

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



420 Wylie, Units 101-127;  
440 Wylie  
Normal, Illinois

480-482 Wylie  
Normal, Illinois



## Crossroads Center: Flex-Office Investment

### ADDRESS

420 Wylie  
480-482 Wylie  
Normal, Illinois

### SIZE

62,317 sq. ft.

### NOI

\$322,303

### CAP RATE

9.62%

### YEAR BUILT

1998

### ZONING

B-1 by Town of Normal

### Flex and Office Condo Package

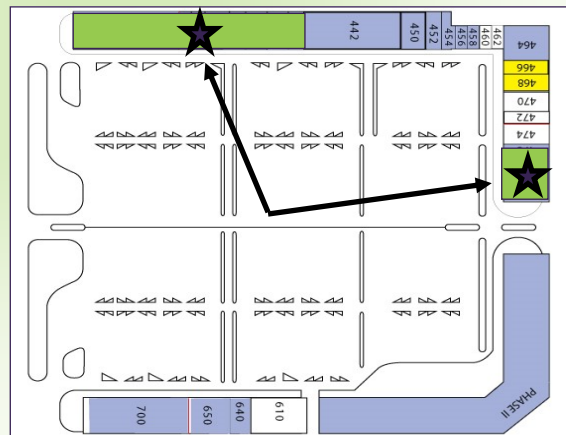
**\$3,075,000**

**9.62% Cap**

Fully leased investment opportunity including approx. 62,317 sq. ft. of flexible use space.

ACC Exlectronix, the anchor tenant, occupies approx. 51,637 sq. ft. of space. They are an electronic manufacturing and assembly service company, supplying rugged products to serve customers in the industrial, agricultural, off-road, construction, and mining markets. They have been in business since 1976.

Greater Love Church occupies approx. 10,680 sq. ft. They are a rapidly growing faith community, taking advantage of the property's easily accessible location and abundant parking.



**Laura Pritts**  
Designated Managing Broker  
[lptritts@axis360.co](mailto:lptritts@axis360.co)  
(309) 824-0507

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**FINANCIAL ANALYSIS**

**420 & 480-482 Wylie Drive**

Normal, Illinois

Flex-Office Investment

**Gross Rental Income**

<u>Unit</u>	<u>Sq. Ft.</u>	<u>Annual Rent</u>	<u>Lease Exp</u>
420 Wylie, #101-127 (ACC Electronix)	45,831	\$386,105	9/28/2028 <i>(May consider extending to 5 years)</i>
440 Wylie (ACC Electronix)	5,806	\$47,841	9/28/2028 <i>(May consider extending to 5 years)</i>
480-482 Wylie (Greater Love)	<u>10,680</u>	<u>\$78,000</u>	8/31/2026
	62,317	\$511,946	

**GROSS OPERATING INCOME** \$511,946

**Less: Operating Expenses**

Taxes	\$70,615
Insurance	\$3,116
Condo Fees (\$1.86 psf) <i>(Includes roof, landscaping, snow and exterior maintenance)</i>	\$115,912

**TOTAL OPERATING EXPENSES** (\$189,643)

**NET OPERATING INCOME** \$322,303

**INVESTMENT ANALYSIS**

Sale Price	\$3,350,000
Initial Investment (20%)	\$670,000
Mortgage (80%)	\$2,680,000
Net Operating Income	\$322,303
Debt Service (6.75%, 25 yr)	\$222,197
Cash Flow Before Taxes	\$100,106
Principle Reduction (1st Year)	\$42,599

**RATIOS (PROFORMA)**

Cash on Cash Return	14.94%
Equity Return (including principle reduction)	21.30%
Debt Coverage Ratio	1.45
Cap Rate	9.62%



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**PROPERTY SUMMARY**

**TENANT: ACC Electronix: 420 Wylie**

**Lease Exp: 9/28/2028** *(may consider extending prior to a new 5 year lease)*

<b>51,637 sq. ft.</b>	<u>TAX ID</u>		<u>9/5/2024</u>
Rally Holdings	14-31-403-001	\$	5,579.52
Rally Holdings	14-31-303-023	\$	7,013.10
Rally Holdings	14-31-303-022	\$	9,013.78
Rally Holdings	14-31-303-021	\$	4,001.20
ACC Electronix Partners	14-31-303-020	\$	2,841.24
ACC Electronix Partners	14-31-303-019	\$	18,331.30
ACC Electronix Partners	14-31-303-018	\$	5,108.18
Rally Holdings	14-31-303-017	\$	3,837.30
Rally Holdings	14-31-303-016	\$	2,862.56

**TENANT: Greater Love Church: 480-482 Wylie**

**Lease Exp: 8/31/2026**

<b>10,680 sq. ft.</b>	<u>TAX ID</u>		
	14-31-101-007	\$	12,027.04

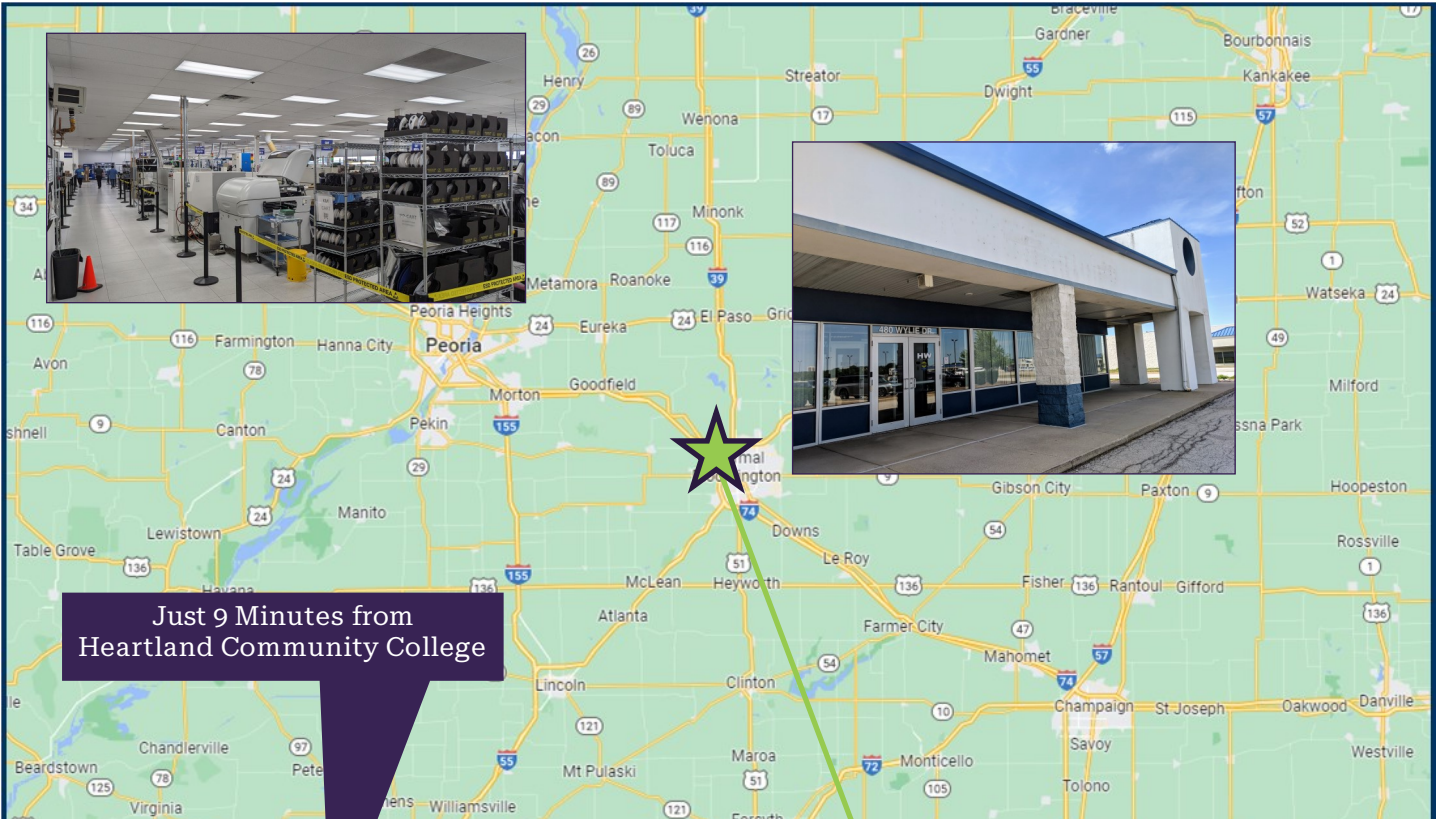
<b>Total Sq. Footage</b>			
<b>62,317 sq. ft.</b>		<b>\$</b>	<b>70,615.22</b>



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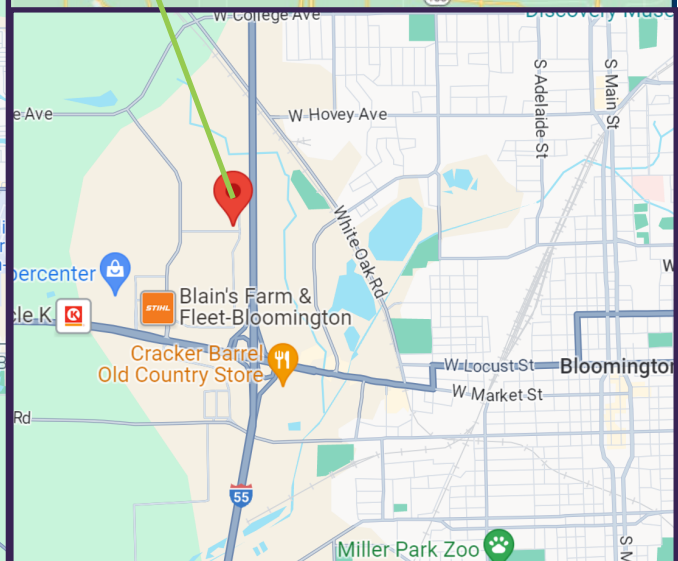


Just 9 Minutes from  
Heartland Community College



Just 6 Minutes from Rivian:

[Rivian growth drives Bloomington-Normal jobs numbers](#) (link to article)



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## BLOOMINGTON-NORMAL MCLEAN COUNTY, ILLINOIS

The Bloomington-Normal area is a vibrant community of approx. 168,000. It is a financial, manufacturing and educational hub located in the heart of Illinois at the intersections of I-39, I-55 and I-74, and within an easy two-hour drive of Chicago, St. Louis and Indianapolis.

Bloomington-Normal is a unique market thanks to its diversified economic and educational profile. There is energy and optimism in the local culture with excellent colleges and universities like the thriving Illinois State University (approx. 21,000 students), Illinois Wesleyan University, which is a top tier private school, and Heartland Community College, a rapidly expanding community college, working closely with local employers to provide strong local talent. Home to State Farm Insurance, Country Financial, and Rivian Automotive, the Bloomington-Normal workforce exemplifies the hardworking values of the Midwest.

It is a clean, growing city with an excellent reputation, earning #2 best metro area in the nation to live, work and have fun-Smart Asset (2023); Top 10 Most Livable College Towns-Strategistico (2022); #1 Happiest Cities-Zippia (2020); and #23 America's Best Small Cities-Best Cities (2020)

### Top Employers Include:

- State Farm Insurance (Headquarters): 14,000+/-
- Rivian Automotive: 7,800 +/-
- Illinois State University: 3,885 +/-
- Country Financial: 3,718 +/-
- Carle BroMenn Medical Center: 2,278 +/-
- OSF Healthcare: 1,286 +/-

Bloomington-Normal is a growing and thriving community with expanding employers.

It's never been a better time to invest in Bloomington-Normal!



Rivian, an electric car company, has invested more than \$1 billion in a manufacturing plant in Normal, IL. They started delivering vehicles to customers in September 2021, and currently employ approx. 7,800 locally. The arrival of Rivian has led to large investments in education including a new \$15M robotics program at Heartland Community College geared towards training electric vehicle technicians, and a new \$44M engineering program at Illinois State University.



In October 2021, Ferrero Group, the Italian chocolatier, confirmed that it will begin building its first production facility in the United States in Bloomington at a cost of \$75 million.



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