



FOR SALE



Norwood Professional Building

1048 Norwood Lane, Bartlett, IL

FOR SALE AT \$1,285,000

Exclusively Listed by

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www.kwcommercial.com

KELLER WILLIAMS INSPIRE
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Geneva, IL 60134

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Table of Contents



01 - Property Information

Executive Summary	4
Property Photos	5

02 - Location Information

Regional Map	9
Location Maps	10
Aerial Map	11

03 - Financial Analysis

Cash In Cash Out	13
Financial Indicators	14
Cash Flow Analysis	15

04 - Demographics

Professional Bio	18
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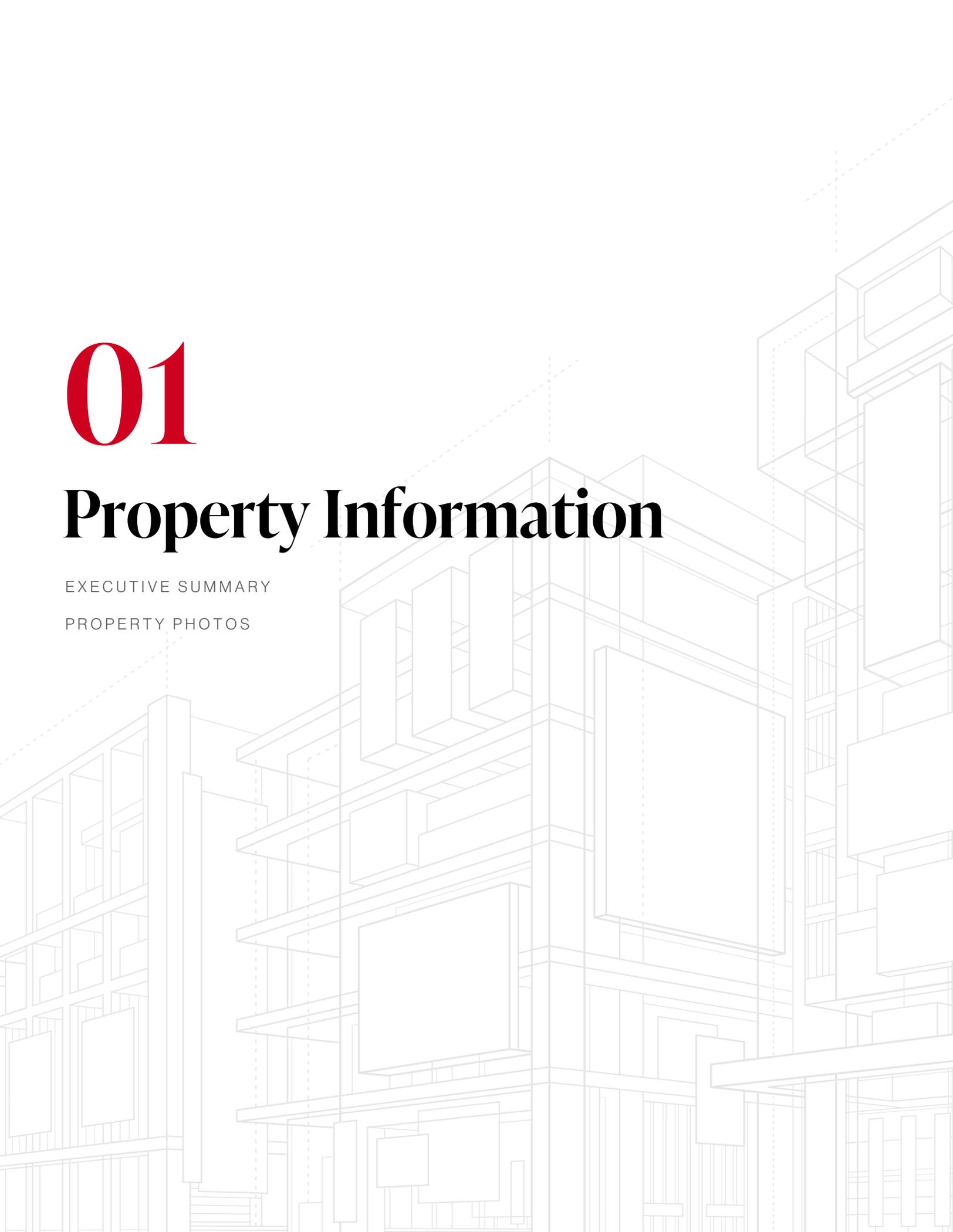
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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a multi-story building with various levels and setbacks. The perspective is from a low angle, looking up at the building's facade.

01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

Investor Opportunity. Long term Tenants anchored by Advocate Medical, 5,239 sq ft Single Story Building. Built in 1996 with recent Capital Improvements of New Roof 2023, and 3 AC Units. Located along Rt 59 Corridor with high traffic counts and Strong Financial Demographics. 100% Occupancy with Leases extended at 3% escalation.

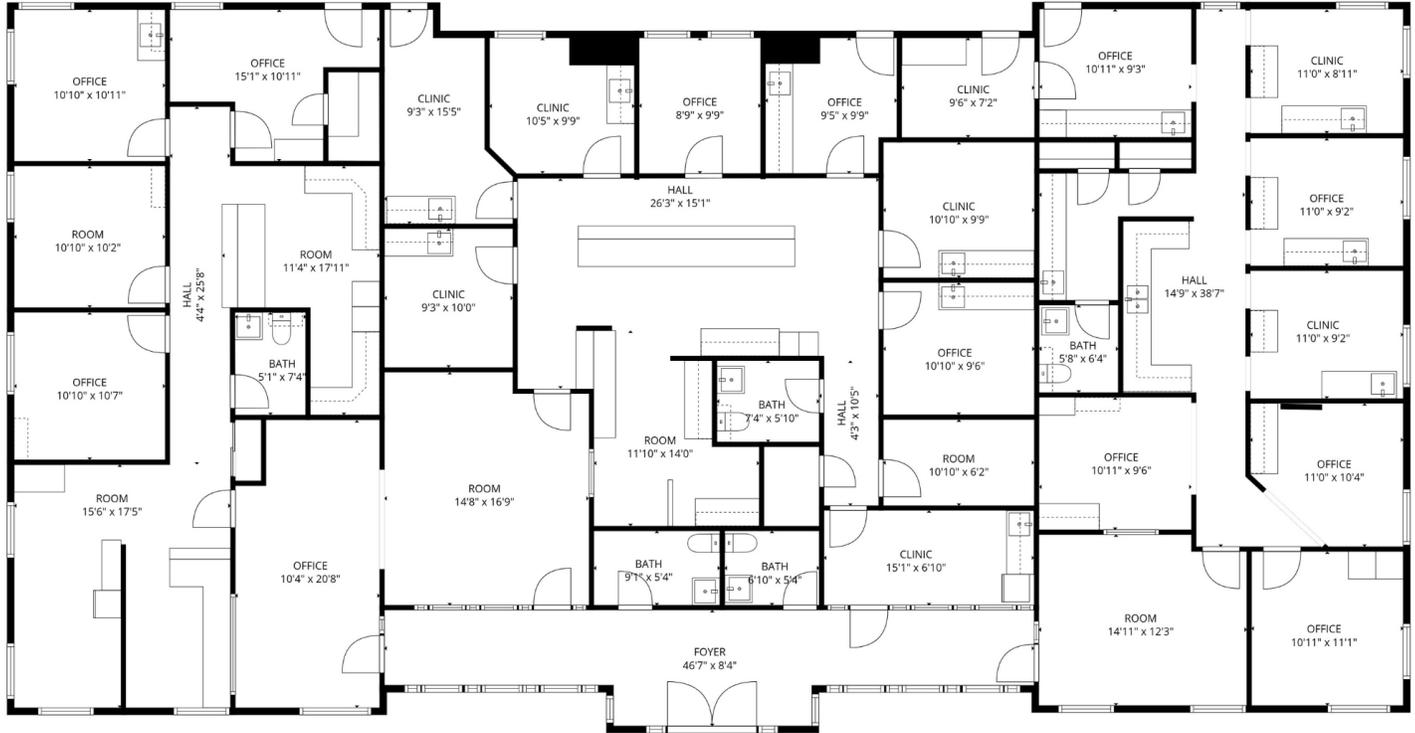
Property Highlights

- Single Story Brick Building
- 2024 Gross Income \$148,680
- New Roof 2023
- 75% of HVAC Systems Updated 2023-2024
- Off of Rt 59 Corridor with High Traffic Counts
- Fully Leased with long standing Tenants

Price:	\$1,285,000
Building SF:	5,239
Rentable SF:	5,239
NOI:	\$105,969
CAP Rate:	8.2
Floors:	1
Lot Size:	0.76 Acres
Year Built:	1996
Renovated:	2010
Building Class:	B
Parking:	20
Zoning:	B

Property Photos

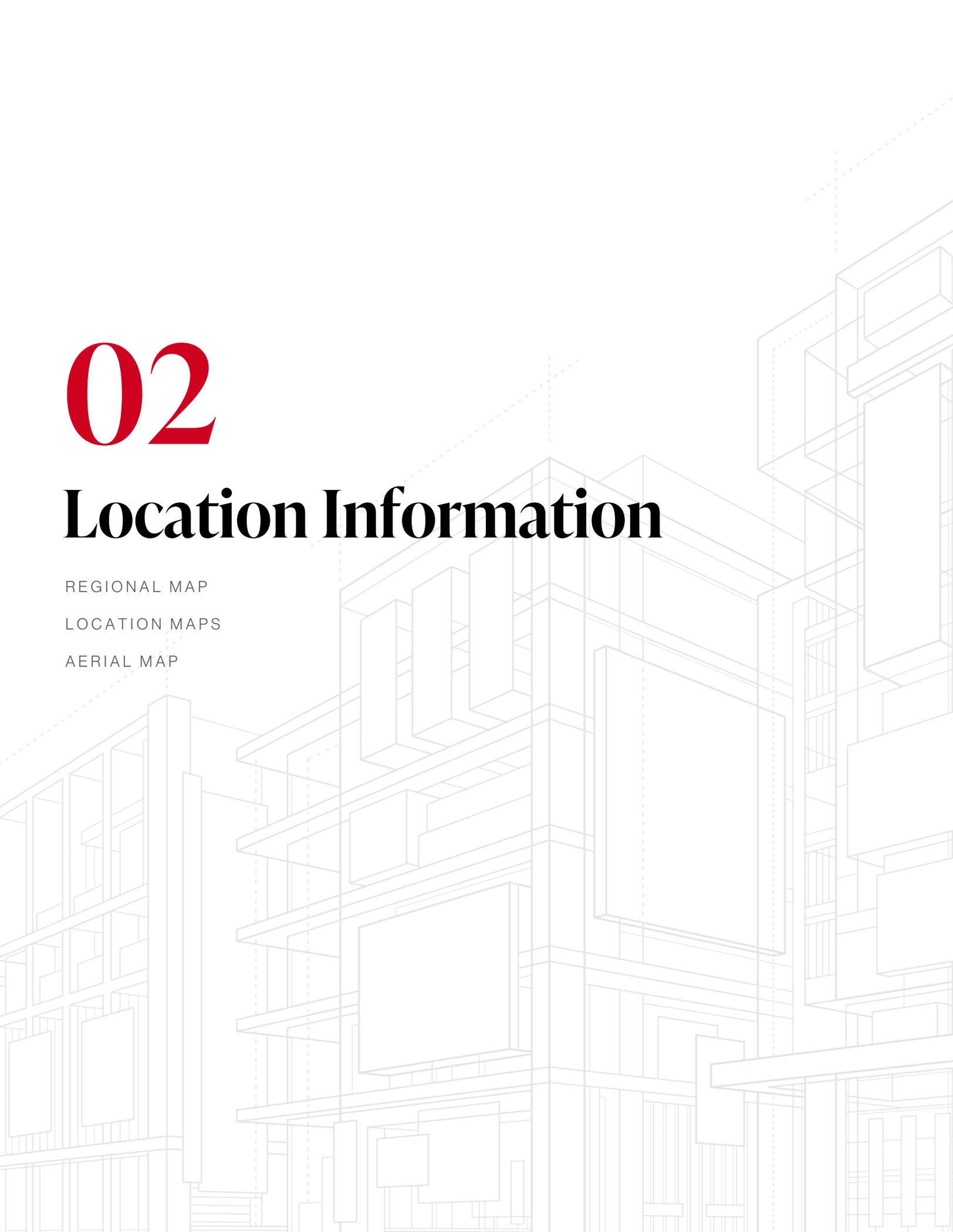




1048-1054 Norwood Lane Bartlett 5,239 sq ft



Stearn

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure with various rectangular volumes, some overlapping and some offset from each other. Dotted lines are also present, suggesting a grid or a specific structural layout. The overall style is clean and technical.

02

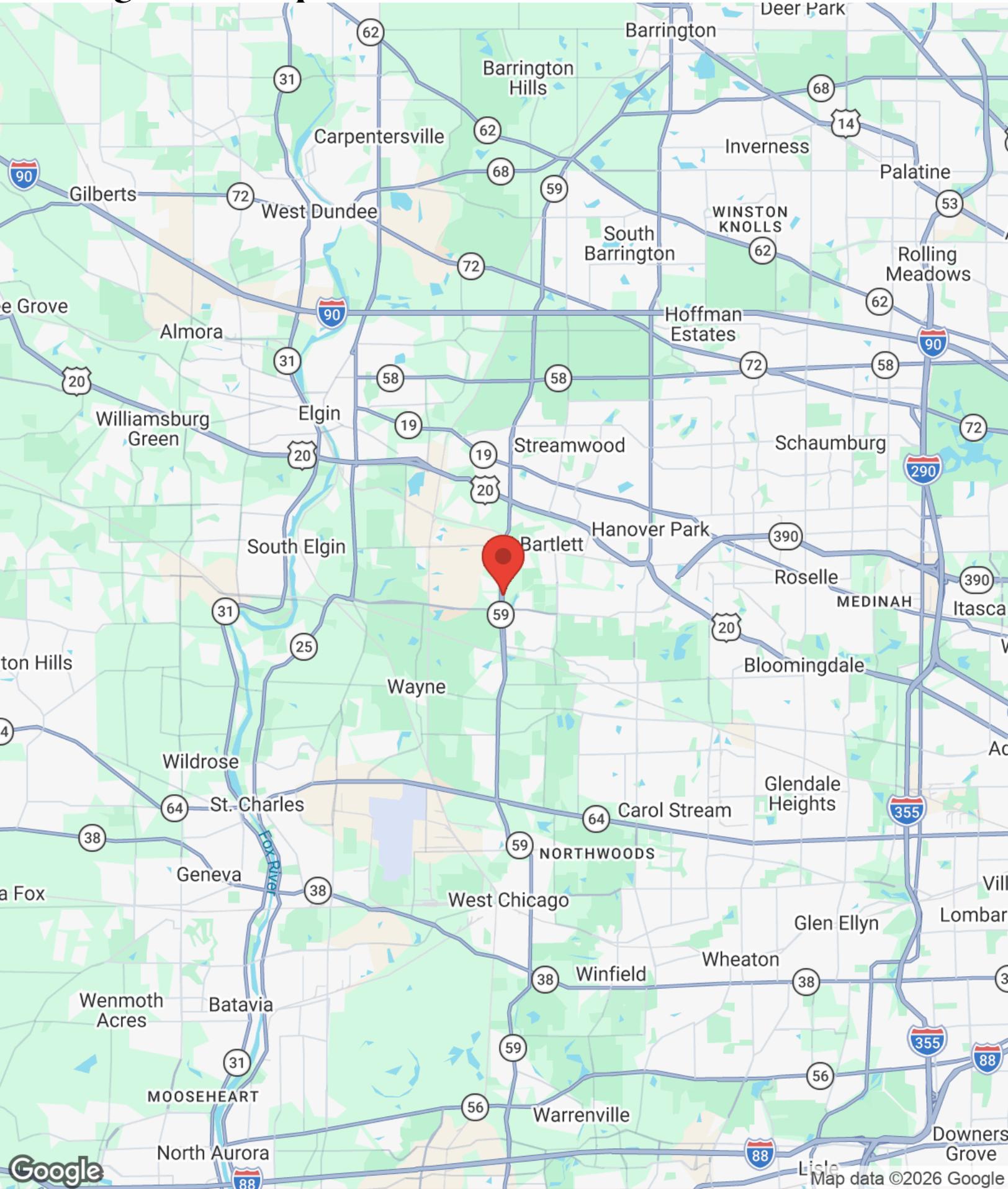
Location Information

REGIONAL MAP

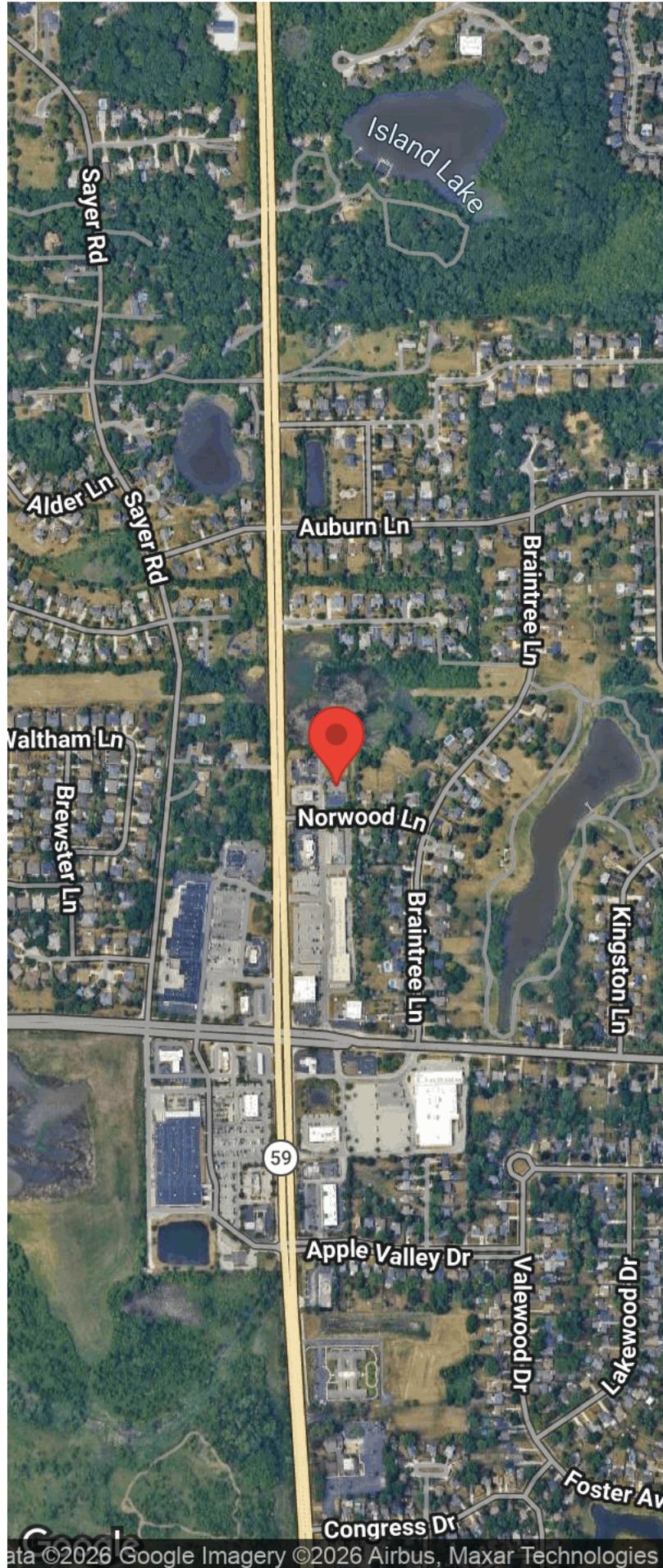
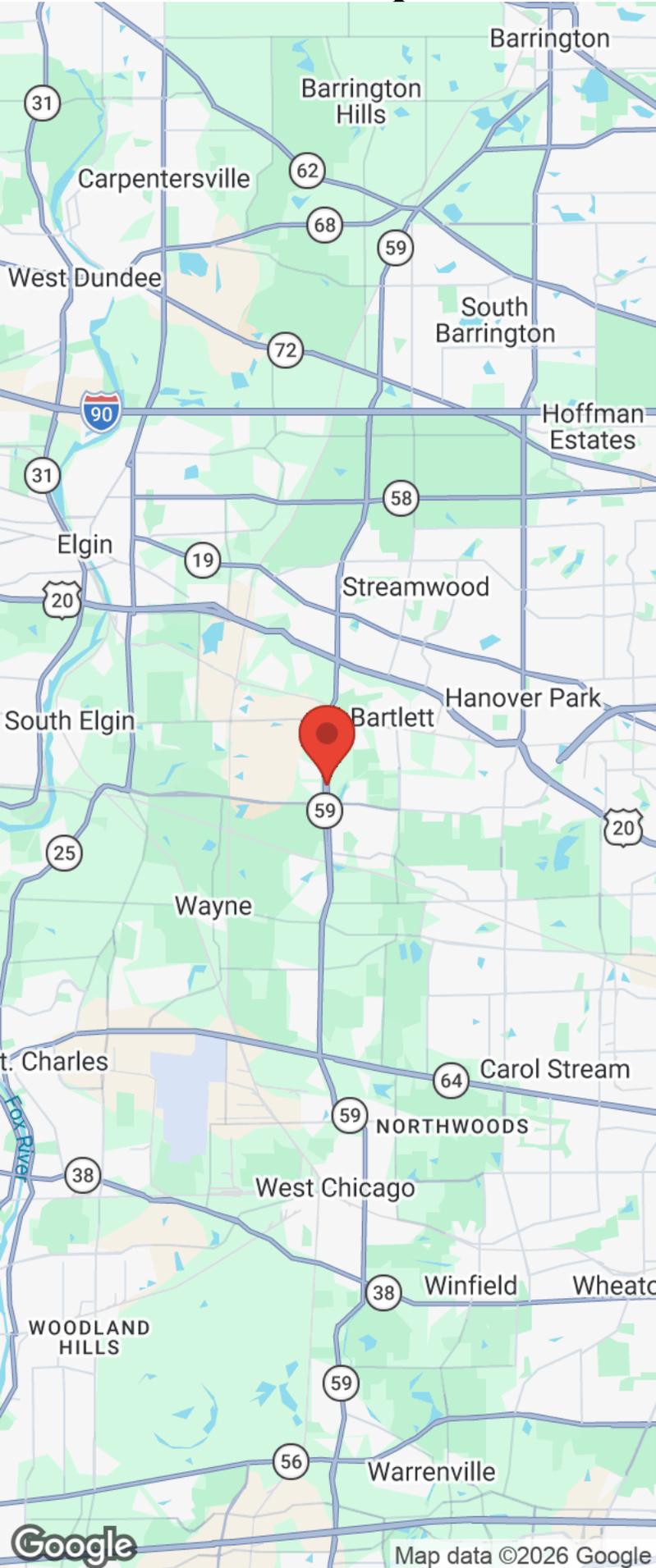
LOCATION MAPS

AERIAL MAP

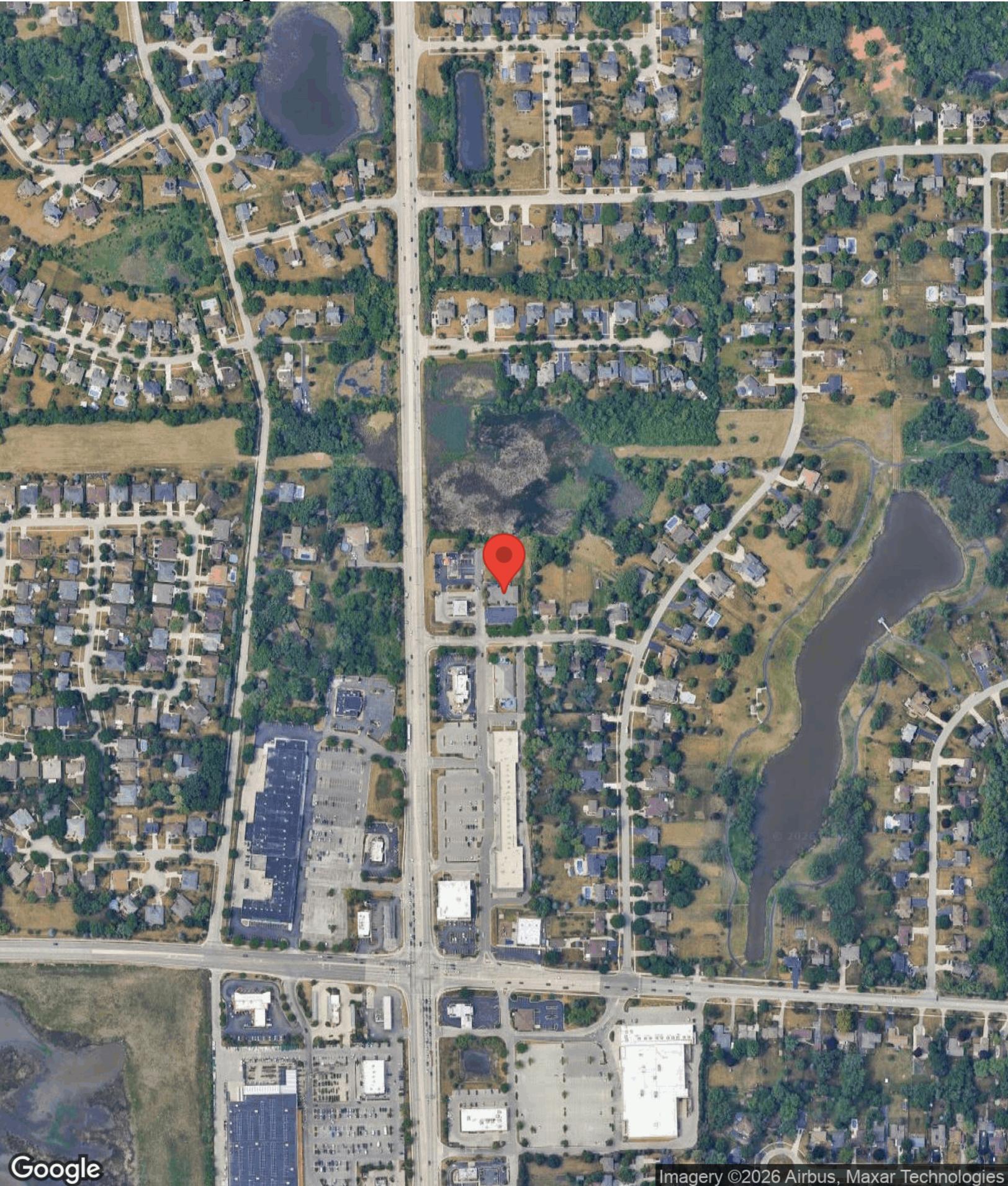
Regional Map



Location Maps



Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

03

Financial Analysis

CASH IN CASH OUT

FINANCIAL INDICATORS

CASH FLOW ANALYSIS



Cash In Cash Out



Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	09/2026	09/2027	09/2028	09/2029	09/2030
Income					
Rental Income	\$148,680	\$153,140	\$157,735	\$162,467	\$167,341
Gross Scheduled Income	\$148,680	\$153,140	\$157,735	\$162,467	\$167,341
Gross Operating Income	\$148,680	\$153,140	\$157,735	\$162,467	\$167,341
Expenses					
Speed Analysis Expenses	(\$42,711)	(\$43,565)	(\$44,437)	(\$45,325)	(\$46,232)
Total Operating Expenses	(\$42,711)	(\$43,565)	(\$44,437)	(\$45,325)	(\$46,232)
Operating Expense Ratio	28.73%	28.45%	28.17%	27.90%	27.63%
Net Operating Income	\$105,969	\$109,575	\$113,298	\$117,141	\$121,109
Debt Service					
Loan Interest	(\$57,394)	(\$56,719)	(\$55,999)	(\$55,232)	(\$54,414)
Principal Payments	(\$10,220)	(\$10,895)	(\$11,614)	(\$12,382)	(\$13,200)
Before-Tax Cash Flow	\$38,355	\$41,961	\$45,684	\$49,528	\$53,495
Projected Property Value	\$1,285,000	\$1,285,000	\$1,285,000	\$1,285,000	\$1,285,000
Resale Expenses	\$0	\$0	\$0	\$0	\$0
Proceeds Before Debt Payoff	\$1,285,000	\$1,285,000	\$1,285,000	\$1,285,000	\$1,285,000
Loan Principal Balance	(\$889,280)	(\$878,386)	(\$866,771)	(\$854,389)	(\$841,190)
Net Proceeds From Sale	\$395,720	\$406,614	\$418,229	\$430,611	\$443,810
Before Tax IRR	12.60%	12.96%	13.30%	13.62%	13.92%

* Cash Flow IRR based upon net cash flow and principal payments

Financial Indicators



Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	09/2026	09/2027	09/2028	09/2029	09/2030
Key Ratios and Multipliers					
Capitalization Rate	8.25%	8.53%	8.82%	9.12%	9.42%
Gross Rent Multiplier	8.64	8.39	8.15	7.91	7.68
Net Income Multiplier	12.13	11.73	11.34	10.97	10.61
Operating Expense Ratio	28.73%	28.45%	28.17%	27.90%	27.63%
Amounts per SF					
Gross Income	\$28.38	\$29.23	\$30.11	\$31.01	\$31.94
Expenses	(\$8.15)	(\$8.32)	(\$8.48)	(\$8.65)	(\$8.82)
Loan Metrics					
Loan To Value Ratio	69.20%	68.36%	67.45%	66.49%	65.46%
Debt Coverage Ratio	1.57	1.62	1.68	1.73	1.79
Cash-On-Cash Measures					
Before-Tax	9.95%	10.88%	11.85%	12.85%	13.88%
After-Tax	9.95%	10.88%	11.85%	12.85%	13.88%

Cash Flow Analysis



Before-Tax Cash Flow	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	09/2026	09/2027	09/2028	09/2029	09/2030
Before-Tax Cash Flow					
Gross Scheduled Income	\$148,680	\$153,140	\$157,735	\$162,467	\$167,341
Total Operating Expenses	(\$42,711)	(\$43,565)	(\$44,437)	(\$45,325)	(\$46,232)
Net Operating Income	\$105,969	\$109,575	\$113,298	\$117,141	\$121,109
Loan Payment	(\$67,614)	(\$67,614)	(\$67,614)	(\$67,614)	(\$67,614)
Before-Tax Cash Flow	\$38,355	\$41,961	\$45,684	\$49,528	\$53,495
Cash-On-Cash Return	9.95%	10.88%	11.85%	12.85%	13.88%

04

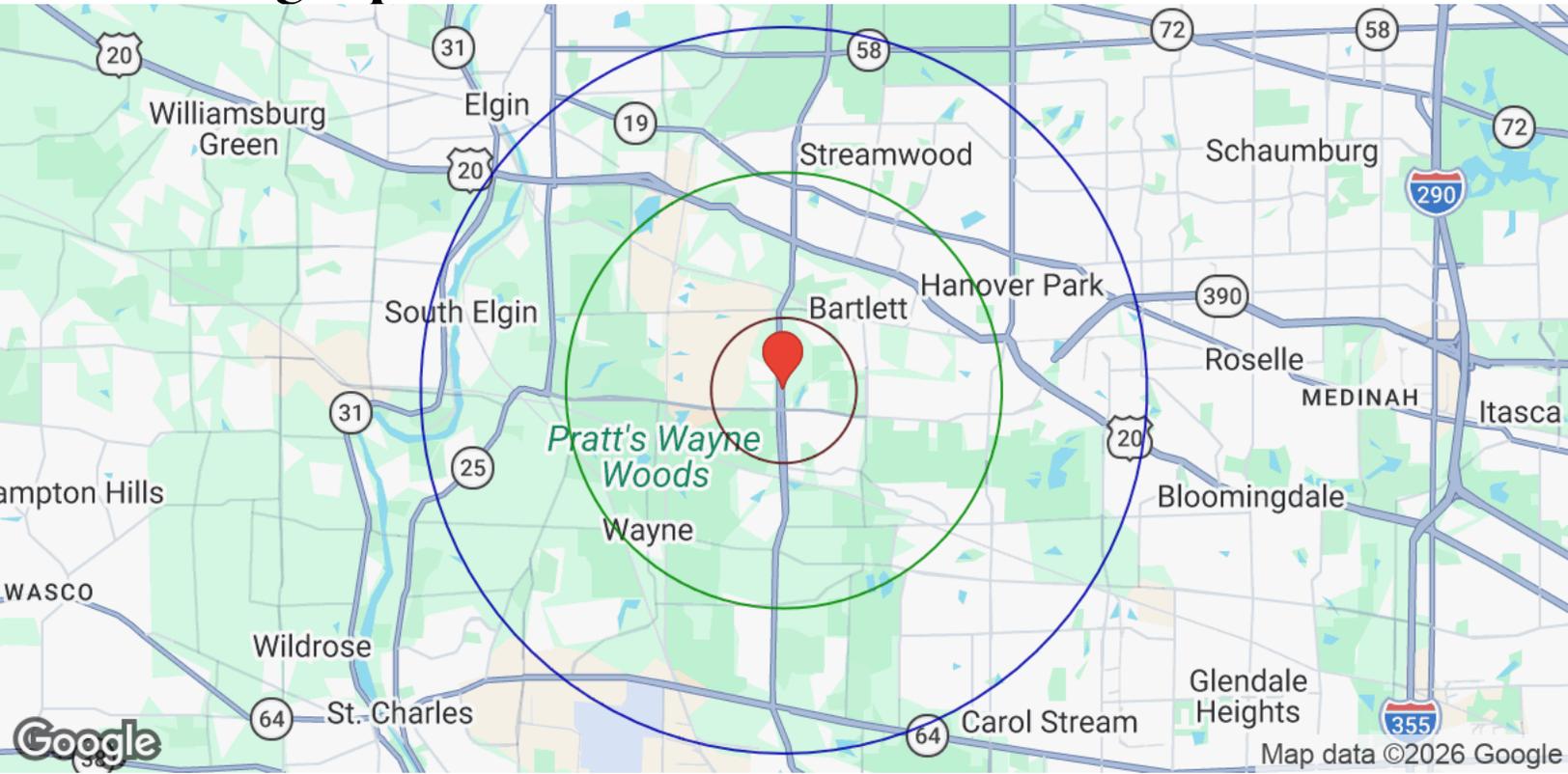
Demographics

DEMOGRAPHICS

PROFESSIONAL BIO



Demographics



Legend: ○ 1Mile ○ 3Miles ○ 5Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,954	30,063	95,344
	Female	2,750	30,164	95,901
	Total Population	5,704	60,227	191,245
Race / Ethnicity	White	3,806	31,818	93,614
	Black	190	3,300	11,800
	Am In/AK Nat	2	24	96
	Hawaiian	N/A	12	38
	Hispanic	724	13,407	51,368
	Asian	873	10,600	30,924
	Multiracial	102	1,012	3,213
	Other	7	60	191
Housing	Total Units	1,939	21,637	68,937
	Occupied	1,868	20,649	65,767
	Owner Occupied	1,713	17,061	52,540
	Renter Occupied	155	3,588	13,227
	Vacant	70	988	3,170
Age	Ages 0 - 14	924	10,691	33,853
	Ages 15 - 24	651	7,486	24,779
	Ages 25 - 54	1,976	24,454	78,255
	Ages 55 - 64	799	8,042	25,365
	Ages 65+	1,355	9,555	28,993
Income	Median	\$137,565	\$121,599	\$109,286
	Under \$15k	84	885	3,436
	\$15k - \$25k	13	327	1,842
	\$25k - \$35k	57	784	2,974
	\$35k - \$50k	104	1,263	4,337
	\$50k - \$75k	254	2,346	8,642
	\$75k - \$100k	176	2,435	8,518
	\$100k - \$150k	342	4,744	14,960
	\$150k - \$200k	420	3,681	9,840
	Over \$200k	420	4,184	11,218

Professional Bio



Rudy Johnson

Commercial Agent

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Over 20 Years of Experience in Real Estate
Member of KW Commercial Mid West Region, KW Commercial National and KW Commercial International
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CoStar Membership
Loopnet Membership
Crexi Pro Membership
MLS Member
National Association of Realtors
Realtor Association of The Fox Valley
Master in Counseling Psychology

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Number 1 Team Keller Williams Geneva
Team Owners Anne Kothe and Rudy Johnson
Over 30 Years Combined Experience

Medical/Retail Building Investment Opportunity

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