

Offering Summary

Sale Price:	Subject to Offer
Net Operating Income:	\$70,953
Building Size:	10,590 SF
Occupancy:	80%
Year Built:	1985
Zoning:	Office

Property Overview

Single-story office building consisting of 10,590 SF, known as Woodfield Lake Office Court IV, in Schaumburg, IL (Chicago MSA). The building consists of six (6) units, of which four (4) are occupied. At the current 80% occupancy rate, the building produces a NOI of approximately \$70,953. The existing tenant mix includes Personal Growth Associates, the largest tenant in 3,730 SF, along with tenants Best Brains in 2,501 SF, Wellesence MD in 1,265 SF, and IDA Solutions in 982 SF. The offering presents an opportunity to purchase a well occupied office building in Chicago's western suburbs with an excellent location approximately five (5) miles from the I-90/I-290 Interchange. Additionally, the property is just over two (2) miles from I-90 and within close proximity to a number of restaurant and dining options, including Woodfield Mall, which is just over one (1) mile to the east.

Property Highlights

- 80% occupied with an in-place NOI of approximately \$70,953
- Located just over two (2) miles from Interstate 90 and approximately five (5) miles from the I-90/I-290 Interchange
- Surrounded by dining and shopping options including Woodfield Mall, just over one (1) mile to the east

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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
A	Wellessence MD	1,265 SF	11.95%	\$19.32	\$24,444	02/01/2022	07/31/2026
CD	Personal Growth Associates	3,730 SF	35.22%	\$18.50	\$69,005	08/01/2018	07/31/2025
E	IDA Solutions	982 SF	9.27%	\$17.50	\$17,185	07/01/2020	08/31/2027
G	Best Brains	2,501 SF	23.62%	\$16.81	\$42,042	10/01/2019	09/30/2025
F	Vacant	874 SF	8.25%	-	-	-	-
H	Vacant	1,238 SF	11.69%	-	-	-	-
Totals		10,590 SF	100%	\$72.13	\$152,676		

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Income Summary

Gross Income	\$152,676
Common Area Maintenance	\$83
Real Estate Tax	\$809
Vacancy Cost	\$0
Gross Income	\$153,568

Expenses Summary

Assessments	\$13,040
Alarm Service	\$876
Heat & Gas	\$636
General Insurance	\$2,094
License, Fees & Dues	\$120
Maintenance Agreements - HVAC	\$891
Power & Light	\$470
Professional Fees - R.E. Tax	\$6,827
Repairs - General	\$455
Water and Sewer	\$840
Real Estate Taxes	\$56,366
Operating Expenses	\$82,614

Net Operating Income	\$70,953
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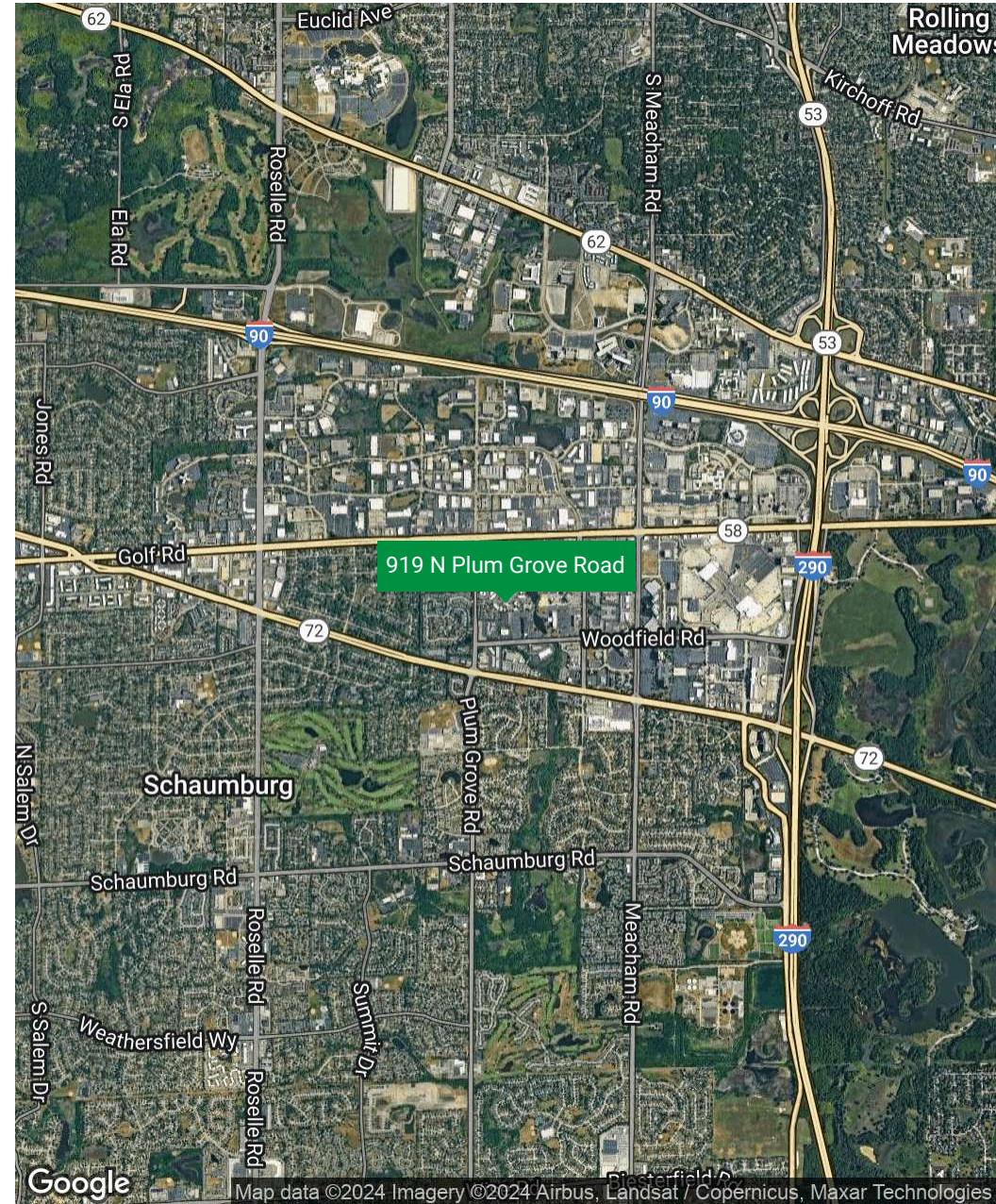
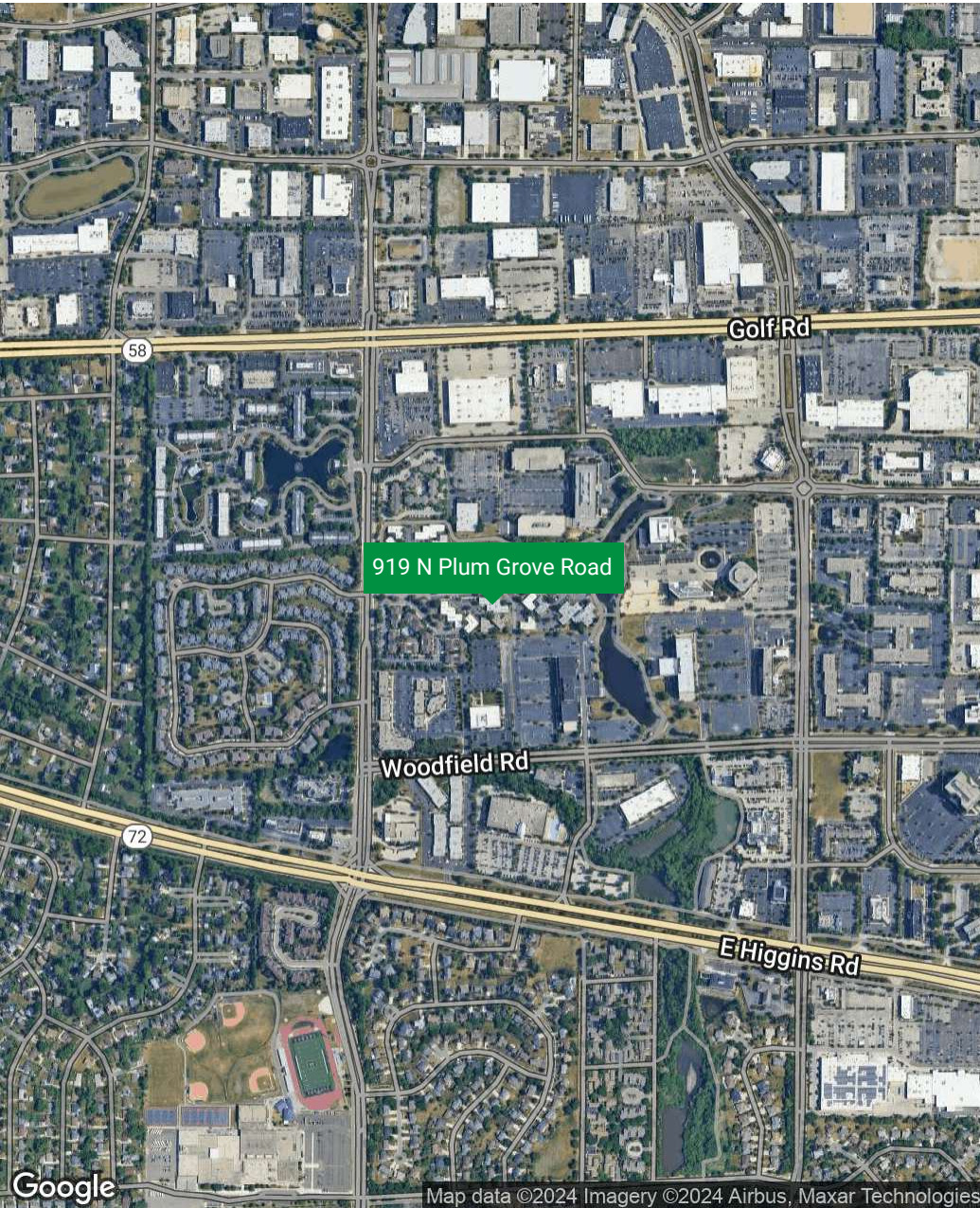
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FOR SALE | 919 N PLUM GROVE ROAD

LOCATION MAP



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ADDITIONAL PHOTOS



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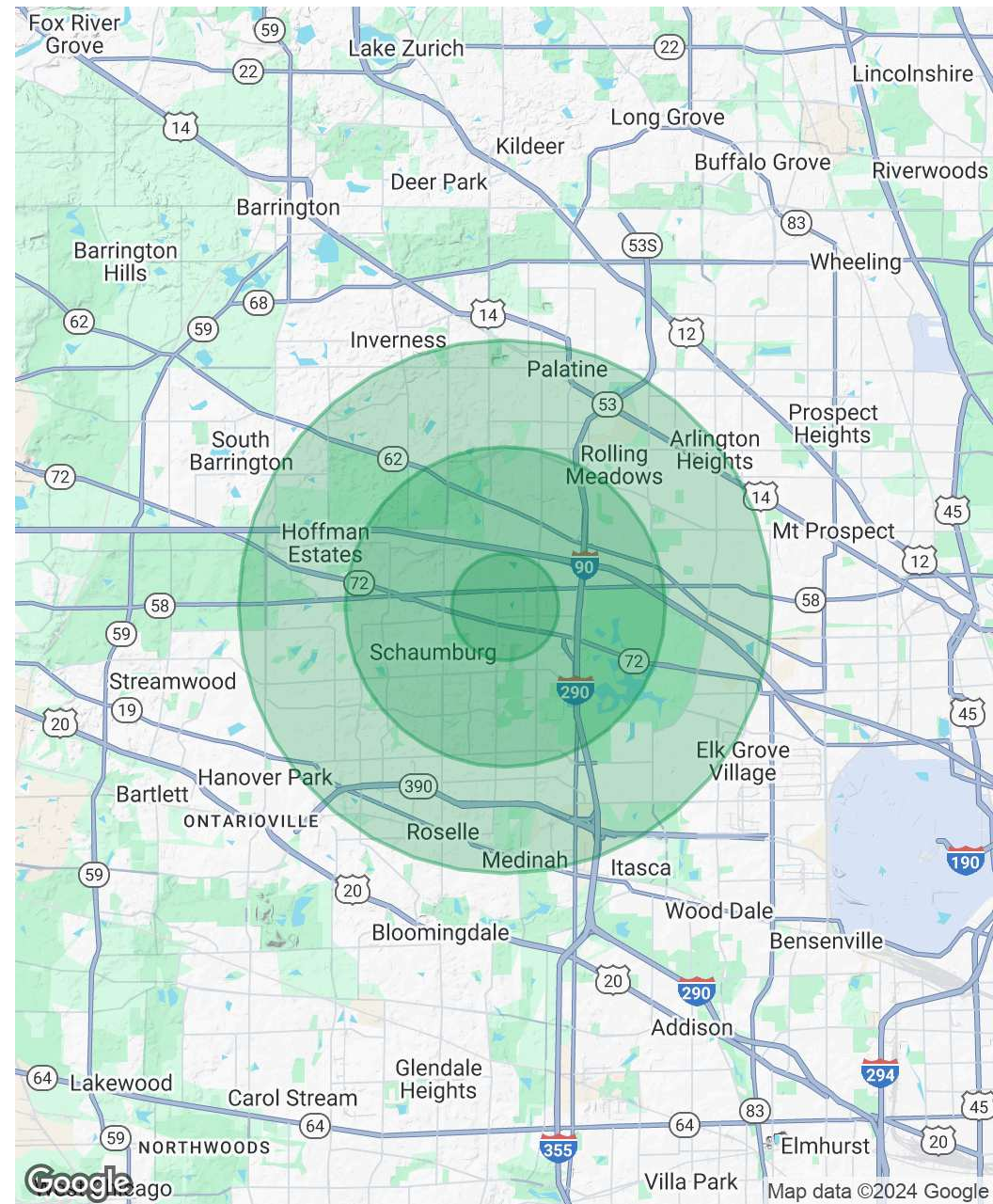
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,929	91,770	252,116
Average Age	35.1	37.5	38.9
Average Age (Male)	35.1	36.1	37.6
Average Age (Female)	35.3	38.9	40.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,633	38,002	98,547
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$80,991	\$83,644	\$88,834
Average House Value	\$247,129	\$291,339	\$336,684

* Demographic data derived from 2020 ACS - US Census



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