

Poplar Commons Shopping Center

2306-2332 Hassell Road
Hoffman Estates, IL 60169
Offering Memorandum

www.windycityre.com



**2306-2332 Hassell Road
Hoffman Estates, IL 60169**



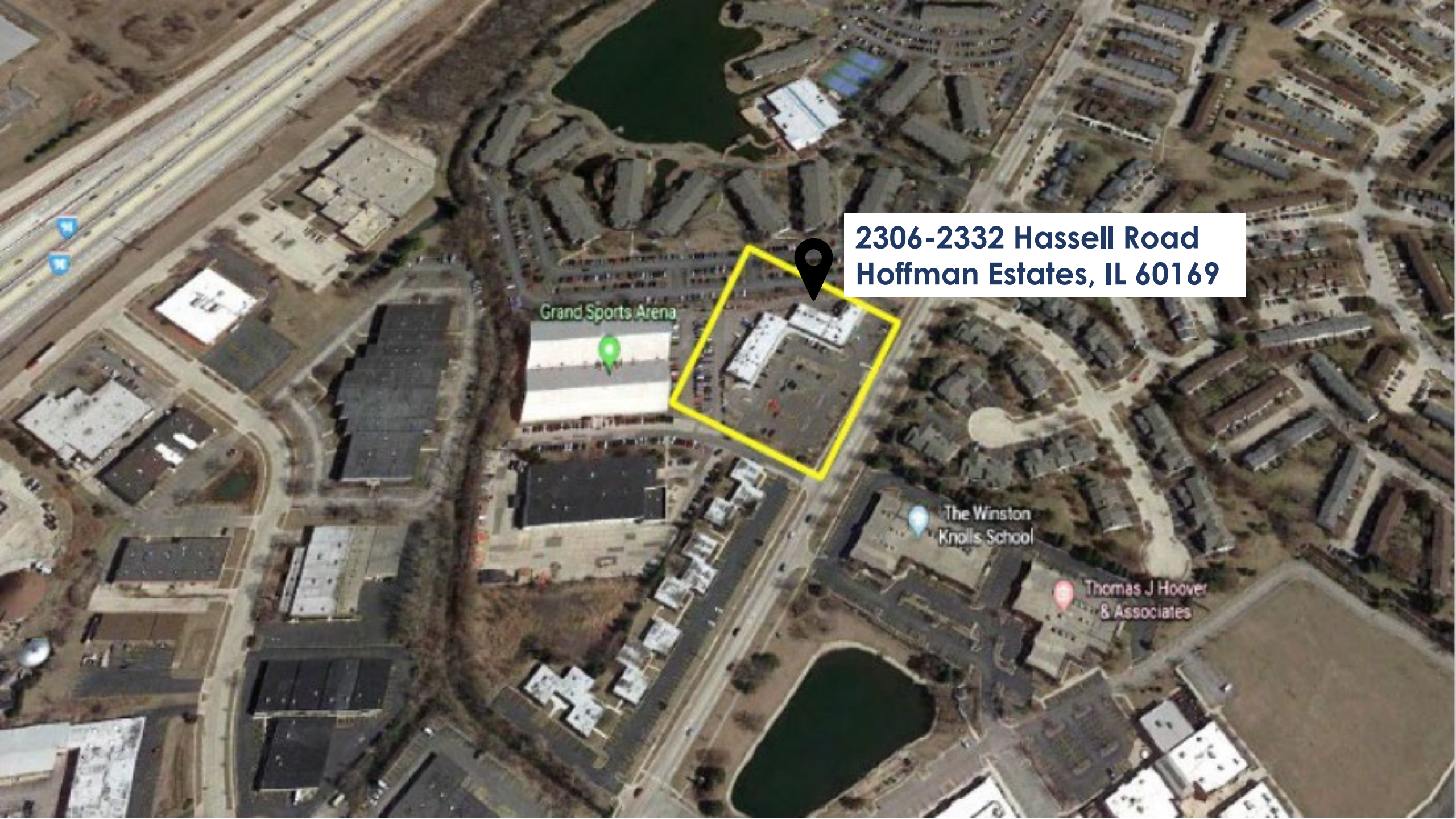
Grand Sports Arena



The Winston Knolls School



Thomas J Hoover & Associates



An aerial photograph of a suburban residential neighborhood. The houses are densely packed, with green lawns and trees interspersed. A blue semi-transparent rectangular overlay is positioned in the center of the image, containing white text. The text is arranged in a list format, starting with a large bold title followed by four numbered items.

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01

INVESTMENT SUMMARY

List Price: \$2,825,000



About: 20,400 SF Multi-Tenant Retail Shopping Center

Current Occupancy: 90%

Summary

	Current	Pro Forma
Price:	\$2,825,000	
Down Payment: 25%	\$706,250	
Square Feet:	20,378	
Cost per Sqft:	\$139	
Current GRM:	6.67	5.95
Current CAP:	7.11%	8.52%

Proposed Financing

Loan Amount:	\$2,118,750
Terms:	5y fixed/30 years amortized
Interest rate:	6.25%
Monthly Payment:	\$7,061

Annualized Operating Data	2023		Pro Forma	
Scheduled Gross Income:	\$423,266		\$475,090	
Less Vacancy Rate Reserve	(\$12,698)	3% *	(\$14,253)	3% *
Gross Operating Income:	\$410,568		\$460,838	
Less Expenses:	(\$209,733)	50% *	(\$220,219)	46% *
Net Operating Income:	\$200,836		\$240,618	
Less Loan Payments:	(\$156,546)		(\$156,546)	
Pre-Tax Cash Flow:	\$44,290	6.3% **	\$84,072	11.9% **
Plus Principal Reduction:	\$24,124		\$24,124	
Total Return Before Taxes:	\$68,414	9.7% **	\$108,197	15.3% **

* As a percent of Scheduled Gross Income

** As a percent of Down Payment.

02

INVESTMENT OVERVIEW

Property Overview

Highlights:

- 11-unit neighborhood shopping center just blocks from the I-90 Barrington Road Interchange
- Recently repaired parking lot – 111 spaces available
- Newer electrical lighting across entire property

Anchor Tenants:

- 7/11
- Leisure Time Laundromat
- Neighborhood Inn Bar & Grill

Unit Mix

Unit Type	# of Units
Retail	11



2306-2332 Hassell Road, Hoffman Estates, IL



03

LOCATION OVERVIEW

Hoffman Estates

Hoffman Estates, IL 60169

Near the recently completed I-90 Barrington Road Interchange, Hassell Road in Hoffman Estates welcomes over 7,300 vehicles per day, as well as foot traffic from Barrington Lakes Apartments – just one of many apartment complexes in the area.

Hoffman Estates neighbors Barrington Lakes, directly to the East, which is home to 27 multi-family buildings with over 800 residential units. There are also many sports complexes and high-end hotels in the area, attracting families and business travelers alike.

**2021
Population:**

51,350

**2021
Households:**

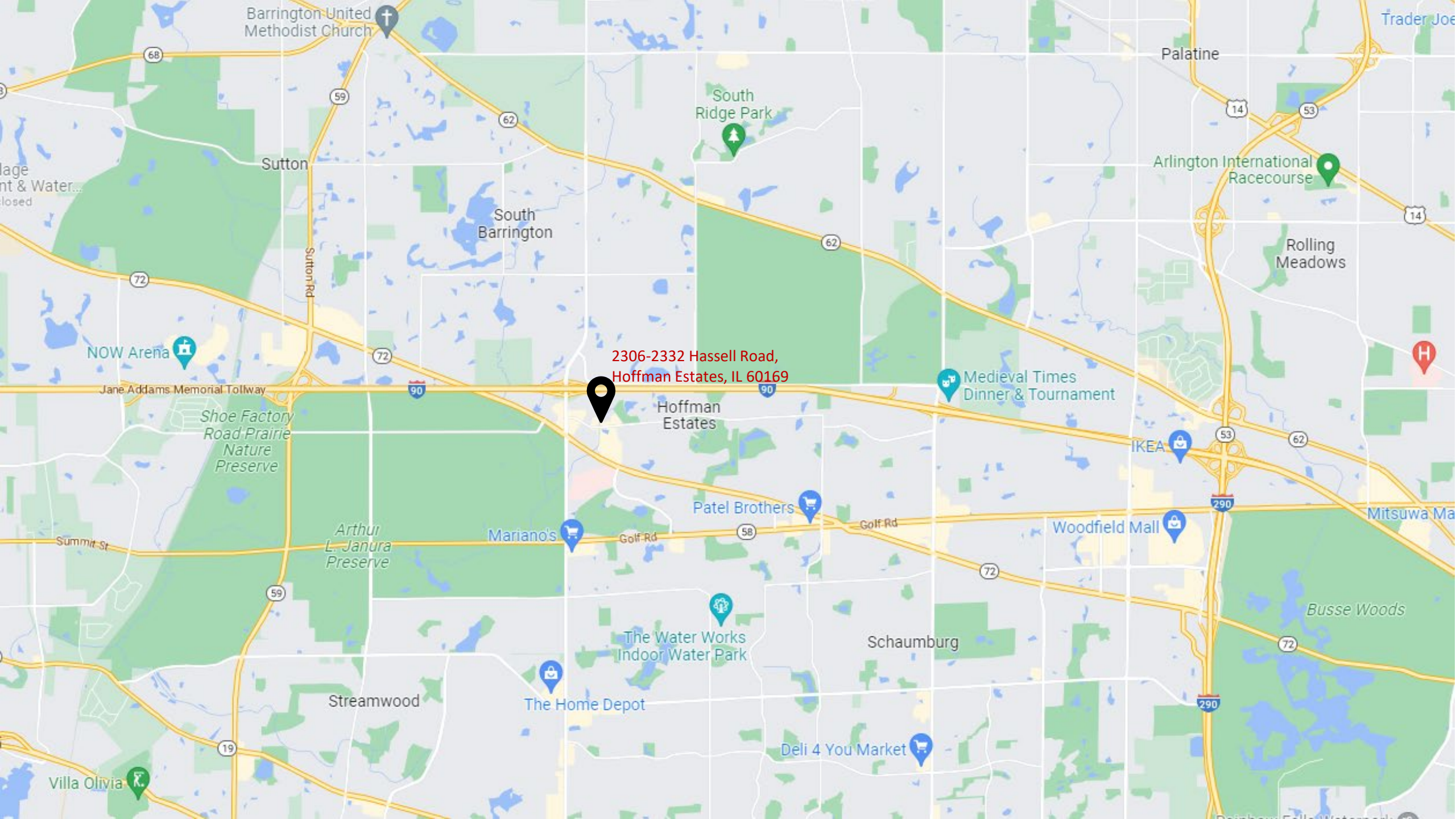
18,450

**2021 Median
Age:**

38

**2021 Median
Household Income:**

\$96,274



2306-2332 Hassell Road,
Hoffman Estates, IL 60169

Barrington United
Methodist Church

Trader Joe's

Palatine

South
Ridge Park

Arlington International
Racecourse

Sutton

South
Barrington

Rolling
Meadows

NOW Arena

Jane Addams Memorial Tollway

Shoe Factory
Road Prairie
Nature
Preserve

Hoffman
Estates

Medieval Times
Dinner & Tournament

IKEA

Summit St

Arthur
L. Janura
Preserve

Patel Brothers

Golf Rd

Woodfield Mall

Mitsuwa Ma

Mariano's

Golf Rd

Busse Woods

Streamwood

The Water Works
Indoor Water Park

Schaumburg

The Home Depot

Deli 4 You Market

Villa Olivia

04

FINANCIAL OVERVIEW

Rent Roll Summary

Unit	Unit Type	Status	Rent	SQFT	Rent/SF
2306-2308	Retail	Occupied	\$3,000.00	2405	\$14.97
2310	Retail	Occupied	\$2,695.00	3000	\$10.78
2312	Retail	Occupied	\$2,541.67	960	\$31.77
2314	Retail	Occupied	\$1,206.25	965	\$15.00
2316	Retail	Occupied	\$1,100.00	1100	\$12.00
2318-20	Retail	Vacant	\$3,000.00	1815	\$19.83
2322	Retail	Occupied	\$2,678.00	2550	\$12.60
2326	Retail	Occupied	\$2,813.77	1275	\$26.48
2328	Retail	Occupied	\$1,116.29	1275	\$10.51
2330	Retail	Occupied	\$1,559.88	1268	\$14.76
2332	Retail	Occupied	\$5,000.00	3825	\$15.69
		Deferred Rent	\$416.67		
TOTAL			\$27,127.53	20438	

Operating Statement

Number of Units	Type	Year 1	3-Y Pro Forma
		Monthly Income	Monthly Income
11	Commercial	\$27,174	\$29,433
	CAM	\$7,215	\$8,657
	Misc. Income (Fees, CAM Rec)	\$1,300	\$1,500
Total Scheduled Rent:		\$35,689	\$39,591
Monthly Gross Income:		\$35,689	\$39,590
Annual Gross Income:		\$428,268	\$475,080

Estimated Expenses	
Taxes	\$152,115
Insurance	\$11,476
Utilities	\$9,590
Repairs & Maint.	\$6,539
Snow Removal/Landscape	\$12,000
Management Fee 3%	\$18,013
Total Expenses:	\$209,733

CONTACT US

MILAN RUBENSTEIN
MANAGING PARTNER
CHICAGO, IL
312-868-0600 x200
818-445-3529

JEREMY WALLACE
105 W MADISON ST, SUITE 1901
CHICAGO, IL
312-868-0600 x201
815-600-1588

PRESENTED BY:
WINDY CITY RE, LLC

