



OFFERING MEMORANDUM

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Lake Villa, IL 60046

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Demographics

Exclusively Marketed by:



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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	850 Tower Drive Lake Villa IL 60046
COUNTY	Lake
BUILDING SF	18,800 SF
LOT SIZE	1.7
YEAR BUILT	2006

FINANCIAL SUMMARY

PRICE	\$4,200,000
PRICE PSF	\$223.40
OCCUPANCY	100%
NOI (CURRENT)	\$296,478
NOI (Year 2)	\$298,450
CAP RATE (CURRENT)	7.06%
CAP RATE (YEAR 2)	7.11%

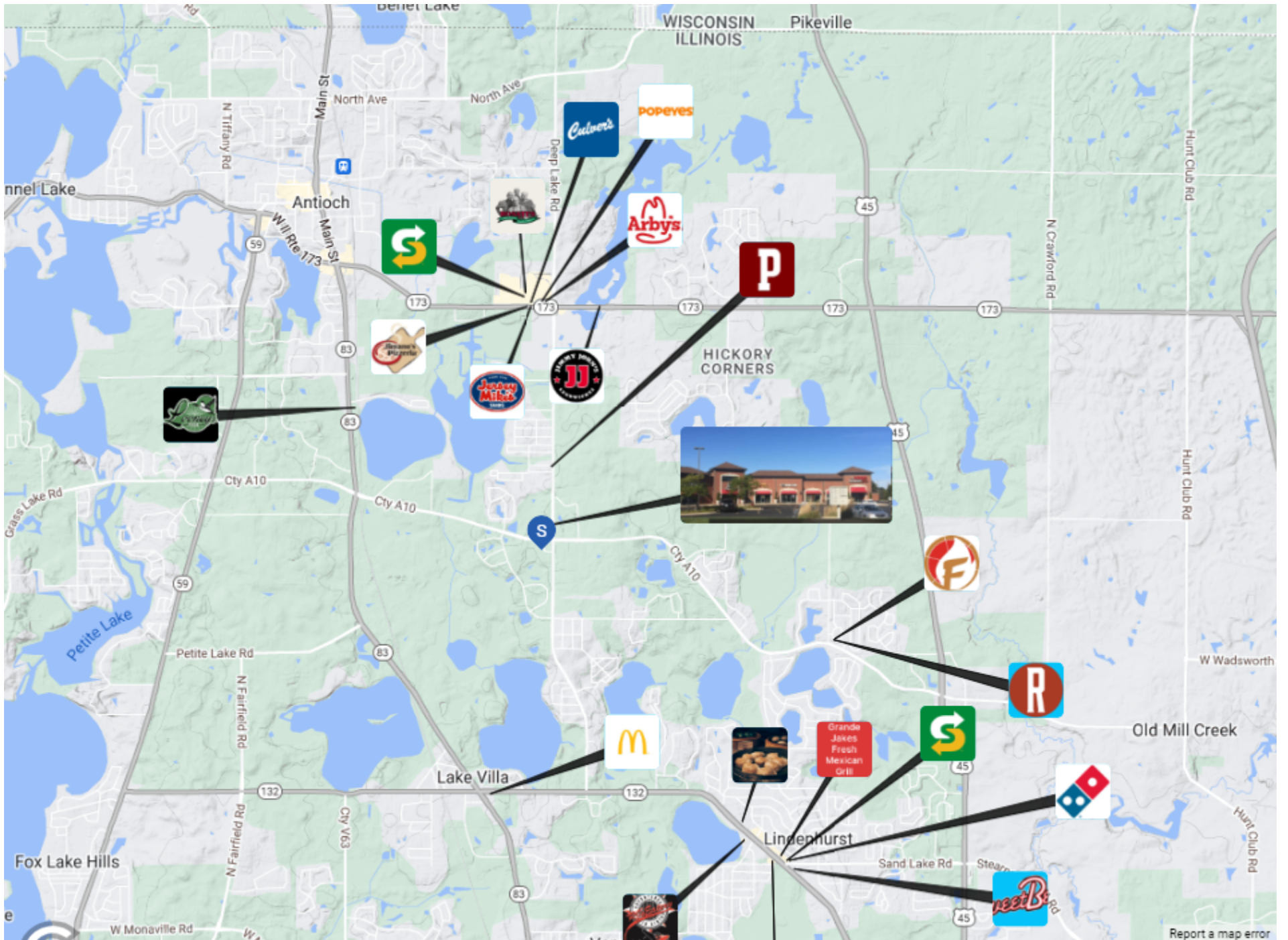
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	3,193	29,170	85,552
2024 Median HH Income	\$100,301	\$114,616	\$105,167
2024 Average HH Income	\$131,932	\$143,446	\$130,978

02

Location

Location Summary





03 **Property Description**

Property Features

Aerial Map

Property Images

PROPERTY FEATURES

BUILDING SF	18,800
LOT SIZE	1.7
YEAR BUILT	2006
ZONING TYPE	Commercial
NUMBER OF STORIES	2





04

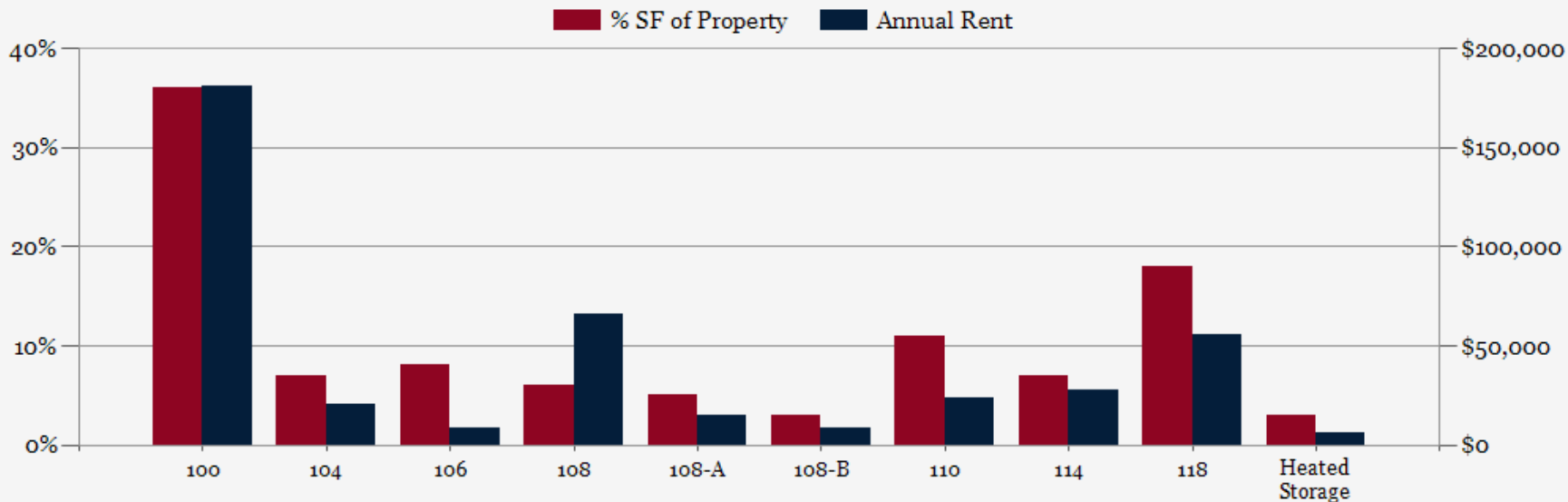
Rent Roll

Rent Roll

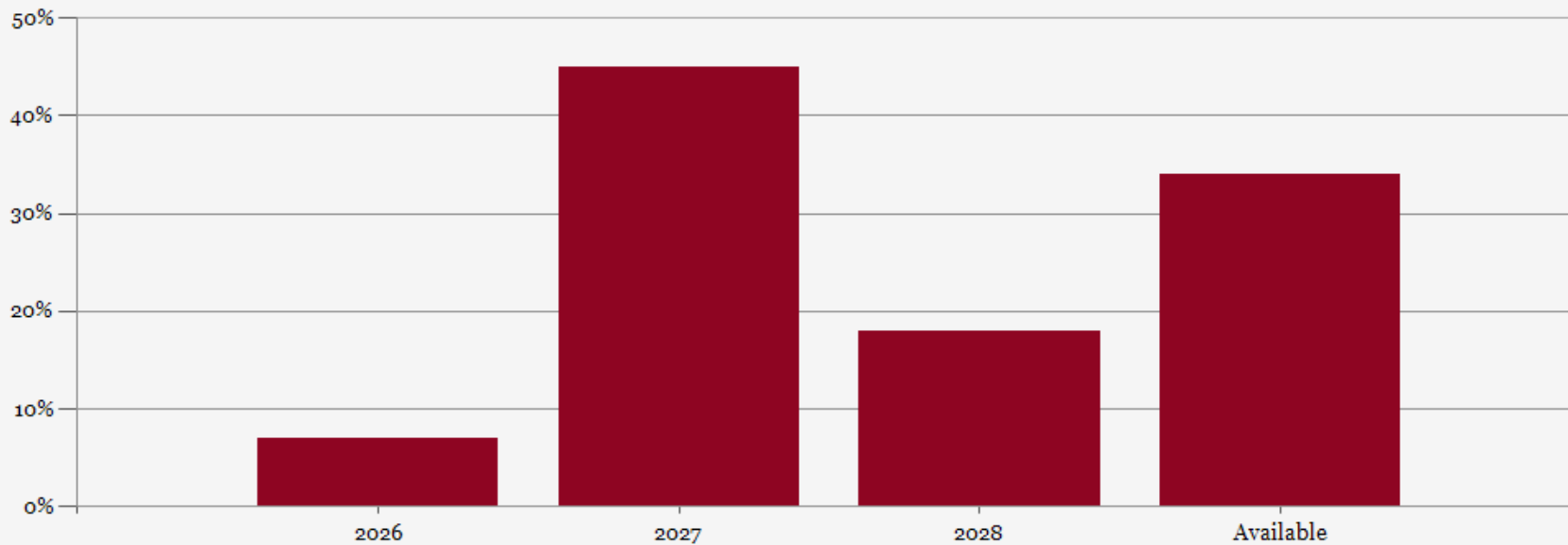
Lease Expiration

Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
100	Lake House Restaurant	6,800	36.17%		06/01/27	CURRENT	\$15,085	\$2.22	\$181,016	\$26.62			
104	Fashion Cleaners	1,300	6.91%		07/01/25	CURRENT	\$1,700	\$1.31	\$20,397	\$15.69			
106	Kang Architects	1,450	7.71%		07/01/25	CURRENT	\$704	\$0.49	\$8,448	\$5.83			
108	Lucky Strike Lounge	1,200	6.38%		05/01/27	CURRENT	\$5,500	\$4.58	\$66,000	\$55.00			
108-A	One Bedroom Loft	1,000	5.32%		04/01/25	CURRENT	\$1,217	\$1.22	\$14,604	\$14.60			
108-B	Luxury Efficiency	600	3.19%		04/01/25	CURRENT	\$709	\$1.18	\$8,508	\$14.18			
110	Loving It Salon	2,000	10.64%		07/01/25	CURRENT	\$2,000	\$1.00	\$24,000	\$12.00			
114	Top Driver	1,300	6.91%		07/31/26	CURRENT	\$2,290	\$1.76	\$27,480	\$21.14			
						01/10/2025	\$2,359	\$1.81	\$28,304	\$21.72			
118	Snap Fitness	3,300	17.55%		01/01/28	CURRENT	\$4,648	\$1.41	\$55,770	\$16.90			
Heated Storage	Khayat Entertainment	600	3.19%		01/01/27	CURRENT	\$500	\$0.83	\$6,000	\$10.00			
Totals:		19,550					\$34,352		\$412,223				

Tenant SF Analysis



Lease Expiration Summary



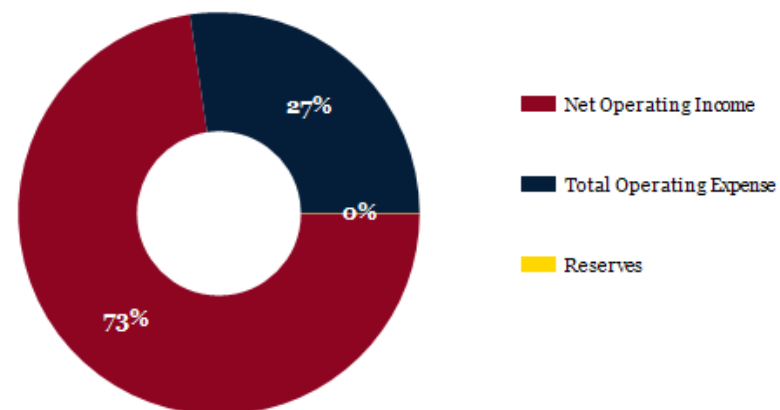
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Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

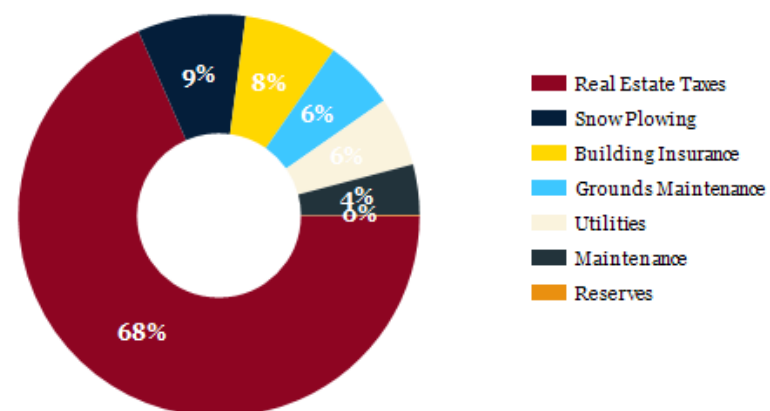
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	YEAR 2
Gross Scheduled Income	\$407,839	\$409,811
Effective Gross Income	\$407,839	\$409,811
Less Expenses	\$111,361 27.30%	\$111,361 27.17%
Net Operating Income	\$296,478	\$298,450



EXPENSES	CURRENT	YEAR 2
Real Estate Taxes	\$76,248	\$76,248
Building Insurance	\$8,400	\$8,400
Grounds Maintenance	\$6,300	\$6,300
Maintenance	\$4,500	\$4,500
Utilities	\$6,213	\$6,213
Snow Plowing	\$9,700	\$9,700
Total Operating Expense	\$111,361	\$111,361
Reserves	\$65	\$65
Expense / SF	\$5.92	\$5.92
% of EGI	27.30%	27.17%

DISTRIBUTION OF EXPENSES CURRENT



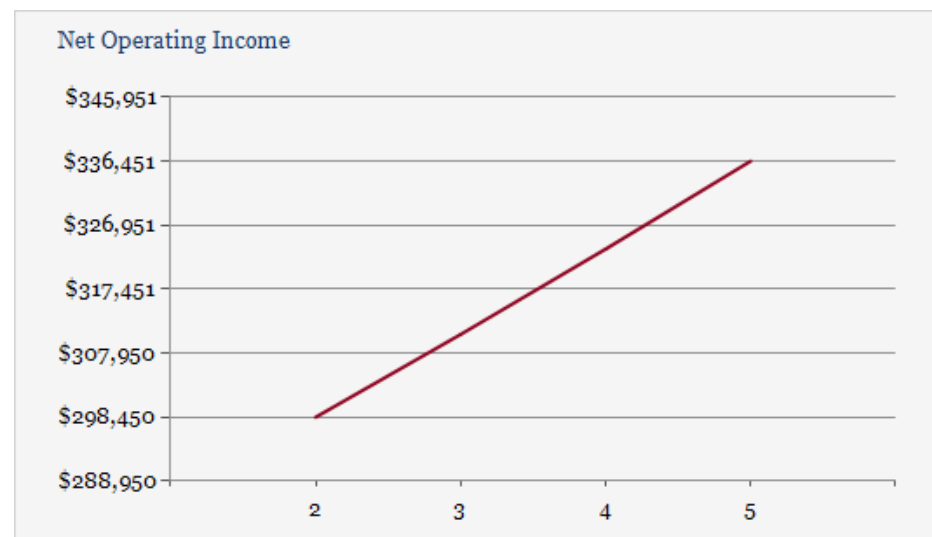
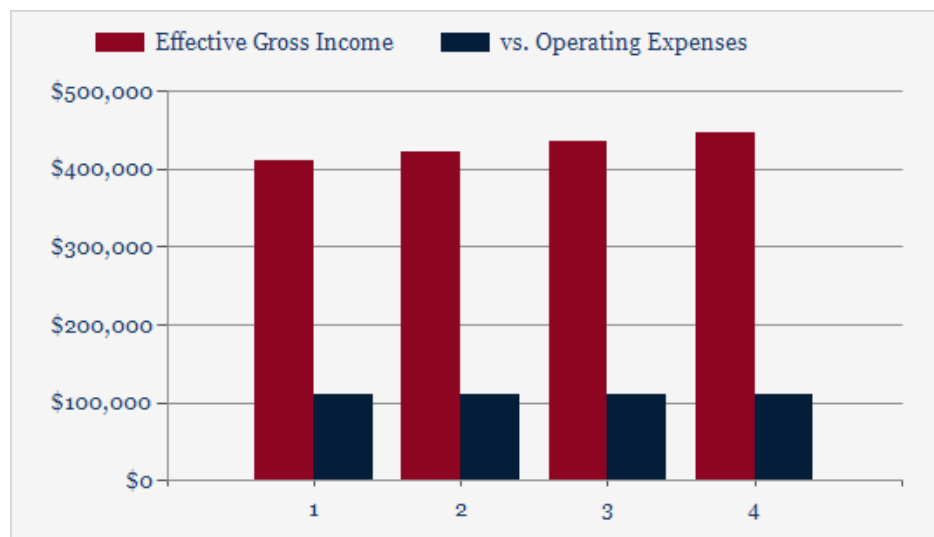
GLOBAL

Price	\$4,200,000
Analysis Period	5 year(s)
Millage Rate (not a growth rate)	1.82000%

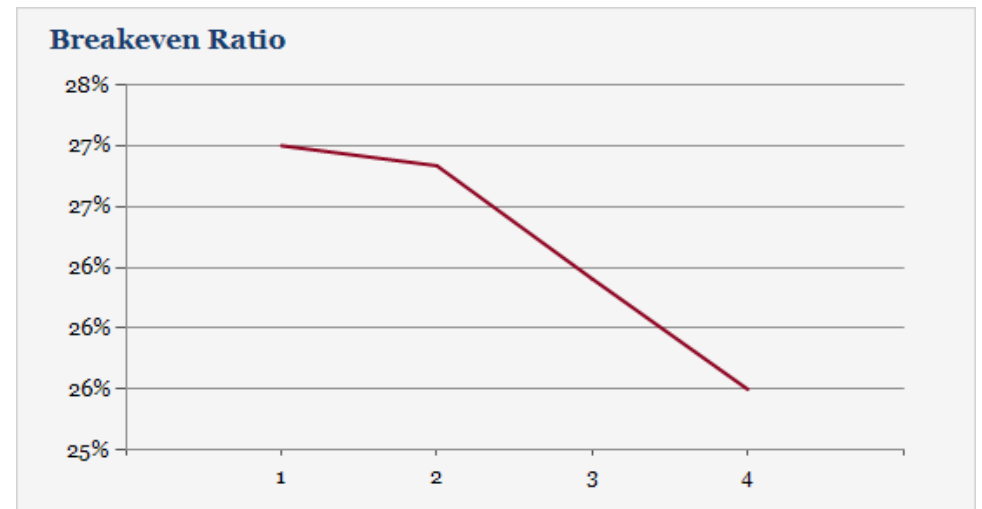
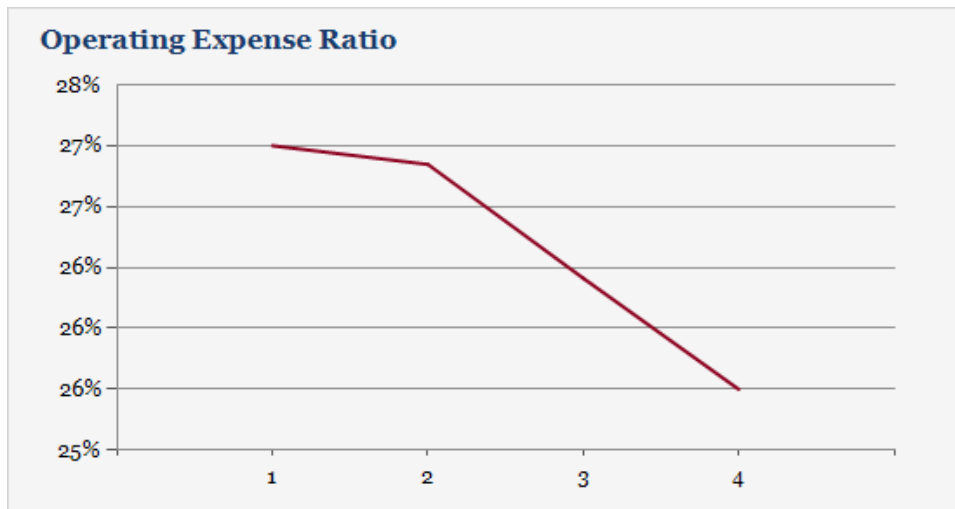
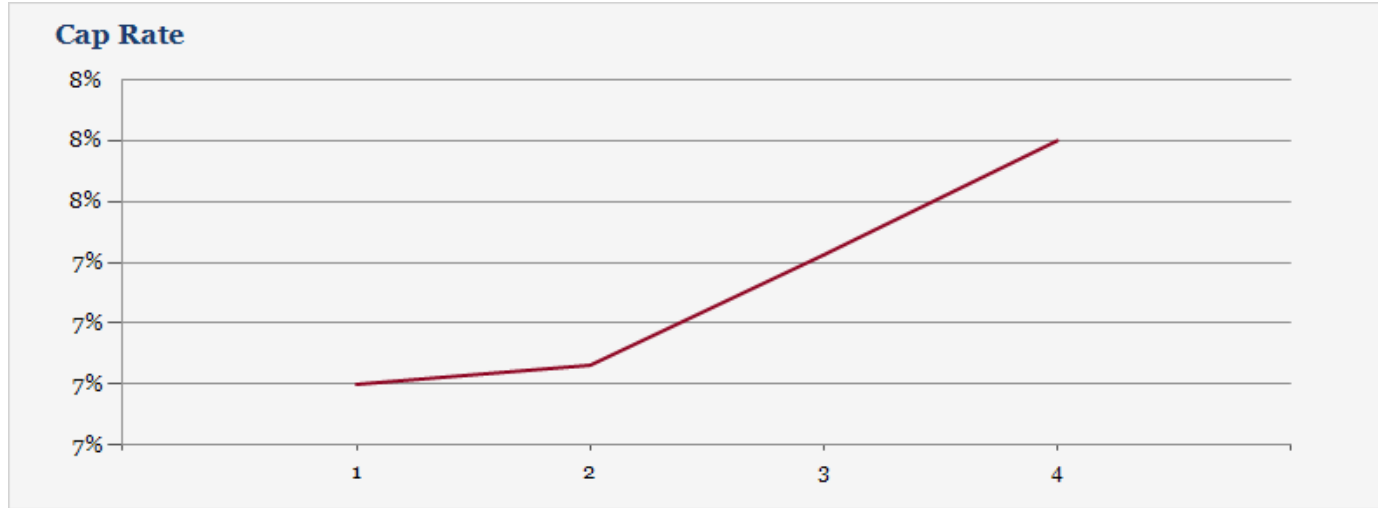
INCOME - Growth Rates

Gross Scheduled Income	3.00%
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Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Income	\$407,839	\$409,811	\$422,105	\$434,768	\$447,812
Effective Gross Income	\$407,839	\$409,811	\$422,105	\$434,768	\$447,812
Operating Expenses					
Real Estate Taxes	\$76,248	\$76,248	\$76,248	\$76,248	\$76,248
Building Insurance	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
Grounds Maintenance	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300
Maintenance	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
Utilities	\$6,213	\$6,213	\$6,213	\$6,213	\$6,213
Snow Plowing	\$9,700	\$9,700	\$9,700	\$9,700	\$9,700
Total Operating Expense	\$111,361	\$111,361	\$111,361	\$111,361	\$111,361
Net Operating Income	\$296,478	\$298,450	\$310,744	\$323,407	\$336,451
Reserves	\$65	\$65	\$65	\$65	\$65



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
CAP Rate	7.06%	7.11%	7.40%	7.70%	8.01%
Operating Expense Ratio	27.30%	27.17%	26.38%	25.61%	24.86%
Breakeven Ratio	27.31%	27.17%	26.38%	25.61%	24.87%
Price / SF	\$223.40	\$223.40	\$223.40	\$223.40	\$223.40
Income / SF	\$21.69	\$21.79	\$22.45	\$23.12	\$23.81
Expense / SF	\$5.92	\$5.92	\$5.92	\$5.92	\$5.92



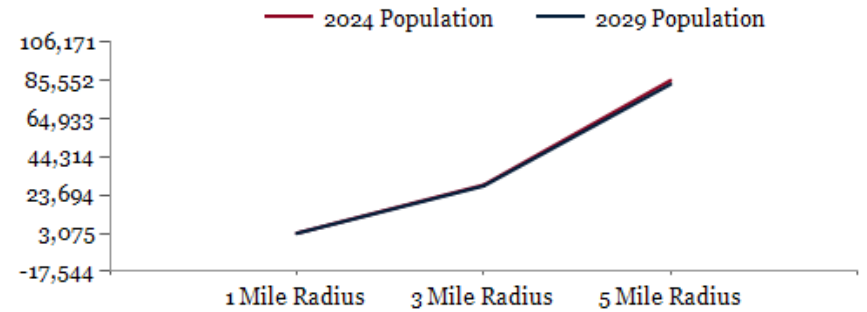
06 Demographics

Demographics

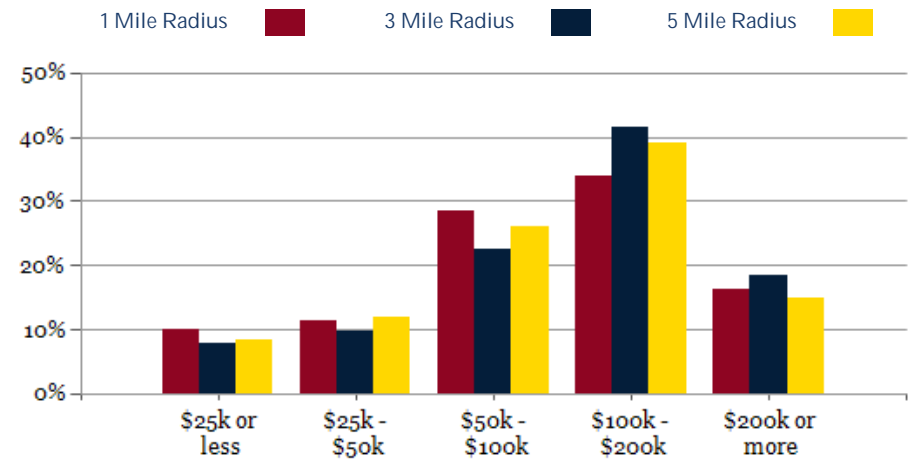
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,529	23,888	73,676
2010 Population	3,385	29,378	87,878
2024 Population	3,193	29,170	85,552
2029 Population	3,075	28,649	83,535
2024-2029: Population: Growth Rate	-3.75%	-1.80%	-2.40%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	55	434	1,241
\$15,000-\$24,999	60	406	1,342
\$25,000-\$34,999	38	325	1,131
\$35,000-\$49,999	94	725	2,527
\$50,000-\$74,999	146	1,135	3,871
\$75,000-\$99,999	183	1,282	4,181
\$100,000-\$149,999	216	2,700	7,637
\$150,000-\$199,999	176	1,775	4,445
\$200,000 or greater	188	1,983	4,652
Median HH Income	\$100,301	\$114,616	\$105,167
Average HH Income	\$131,932	\$143,446	\$130,978

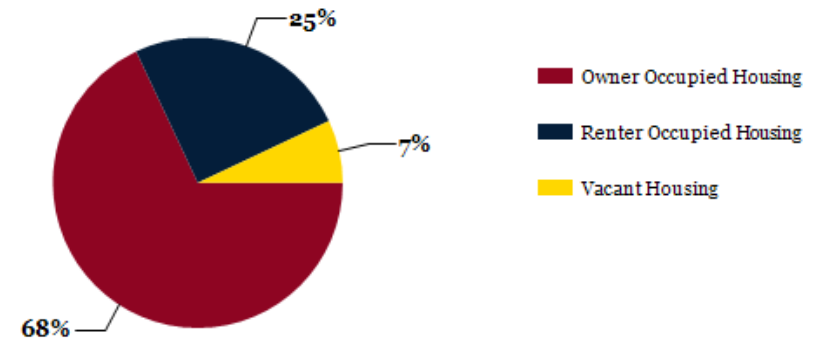
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	940	8,876	26,520
2010 Total Households	1,116	10,402	29,952
2024 Total Households	1,156	10,765	31,028
2029 Total Households	1,148	10,852	31,165
2024 Average Household Size	2.76	2.69	2.74
2024-2029: Households: Growth Rate	-0.70%	0.80%	0.45%



2024 Household Income

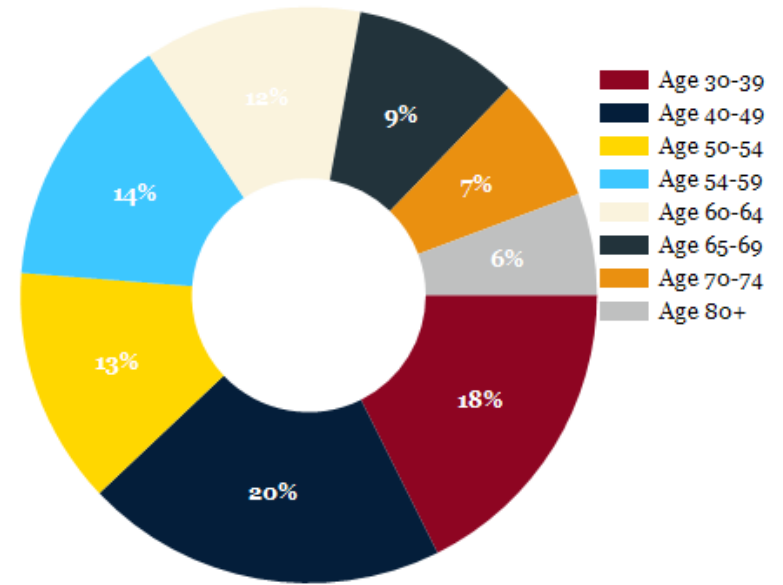


2024 Own vs. Rent - 1 Mile Radius

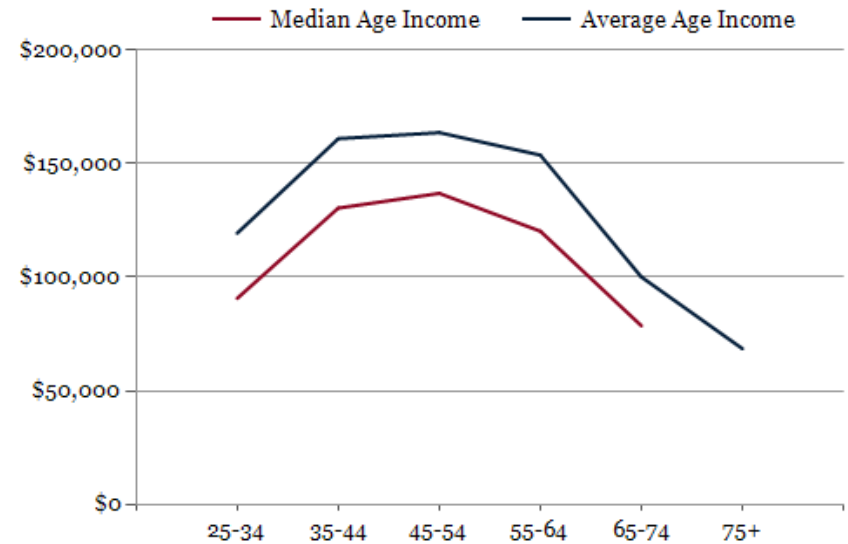


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	168	1,594	5,217
2024 Population Age 35-39	174	1,877	5,638
2024 Population Age 40-44	200	1,954	5,708
2024 Population Age 45-49	194	1,854	5,399
2024 Population Age 50-54	258	2,159	6,127
2024 Population Age 55-59	280	2,196	6,103
2024 Population Age 60-64	237	2,076	5,890
2024 Population Age 65-69	181	1,688	4,844
2024 Population Age 70-74	137	1,242	3,540
2024 Population Age 75-79	111	910	2,566
2024 Population Age 80-84	58	517	1,456
2024 Population Age 85+	45	497	1,241
2024 Population Age 18+	2,560	22,652	66,318
2024 Median Age	43	41	40
2029 Median Age	43	42	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,644	\$116,373	\$108,159
Average Household Income 25-34	\$119,385	\$144,692	\$130,898
Median Household Income 35-44	\$130,436	\$136,464	\$121,043
Average Household Income 35-44	\$161,002	\$167,943	\$151,858
Median Household Income 45-54	\$136,917	\$146,093	\$125,994
Average Household Income 45-54	\$163,666	\$176,268	\$157,943
Median Household Income 55-64	\$120,236	\$123,579	\$110,913
Average Household Income 55-64	\$153,761	\$153,541	\$139,737
Median Household Income 65-74	\$78,563	\$86,265	\$79,378
Average Household Income 65-74	\$100,053	\$108,736	\$101,809
Average Household Income 75+	\$68,492	\$77,964	\$77,180



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