



FOR SALE

8.34% Cap | Class A Hinsdale Ogden Medical Building

230 E OGDEN AVE
HINSDALE, IL 60521

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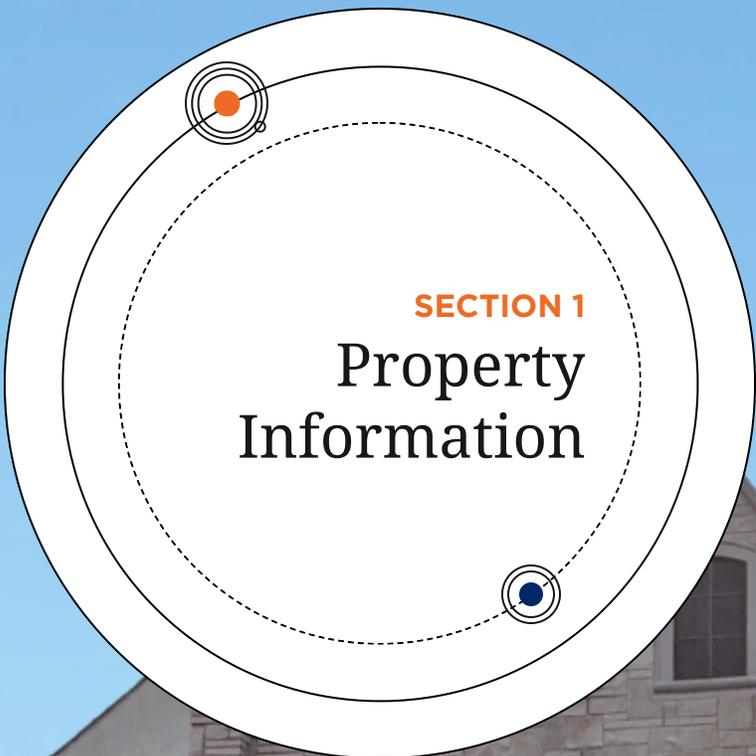
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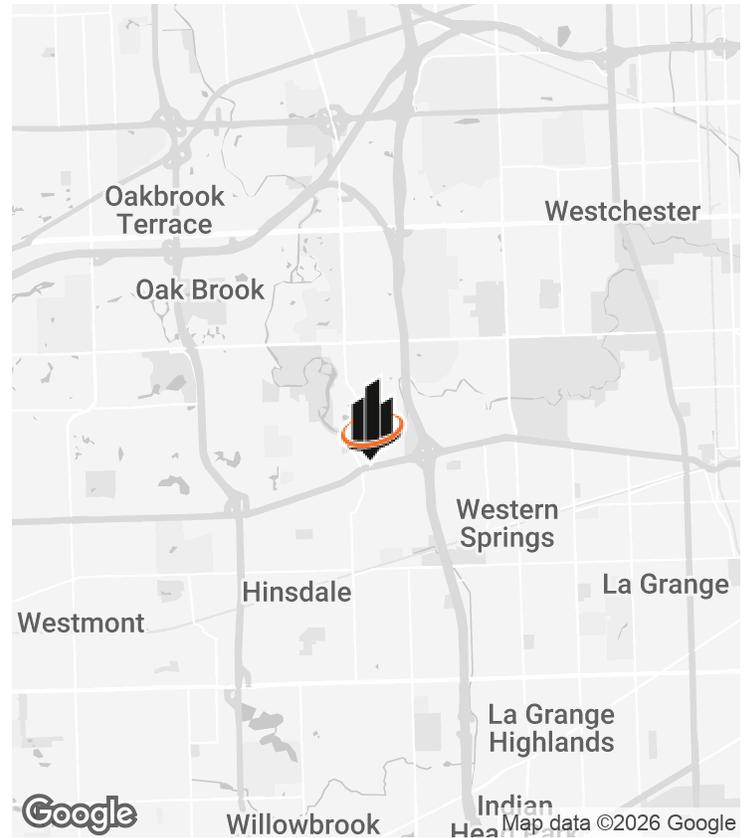
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SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,795,000
BUILDING SIZE:	13,562 SF
LOT SIZE:	0.88 Acres
CAP RATE:	8.34%
NOI:	\$233,180
YEAR BUILT:	2010
ZONING:	B-3
SUBMARKET:	East/West Corridor
APN:	09-01-209-033

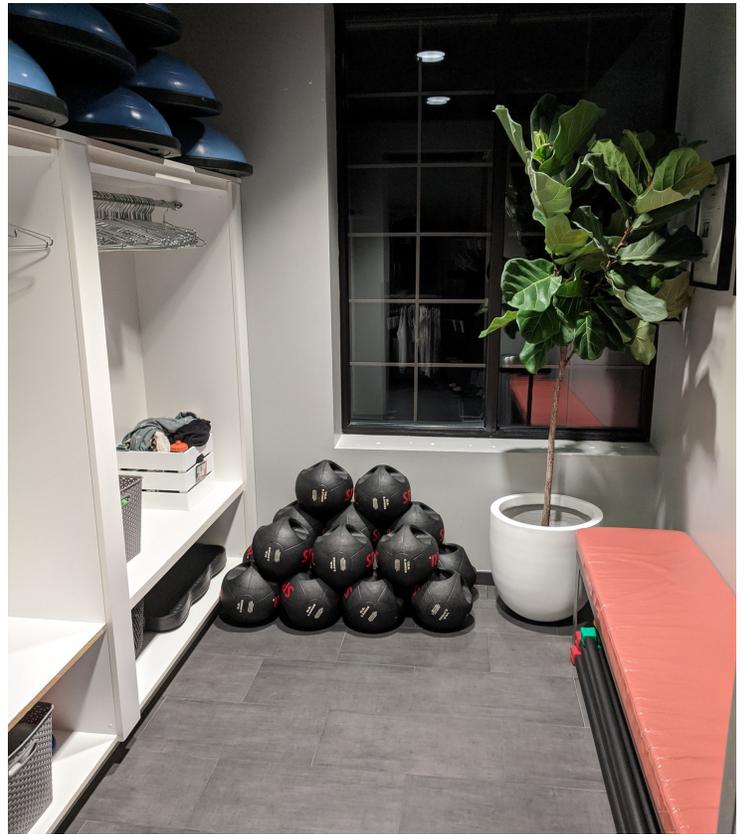
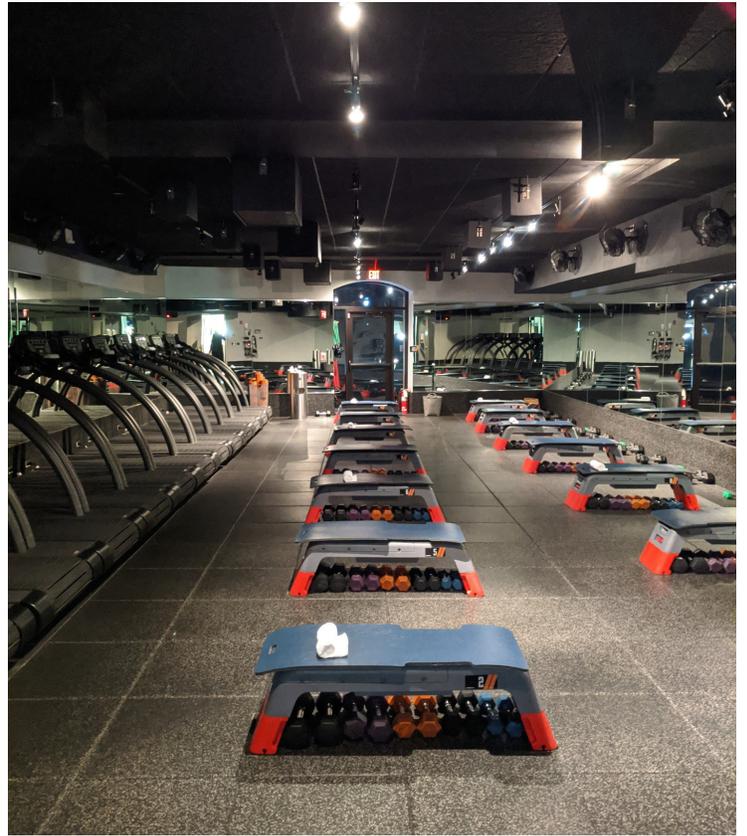
PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present Hinsdale Ogden Medical Building a +/- 11,729SF Medical Office on 0.88 AC located in Hinsdale, Illinois. This three-story medical | executive office with lower level is 100% occupied, in the Hinsdale-DuPage County medical corridor, elevator lobby, with Ogden Avenue exposure, and ample parking.

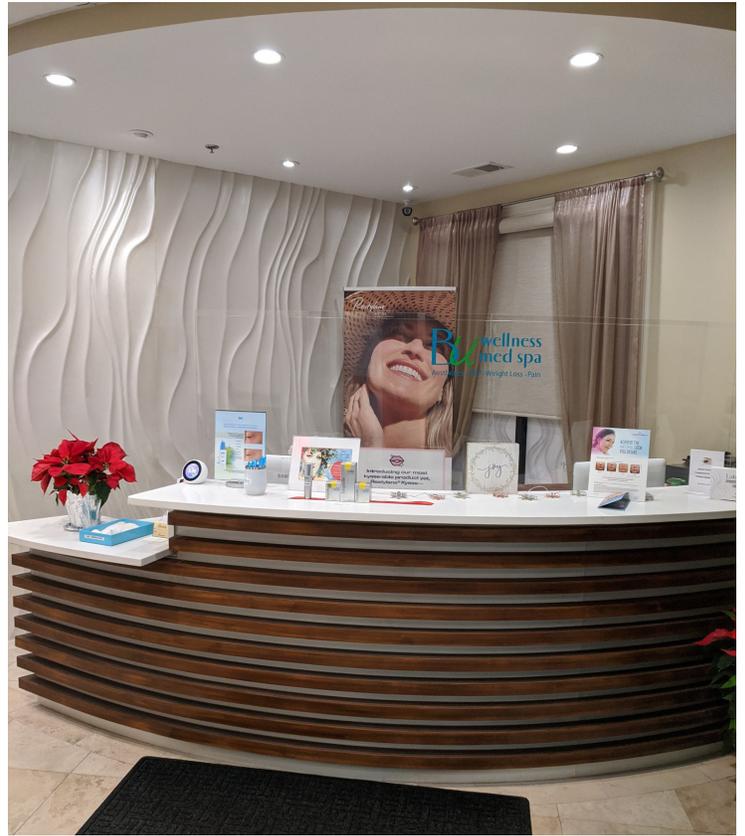
PROPERTY HIGHLIGHTS

- ±13,562 SF Medical Office on 0.88 AC
- 100% Occupied | Class A | 3-Story
- Low DuPage County Taxes
- Ample Parking | Monumental Signage
- Ogden Avenue Exposure
- Minutes to I-294, I-88

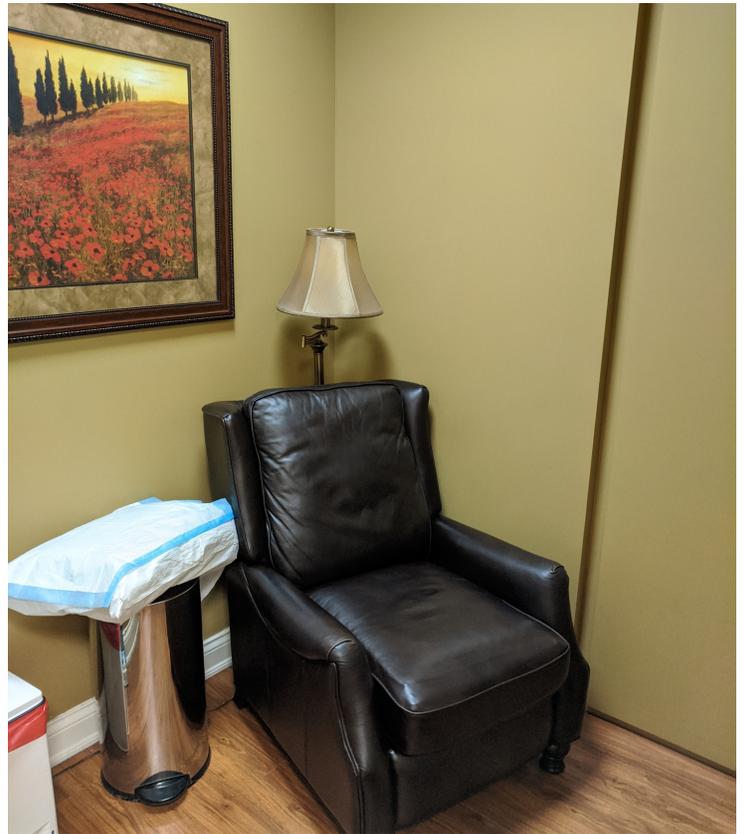
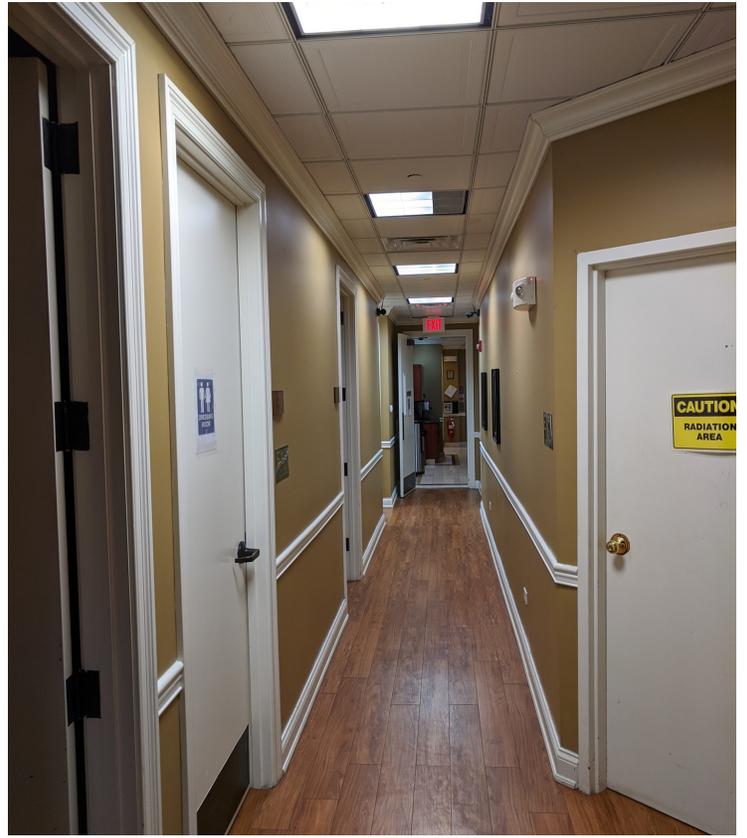
SUITE 100



SUITE 200



LOWER LEVEL SUITE



EXTERIOR PHOTOS

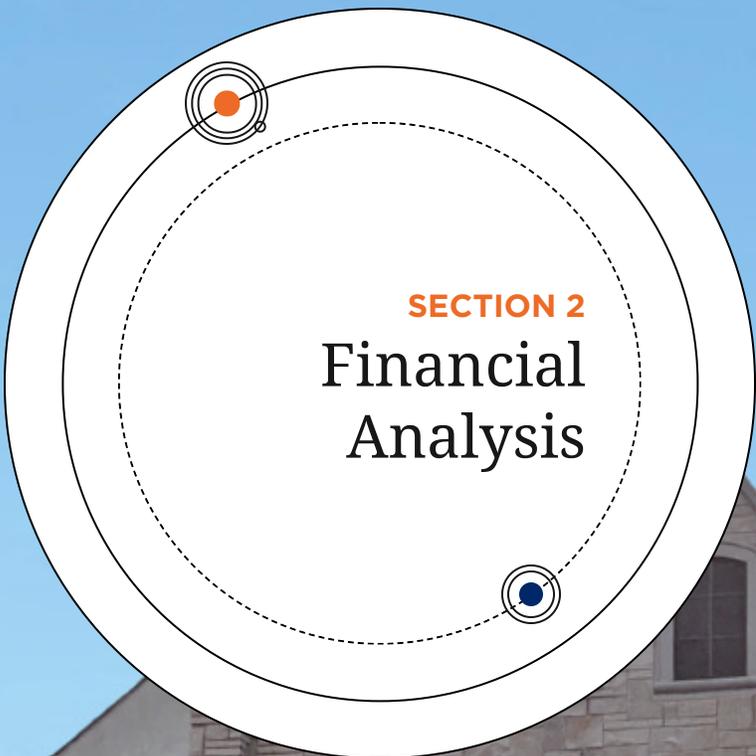


PROPERTY AERIAL



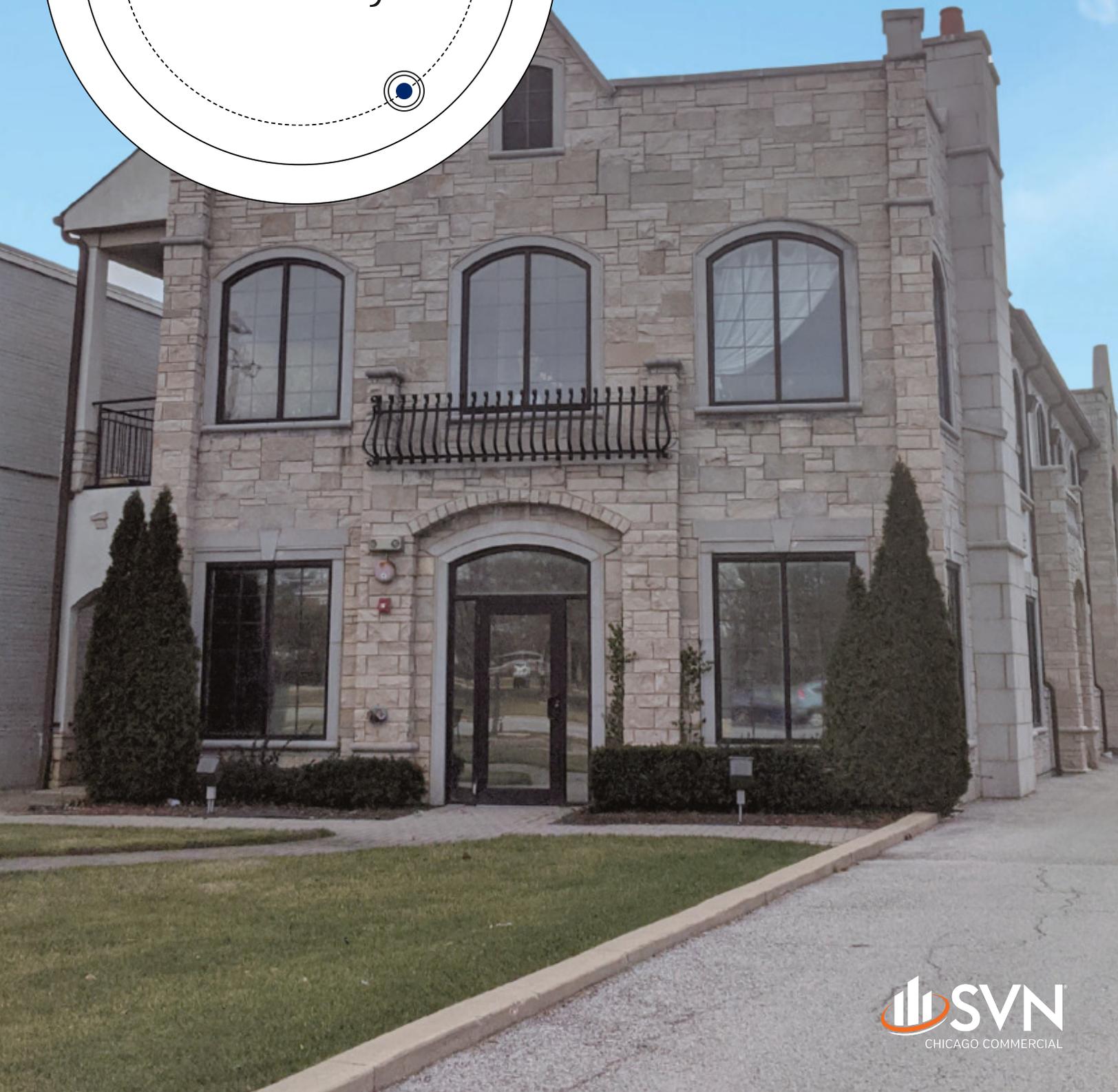
RETAIL AERIAL PHOTO





SECTION 2

**Financial
Analysis**



FINANCIAL SUMMARY

INVESTMENT OVERVIEW 8.34% CAP | CLASS A MEDICAL OFFICE BUILDING IN DUPAGE COUNTY

PRICE	\$2,795,000
PRICE PER SF	\$206
PRICE PER UNIT	\$698,750
GRM	9.28
CAP RATE	8.34%
CASH-ON-CASH RETURN (YR 1)	30.55%
TOTAL RETURN (YR 1)	\$233,181

OPERATING DATA 8.34% CAP | CLASS A MEDICAL OFFICE BUILDING IN DUPAGE COUNTY

GROSS SCHEDULED INCOME	\$301,250
OTHER INCOME	\$50,507
TOTAL SCHEDULED INCOME	\$351,757
GROSS INCOME	\$351,757
OPERATING EXPENSES	\$118,576
NET OPERATING INCOME	\$233,181
PRE-TAX CASH FLOW	\$233,181

FINANCING DATA 8.34% CAP | CLASS A MEDICAL OFFICE BUILDING IN DUPAGE COUNTY

DOWN PAYMENT	\$763,200
LOAN AMOUNT	\$1,780,800

INCOME & EXPENSES

INCOME SUMMARY

8.34% CAP | CLASS A MEDICAL OFFICE BUILDING IN DUPAGE COUNTY

NNN INCOME	\$ 351,757
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EXPENSE SUMMARY

8.34% CAP | CLASS A MEDICAL OFFICE BUILDING IN DUPAGE COUNTY

TAXES (2024)	\$37,253
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INSURANCE	\$5,054
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LANDSCAPE / SNOW REMOVAL	\$9,841
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FIRE SYSTEM / CONNECTION / BACKFLOW	\$5,567
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REPAIRS & MAINTENANCE	\$13,447
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UTILITIES	\$30,571
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ELEVATOR	\$4,760
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WASTE MANAGEMENT CLEANING	\$4,200
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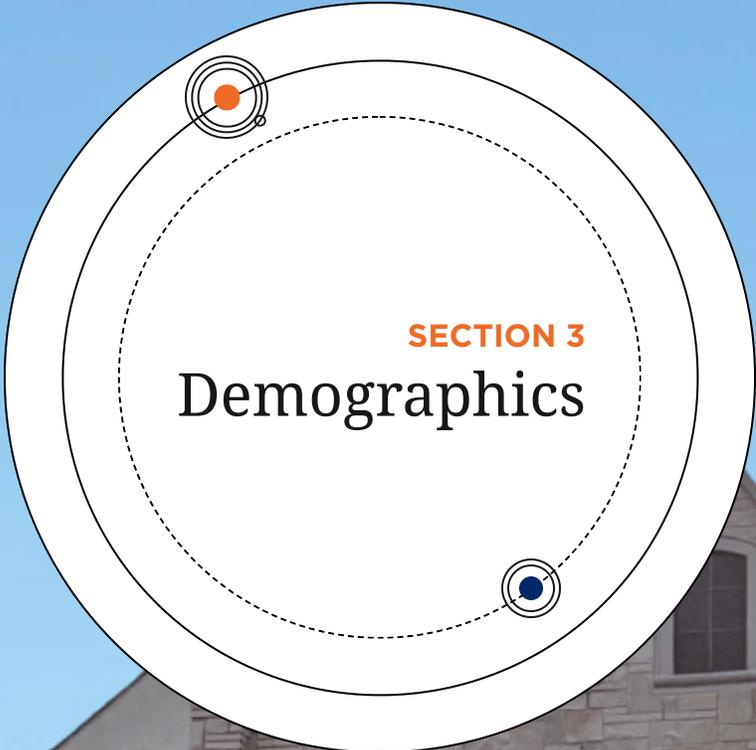
PROPERTY MANAGEMENT (3%)	\$7,880
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GROSS EXPENSES	\$118,576
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NET OPERATING INCOME	\$ 233,180
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
LL-A & B	Remington Molecular LLC	3,929 SF	28.97%	\$20.00	\$78,580.00	4/01/2012	4/30/2030
100	Shred 415 Fitness	3,300 SF	24.33%	\$26.12	\$86,186.28	07/01/2014	7/30/2029
200	Plastic Surgeon	3,000 SF	22.12%	\$31.14	\$93,428.04	1/01/2022	5/30/2030
100 B	Therapeutic ChiroHealth	1,500 SF	11.06%	\$28.70	\$43,055.40	5/01/2014	5/30/2030
TOTALS		11,729 SF	86.48%	\$105.96	\$301,249.72		

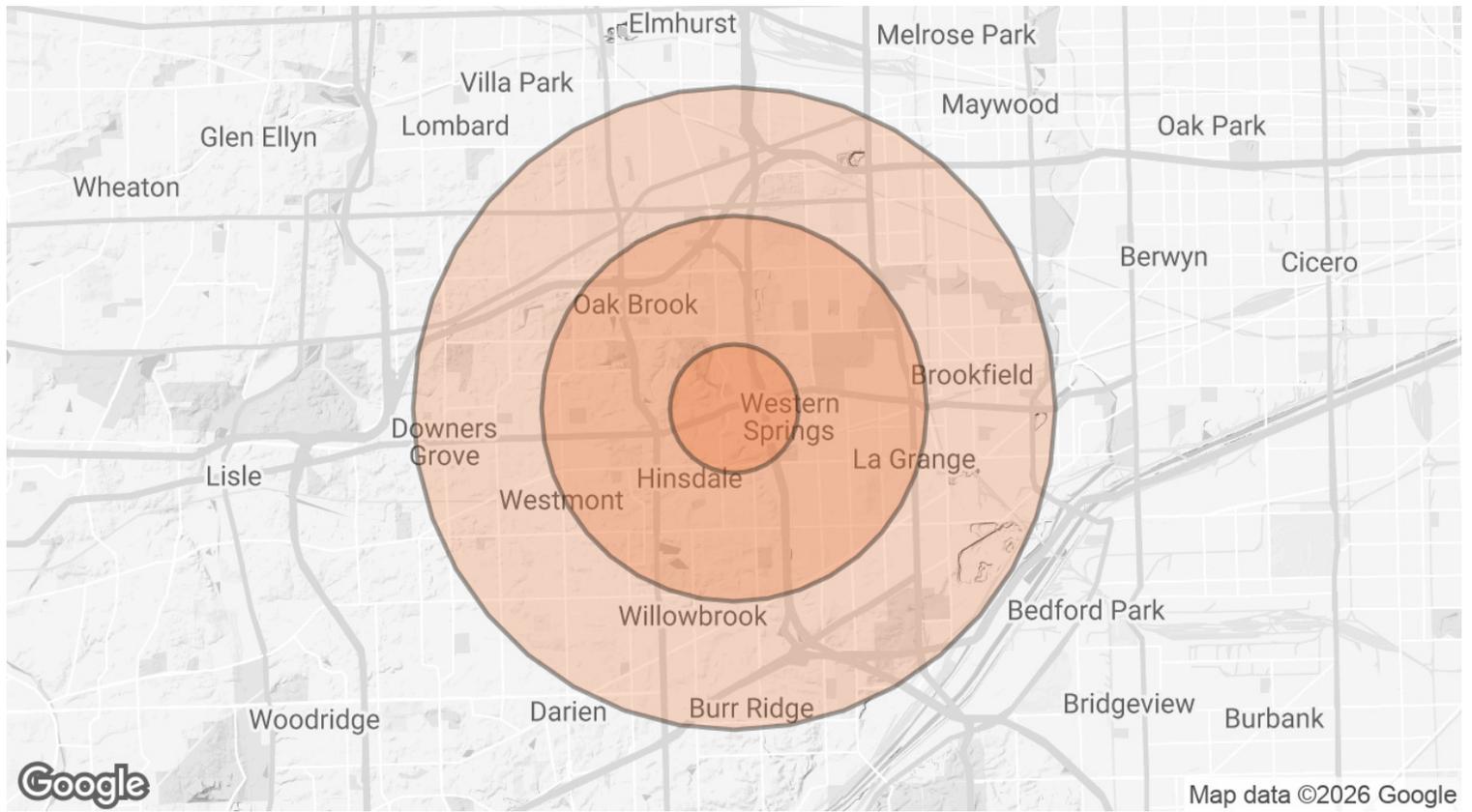


SECTION 3

Demographics



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,008	78,839	256,844
AVERAGE AGE	43.9	44.5	42.3
AVERAGE AGE (MALE)	44.1	42.7	40.4
AVERAGE AGE (FEMALE)	43.7	45.3	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,394	28,309	96,557
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$211,502	\$172,018	\$120,494
AVERAGE HOUSE VALUE	\$775,750	\$692,975	\$525,233

2020 American Community Survey (ACS)

DISCLAIMER

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