

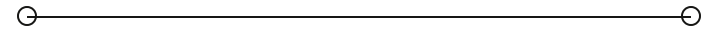


SALE

1500 Fort Jesse Rd.

1500 FORT JESSE RD

Normal, IL 61761



PRESENTED BY:

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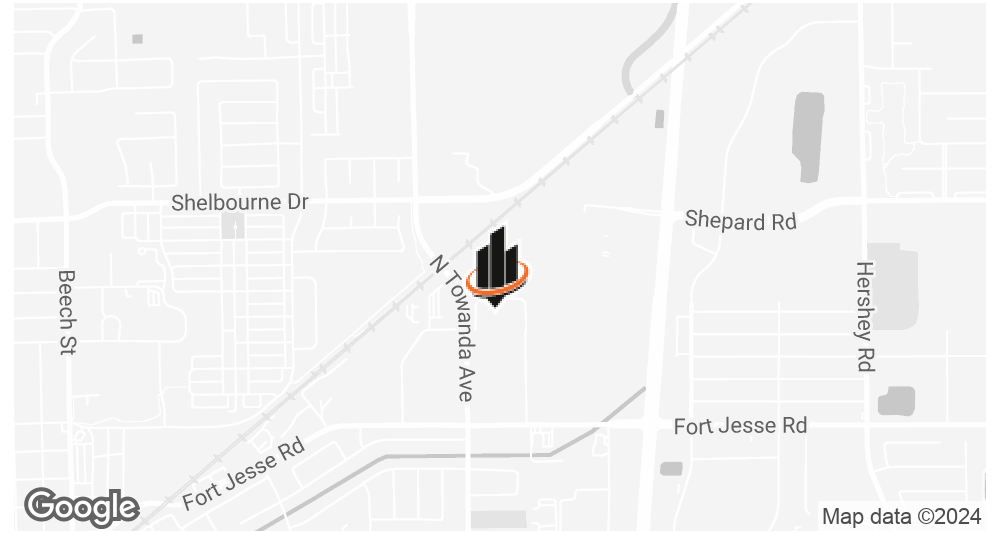
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$12,900,000
BUILDING SIZE:	323,666 SF
LOT SIZE:	32.14 Acres
PRICE / SF:	\$39.86
CAP RATE:	7.37%
NOI:	\$950,865
YEAR BUILT:	1974
ZONING:	M-1

PROPERTY OVERVIEW

Embrace a prime investment opportunity by adding 1500 Fort Jesse Rd. in Normal, IL to your portfolio. The building is approximately 323,666 sq ft and offers 38 dock doors and 2 drive-in bays. This industrial investment offers cross docking capabilities for optimizing transportation-related logistics. This property is fully occupied with long standing tenants. Centrally located between Chicago, St Louis and Indianapolis, this site has close interstate access for seamless distribution. Tenant 1 occupies approximately 18,190 newly renovated office space while Tenant 2 occupies the remaining approx. 300k square feet of the industrial warehouse space. Situated on a 32.14 acre lot with ample parking and presents easy maneuvering for semis and delivery vehicles.

PROPERTY HIGHLIGHTS

- Close proximity to Interstate access
- Freight Truck Accessibility
- 100% Occupied

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ADDITIONAL PHOTOS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

	2024 (EST)	2023	2022	2021
PRICE	\$12,900,000	\$12,900,000	\$12,900,000	\$12,900,000
PRICE PER SF	\$40	\$40	\$40	\$40
CAP RATE	7.37%	7.08%	6.36%	6.30%

OPERATING DATA

	2024 (EST)	2023	2022	2021
GROSS SCHEDULED INCOME	\$1,177,920	\$1,146,420	\$1,068,810	\$1,038,440
OTHER INCOME	\$14,403	\$9,995	\$432	\$571
TOTAL SCHEDULED INCOME	\$1,192,323	\$1,156,415	\$1,069,241	\$1,039,011
GROSS INCOME	\$1,192,323	\$1,156,415	\$1,069,241	\$1,039,011
OPERATING EXPENSES	\$241,458	\$243,096	\$249,121	\$224,728
NET OPERATING INCOME	\$950,865	\$913,319	\$820,120	\$814,283

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INCOME & EXPENSES

INCOME SUMMARY	2024 (EST)	2023	2022	2021
TOTAL INCOME	\$1,192,322	\$1,156,414	\$1,069,241	\$1,039,010
EXPENSE SUMMARY	2024 (EST)	2023	2022	2021
PROPERTY TAX	\$24,642	\$15,902	\$22,059	\$29,300
PROPERTY INSURANCE	\$34,798	\$30,091	\$26,758	\$22,956
MANAGEMENT FEES	\$30,000	\$30,000	\$30,000	\$30,000
PROFESSIONAL FEES	\$6,425	\$1,750	\$2,456	\$1,915
REPAIRS AND MAINTENANCE	\$80,409	\$72,669	\$106,905	\$27,692
FIRE SYSTEM MONITORING AND MAINTENANCE	\$18,468	\$10,294	\$4,324	\$14,483
SUPPLIES (OFFICE) AND POSTAGE	\$738	\$814	\$1,671	\$2,301
SNOW REMOVAL	\$8,332	\$5,671	\$12,855	\$9,541
LAWN MAINTENANCE	\$10,510	\$10,731	\$8,548	\$7,185
UTILITIES	\$27,131	\$27,943	\$29,284	\$24,353
PARKING LOT MAINTENANCE	-	\$37,229	\$4,258	\$55,000
GROSS EXPENSES	\$241,457	\$243,095	\$249,121	\$224,728
NET OPERATING INCOME	\$950,865	\$913,319	\$820,120	\$814,282

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LOCATION MAP



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RETAILER MAP



Map data ©2024 Google

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

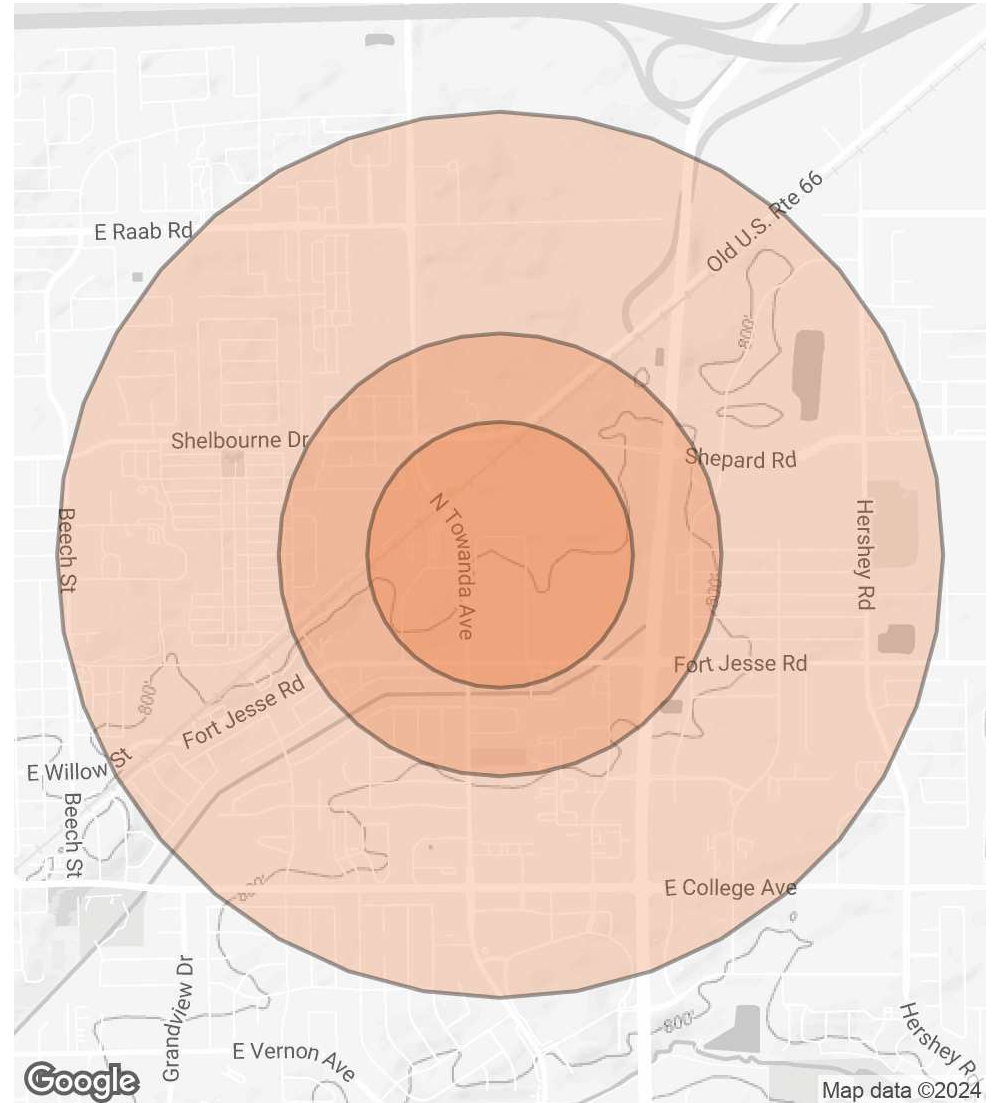
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	122	1,765	8,596
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	38	40	39

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	51	789	3,653
# OF PERSONS PER HH	2.4	2.2	2.4
AVERAGE HH INCOME	\$103,489	\$99,120	\$107,421
AVERAGE HOUSE VALUE	\$246,137	\$226,848	\$230,389

Demographics data derived from AlphaMap



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ABOUT SVN CORE 3 COMMERCIAL REAL ESTATE



WHO WE ARE:

SVN is a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and our communities. When you choose SVN Core 3 Commercial Real Estate, you mobilize the entire SVN organization of experts and all our trusted relationships to act on your behalf. This shared network is the SVN Difference.

SVN Core 3 is a full-service commercial brokerage and property management company located in Bloomington, Illinois, where we manage over 1,250,000 square feet of commercial space in Central Illinois. Our team has over 30 years combine of real estate experience in sales, leasing, property management, tenant representation, and development in Central Illinois.

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WHAT WE DO:

Our Advisors offer national reach and local expertise across all commercial property types. Whether you're looking to buy, sell, or lease space, our specialists are ready to serve your needs and can assist you with sales, leasing, and property management.

The collective strength of our resources, data, and opportunities results in a more rewarding sale and deal potential for our clients. We address each client's individual needs and build a property-specific strategy, harnessing the power of collaboration to drive outsized success.

SVN Core 3 is shaping the future of commercial real estate. Our modern and progressive business model is built on the collective strength of collaboration, supported by a transparent and inclusive culture.

MEET THE TEAM



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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