

10713 W 159th Street | Orland Park, IL 60467

PROPERTY SUMMARY



PROPERTY DESCRIPTION

NNN Leased Dental Condo for Sale in Orland Park, IL! This space is currently occupied by Smile Partners USA, a strong DSO with 100+ locations across Alabama, Colorado, Georgia, Illinois, and Michigan. The Smile Partners USA (“SPUSA”) is an affiliated community of like minded practices that, while independently different, share common visions and values built on unrivaled quality, reputation, longevity, and care. SPUSA, otherwise known as the “Smile Alliance Network,” or “SAN” to its networked partner practices, allows each supported practice to “plug into” a set of shared services and “pull” from a set of ideas and practices used by other standard bearers within the field of dentistry, all within a collegial environment.

This opportunity boasts 15+ years of remaining INITIAL LEASE TERM with 13% base rent increases every 5 years, along with a 10-Year renewal option with the same base rent increase structure.

OFFERING SUMMARY

Sale Price:	\$1,785,000
NOI:	\$124,200.00
Cap Rate:	6.96%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,595	22,611	57,197
Total Population	3,887	59,400	150,500
Average HH Income	\$141,294	\$131,520	\$137,769



REAL ESTATE & PRACTICE ADVISORY

Center For Dental Implants

708-301-5000

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ADDITIONAL PHOTOS



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INCOME & EXPENSES

INCOME SUMMARY		NET LEASED DENTAL INVESTMENT
Smile Partners USA		\$156,403
Vacancy Cost		\$0
GROSS INCOME		\$156,403
EXPENSES SUMMARY		NET LEASED DENTAL INVESTMENT
Taxes		\$25,817
CAM/Association Dues		\$6,386
OPERATING EXPENSES		\$32,203
NET OPERATING INCOME		\$124,200

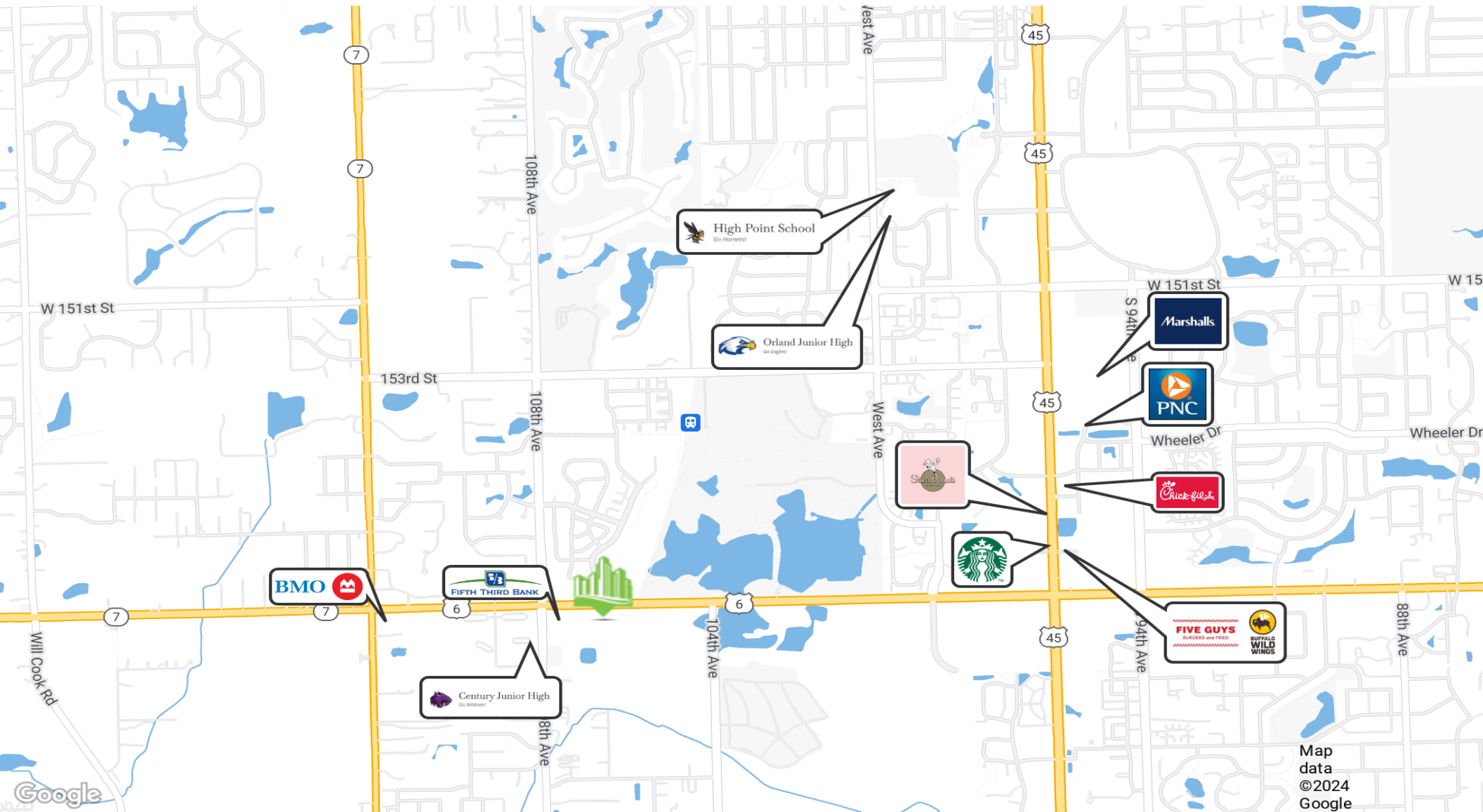
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
112	Smile Partners	3,200 SF	100%	1/1/2026 1/1/2031 1/1/2036 1/1/2041 1/1/2046	\$38.81 \$44.63 \$51.38 \$59.06 \$67.95 \$78.13	\$124,192	1/1/2018	12/31/2040
TOTALS		3,200 SF	100%		\$38.81	\$124,192		
AVERAGES		3,200 SF	100%		\$38.81	\$124,192		

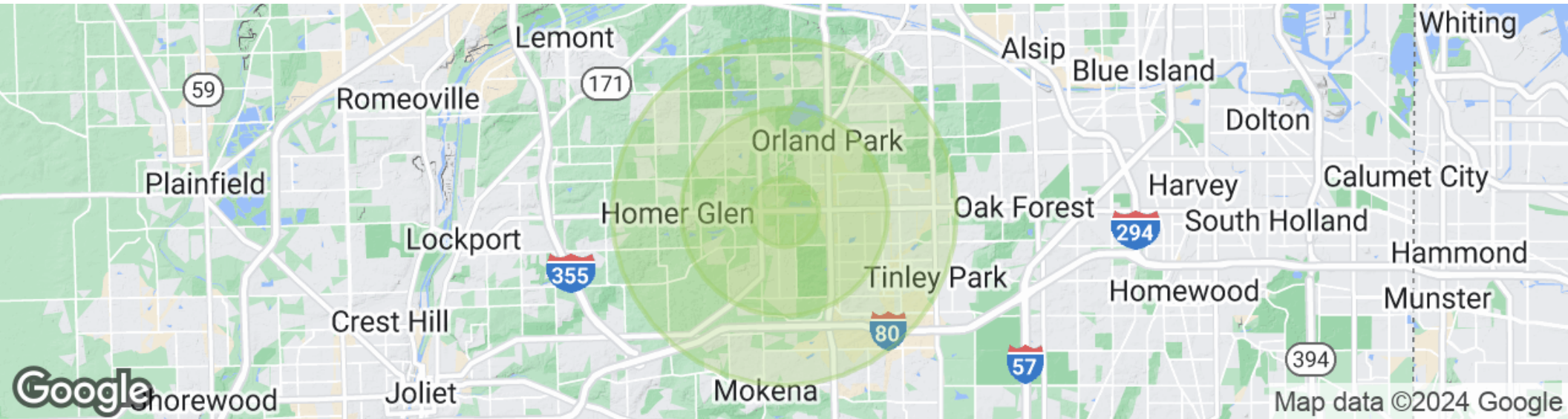
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ORLAND PARK RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,887	59,400	150,500
Average Age	46	44	44
Average Age (Male)	44	43	43
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,595	22,611	57,197
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$141,294	\$131,520	\$137,769
Average House Value	\$441,144	\$393,295	\$392,179

Demographics data derived from AlphaMap