Preschool /Daycare With Real Estate
Building Size:	2,025 SF
Year Built:	Unknown
Years in Business:	27 (Current Owner)
Parking:	Ample - Paved
Business Hours:	M-F 6:30 am-6:00 pm
# of Employees:	Full Time: 5 Part Time: 0
Reason to Sell:	Retirement
Lease Available:	N/A
Sewer/Water:	City
Real Estate Taxes:	\$8,336.42 (2016)
Gross Sales:	\$212,510 2016 \$212,265 2015 \$237,410 2014
Adjusted Cash Flow:	\$30,071
Inventory Value:	N/A
Lease Price:	N/A
Sale Price: Business & Real Estate	\$309,000 \$60,000 (Bus) \$249,000 (Real Estate)

LoopNet: 20378649

MLS: 09658826

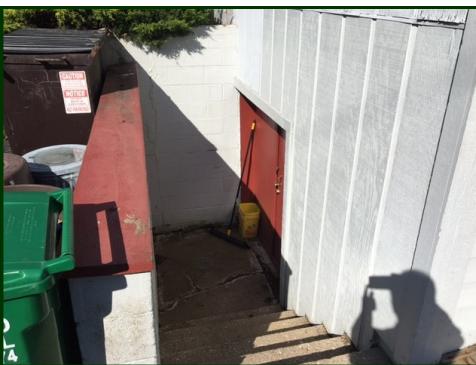


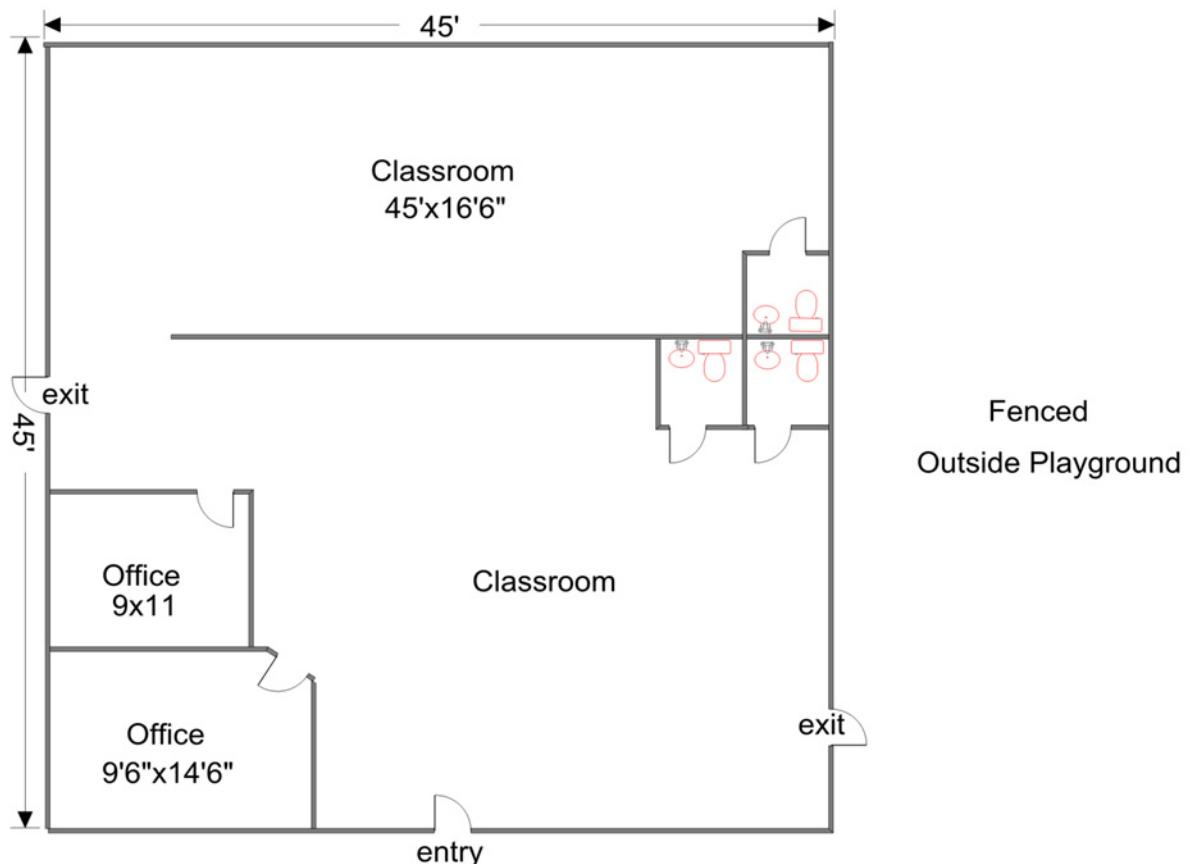
Directions: Route 47 to Route 120 (McHenry Avenue) East to daycare, just past Irving.

PIN: 13-05-277-013

June 2, 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.





All Measurements are Approximate



640 McHenry Avenue
Woodstock, IL

PLAY YARD	
1	Play House
1	Swing Set
1	Monkey Bars
1	Adult Picnic Table
2	Large Play Trucks
1	Outdoor Water Table
1	Small Picnic Table
Misc.	Play Toys & Trucks
	Riding Bikes

BASEMENT	
3	Large Wall Shelving Units
2	10x15 Shelving Units
1	New Refrigerator
1	New Convection Oven
1	Desk
1	Kitchen Shelving Unit
15	Tables
40	Folding Chairs
1	Incubator
Misc.	Kitchen Utensils
	Plates
	Silverware
	Cups

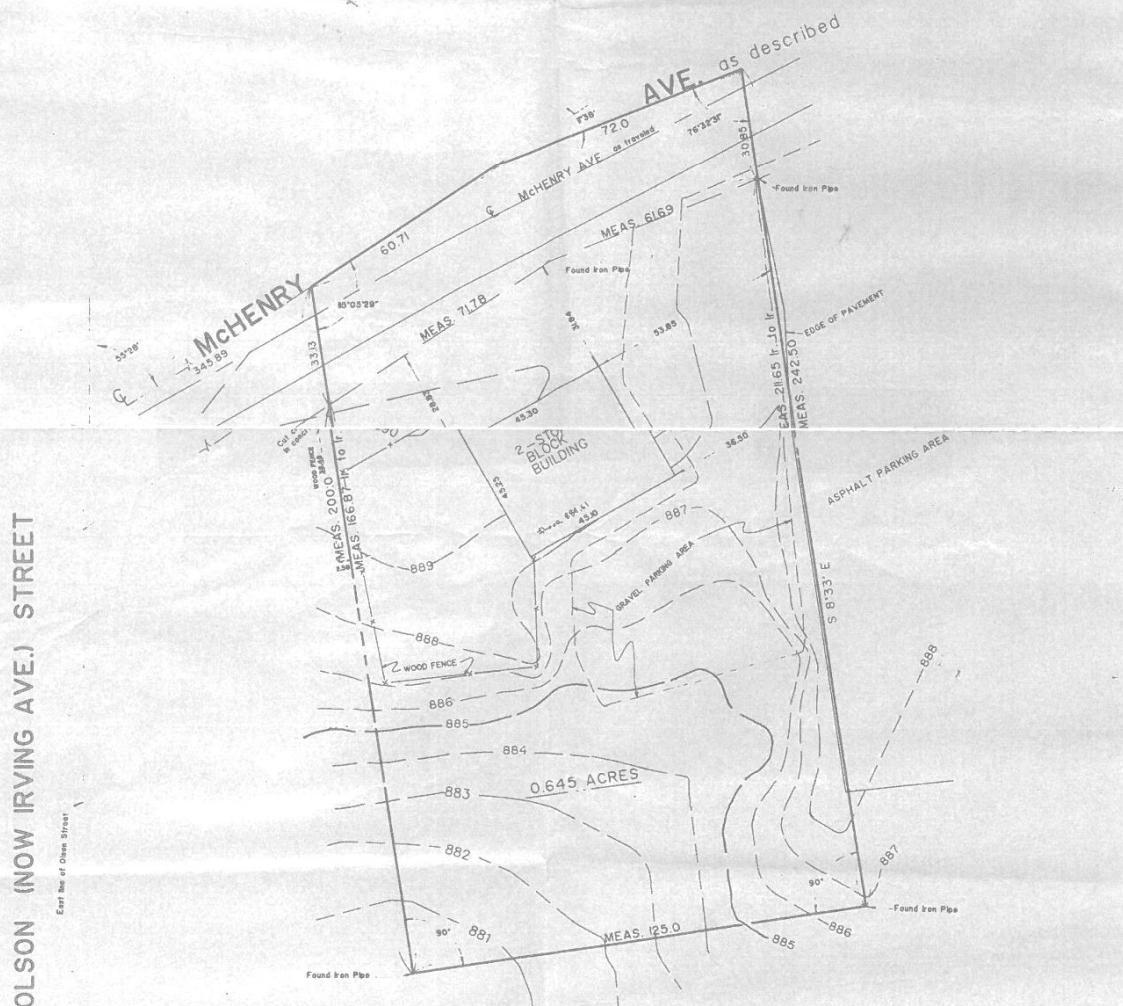
UPSTAIRS	
40	Kids Chairs
3	Filing Cabinets
3	Desks
3	Computers
100	Childrens Computer Games
1	Printer
1	Fax Machine
Misc.	Office Supplies
20	Cots & Sheets
	Large Tables
	Small Tables
	Books
	Books w/ CDs
	Art Supplies
	Montessori Activities
	Games
	Puzzles

BUILDING	
3	New Fire Pull Stations
2	New Smoke Detectors
1	Wireless Fire Monitoring System
1	New Fire Panel (lower level)
	LED Bulbs (throughout)

PLAT OF SURVEY

Henry Avenue
Illinois 60098
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of that part of the East Half of Section 5, Township 44 North, Range 7 East of the Third Principal Meridian, lying South of the centerline of McHenry Avenue, described as follows: Commencing at a point of intersection with the east line of Olson Street (the South); thence Northeastly along the centerline of said McHenry Avenue, being on a line forming an angle of 35 degrees 26 minutes to the right with a prolongation of the said East line of Olson Street for a distance of 345.89 feet to a point for a place of beginning; thence Northeastly along the centerline of said McHenry Avenue, being on a continuation of the line described above, for a distance of 60.71 feet to the angle of said street, thence Eastwardly along the centerline of McHenry Avenue, being on a line forming an angle of 11 degrees 39 minutes to the right with a prolongation of the last described line, for a distance of 72.0 feet to a point; thence South 33 minutes East for a distance of 242.5 feet to a point, the South Westerly end of a right angle formed by the centerline line for a distance of 112 feet to a point; thence Northeastly at the angles to the last described line for a distance of 200 feet to an intersection with the center of said McHenry Avenue to the place of beginning, in McHenry County, Illinois.



All distances shown in feet and decimal parts thereof corrected to 68° F.

Scale 1" = 20'

Owner

Owner

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown herein unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

State of Illinois
County of McHenry

I hereby certify that we have surveyed the premises above described, and the

I hereby certify that we have surveyed the premises herein described, and the plat hereon is a true representation of the said survey.

Dated at Woodstock, McHenry Co.

Wheat