

FOR SALE

Mixed Use Investment 3,018 SF

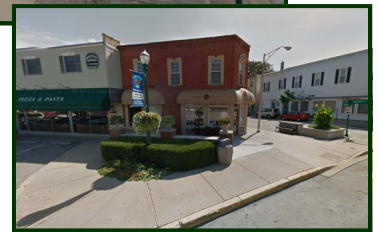
Fully leased mixed use building in downtown Cary, across from Metra train station. Tenant down is popular coffee shop and tenant up is office use. Re-modeled older building with basement. See operating statement and rent roll. 7.4% CAP rate.

Loopnet: 20165536

MLS: 09486680

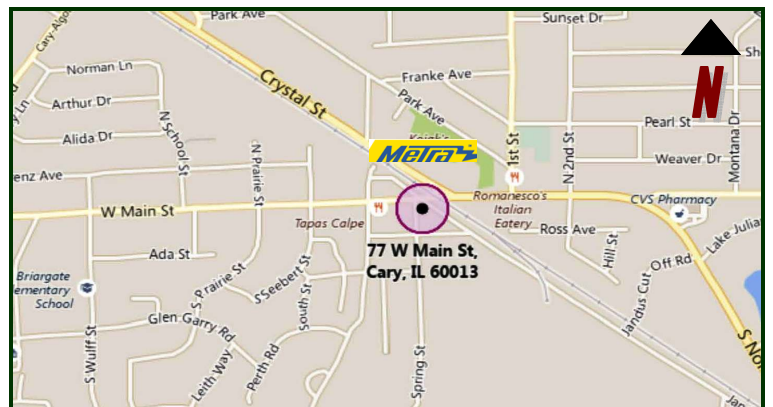
PROPERTY SPECIFICATIONS

Description:	Mixed Use Building
Building Size:	3,018 SF
Land Size:	1,698 SF
Year Built:	1890
HVAC System:	GFA / Central Air
Electric:	200 amp
Sprinklered:	No
Washrooms:	1 Up 1 Down
Flooring:	Carpet / Tile
Ceiling Height:	8'
Possession:	Closing (Tenants Rights)
Parking:	Street
Sewer/Water:	City
Zoning:	B1
Real Estate Taxes:	\$7,927.42 (2015)
CAP RATE:	7.4%
Sale Price:	\$335,000 (\$111 psf)



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$108,364	\$116,226	\$105,624
Population	6,762	37,826	99,120

TRAFFIC COUNTS:
31,400 on Main Street and Foot Traffic from Train Station



Directions: Corner of W. Main and Jandus Road in Downtown Cary.

PIN: 19-13-277-001

January 27, 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.

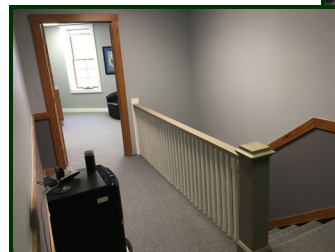
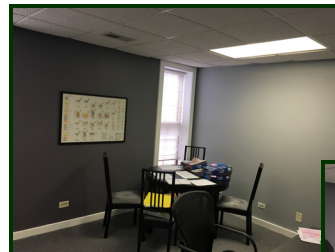
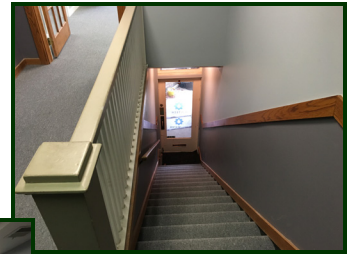
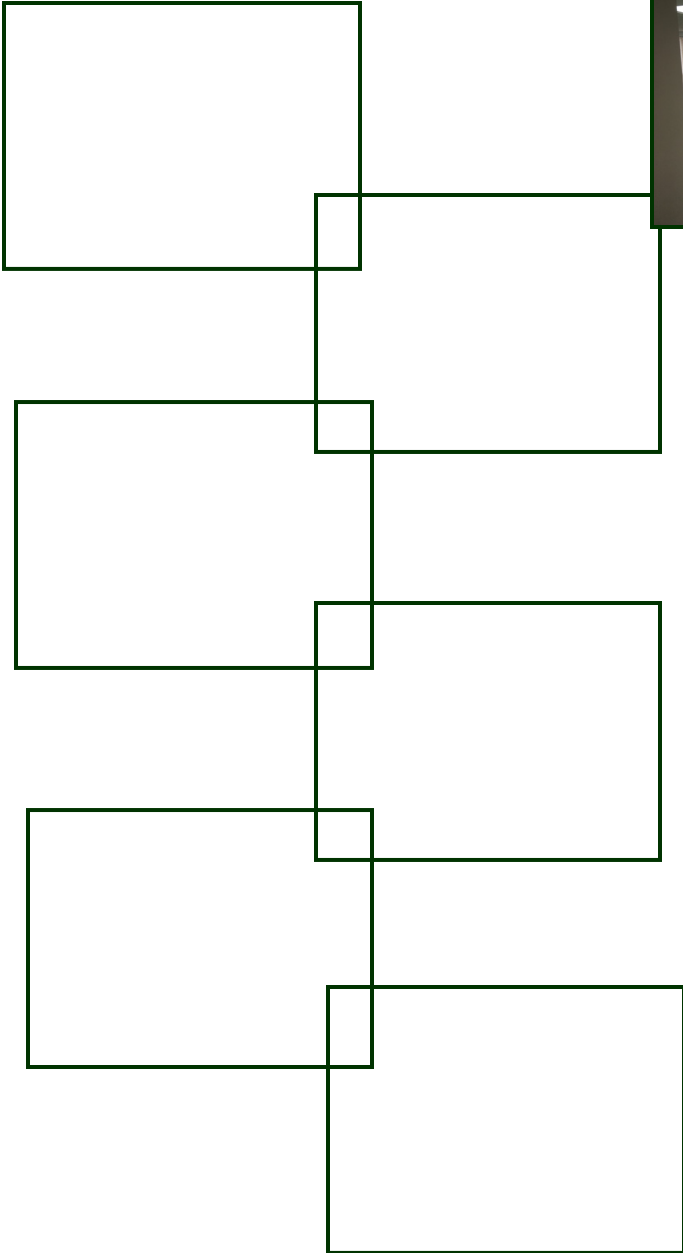
- Industrial
- Commercial
- Office
- Land
- Business

77 W. Main Street
Cary, IL 60013



FIRST FLOOR / CAFÉ

2ND FLOOR OFFICE SPACE





Annual Property Operating Data

Date January 25, 2017
 Name Lipetri
 Location 77 W. Main St., Cary
 Type of Property Mixed Use
 Size of Property 3,018\ (Sq. Ft./Units)
 Purpose Actual

Purchase Price \$335,000.00 7.4% CAP
 Acquisition Costs _____
 Loan Points _____
 Down Payment _____

Assessed/Appraised Values:
 Land \$ _____ % _____
 Improvements \$ _____ % _____
 Personal Property \$ _____ % _____
 Total \$ _____ % _____
 Adjusted Basis _____
 As of \$ _____ % _____

Existing	Balance	Payment	/Yr.	Interest	Term
1 st	_____	_____	_____	_____	_____
2 nd	_____	_____	_____	_____	_____
3 rd	_____	_____	_____	_____	_____
Potential					
1 st	_____	_____	_____	_____	_____
2 nd	_____	_____	_____	_____	_____

ALL FIGURES ARE ANNUAL

COMMENTS

1. POTENTIAL RENTAL INCOME	\$36,600.00	From Leases
2. Plus: Other Income (affected by vacancy)		
3. Less: Vacancy & Cr. Losses	\$1,830.00	5% Estimate
4. EFFECTIVE RENTAL INCOME		
5. Plus: Other Income (not affected by vacancy)		
6. GROSS OPERATING INCOME	\$34,770.00	
OPERATING EXPENSES:		
7. Real Estate Taxes	\$7,927.00	2015 paid in 2016
8. Personal Property Taxes		
9. Property Insurance	\$1,200.00	Current Bill
10. Off Site Management		
11. Payroll		
12. Expenses/Benefits		
13. Taxes/Worker's Compensation		
14. Repairs and Maintenance	\$1,000.00	Owner Estimate
Utilities:		
15. _____		
16. _____		
17. _____		
18. _____		
19. Accounting and Legal		
20. Licenses/Permits		
21. Advertising		
22. Supplies		
23. Miscellaneous		
Contract Services:		
24. _____		
25. _____		
26. _____		
27. _____		
28. _____		
29. TOTAL OPERATING EXPENSES	\$10,127.00	
30. NET OPERATING INCOME	\$24,643.00	
31. Less: Annual Debt Service		
32. Less: Funded Reserves		
33. Less: Leasing Commissions		
34. Less: Capital Additions		
35. CASH FLOW BEFORE TAXES		

Prepared by: Bruce Kaplan