

**AVAILABLE
FOR SALE**
WILLOWBROOK KEY LLC
825 W. 75th Street
Willowbrook, IL 60527

**OFFERING
PRICE**
\$3,125,000



INVESTMENT OVERVIEW

- 26,000 SF industrial building
- 5 tenants – FULLY LEASED!
- Good condition and great location just off Route 83/Kingery
- Professionally managed, current company willing to continue with new ownership



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757 Ext. 206

khess@key-investment.com

WILLOWBROOK KEY LLC



SALE PRICE: \$3,125,000

BUILDING SIZE: 26,000

LOT SIZE: 55,722 SF

YEAR BUILT: 1978

ZONING: M-1

TAXES: \$28,388 - 2024

PROPERTY SUMMARY

ADDRESS: 825 W. 75TH STREET
CITY,STATE,ZIP: WILLOWBROOK, IL 60527
PROPERTY TYPE: INDUSTRIAL
COUNTY: DU PAGE
PIN: 09-26-400-023
CONSTRUCTION: BRICK & BLOCK
PARKING: 45 SPACES

RENTABLE SF: 25,570
OF UNITS: 5
CEILING HEIGHT: 18 FEET
POWER: 100 AMP
SPRINKLERED: YES
SECURITY ALARM: NO
FOUNDATION: SLAB
ROOF: FLAT



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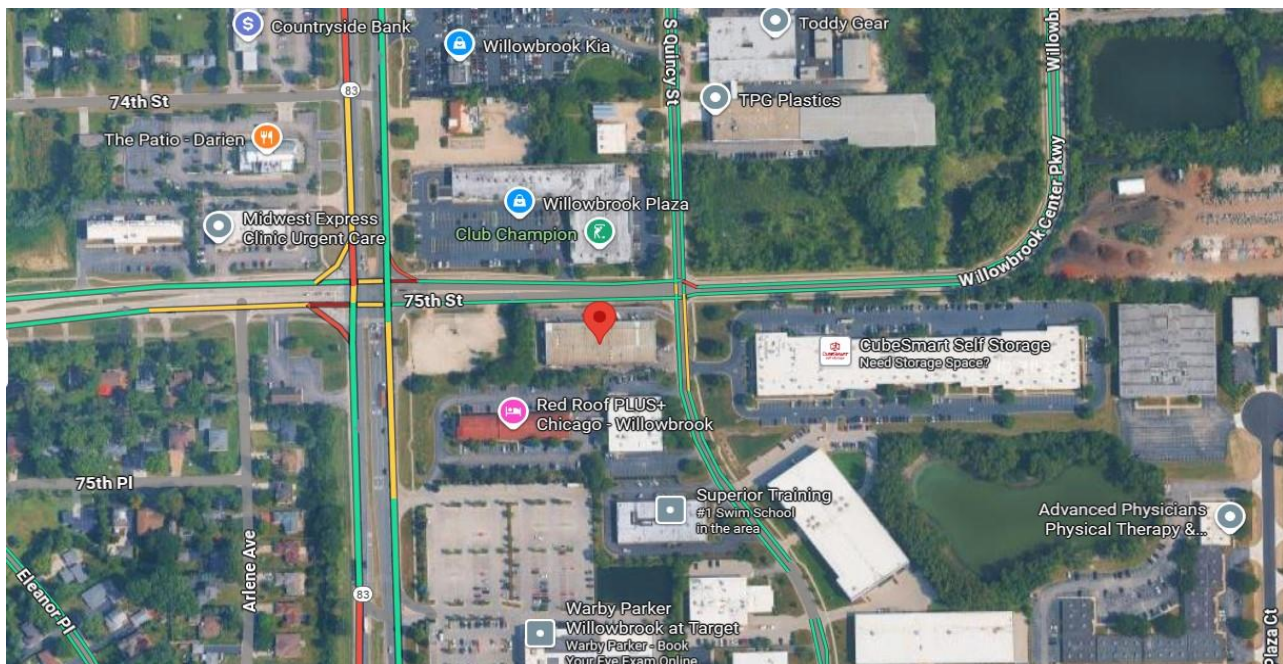
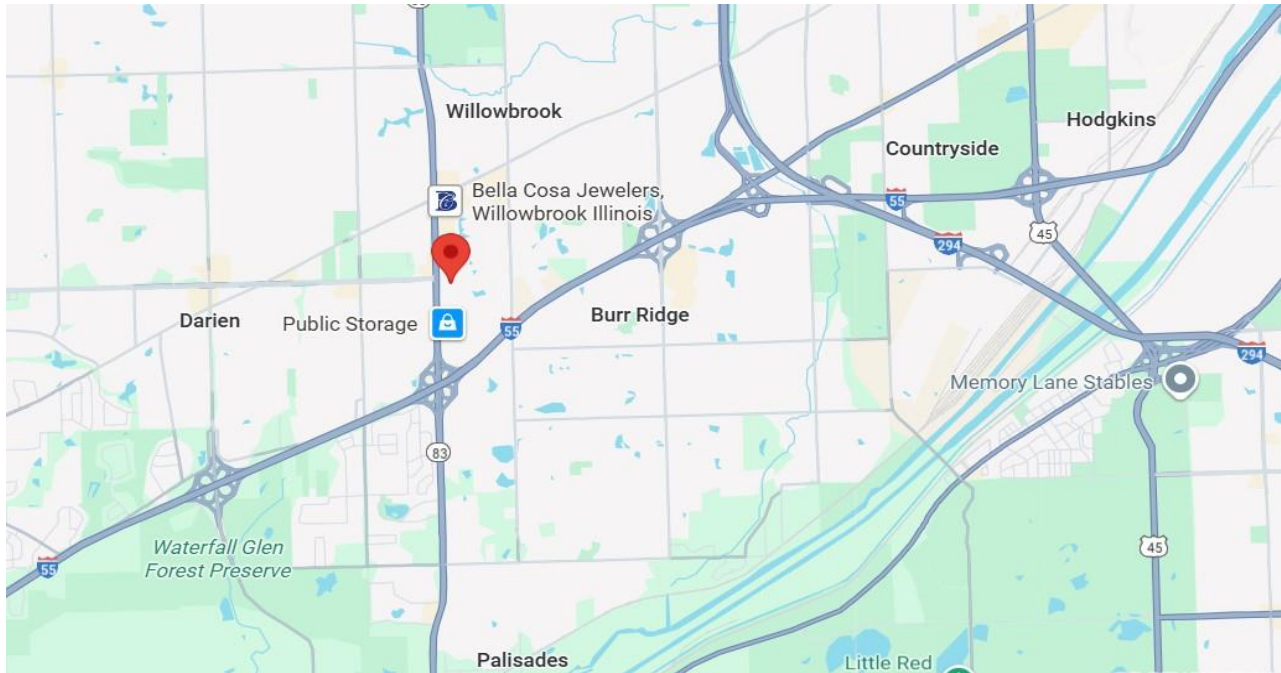
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Location Maps



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Real Estate

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RENT ROLL

UNIT	UNIT SQ. FT.	TENANT NAME	LEASE START DATE	LEASE EXPI R. DATE	BASE MONTHLY RENT	RENT P.S. F.	SECURITY DEPOSIT
A	3,800	TC Stone	01/11/08	02/28/27	\$3,770.11	\$11.91	\$5,045.28
B	3,000	Sunrise Solar	03/01/25	02/28/26	\$3,000.00	\$12.00	\$0.00
C	3,050	R & M Wholesale	06/01/24	08/31/26	\$3,558.33	\$14.00	\$3,665.08
D	3,050	Tommy R's Catering	01/01/16	12/31/28	\$3,095.00	\$12.18	\$2,589.32
E-H	12,670	Amana Foods & Green Home	07/01/24	11/30/27	\$11,614.17	\$11.00	\$11,091.67

25,570 **Total Rentable SF**

TOTALS:

\$ 25,037.61 /Mo.

\$ 300,451.32 /Yr.

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Financial Projection Dated 04.24.25

Client:	<u>Willowbrook Key LLC</u>	Date:	<u>April, 2025</u>
Property:	<u>825 W. 75th St.</u> <u>Willowbrook, IL</u>		<u>7/5yrs/25yr amort.</u>
Units/Sq.Ft.:	<u>25,000</u>	Mortgage:	<u>\$2,343,750</u>
		Down Payment:	<u>\$781,250</u>
		Purchase Price:	<u>\$3,125,000</u>
<hr/>			
Scheduled Annual Income:			\$300,451
CAM Reimbursements			\$13,000
Real Estate Tax Stops			\$5,000
Effective Gross Annual Income:			\$318,451
Estimated Annual Expenses			
Alarm	5000		
Electric	\$1,500		
Insurance	\$9,423		
Landscaping	\$6,500		
Real Estate Taxes	<u>2024 Year</u>	\$28,388	
Repairs & Maintenance	\$8,000		
Snow Removal	\$5,000		
Water & Sewer	\$5,000		
Total Estimated Annual Expenses:			\$68,811
Estimated Net Operating Income:			\$249,640
Less: Annual Debt Service			-\$198,780
Cash Flow Before Taxes			\$50,860
	Return on Down		
	Payment:	<u>6.51%</u>	
	Price per Unit/Sq.Ft.:	<u>\$125.00</u>	
	Capitalization Rate:	<u>7.99%</u>	

This information has been obtained from services believed to be reliable.
We make no guarantee or warranty as to the accuracy of this information.

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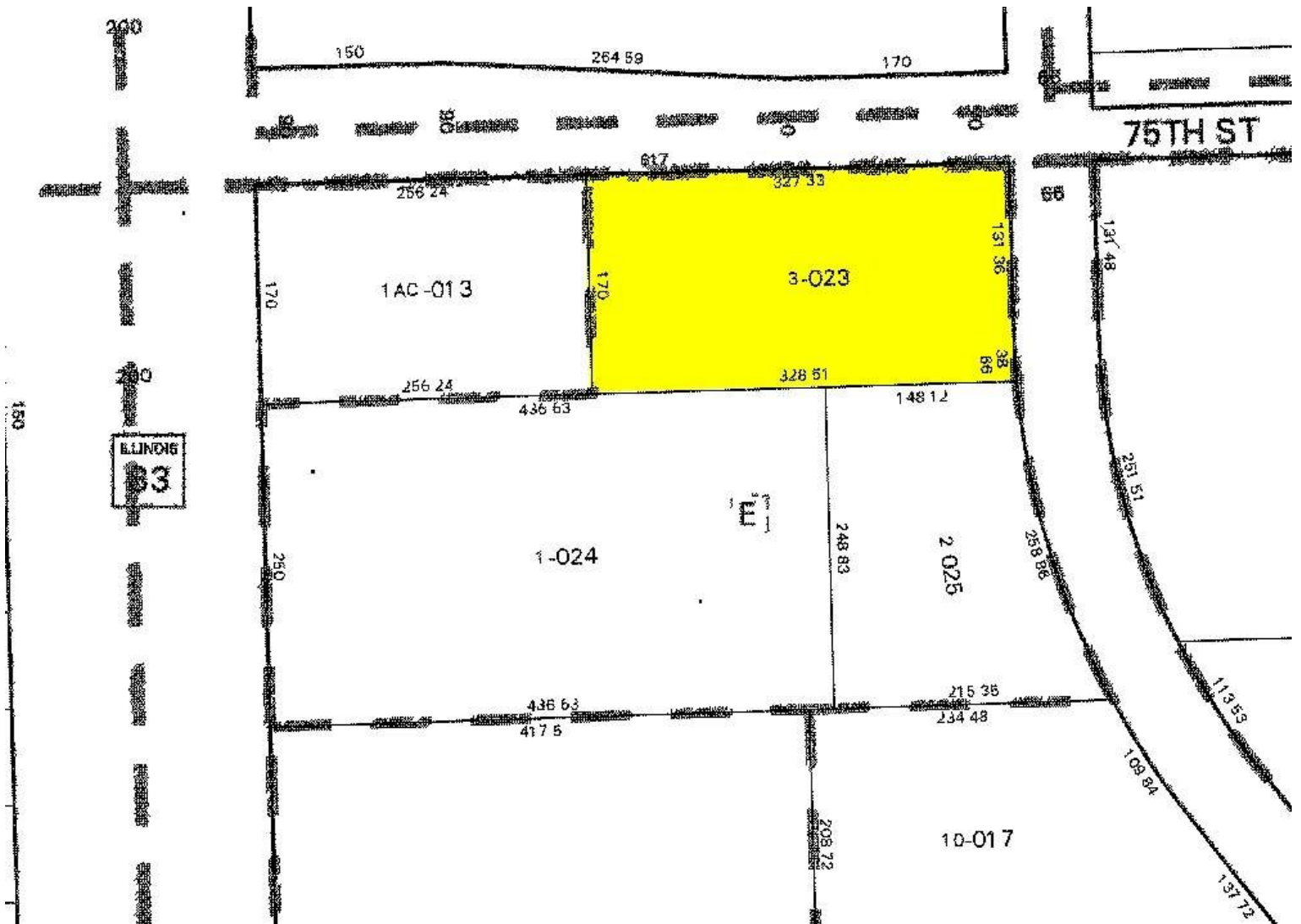
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SITE MAP

PIN Number : 09-26-400-023



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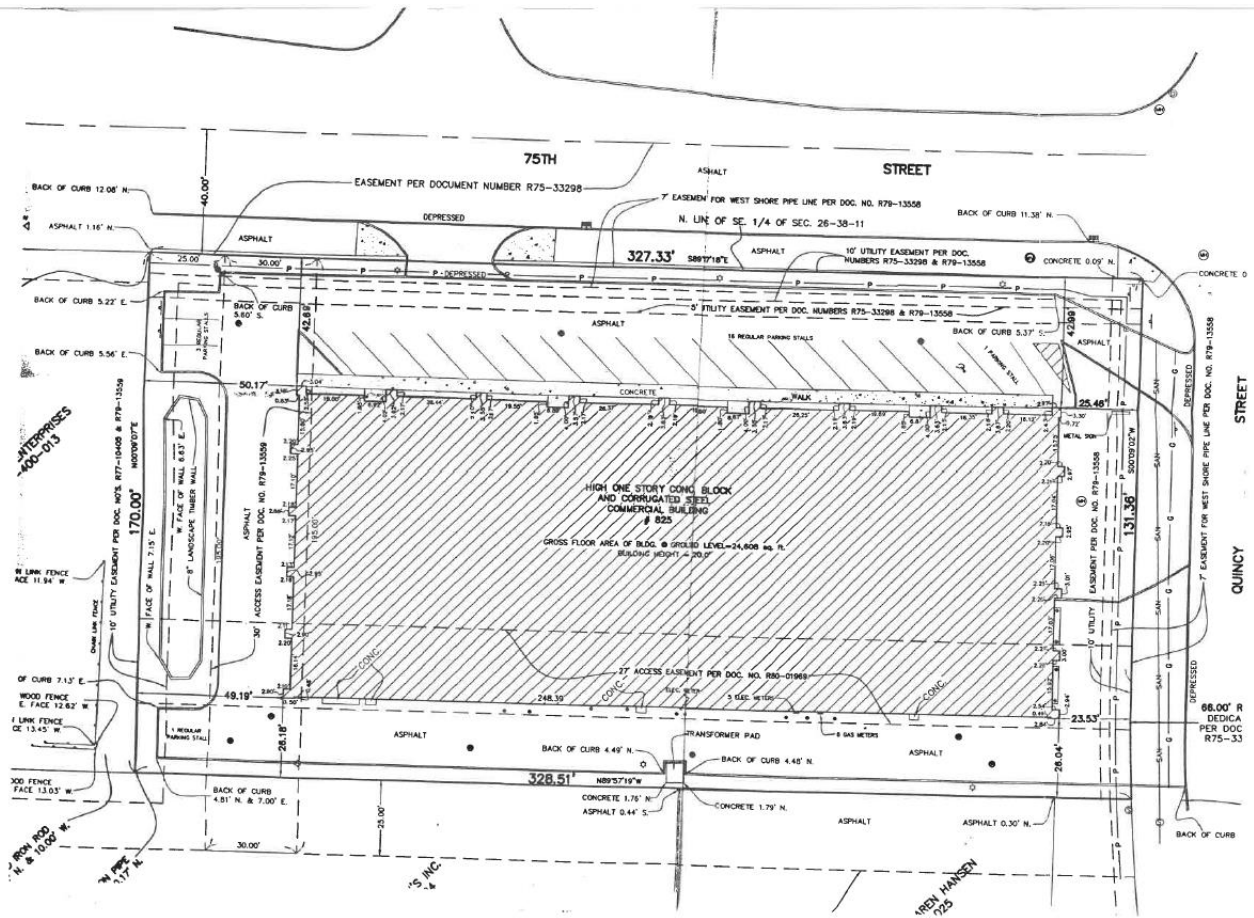
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SURVEY



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Property Photos



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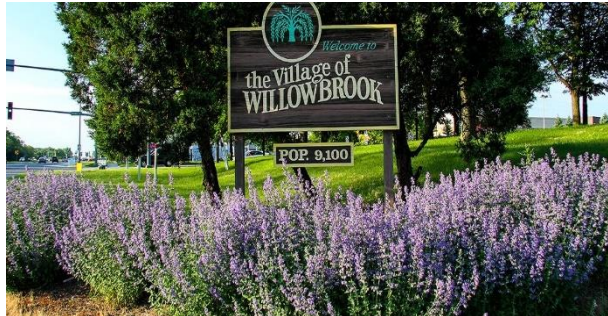
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Introduction to Willowbrook, Illinois

In 1959, a homeowners group called the Ridgemoor Homeowners Association decided to incorporate as a village in order to be able to guide the development of farmland which surrounded their homes. Changes in the law scheduled to become effective January 1, 1960, which would require a population of 400 for incorporation, caused this group of 167 people to expedite its request to be made a village.

While the case for incorporation was before court, the attorney for the homeowners association called the president, Anton Borse, frantically asking for a name for the new village. Borse looked out his window and saw the willow trees along the creek at the back of his property and promptly gave the village its name. Willowbrook became one of the State's smallest villages on January 18, 1960.

Willowbrook is a small village known for its exceptional services, low taxes and convenience to the metro Chicago region. Located at the nexus of Route 83 and I-55, it's a short five mile drive along Route 83 north to the regional business center of Oak Brook and the I-88 corridor, a quick 15 mile drive east along I-55 to Midway International Airport and only a few minutes from Argonne National Laboratory. Willowbrook's prime location and accessibility to many regional destinations makes it an attractive location for residents, office / commercial companies and light industrial businesses such as Turtle Wax, whose corporate headquarters are located in Willowbrook.

Willowbrook residents and businesses enjoy a lean and financially stable local government. The Village levies only a small property tax, annually collecting approximately \$66,000 in restricted fund property taxes. These funds may only be used to fund special recreation programming and handicap accessibility improvements in Willowbrook park facilities. Other Village services are paid for with utility taxes, telecommunication taxes and the Village's share of sales tax, income tax and other state-administered taxes.

Despite its small size, Willowbrook is well served by an abundance of hotels and thriving retail centers, including the newly constructed Willowbrook Town Center. Willowbrook's superior quality of life is further enhanced by the Village's well-kept ten community parks, the treasures of the nearby Waterfall Glen Forest Preserve, the excellent public schools of the Hinsdale Township High School District 86 (and its elementary school feeder districts) and the established urban fabric where every Willowbrook home is part of a neighborhood and part of the community..

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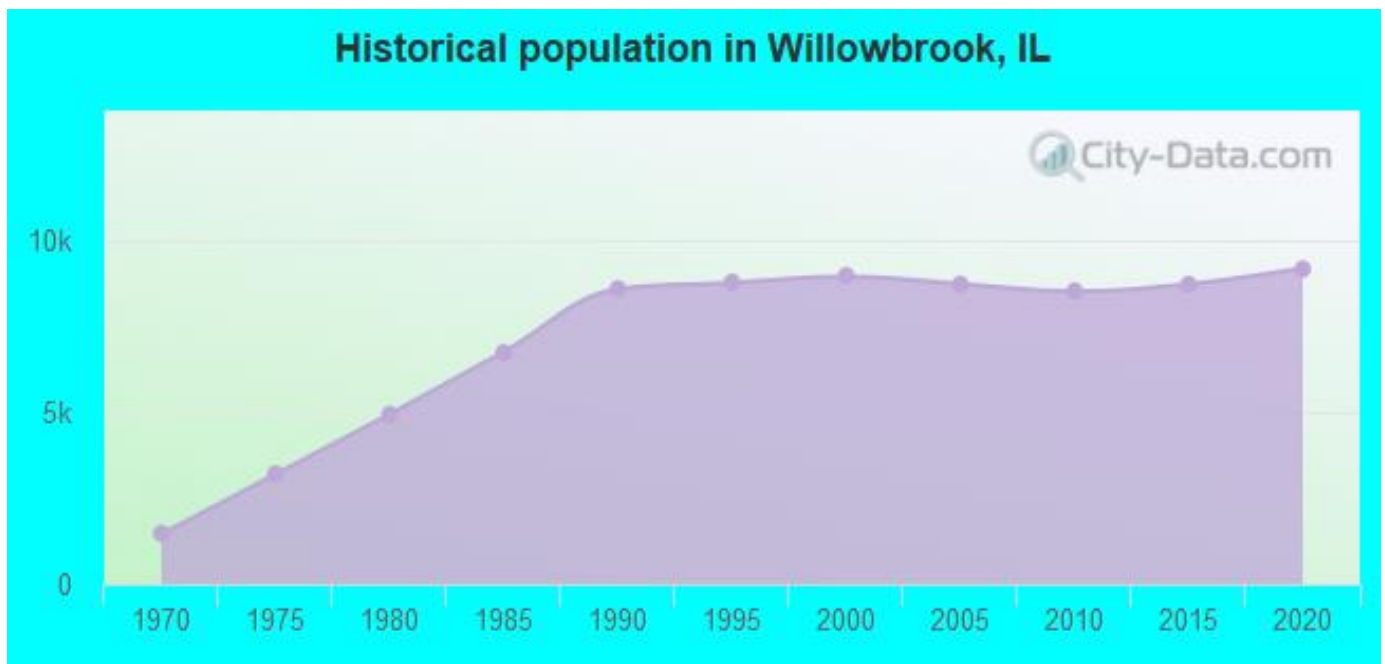
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Demographics

Population

	2 miles	5 miles	10 miles
2020 Population	33,479	197,409	925,271
2024 Population	33,970	202,823	918,930
2029 Population Projection	33,590	200,549	900,119
Annual Growth 2020-2024	0.4%	0.7%	-0.2%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.4%



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