

FOR SALE



Fifth Third Bank & Medical Office Building
475 E 162ND, SOUTH HOLLAND, IL 60473

\$3,320,000

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Executive Summary

Extraordinary opportunity to acquire this fully stabilized asset anchored by the strongest Fifth Third Bank in its zip code with over \$219,000,000 in deposits and an impressive 9.25% Cap Rate. Property features a 21,538 square foot building, 75 parking spaces, 4 drive-through bays, and 3 drive up ATM's on a large 2.3 acre lot. Property is currently fully leased to two strong national tenants.

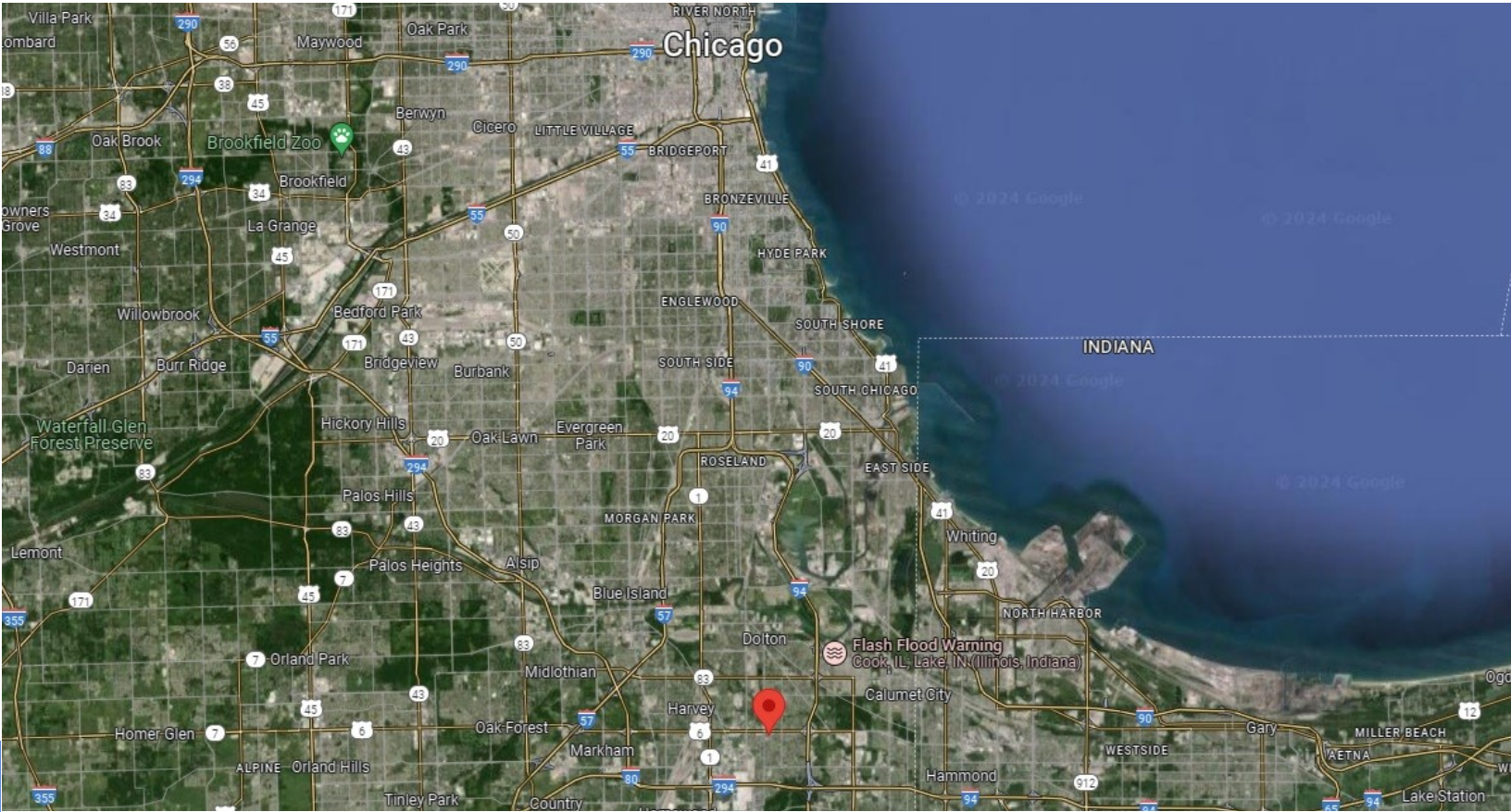
First floor is fully occupied by Fifth Third Bank with a lease running through August 2026 & options through 2051. Second floor is fully occupied by accentCare with a lease running through May 2028.

Area features strong demographics, rental rates and occupancy rates and ample traffic with 38,000 vehicles per day. Average Cap rate of all retail and office properties within 5 miles is 8.6%. Average annual household income is \$66,478 with an impressive consumer spending of \$2.1 Billion.

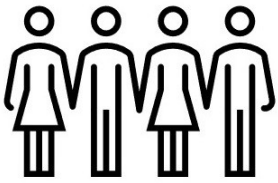
Address	475 E 162nd St
City	South Holland
County	Cook
PIN	Multiple (9)
Built	1983
Lot size	2.3 Acres
Building Size	21,538 (Approx)
Zoning	General Business—RTE 6 TIF
Property Type	Bank & Medical
Property Tax (2022)	\$194,820
Parking	75
Drive Through	4 Bays
Drive Up ATM's	3
Location Deposits	\$219,000,000
NOI	\$307,171
Price	\$3,320,000
Cap Rate	9.25%



Location



Demographics / Market (5 mile radius)



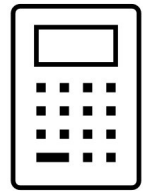
Population
240,414



Avg HH Income
\$66,478



Consumer Spending
\$2.1 Billion



Cap Rate
8.6%



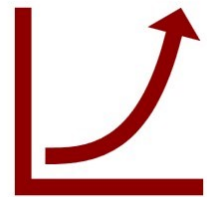
Walk Score
78



Vehicles Per Day
38,000



Avg Rent
\$17.58



Avg Sales Price
\$140 PSF

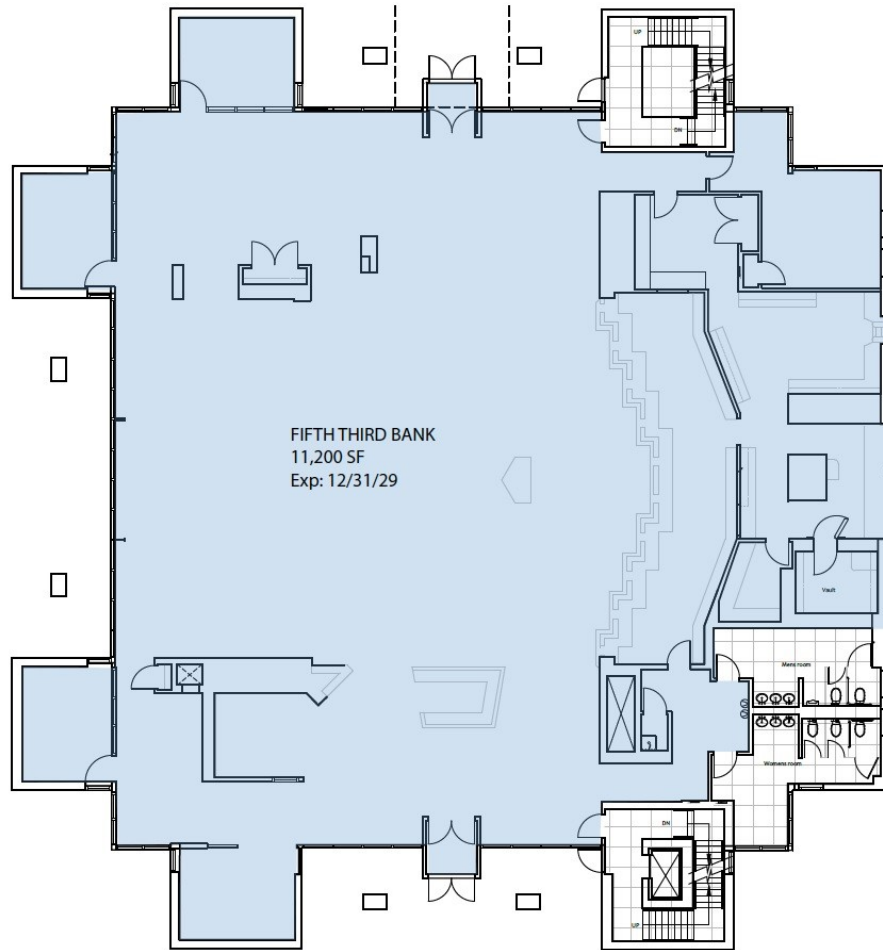
**Financial
Pro-Forma**

Income		Actual
Base Rent		\$430,932
Cam & Tax		\$186,717
Electric Reimburse		\$13,596
<u>Verizon</u>		<u>\$3,000</u>
Total		\$634,245
Opex		
Tax (2022)		\$194,820.00 (actual)
Utility		\$63,123
Management		\$25,320
Maintenance		\$38,311
Insurance		\$5,500 estimate
Total		\$327,074
NOI		\$307,171
Opex as % of Gross Income		52%
CAP Rate		9.25%

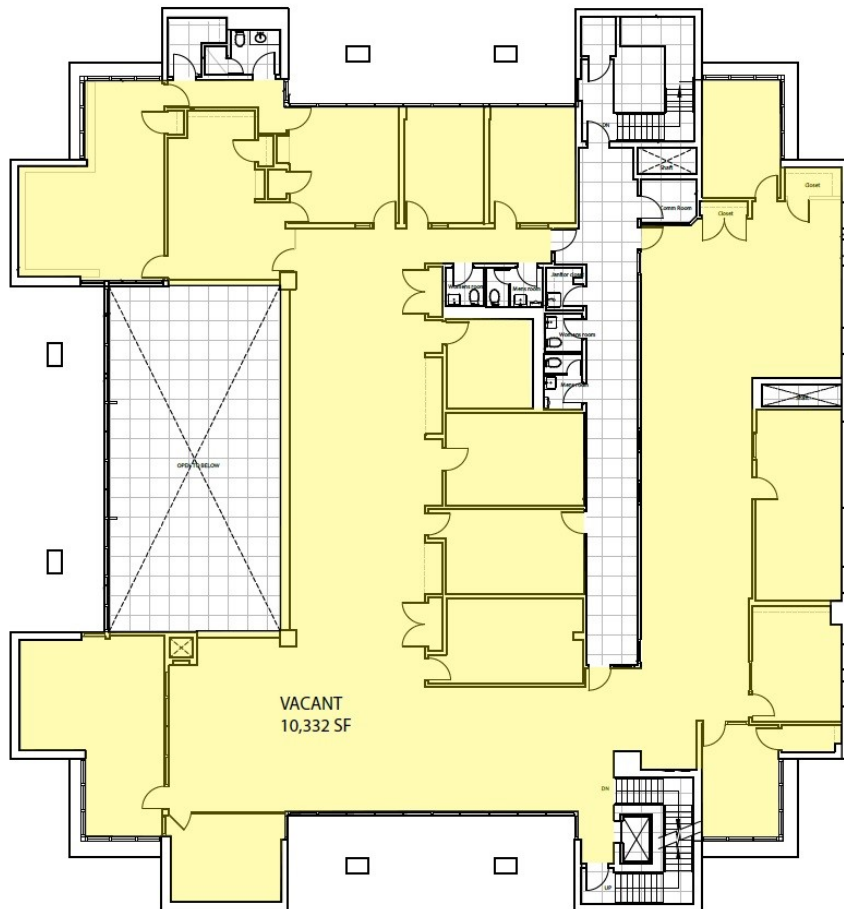


Floor Plans

1st Floor



2nd Floor





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