

# 300-316 Gregory Court

Shorewood, IL 60404

INDUSTRIAL INVESTMENT OPPORTUNITY FOR SALE



john  
greene  
COMMERCIAL

# 300-316 Gregory Court | Shorewood, IL 60404

## INDUSTRIAL INVESTMENT OPPORTUNITY FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

Sale Price:	\$3,549,900
NOI:	\$248,883.97
Cap Rate:	7.01%
Building Size:	25,500± SF
Lot Size:	1.88 Acres
Clear Height:	20 ft
Sprinklers:	Wet
Power:	3 phase
Year Built:	2018
Zoning:	I-1 Shorewood
2024 Taxes:	\$48,830

### PROPERTY OVERVIEW

25,500± SF industrial building, zoned I-1 Shorewood, This fully leased multi-tenant building provides a reliable income source and requires minimal upkeep, making it an attractive investment opportunity for industrial and manufacturing businesses.

### PROPERTY HIGHLIGHTS

- Stable income stream
- Low maintenance

#### Chris Condon

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815.693.3005

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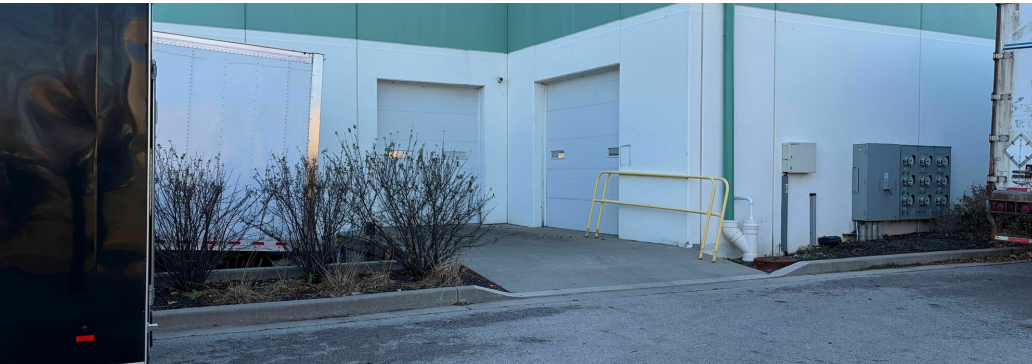
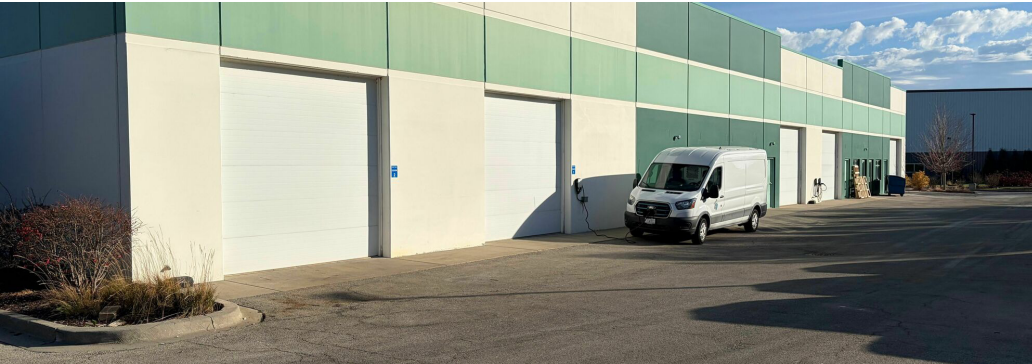




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### RENT ROLL

TENANT	UNIT	UNIT SIZE	LEASE TYPE	ANNUAL INCREASE	LEASE START	LEASE END	LEASE RATE	MONTHLY RENT	CAM/ TAX COLLECTED	RENEWAL OPTIONS
Avis Budget Car Rental	300, 310	5,250	NNN	2.5%	9/17/18	12/31/29	\$11.70	\$5,122.49	\$14,579.79	
A- Team Recyclers	302-306	9,375	MG	3%	8/3/17	7/31/30	\$11.86	\$9,268.47		(1) 5 year option
Troy School District	312-316	10,875	NNN	3%	9/1/29	12/31/29	\$9.35	\$8,465.62	\$30,200.99	(3) 3 year option

### INCOME & EXPENSES

#### INCOME DETAILS

Annual Rent:	\$274,278.96
CAM/Taxes Collected:	\$44,780.78
<b>TOTAL INCOME:</b>	<b>\$319,059.74</b>

#### EXPENSE DETAILS

Taxes:	\$48,830.74
Insurance:	\$5,297.00
Fire Alarm / Sprinkler:	\$2,123.88
ComEd:	\$749.11
Landscaping / Snow:	\$3,972.64
Plumbing / Water:	\$1,325.60
Management Fees:	\$7,876.80
<b>TOTAL EXPENSES:</b>	<b>\$70,175.77</b>

**NOI: \$248,883.97**

**CAP RATE: 7.01%**

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RETAILER MAP

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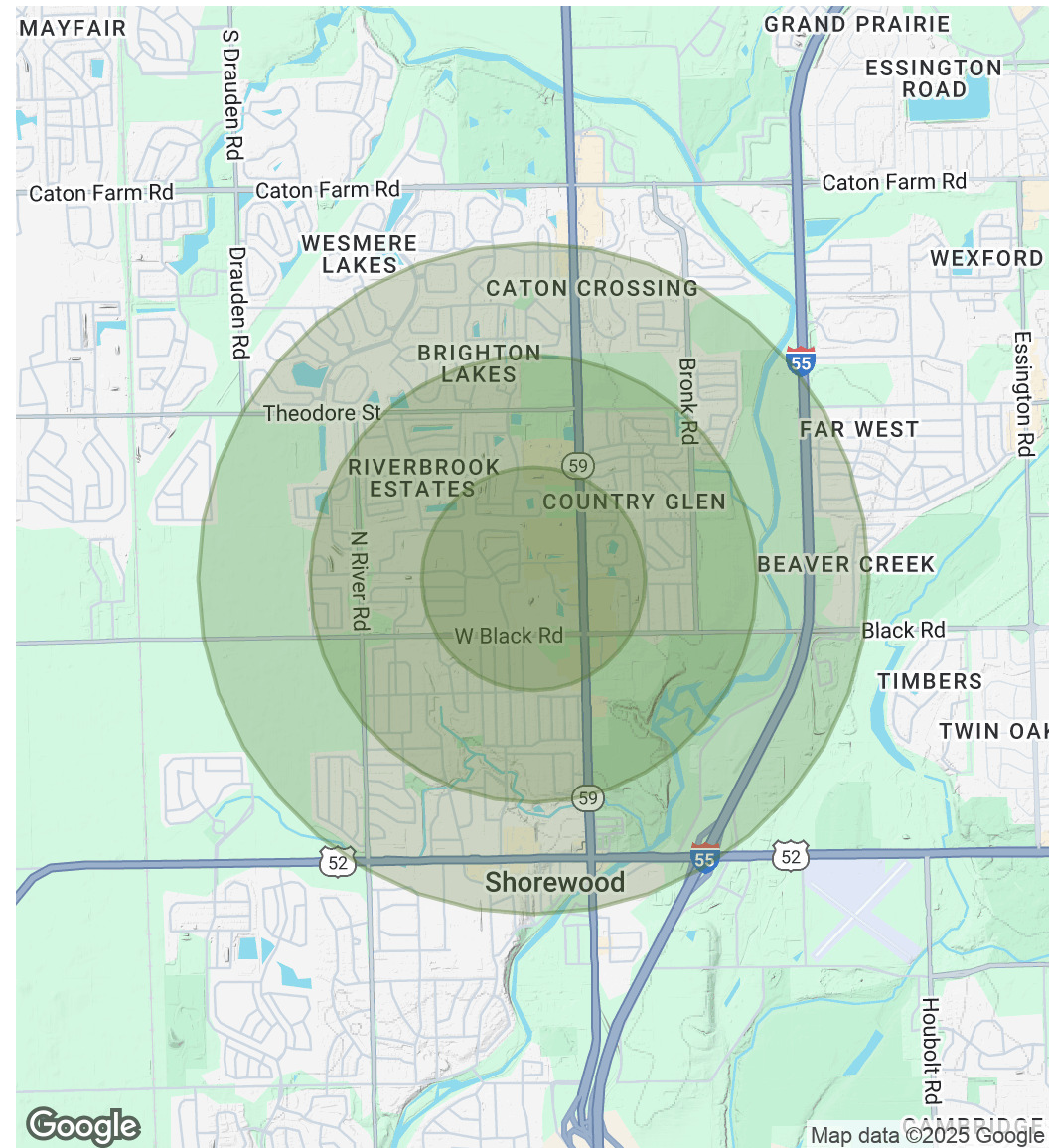
### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,906	11,694	20,651
Average Age	41	39	39
Average Age (Male)	38	38	38
Average Age (Female)	43	41	40

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,049	3,958	6,930
# of Persons per HH	2.8	3	3
Average HH Income	\$113,124	\$121,545	\$128,681
Average House Value	\$303,348	\$311,136	\$320,137

*Demographics data derived from AlphaMap*



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