

24020 Riverwalk Court | Plainfield, IL 60544

OFFERING SUMMARY



PROPERTY DESCRIPTION

NNN Leased Dental Condo for Sale in Plainfield! 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 20+ 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.

PROPERTY HIGHLIGHTS

- NNN Investment
- Strong National DSO with 100+ Locations
- 20 Years of initial lease term
- 13% Base Rent Increases every 5 years
- 10 Year renewal option
- Low Taxes & CAM

OFFERING SUMMARY

Sale Price:	\$1,717,000
NOI:	\$119,400.00
Cap Rate:	6.95%

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ADDITIONAL PHOTOS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
101	Smile Partners USA	1,950 SF	100%	4/1/2025 4/1/2030 4/1/2035 4/1/2040 4/1/2045 4/1/2050	\$61.23 \$70.46 \$80.92 \$93.23 \$107.07 \$123.07 \$141.54	\$119,399	4/1/2018	3/31/2045
TOTALS		1,950 SF	100%		\$61.23	\$119,399		
AVERAGES		1,950 SF	100%		\$61.23	\$119,399		

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INCOME & EXPENSES

INCOME SUMMARY

Smile Partners

\$128,678

GROSS INCOME

\$128,678

EXPENSES SUMMARY

Taxes

\$4,526

CAM/Condo Association Dues

\$4,752

OPERATING EXPENSES

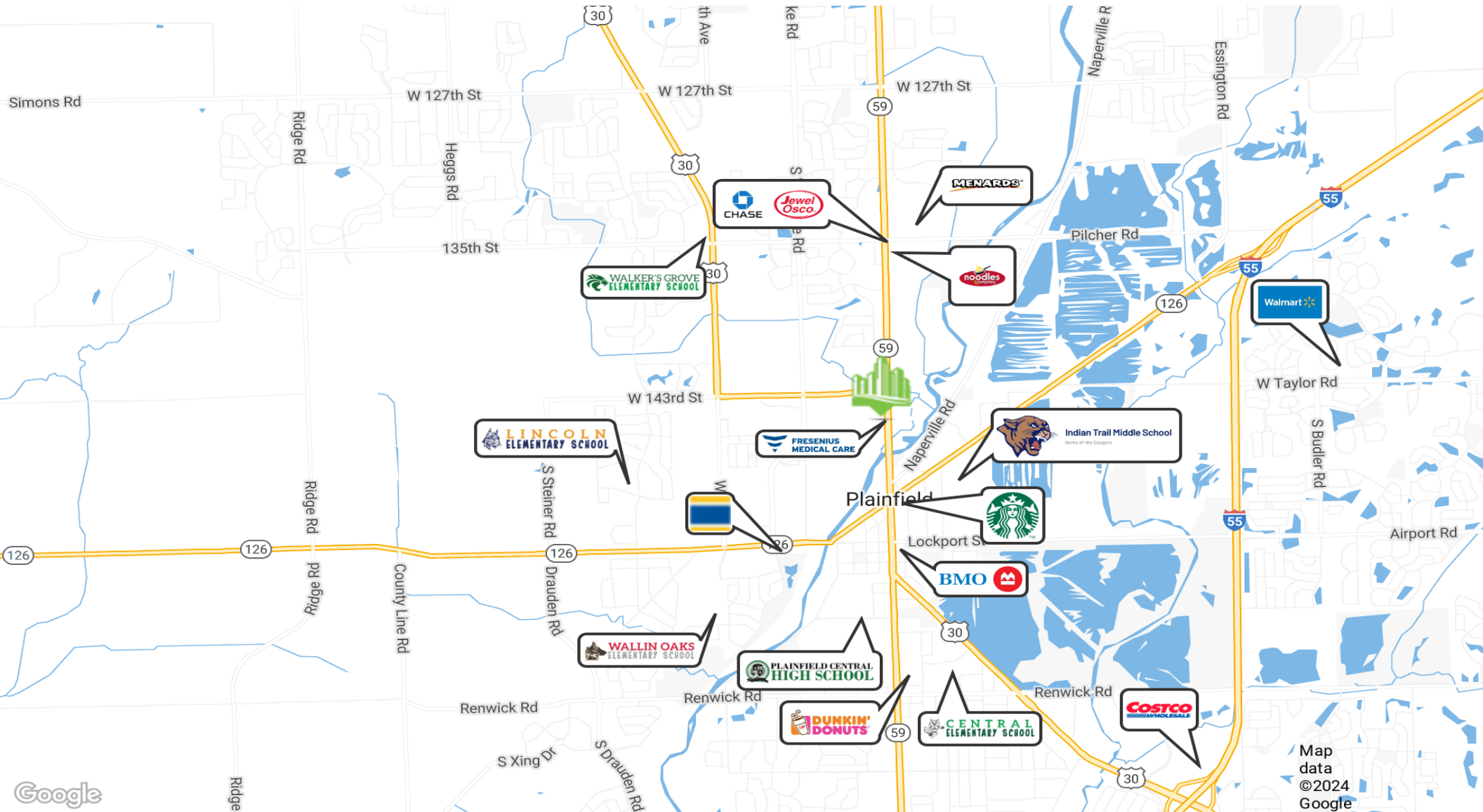
\$9,278

NET OPERATING INCOME

\$119,400

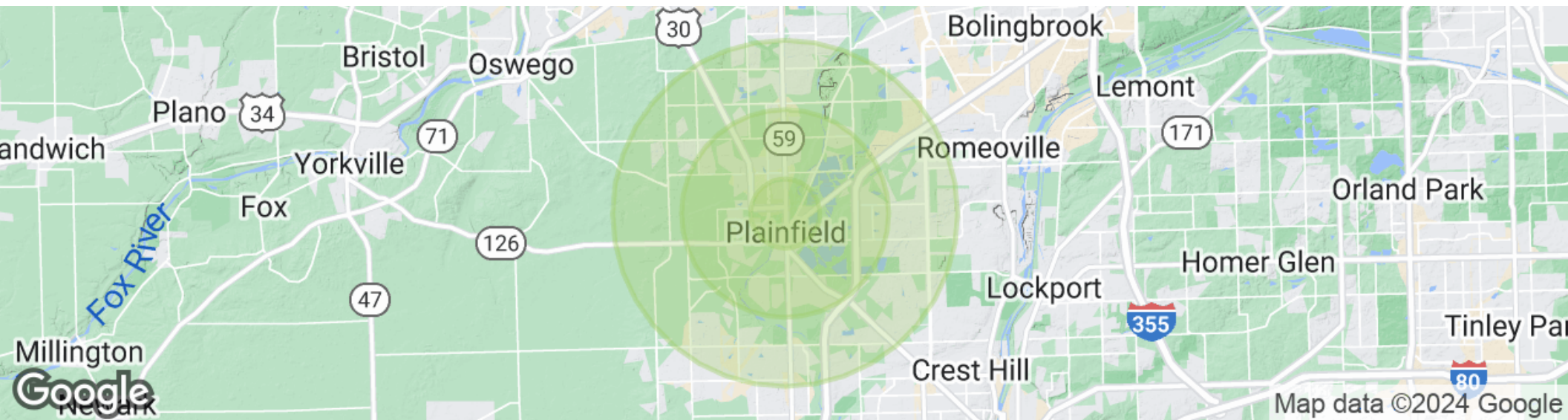
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PLAINFIELD RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,359	50,426	148,648
Average Age	41	37	39
Average Age (Male)	39	37	38
Average Age (Female)	42	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,494	15,838	48,510
# of Persons per HH	2.9	3.2	3.1
Average HH Income	\$151,140	\$160,850	\$156,225
Average House Value	\$399,157	\$391,177	\$372,347

Demographics data derived from AlphaMap