

MARKET ANALYSIS

BANG
REALTY

ASKING PRICE \$329,900
VACANT BUILDING

1111 N COLE ST | BUSHNELL, IL 61422



EHREN JACOBS, Broker Associate
(310) 920-8996
ehren@thejacobsgroupnnn.com
LIC# 00898028

BRIAN BROCKMAN
Bang Realty - Illinois, Inc
LIC# 478027324

EHREN JACOBS
BROKER

CELL: (310) 920-8996
EMAIL: Ehren@TheJacobsGroupNNN.com
LIC# 01219939

EHREN JACOBS

Professional Background;

Ehren has been in the real estate world since 2001 helping clients create generational wealth through commercial real estate. During his twenty year career he has completed over 400 transactions and successfully invested six NNN properties to date. Prior to entering real estate, Ehren owned and operated a small business for over ten years in the promotions industry.

Education

University of Arizona
Eller School of Business

DISCLAIMER STATEMENT:

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BANG Realty and should not be made available to any other person or entity without the written consent of BANG Realty.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BANG Realty has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, BANG Realty has not verified, and will not verify, any of the information contained herein, nor has BANG Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

BRIAN BROCKMAN
NORTH CAROLINA BROKER



LIC# 022994

BRIAN BROCKMAN, CCIM

Brian is a licensed real estate broker in 49 states, as well as a licensed auctioneer throughout the United States. Brian and his team have sold over \$500 Million in commercial real estate. Brian has over 20 years in asset management experience and has sold properties for investors, developers, and many local, national, and international financial institutions. Brian acts as a Receiver and Private Selling Officer in court cases in Ohio. Brian also specializes in the analysis, acquisition, and sale of commercial real estate debt.

Education

Xavier University Dual BSBA
Finance and Economics

ERICA ORTEGA
TRANSACTION COORDINATOR

ERICA ORTEGA

Erica has over five years of experience working in transaction management. She also has a back-round in business management and customer service. Her positive demeanor, attention to detail and organizational skills make each transaction as smooth as possible.

4 INVESTMENT OFFERING

Investment Highlights
Property Summary

5 FINANCIAL ANALYSIS

Financial Summary
Rent Schedule

6-8 COMPANY PROFILE

History
Profile
Community

9 PROPERTY PHOTOS

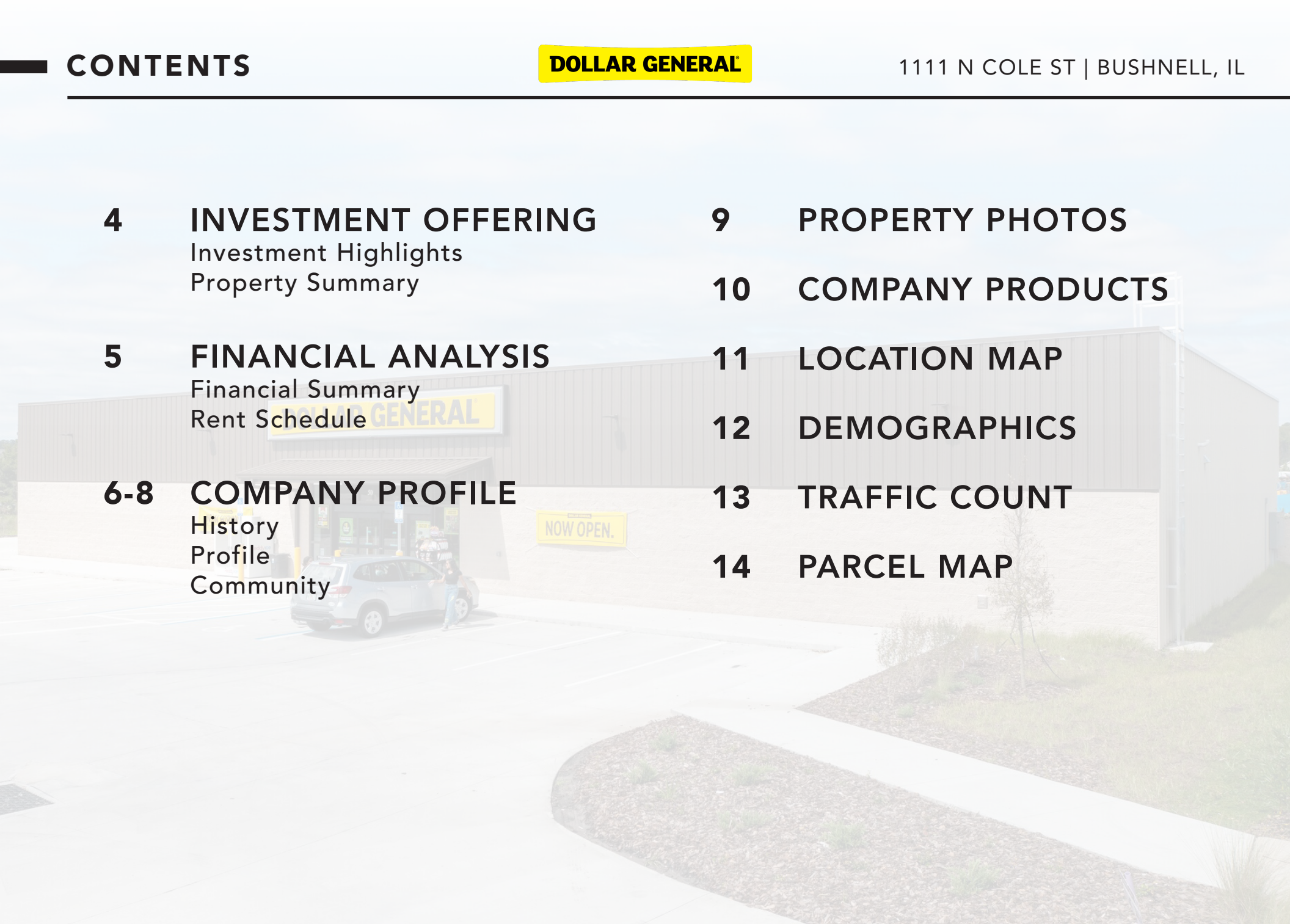
10 COMPANY PRODUCTS

11 LOCATION MAP

12 DEMOGRAPHICS

13 TRAFFIC COUNT

14 PARCEL MAP



INVESTMENT HIGHLIGHTS

As exclusive sales agents BANG Realty is proud to represent this single tenant, investment opportunity. The tenant is in a high visibility location in Bushnell, IL.

PROPERTY SUMMARY

Address:	1111 N Cole St Bushnell, IL 61422
Assessor Parcel #:	03-000-069-05
Legal Description:	City Municipality, Township, Bushnell, Sec/ Twn/Rng/Mer: Sec 27 Twn 07 RNQ01 Brief Desc S2777RIPTSW
Lot Size:	44,8671.03
Building Size:	8,125± Sq. Ft
Price Per Foot	\$40.60
Landscaping:	Professional
Property Type:	Commercial
Number of Stories:	One
Parking Spaces:	43± Estimated
Year Built:	2004
Construction:	Metal/Brick
Census Tract:	0101.00
County:	McDonough







Household by Household Income

Description	1111 N Cole St Bushnell, IL 61422 2020		1111 N Cole St Bushnell, IL 61422 2024		1111 N Cole St Bushnell, IL 61422 2029	
	Total	%	Total	%	Total	%
<\$25,000	270	26.42%	251	23.24%	242	22.68%
\$25,000 - \$50,000	215	21.04%	233	21.57%	227	21.27%
\$50,000 - \$75,000	244	23.87%	287	26.57%	290	27.18%
\$75,000 - \$100,000	128	12.52%	146	13.52%	150	14.06%
\$100,000 - \$125,000	74	7.24%	69	6.39%	63	5.90%
\$125,000 - \$150,000	18	1.76%	15	1.39%	16	1.50%
\$150,000 - \$200,000	73	7.14%	79	7.31%	79	7.40%
\$200,000+	0	0.00%	0	0.00%	0	0.00%

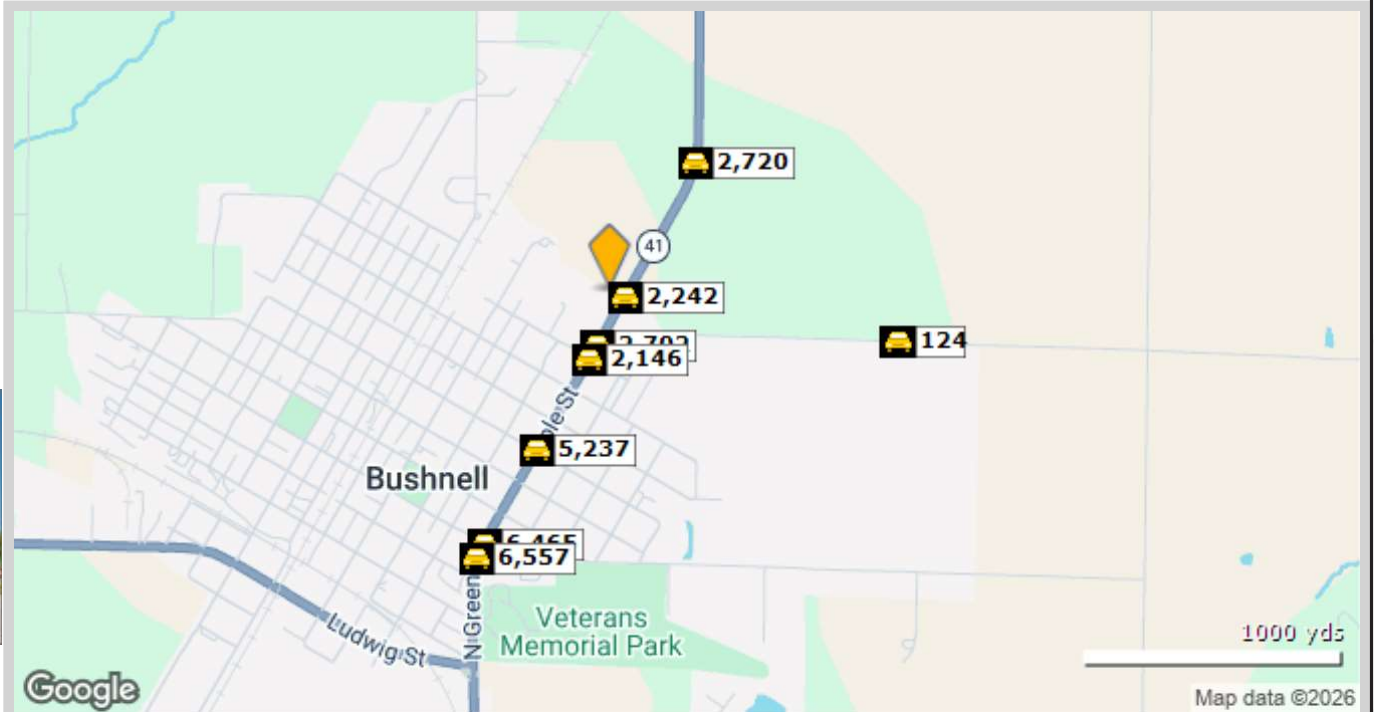
Est. Population by Single-Classification Race

Description	1111 N Cole St Bushnell, IL 61422 2020		1111 N Cole St Bushnell, IL 61422 2024		1111 N Cole St Bushnell, IL 61422 2029	
	Total	%	Total	%	Total	%
White Alone	2,239	94.31%	2,386	94.57%	2,360	94.67%
Black or African American Alone	18	0.76%	18	0.71%	16	0.64%
American Indian & Alaska Native Alone	1	0.04%	1	0.04%	1	0.04%
Asian Alone	3	0.13%	3	0.12%	3	0.12%
Native Hawaiian & Other Pacific Islander	1	0.04%	1	0.04%	1	0.04%
Some Other Race Alone	111	4.68%	113	4.48%	111	4.45%

Data supplied from CoStar Group

1111 N Cole St, Bushnell, IL 61422

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **8,125 SF**
 Year Built: **2004**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Cole Street	Cole St	0.00 S	2024	2,242	MPSI	.04
2	Cole St	E Hess St	0.03 SW	2025	2,702	MPSI	.12
3	COLE	E Hess St	0.00 NE	2024	2,146	MPSI	.15
4	State Route 41	Cole St	0.34 SW	2025	2,720	MPSI	.36
5	Cole Street	E Wells St	0.00	2025	5,212	MPSI	.39
6	IL 9;IL 41	E Wells St	0.00	2023	5,237	MPSI	.39
7	Cole Street	State Rte9	0.00 SW	2025	6,465	MPSI	.63
8	North 1900th Road	Smith St	0.45 W	2021	125	AADT	.66
9	N 1900th Rd	Smith St	0.45 W	2024	124	MPSI	.66
10	Cole St	State Rte9	0.00 SW	2023	6,557	MPSI	.66