

SALE

INVESTMENT OPPORTUNITY!

1981 Bucktail Ln Sugar Grove, IL 60554



PROPERTY DESCRIPTION

Investment Opportunity! This property is situated just south of the Aurora Airport (KAAR) in Sugar Grove's industrial area. It is located within the B3 PUD and is part of Sugar Grove's TIF 1 district - with benefits for building expansion or improvements. This ~10,000 sq ft warehouse area offers a 19' clear span, fully sprinklered fire protection, 1 ADA bathroom/locker room, 240V/600A electrical service, 2 unit heaters, 2 bus bars, a drive in dock and standard dock, warehouse-wide air compressor lines, upgraded LED lights, fresh painting throughout and a 5 year old roof. The adjacent office area features a welcoming vestibule, 2 ADA bathrooms, a conference room, kitchenette, a large open office area with multiple doors to access the warehouse/shop area, 7'-10" drop ceiling. The current single tenant NNN lease runs through 12/31/29 with an early termination option for Lessor at Property Sale with 180 days notice.

PROPERTY HIGHLIGHTS

- PUD and TIF benefits
- Newer Roof

OFFERING SUMMARY

Sale Price:	\$1,280,000
Number of Units:	1
Lot Size:	63,157 SF
Building Size:	10,500 SF
NOI:	\$73,500.00
Cap Rate:	5.74%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	133	2,177	8,329
Total Population	339	5,743	24,163
Average HH Income	\$134,813	\$140,206	\$141,274

Leah Erickson
(815) 780-7952

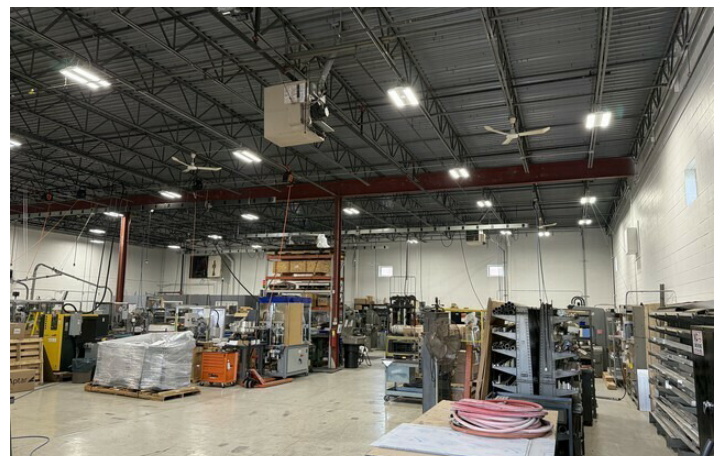
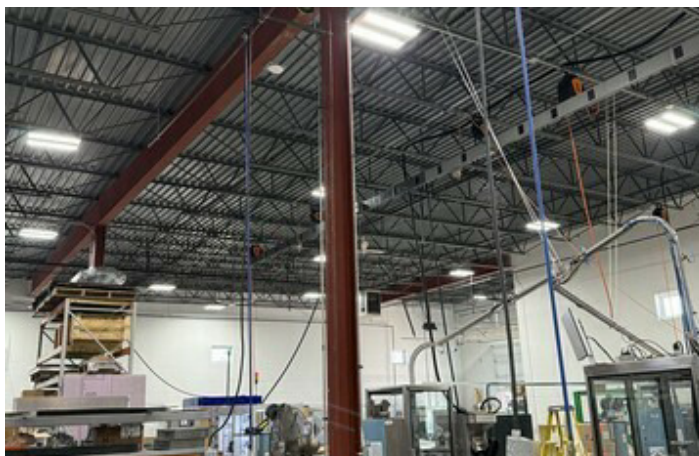
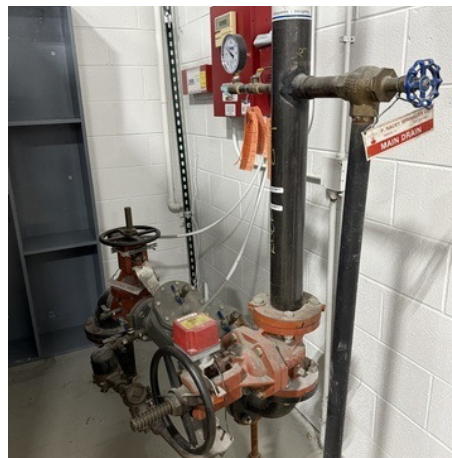
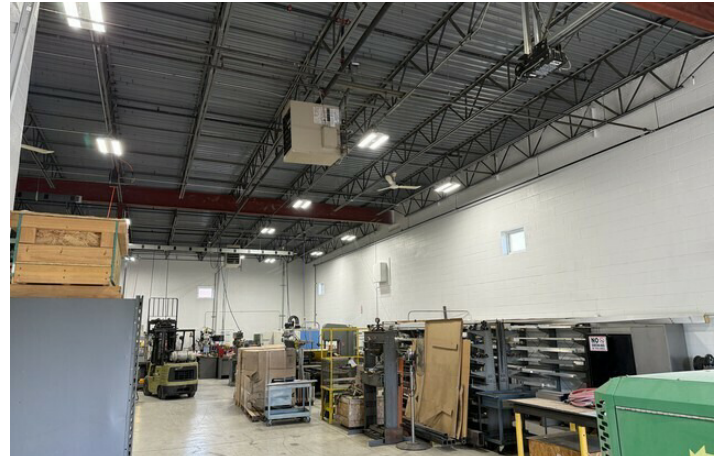
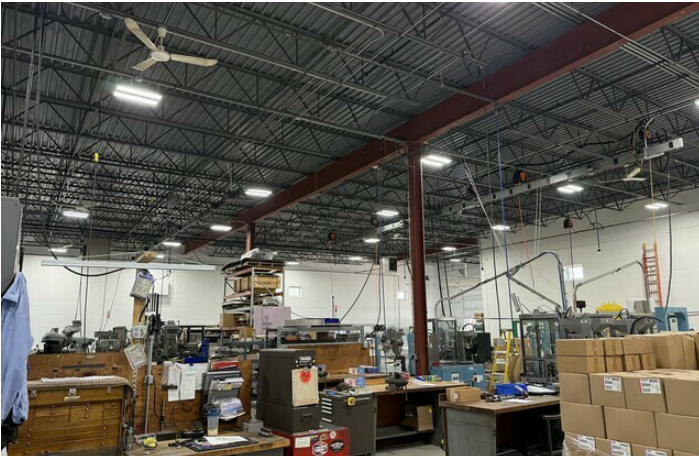


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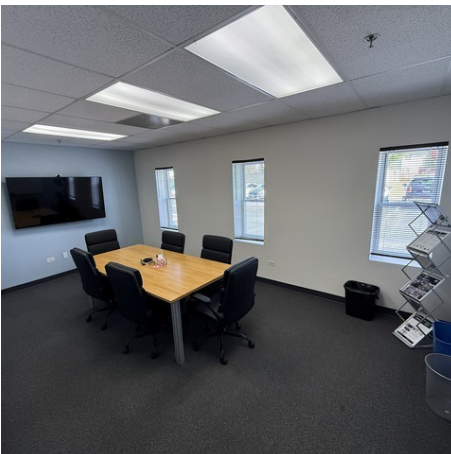


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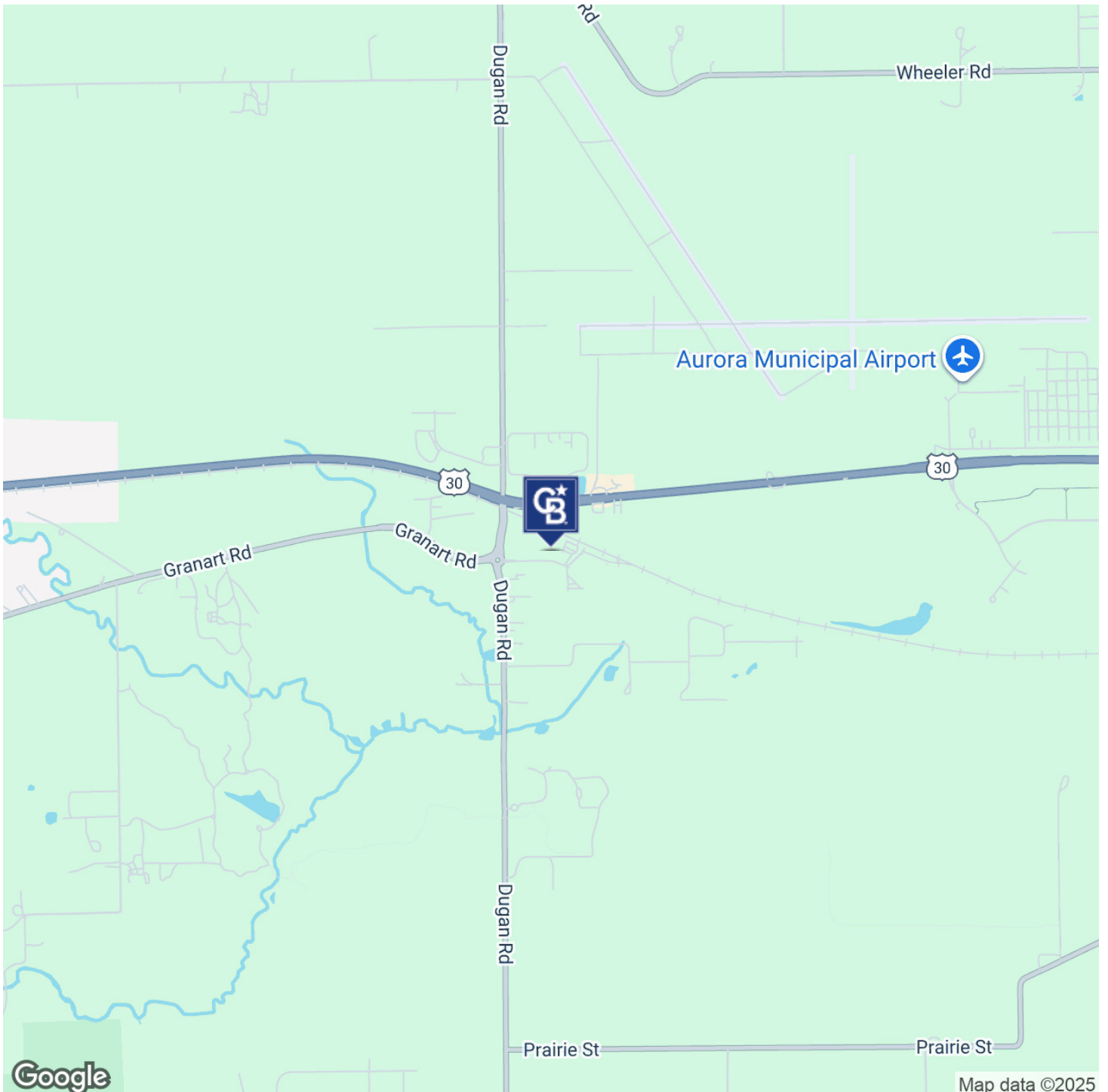


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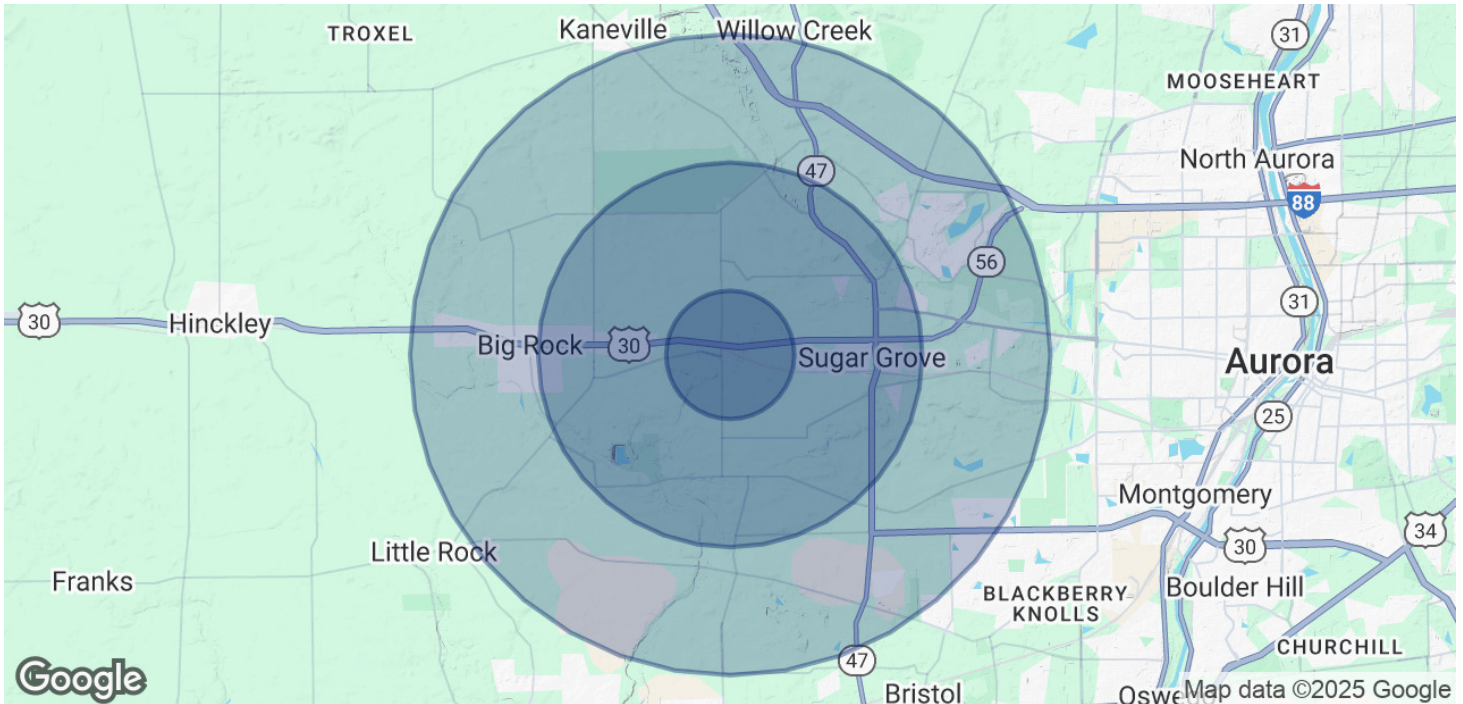


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	339	5,743	24,163
Average Age	41	41	39
Average Age (Male)	40	40	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	133	2,177	8,329
# of Persons per HH	2.5	2.6	2.9
Average HH Income	\$134,813	\$140,206	\$141,274
Average House Value	\$298,968	\$352,377	\$348,339

Demographics data derived from AlphaMap

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INVESTMENT OVERVIEW

	NOI
Price	\$1,280,000
Price per SF	\$122
Price per Unit	\$1,280,000
GRM	16.41
CAP Rate	5.74%
Cash-on-Cash Return (yr 1)	5.74%
Total Return (yr 1)	\$73,500

OPERATING DATA

	NOI
Gross Scheduled Income	\$78,000
Total Scheduled Income	\$78,000
Gross Income	\$78,000
Operating Expenses	\$4,500
Net Operating Income	\$73,500
Pre-Tax Cash Flow	\$73,500

FINANCING DATA

	NOI
Down Payment	\$1,280,000

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INCOME SUMMARY

Vacancy Cost

NOI

\$0

GROSS INCOME

\$78,000

EXPENSES SUMMARY

Misc Expenses and Insurance

NOI

\$4,500

OPERATING EXPENSES

\$4,500

NET OPERATING INCOME

\$73,500

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