

# INVESTMENT OPPORTUNITY

10991-10995 Ruth Road, Huntley, IL 60142

## PROPERTY FEATURES



### Investment Highlights

- Fully Leased Multi-Tenant Building with two established, long-term tenants in place
  - 19,927 SF building divided into three units (15,000 SF, 2,200 SF, 2,800 SF)
- Gross leases with tenants covering their own utilities | \$116,850 NOI | 6.91% Cap Rate
- Zoned M in the Village of Huntley providing flexible opportunity for industrial uses
- Excellent location in Huntley | 1 Mile to IL Route 47 and approx. 4 miles to I-90 access
  - Municipal water and sanitary service to site
- Affluent Population with Average Household Income Exceeding \$135,517 Within 1 Mile Radius

### PROPERTY SPECIFICATIONS

OFFERING:	Fully Leased Multi-Tenant Industrial Building
PRICING:	\$1,690,000   \$85 SF
ACRES:	1.55 ACRES
BUILDING:	19,927 SF
AGE:	2002
DIVISIBLE:	NO
ZONING:	M (Village of Huntley)
UTILITIES:	Municipal Water & Sanitary
TENANTS:	HUGS Gymnastics -15,000 SF Dance Force Studios - 2,200 SF -2,800 SF
NOI:	\$116,850
TAXES:	\$41,506.30 (2024)
LOCATION:	1 Mile to IL-47 4 Miles to Interstate 90

### Offered By:

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EXISTING SITE



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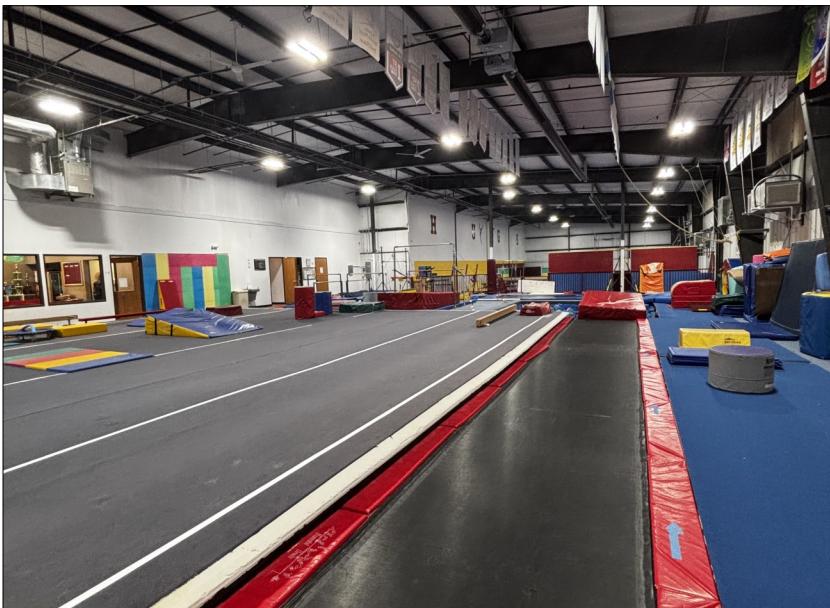
**HUGS Gymnastics**  
**15,000 SF**



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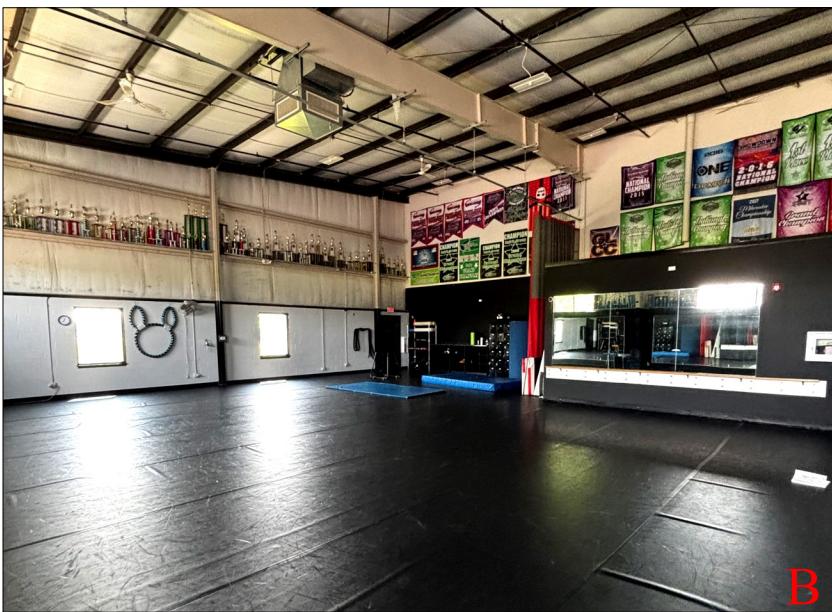
**Dance Force Studios**  
Two Units: A. 2,200 SF  
B. 2,800 SF



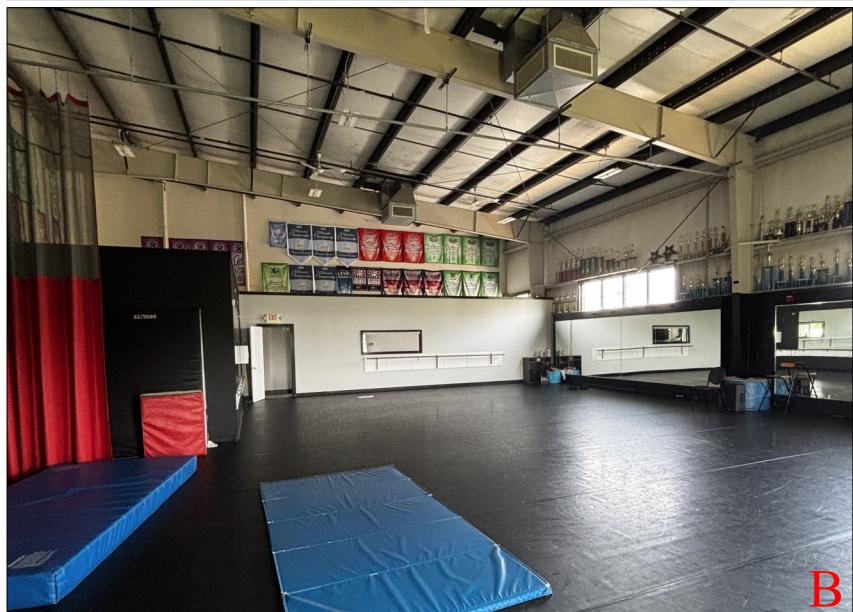
A



A



B



B

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## RENT ROLL

RENT ROLL 10991-10995 RUTH ROAD, HUNTLEY, IL														
Bldg.	Tenant	Tenant Since	Lease Term		Sq Ft	% of Rentable SF	Per SF	Rent Month	Rent Annual	Per SF	CAMIT Month	CAMIT Annual	Total Income	Tenant Pays Electric / Gas
10991	Huntley Gymnastics	10/1/2018	10/1/2024	10/1/2026	15,000	75%	\$ 8.00	\$ 10,000	\$ 120,000	\$ -	\$ -	\$ -	\$ 120,000	Yes
Notes: * Tenant signed initial six (6) year lease term on 10/1/2018, expired on 10/1/2024 * Tenant exercised two year option on 10/1/2024, expires on 10/1/2026 * Tenant has one (1) two (2) year option remaining														
10993	Dance Force, LLC	10+ Years	6/1/2024	5/31/2027	2,200	11%	\$ 11.80	\$ 2,163	\$ 25,956	\$ -	\$ -	\$ -	\$ 25,956	Yes
Notes: * Rent increases to \$2,228 per month on June 1, 2026 * No options														
10995	Dance Force, LLC	10+ Years	6/1/2024	5/31/2027	2,800	14%	\$ 11.04	\$ 2,575	\$ 30,900	\$ -	\$ -	\$ -	\$ 30,900	Yes
Notes: * Rent increases to \$2,652.25 per month on June 1, 2026 * No options														
<b>TOTAL</b>				<b>20,000</b>	<b>100.00%</b>	<b>\$ 8.84</b>	<b>\$ 14,738</b>	<b>\$ 176,856</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 176,856</b>	

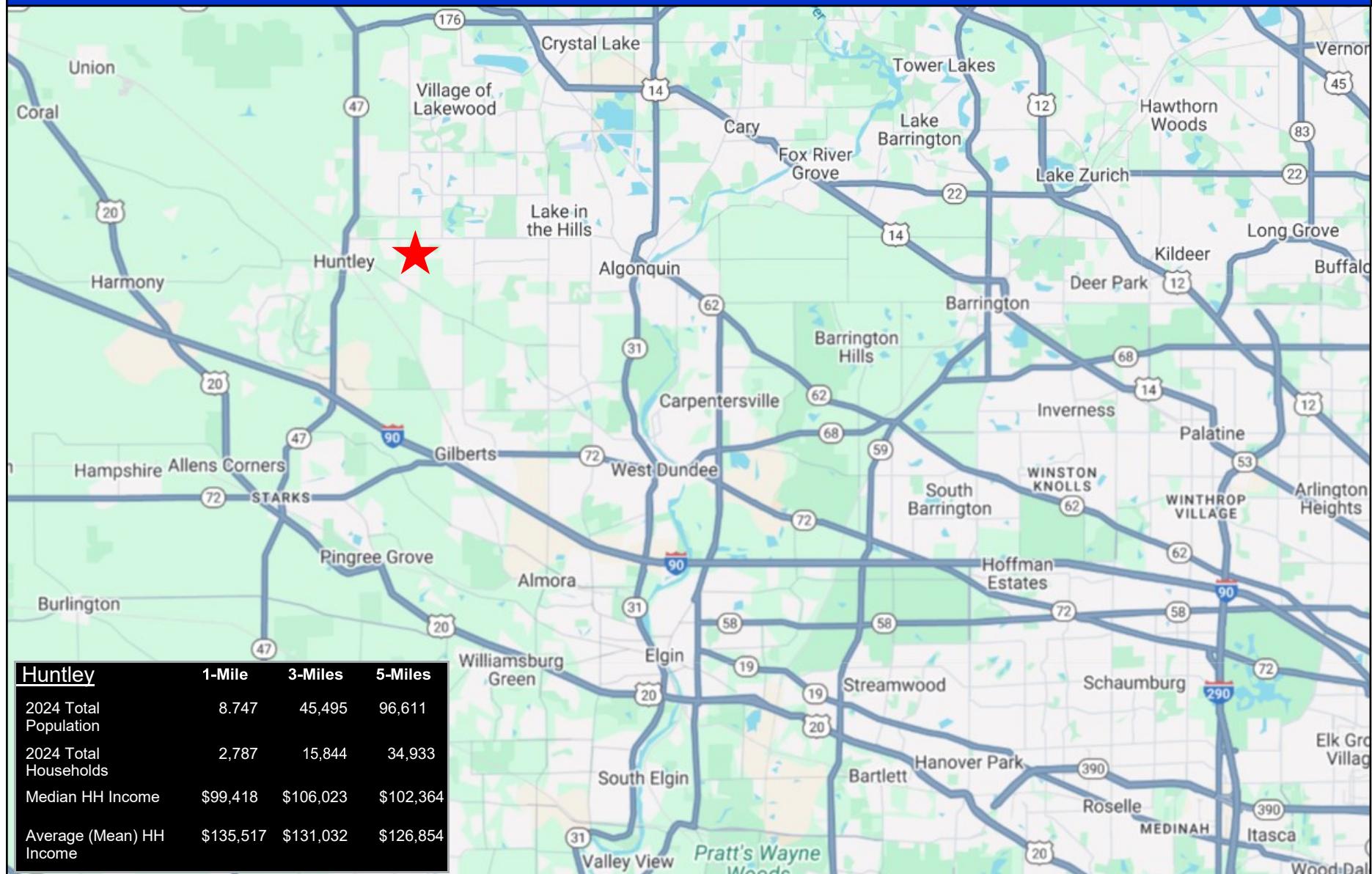
EXPENSES 10991-10995 RUTH ROAD, HUNTLEY, IL			
EXPENSE	CURRENT	PER SF	%
Accounting / Mgt	\$ -	\$ -	0.00%
CAM (Maintenance)	\$ 5,000	\$ 0.25	8.33%
Electric	\$ -	\$ -	0.00%
Gas	\$ -	\$ -	0.00%
Insurance	\$ 6,000	\$ 0.30	10.00%
Misc	\$ -	\$ -	0.00%
Real Estate Taxes (2024)	\$ 41,506	\$ 2.08	69.17%
Repairs	\$ 5,000	\$ 0.25	8.33%
Comcast	\$ -	\$ -	0.00%
Reserves	\$ 2,500	\$ 0.13	4.17%
Scavenger	\$ -	\$ -	0.00%
Snow Plowing/Landscape	\$ -	\$ -	0.00%
Water & Sewer	\$ -	\$ -	0.00%
<b>TOTAL EXPENSES</b>	<b>\$ 60,006</b>	<b>\$ 3.00</b>	<b>100%</b>



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## STREET MAP



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