

TRUSTED.



CONFIDENTIAL

Offering Memorandum

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Confidentiality & Conditions

This Confidential Offering Memorandum (“Memorandum”) has been prepared by Hiffman Shaffer Associates, Inc. d/b/a NAI Hiffman, an Illinois corporation, (“Broker”) to assist you in determining your level of interest in acquiring the ±12,112 SF multi-tenant office building located at 1551 E Fabyan Pky, Geneva, IL 60134 (“Property”). The Memorandum is solely for informational purposes, and does not purport to be all-inclusive regarding the information needed to make a purchase decision. No representation or warranty is made by DayOneNetwork (Owner”) of the Property, Broker or any of their officers, partners, shareholders, employees, advisors or agents, expressed or implied, as to the accuracy or completeness of the contents of this Memorandum.

Although the information contained herein is believed to be correct, prospective purchaser’s due diligence should include independent verification of all such information as the Owner, Broker, or any of their officers, partners, shareholders, employees, advisors or agents make

no representation or warranty as to its accuracy or completeness. No legal commitment or obligation shall arise by reason of the Memorandum or its contents. Any representation, warranty or other statement made by Owner shall be given only to the ultimate purchaser and then only in a separate written document(s) which makes specific reference to the undertaking or representation being made or assumed.

This Memorandum is made subject to prior placement, correction of errors, omissions, changes, and withdrawal from the market or cancellation without prior notice. Owner exclusively reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers, whether written or oral, regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. Broker is not authorized to make any representations, warranties or binding agreements on behalf of Owner.

This Memorandum and its contents, except such information which is a matter of public

record, are of a confidential nature and is the property of NAI Hiffman. By accepting a copy of the Memorandum, you agree to treat the information herein in strict confidence and you agree not to photocopy or duplicate it or disclose or disseminate it or its contents to third parties, except for outside advisors retained by you on a “need to know” basis to assist you in your evaluation, without the prior written consent of the Owner or Broker. Further, you agree not to use the contents of this Memorandum in a manner detrimental to the interests of the Owner or Broker and will return or destroy the Memorandum as requested by Broker.

If, after your review of the Memorandum, you have no interest in acquiring the Property, please immediately destroy or return the Memorandum to NAI Hiffman. The Terms and Conditions set forth above and in the Confidentiality Agreement included in the introductory package apply in their entirety to this Memorandum.

CONTACTS

Caroline Firrantello
Office Brokerage Services
Associate
630 235 7878
cfirrantello@hiffman.com

Aubrey Englund
Office Brokerage Services
Executive Vice President
630 317 4801
aenglund@hiffman.com

Adam Johnson
Capital Markets
Executive Vice President
630 317 0729
ajohnson@hiffman.com

GENERAL TERMS

The Property is being offered “as is,” “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto other than a special warranty of title in the deed conveying the Property to the buyer. Buyer acknowledges that buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

DISTRIBUTION OF OFFERING MATERIALS & REVIEW PERIOD

All due diligence materials that will be provided will be made available upon request.

TOURS

All contact with tenants and property management shall be conducted solely through the Seller’s broker with prior written approval.

Property Overview





1551 Fabyan Pky consists of a 0.9 acre site which is comprised of a stand alone office building with an aggregate 12,112 SF of net rentable area Asphalt-paved parking and drives are located around the building. Landscaped areas are provided along the site perimeters. The building is adjacent to Comfort Inn & Suites and located on the northwest corner of E Fabyan Pky and Kirk Road.

PROPERTY SUMMARY

BUILDING: 12,112 SF | 0.90 ACRES (39,204 SF)

SPACES: Can be divided into two separate units

YEAR BUILT: 2006

PIN: 12-12-376-004 & 12-13-127-004

PROPERTY TAXES:

Due to not-for-profit status, Property is currently Tax exempt.



RSF TOTAL
12,112 SF



AVERAGE DAILY TRAFFIC
FABYAN PKY - 13,900
KIRK ROAD - 31,700

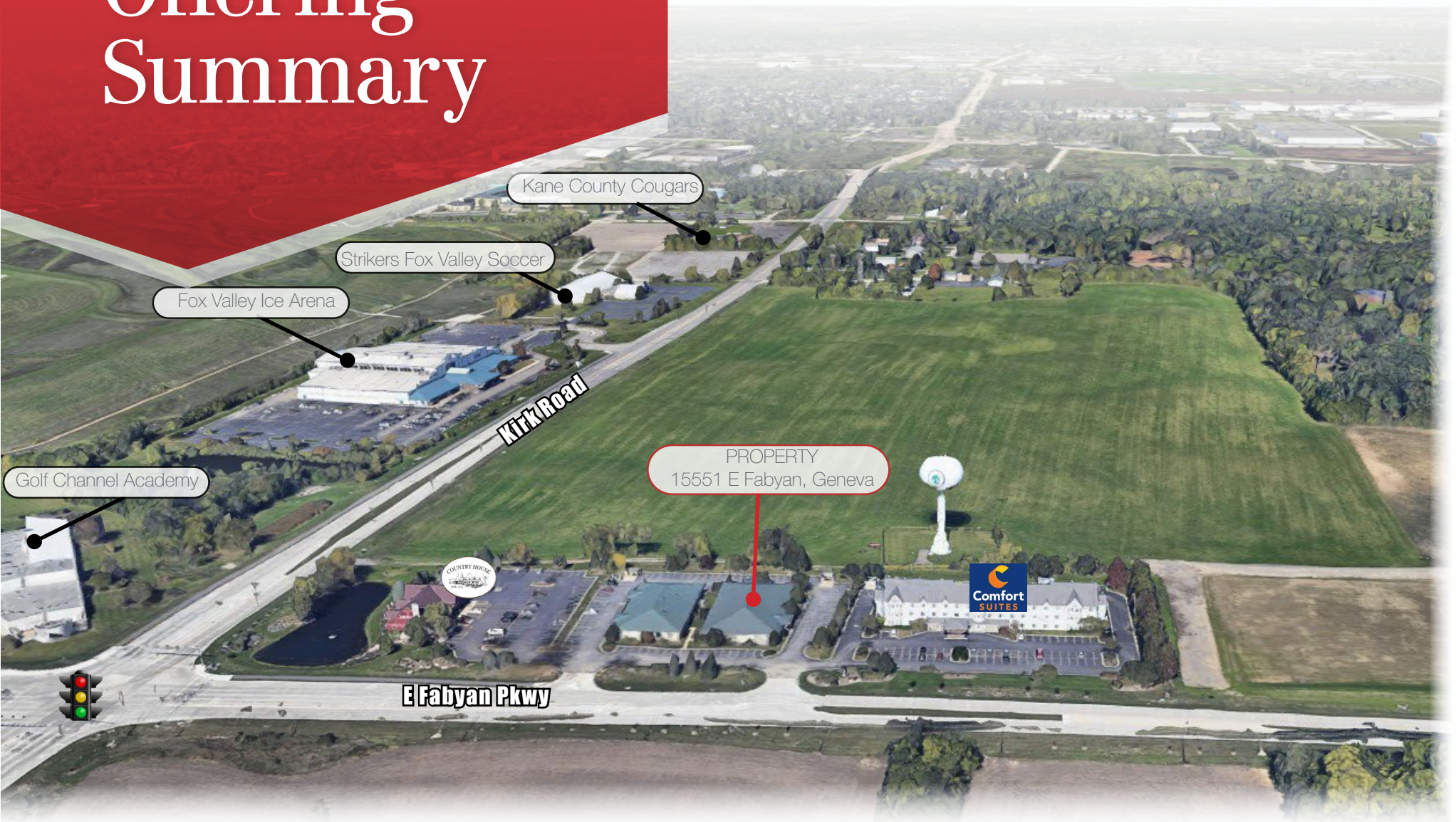


SITE AREA
0.90 ACRES



TOTAL CAR PARKING
42 SPACES | 3.47/1,000SF

Offering Summary



STAND ALONE OFFICE BUILDING | TOTALING 12,112 SF

The Opportunity

Hiffman Shafer Associates, Inc. d/b/a NAI Hiffman, an Illinois corporation, has been retained as the exclusive advisor to offer for sale to qualified investors, the 100% fee interest in the property known as 1551 E Fabyan Pky, a stand alone office building with an aggregate 12,112 RSF in Geneva, Illinois (“Property”).

Lease vs Own			
Purchase Price:			\$1,185,000.00
Loan Amount (90 %):			\$1,066,500.00
Down Payment:			\$118,500.00
LTV:			90%
Interest Rate:			6.00%
Ammortization Period:			25 years
		Monthly	Annual
Monthly Mortgage:	\$	(6,871.47)	\$ (82,457.69)
Taxes:	\$	(1,304.66)	\$ (15,655.92)
Operating Expenses	\$	(1,200.00)	\$ (14,400.00)
Total Monthly Costs	\$	(9,376.13)	\$ (112,513.61)
Projected Lease Rate (\$18.50/SF Gross)		\$18,672.67	\$ 224,072.00
Cost Savings to Own		\$9,296.53	\$ 111,558.39

Property Structure & Specs

Façade	Painted concrete tilt-up wall panels
Foundation	Concrete slab-on-grade with perimeter and interior footings under load bearing structures
Roof	Asphalt shingles
Building Access	Key fob access

Site Building Signage	Property identification signage is provided by a monument sign at the main entrance driveway. The building address is prominently displayed above the main entrance.
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Site Lighting	Building and pole mounted light fixtures
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Roof	New Roof - replaced April 2023
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Windows	Double-pane fixed units with aluminum framing
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HVAC	Ground mounted 20 Ton Unit
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Common Areas

Lobby	Walls and ceiling finished with wood panels and recessed light fixtures
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Corridors	Carpet flooring, vinyl wall-covered gypsum board walls, and painted gypsum board or acoustical tile ceilings
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Restrooms	Ceramic tile floors and wet walls, vinyl wall-covered gypsum board walls, painted gypsum board ceilings, and metal toilet partitions
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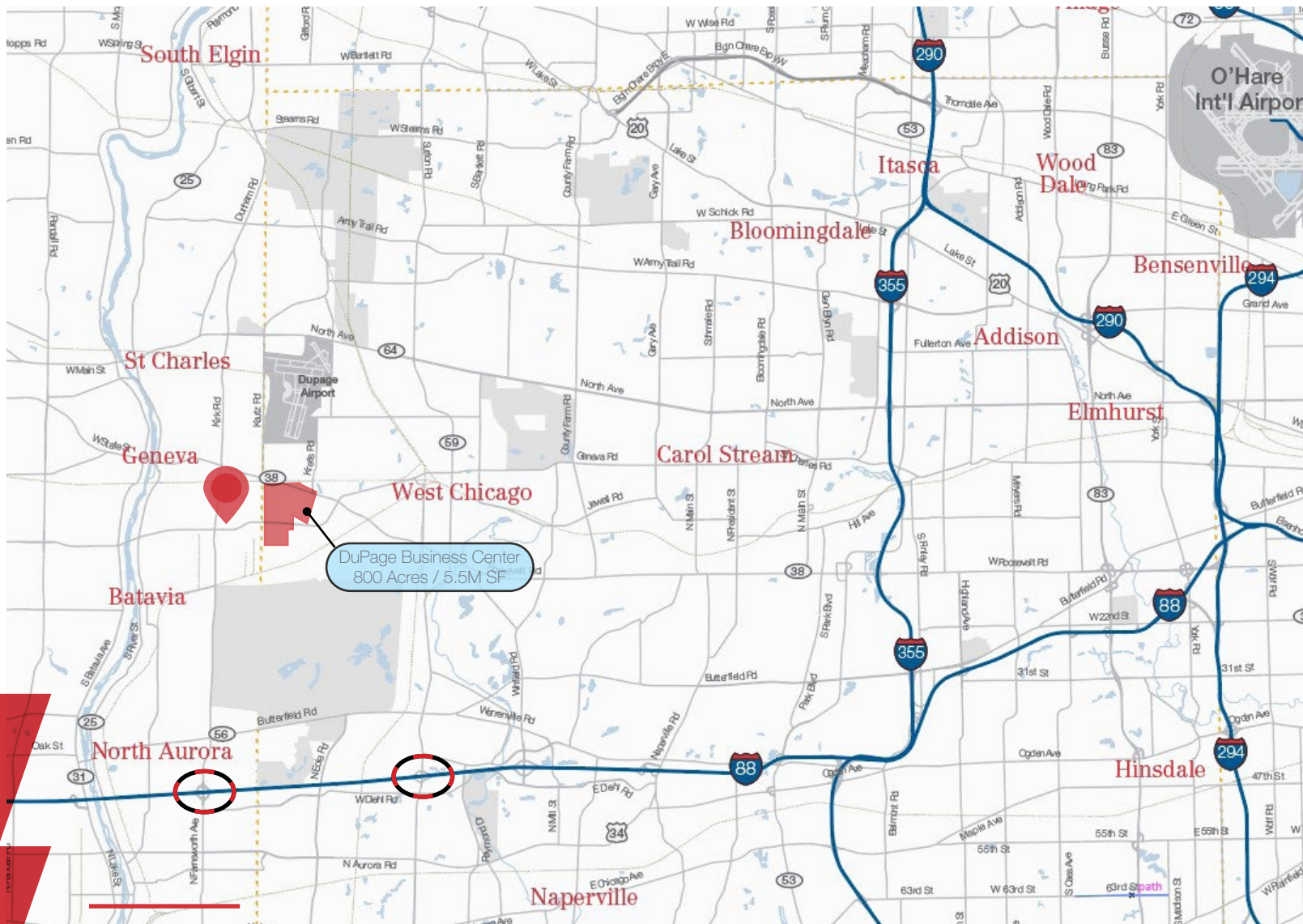
Utilities

Electric	ComEd
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Water	Village of Geneva
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Sanitary Sewer	Village of Geneva
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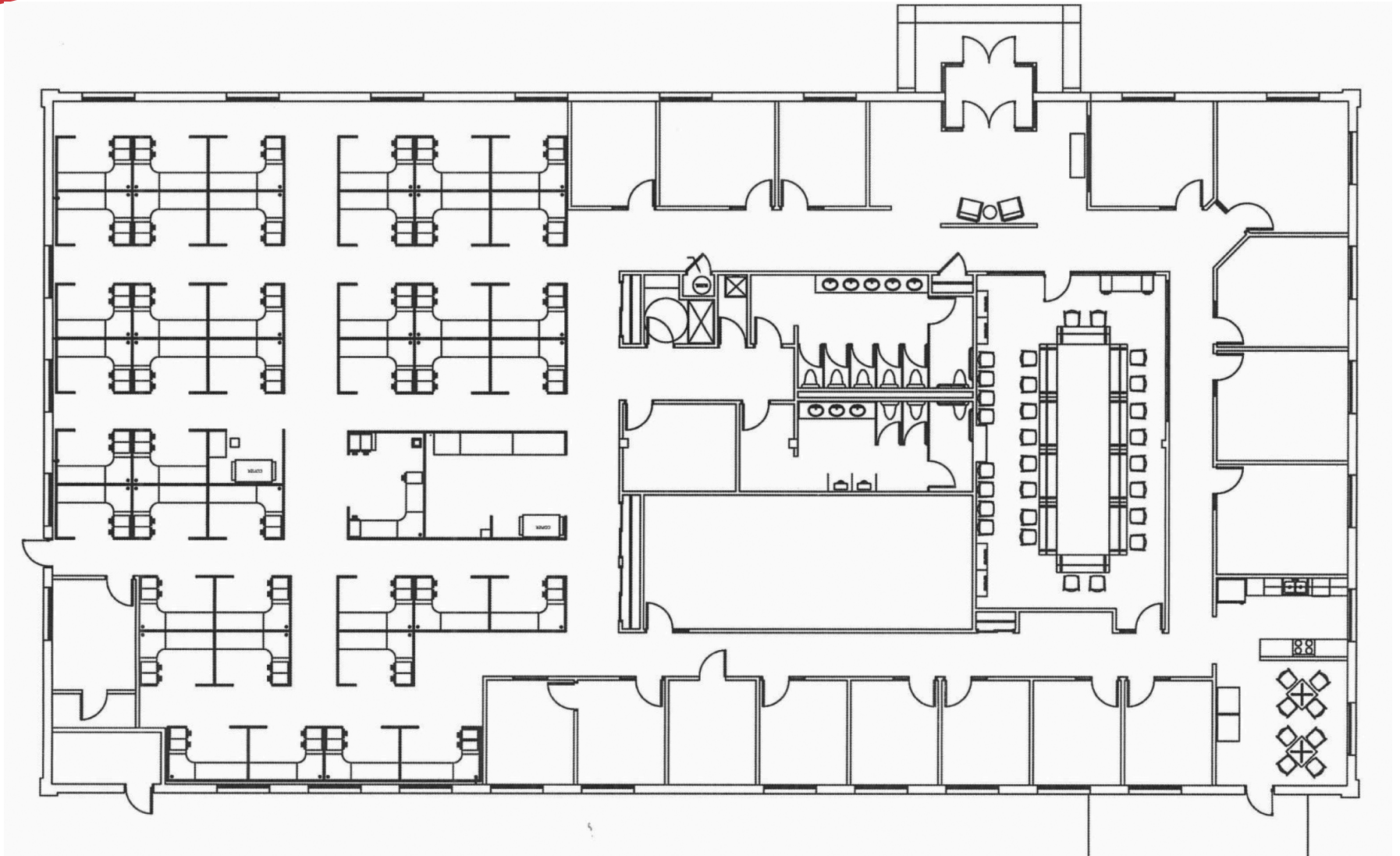
Gas	Nicor
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Location Overview

The site is on the east side of Geneva, strategically located along the Kirk Road corridor, which offers easy access to the full interchange at I-88 directly south on Kirk Road from the site. The property is also directly east from the DuPage Business Center, a master planned Industrial and Technology development that boasts over 800 acres and will host up to 5.5 Million SF of commercial development with companies such as Suncast, Amazon, and Norix.

Floor Plan



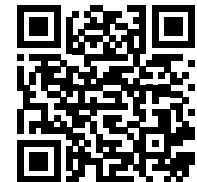
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NAI Hiffman
Commercial Real Estate Services, Worldwide

ONE OAKBROOK TERRACE
SUITE 400
OAKBROOK TERRACE IL 60181



[View Website](#)

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Associate
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cfirrantello@hiffman.com

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