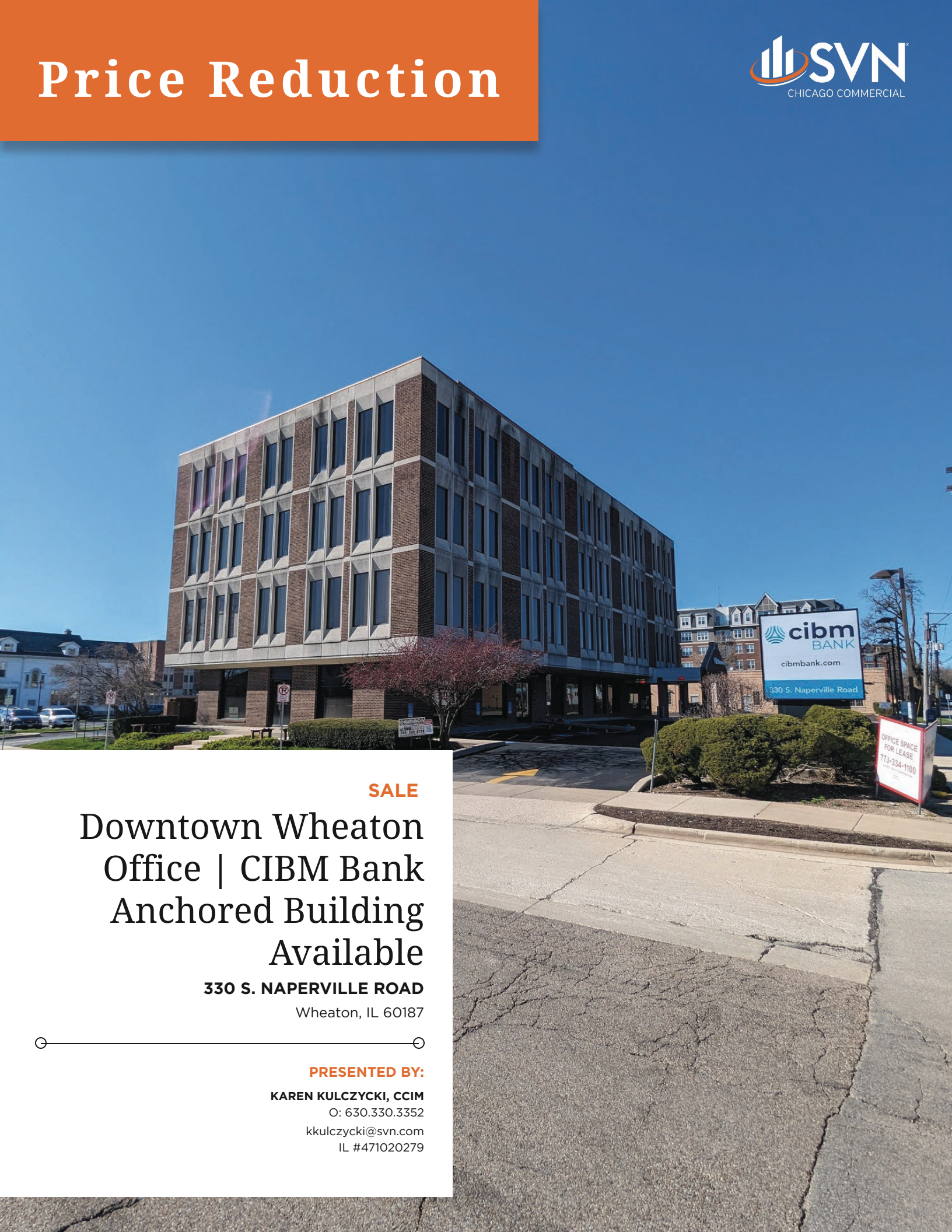


# Price Reduction



**SALE**

## Downtown Wheaton Office | CIBM Bank Anchored Building Available

**330 S. NAPERVILLE ROAD**

Wheaton, IL 60187

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

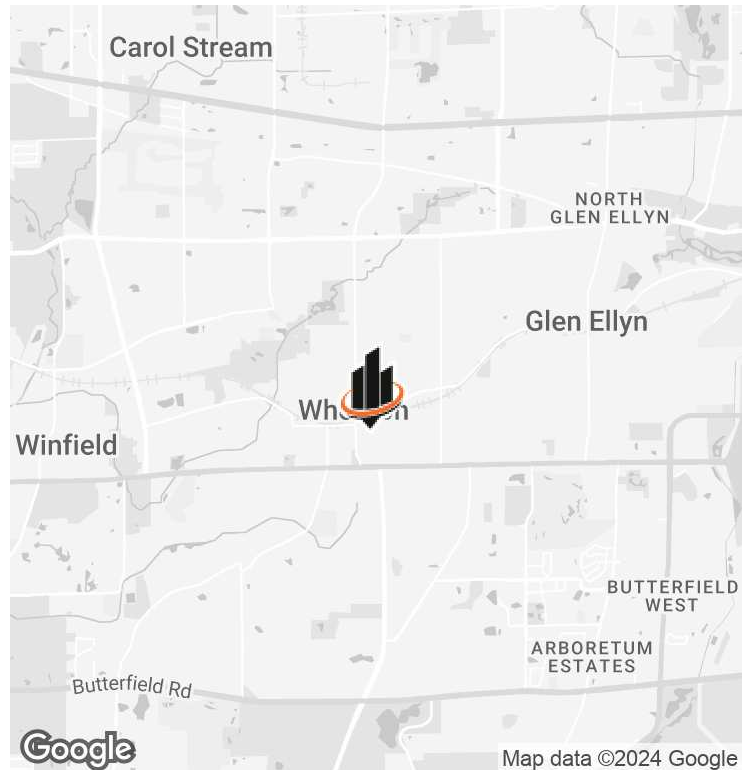
O: 630.330.3352

kkulczycki@svn.com

IL #471020279



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$1,975,000</b>
<b>BUILDING SIZE:</b>	35,400 SF
<b>LOT SIZE:</b>	0.6 AC plus 0.2 AC additional parking lot
<b>PRICE / SF:</b>	\$55.79
<b>TAXES (2022):</b>	\$1.47/SF
<b>AVAILABLE UNITS:</b>	7 Units Available (Divisible to 9)
<b>BUILT/RENOVATED:</b>	1974/2007
<b>APN:</b>	05-16-325- 012; 05-16- 330-016

## PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 330 S. Naperville Road the CIBM Bank anchored Building located in the heart of downtown Wheaton, Illinois. This ±35,400 SF, four-story free-standing executive office building with lower level, 23 executive suites with 72% occupancy, a common area amenity with vending, high-quality finishes throughout, a variety of professional tenant mix, floor-to-ceiling windows in each unit, full-service leasing, ample parking with additional overflow parking lot, and highly visible. Fifth-floor rooftop mechanicals and lower-level storage. Walk to Wheaton West Line (Metra) train station or downtown restaurants and retail shops. DuPage County taxes. Priced below replace cost, value-add opportunity for an investor or owner/user.

## PROPERTY HIGHLIGHTS

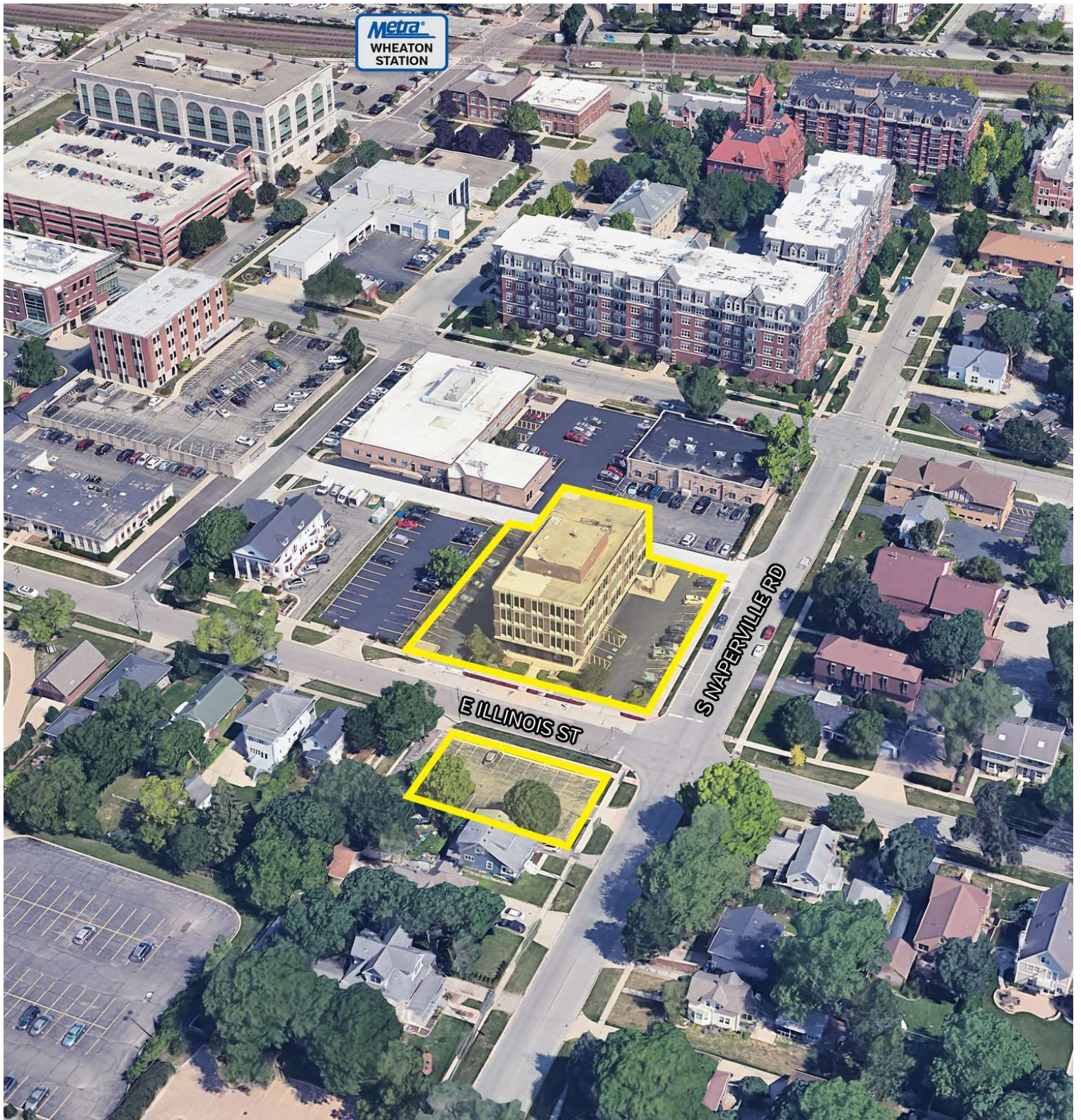
- +/- 35,400 SF Professional Office | 0.6 AC plus 0.2 AC Lot
- 4-Story | Multi-Tenant | 23 Executive Suites
- Floor to Ceiling Windows | Common Breakroom Area
- Bank Anchored with Drive-Thru Window and ATM
- Ample Parking plus Overflow Lot
- Walk to Wheaton West Line (Metra) train station
- Well Maintained | Low DuPage County Taxes

### KAREN KULCZYCKI, CCIM

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279



# AERIAL PHOTO



**KAREN KULCZYCKI, CCIM**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279



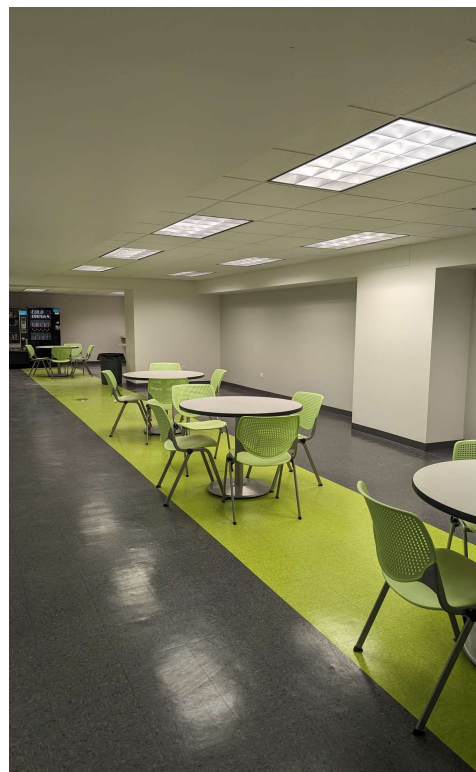
# RETAIL AREA AND TRAFFIC COUNT



**KAREN KULCZYCKI, CCIM**  
 O: 630.330.3352  
 kkulczycki@svn.com  
 IL #471020279



## COMMON AREAS AND EXTERIOR PHOTOS



**KAREN KULCZYCKI, CCIM**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

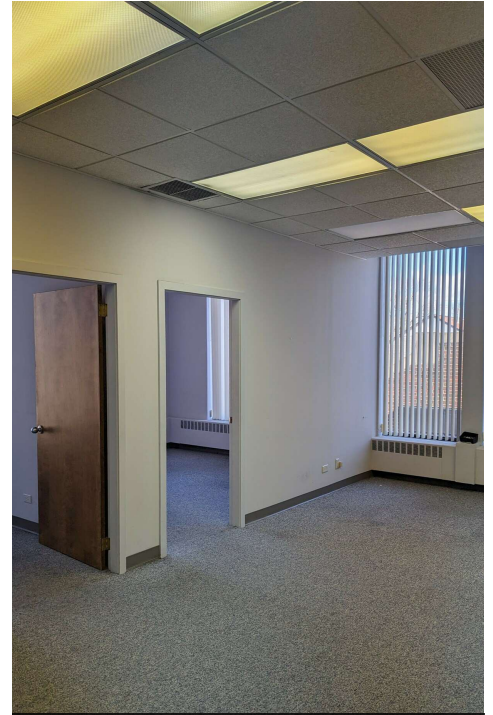




Suite 103



Suite 202



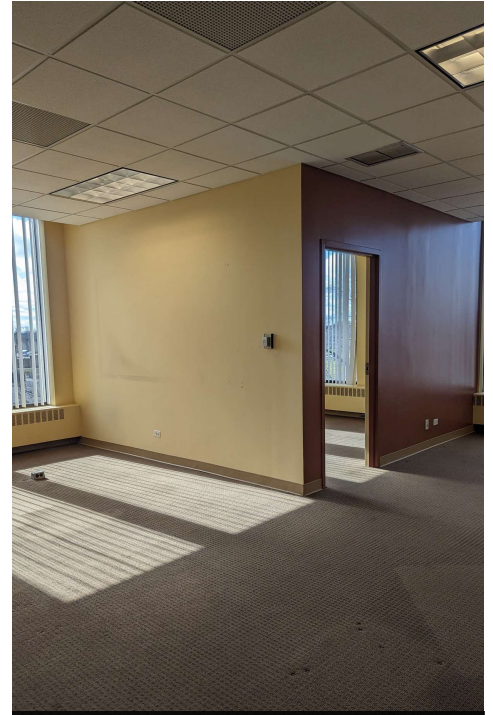
Suite 210



Suite 306



Suite 400-401



Suite 408

**KAREN KULCZYCKI, CCIM**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279



# ADDITIONAL AERIAL PHOTOS



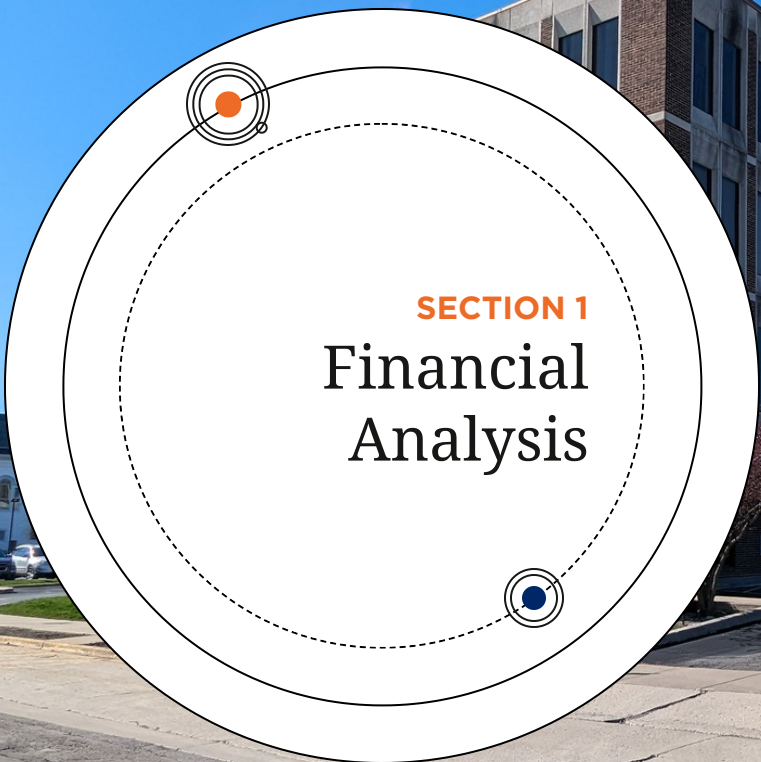
**KAREN KULCZYCKI, CCIM**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279





**SECTION 1**  
**Financial  
Analysis**





# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	Bank	3,500 SF	9.89%	\$43.37	\$151,800.00	6/01/2015	5/31/2030
102	Homebuild/Design	470 SF	1.33%	\$19.91	\$9,360.00	2/1/2023	1/31/2027
103	Interior Design	735 SF	2.08%	\$16.33	\$12,000.00	8/01/2024	MTM
200	Attorney	830 SF	2.34%	\$17.58	\$14,592.00	4/1/2022	3/31/2026
202	Vacant	1,070 SF	3.02%	-	-	-	-
204	Logistics	600 SF	1.69%	\$19.80	\$11,880.00	12/1/2014	MTM
206	Financial Advisor	1,390 SF	3.93%	\$20.39	\$28,344.00	11/01/2023	10/31/2026
208	Attorney	650 SF	1.84%	\$21.69	\$14,100.00	2/01/2013	1/31/2026
210	Engineer Firm	1,007 SF	2.84%	\$18.00	\$18,126.00	05/01/2024	04/30/2025
220	Financial Advisor	1,079 SF	3.05%	\$21.76	\$23,484.00	10/01/2017	MTM
240	Vacant	741 SF	2.09%	-	-	-	-
300-310	Engineer Firm	2,510 SF	7.09%	\$21.44	\$53,808.00	12/01/2017	11/30/2025
304	Vacant	772 SF	2.18%	-	-	-	-
306-308	Vacant	2,678 SF	7.56%	-	-	-	-
312	Financial Advisor	660 SF	1.86%	\$20.80	\$13,728.00	5/01/2023	04/30/2026
400-401	Vacant	2,557 SF	7.22%	-	-	-	-
402	Vacant	931 SF	2.63%	-	-	-	-
404	Attorney	700 SF	1.98%	\$22.49	\$15,744.00	2/01/2013	MTM
405	Attorney	1,694 SF	4.79%	\$22.54	\$38,188.20	9/01/2022	8/31/2027
408	Vacant	1,045 SF	2.95%	-	-	-	-
<b>TOTALS</b>		<b>25,619 SF</b>	<b>72.36%</b>	<b>\$286.11</b>	<b>\$405,154.20</b>		
<b>AVERAGES</b>		<b>1,281 SF</b>	<b>3.62%</b>	<b>\$22.01</b>	<b>\$31,165.71</b>		

**KAREN KULCZYCKI, CCIM**

O: 630.330.3352  
 kkulczycki@svn.com  
 IL #471020279



# INCOME & EXPENSES

## INCOME SUMMARY

DOWNTOWN WHEATON OFFICE | CIBM BANK ANCHORED BUILDING AVAILABLE

---

GROSS INCOME	\$405,154
--------------	-----------

## EXPENSES SUMMARY

DOWNTOWN WHEATON OFFICE | CIBM BANK ANCHORED BUILDING AVAILABLE

---

TAXES (2023) PROPERTY AND LAND	\$52,092
INSURANCE	\$11,661
LANDSCAPE / SNOW REMOVAL	\$10,805
WASTE DISPOSAL	\$8,815
CLEANING SERVICE / JANITORIAL	\$34,485
BUILDING REPAIRS AND MAINTENANCE	\$13,569
FIRE ALARM MONITORING AND MAINTENANCE	\$2,905
ELEVATOR INSPECTION AND REPAIR	\$6,145
HVAC REPAIR AND MAINTENANCE	\$22,867
UTILITIES (ELECTRIC, GAS, WATER & SEWER)	\$116,223
PROPERTY MANAGEMENT FEES	\$22,543
OPERATING EXPENSES	\$302,109

---

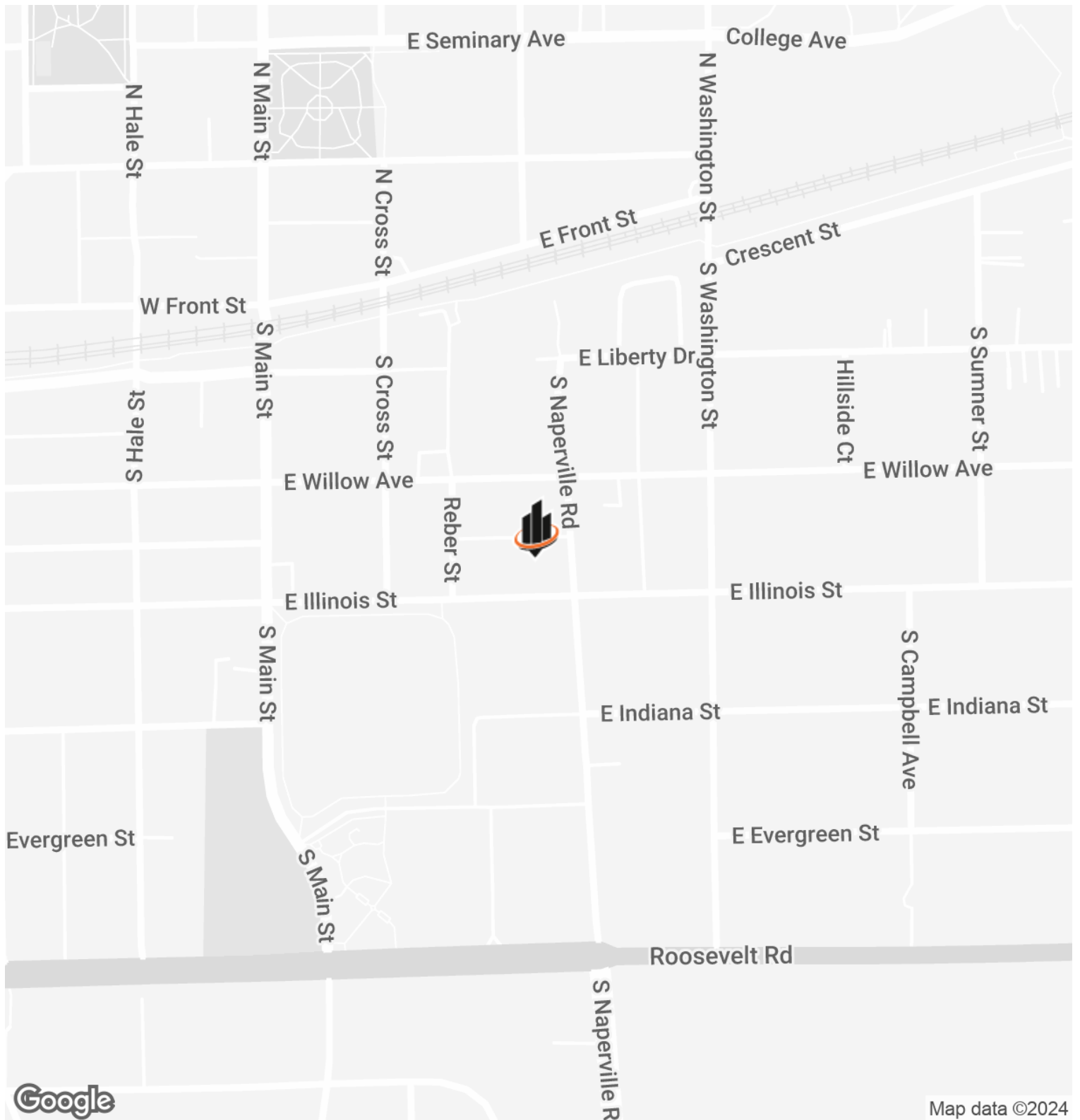
NET OPERATING INCOME	\$103,045
----------------------	-----------

**KAREN KULCZYCKI, CCIM**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279



# LOCATION MAP



**KAREN KULCZYCKI, CCIM**

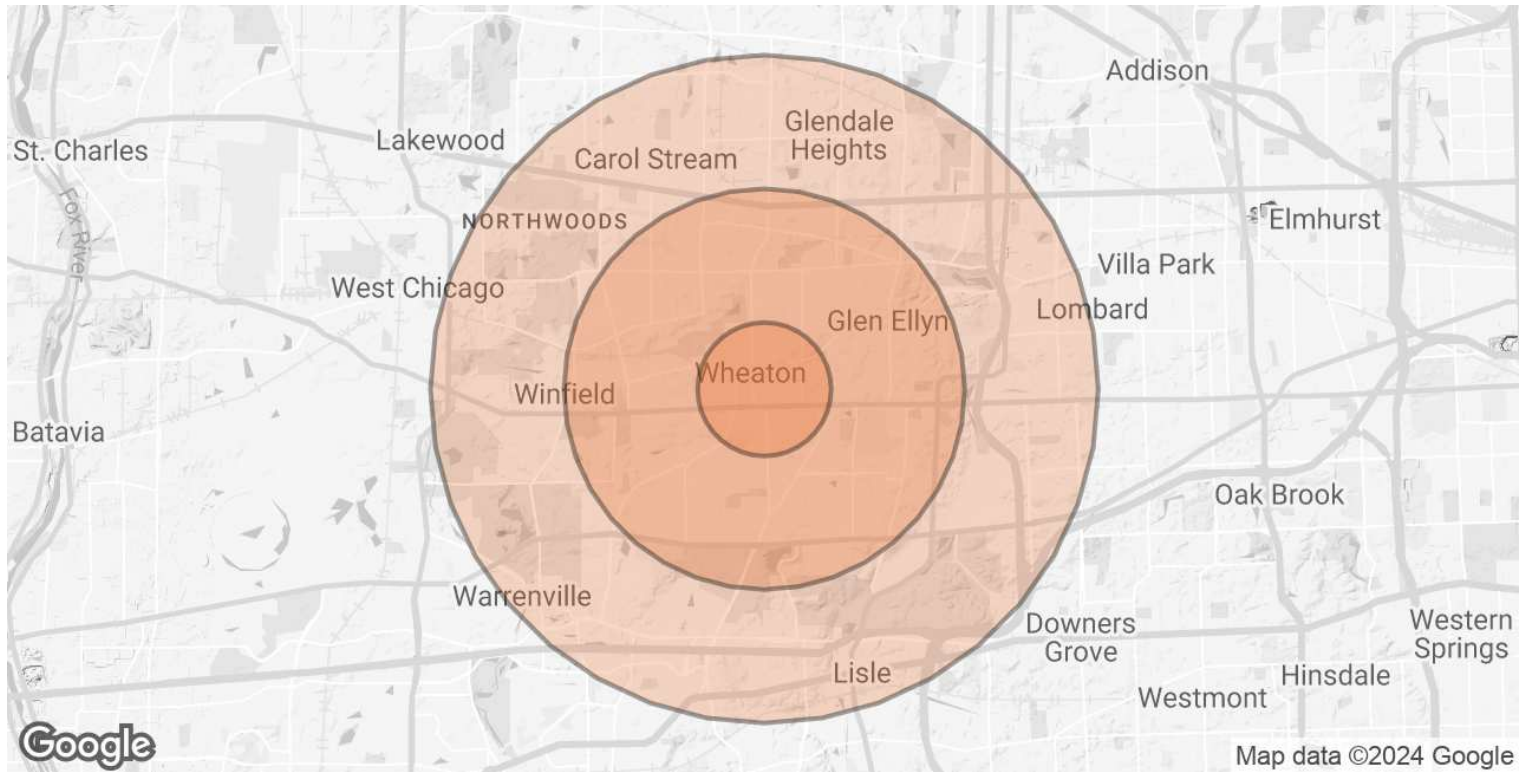
O: 630.330.3352

kkulczycki@svn.com

IL #471020279



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,185	103,227	229,826
AVERAGE AGE	34.6	40.0	39.4
AVERAGE AGE (MALE)	33.6	38.5	38.5
AVERAGE AGE (FEMALE)	36.2	41.7	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,203	40,251	88,733
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$129,615	\$134,972	\$118,246
AVERAGE HOUSE VALUE	\$371,260	\$380,553	\$321,181

2020 American Community Survey (ACS)

**KAREN KULCZYCKI, CCIM**

O: 630.330.3352  
 kkulczycki@svn.com  
 IL #471020279



## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**KAREN KULCZYCKI, CCIM**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279