

OFFICE BUILDING - INVESTMENT  
OPPORTUNITY

1110 Arbor Drive

Decatur, IL 62526

**MAIN  
PLACE**  
R E A L E S T A T E

PRESENTED BY

**Zane Peterson** || 217.422.3335

**Chris Harrison** || 217.422.3335

# 1110 Arbor Drive

Decatur, IL 62526



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Main Place Real Estate in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



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**1110 Arbor Drive**

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**MAIN  
PLACE**  
REAL ESTATE



## OFFERING HIGHLIGHTS

Sale Price:	\$495,000
Building Size:	4,996 SF
Lot Size:	1.79 Acres
Number Of Units:	4
Price / SF:	\$99.08
Cap Rate:	7.63%
NOI:	\$37,745
Year Built:	1999

## PROPERTY OVERVIEW

Investment Opportunity - Excellent Neighborhood Office Building. Built in 1999 and situated on large corner lot in high neighborhood traffic corridor on the far north end of Decatur, Illinois. Property is close proximity to the mall, quality residential housing, restaurants, and I-72 interstate! Four office suites total, all occupied. New roof and parking lot resurface in 2020. Many units have been remodeled in recent years. Great tenant mix with the majority of tenant in the medical service industry. Excess land available on north end of lot, perfect for a second building development.

Contact commercial broker for all details and inquiries!

## 4 || EXECUTIVE SUMMARY



# 1110 Arbor Drive

Decatur, IL 62526



## LOCATION INFORMATION

Street Address	1110 Arbor Drive
City, State, Zip	Decatur, IL 62526
County	Macon

## BUILDING INFORMATION

NOI	\$37,745.00
Cap Rate	7.63%
Building Class	A
Year Built	1999
Foundation:	Concrete Slab
Parking Spaces:	44
Roof	Shingles - New 2020

## 5 || PROPERTY HIGHLIGHTS



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## 6 || ADDITIONAL PHOTOS



# 1110 Arbor Drive

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7 || ADDITIONAL PHOTOS

LOCATION INFORMATION



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**1110 Arbor Drive**

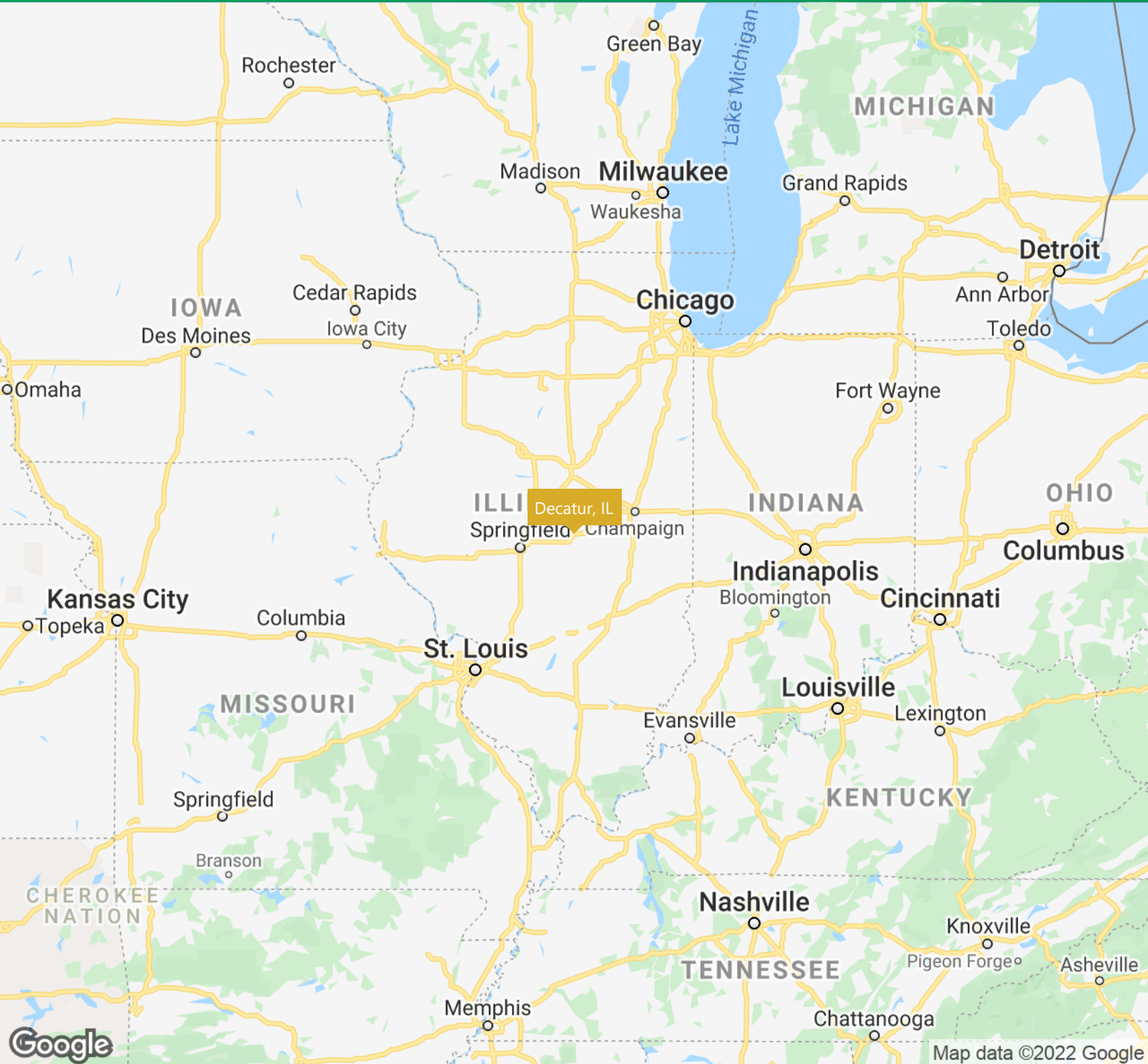
Decatur, IL 62526



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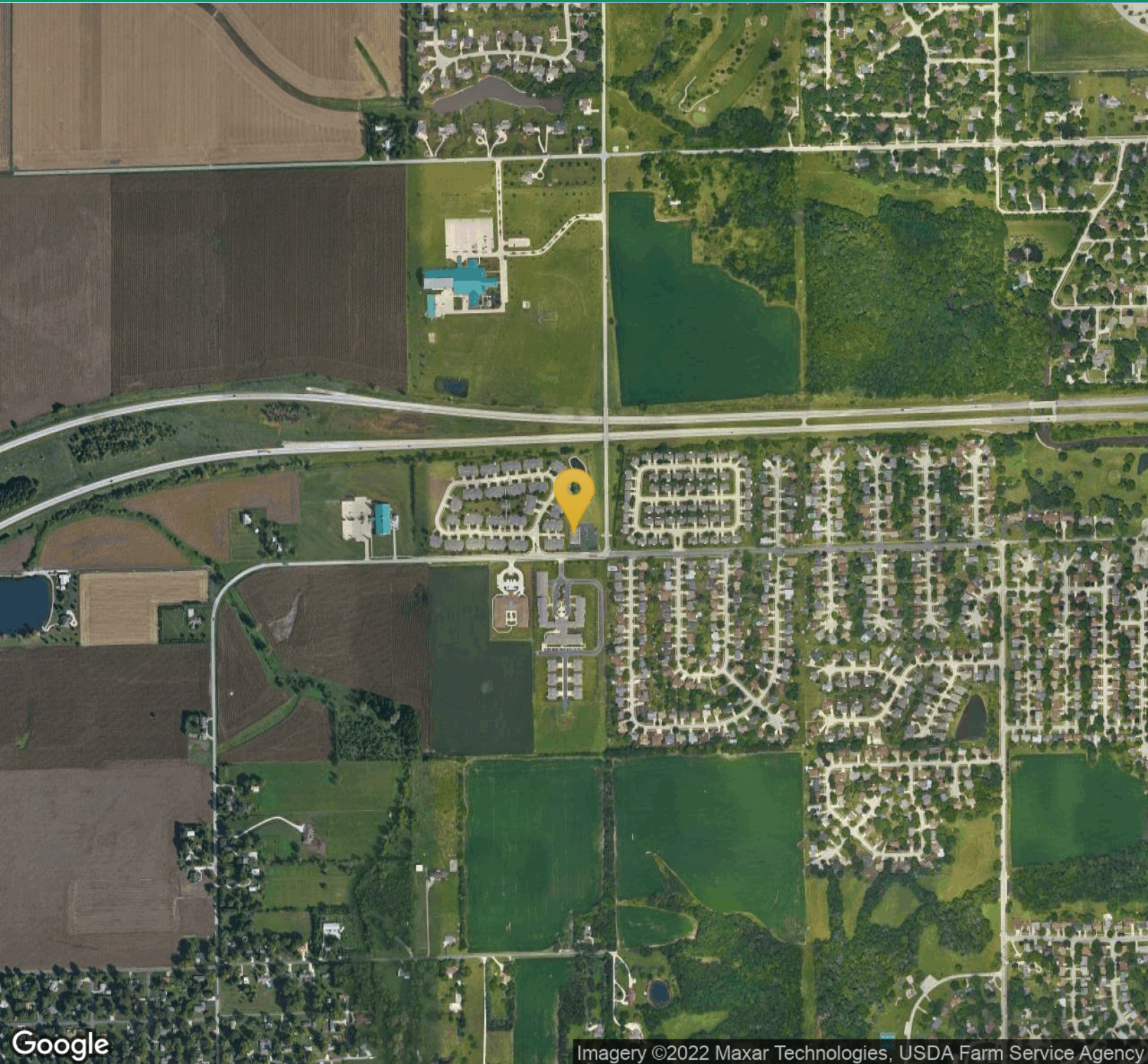


## 9 || REGIONAL MAP



# 1110 Arbor Drive

Decatur, IL 62526



Google

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## 10 || AERIAL MAP







FINANCIAL ANALYSIS

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## INVESTMENT OVERVIEW

Price	\$495,000
Price Per SF	\$99.08
CAP Rate	7.63%
Total Return (Yr 1)	\$37,745

## OPERATING DATA

Gross Scheduled Income	\$60,768
Vacancy Cost	\$6,076
Gross Income	\$54,691
Operating Expenses	\$16,946
Net Operating Income	\$37,745

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## INCOME SUMMARY

Vacancy Cost	(\$6,077)
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<b>NET INCOME</b>	<b>\$54,691</b>
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## EXPENSES SUMMARY

Property Taxes	\$11,072
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Insurance	\$2,000
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Trash	\$836
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Repairs Maintenance*	\$3,038
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<b>OPERATING EXPENSES</b>	<b>\$16,946</b>
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<b>NET OPERATING INCOME</b>	<b>\$37,745</b>
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proforma financial statement

\* 5% of gross income, broker estimate



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Postiche - Skincare	A	1,250	8/31/2026	\$16,675	25.02	\$13.34
Central IL Care Services	B	1,050	3/15/2023	\$12,831	21.02	\$12.22
Dr. Steven Sobol	C	736	11/30/2022	\$9,178	14.73	\$12.47
Glenda Williamson Realty	D	1,700	mo-mo	\$22,083	34.03	\$12.99
<b>TOTALS/AVERAGES</b>		<b>4,736</b>		<b>\$60,767</b>		<b>\$12.83</b>

## DEMOGRAPHICS



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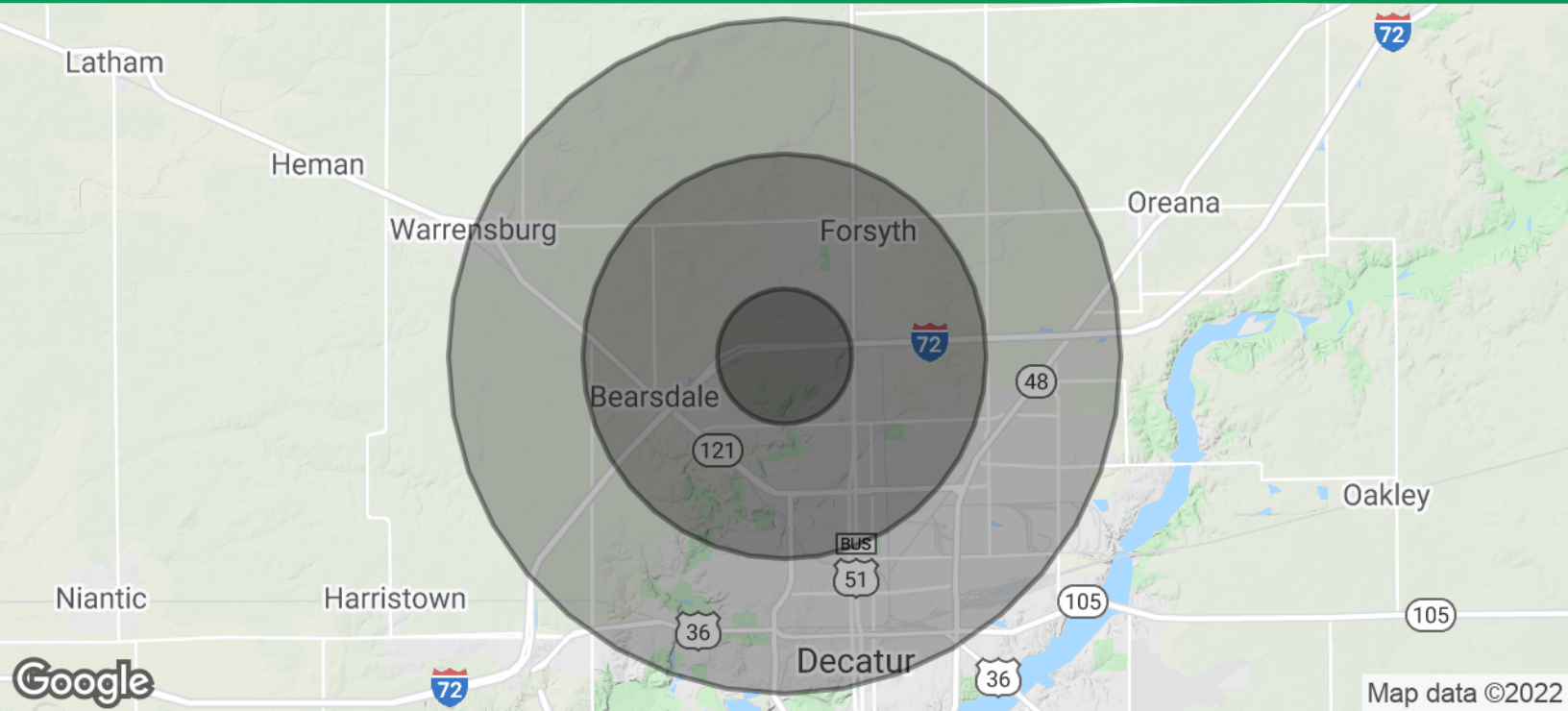
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**MAIN PLACE**  
REAL ESTATE



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,697	24,029	64,087
Average Age	47.3	44.1	38.1
Average Age (Male)	45.1	41.8	37.2
Average Age (Female)	47.7	45.6	39.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,233	10,320	25,453
# Of Persons Per HH	2.2	2.3	2.5
Average HH Income	\$71,727	\$61,696	\$54,879
Average House Value	\$258,759	\$134,088	\$132,180

\* Demographic data derived from 2010 US Census



ADVISOR BIOS



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## ZANE PETERSON

Managing Broker, CCIM

zane@mainplace.us

**Direct:** 217.422.3335 | **Cell:** 217.454.8800

### PROFESSIONAL BACKGROUND

I'm a real estate professional with over a decade of industry experience. Currently I'm the Managing Broker for a boutique real estate firm - Main Place Real Estate. I'm honored to help lead this group of talented real estate professionals who bring value to our clients. My strategic focus is Commercial Real Estate transactions in addition to leading our growing firm. I help accredited investors and their company's analyze their real estate investment portfolios to determine the best time to acquire and sell CRE assets. I also consult growing company's determine occupancy space and negotiate their lease transactions. I do this by utilizing my skills, resources, and knowledge, to ensure that my clients have a great experience throughout the process.

Our firm is headquartered in Decatur, Illinois and our territory for representing clients is across the Midwest with an emphasis on commercial real estate transactions (sales and leasing), consulting services, management, and local Decatur area residential services. Our brokers are the only active CCIM (Certified Commercial Investment Members) designated brokers in Macon County. We hold a high value proposition in comparison to our competitors. We're constantly pursuing continuing education and staying current with industry trends, this philosophy is simply a must to best serve our clients across the Midwest.

I am a proud Decatur resident, graduate from Millikin University, local business owner, golfer, dog lover, and advocate for business growth in Decatur. My wife, Taylor Peterson, is also a real estate broker in the Central Illinois area. Together we enjoy both guiding our clients and being principals in our own family's growing real estate portfolio. I earned my CCIM (certified commercial investment member) designation in 2019. I am an active board member of the CCIM Illinois Chapter and I leverage the learned skills and vast network of this distinguished designation. Professionally, I am a member of numerous trade organizations including: National Association of Realtors, Illinois Association of Realtors, Central Illinois Board of Realtors, CCIM, ICSC, and WorldwideERC. I'm also certified in U.S. Tax Treatment of Home-Purchase Plans. In addition to professional organizations and achievements, I have the opportunity to serve in a few local organizations including: Greater Decatur Chamber of Commerce, The Decatur Club, and Rotary Club of Decatur. While obtaining my bachelor's degree in Business Finance, I enjoyed four years competing on the Millikin University golf team. The game of golf has contributed to much of my current success - I love the never-ending challenge and competition! Although I am originally from the north shore of Chicago, after spending time in Central Illinois, I grew to appreciate all that Decatur has to offer.

I have a strong work ethic, positive attitude, energetic personality, and would love to assist you in reaching your investment goals.

**Main Place Real Estate**  
101 S Main Street Suite 700  
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# 1110 Arbor Drive

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## CHRIS HARRISON

Broker, MBA, CCIM

chris@mainplace.us

**Direct:** 217.422.3335 | **Cell:** 217.520.2085

## PROFESSIONAL BACKGROUND

I'm here to offer my professional experience and knowledge in helping you achieve your Real Estate goals!

Born and raised on a farm in Western Illinois, I learned the value of good, hard work at a young age. I attended Culver Stockton College and received a Bachelor's Degree in Business Administration in 2002. After graduation I became an independent distributor for Vector Marketing / Cutco Knives and learned valuable lessons about running my own business. With a young family I eventually made the move into the world of banking. That led me to Busey Bank in Decatur, IL where I have resided since 2002. While primarily working in Commercial Lending my banking experience included retail / consumer loans, branch management, commercial cash management, commercial lending and investments. The experience I gained as a Commercial Relationship Manager provided experiences that help me every day. While working to support my family, I earned my Masters Degree in Business Administration from Millikin University in Decatur, IL. I also attended the National ABA Commercial Lending School in Dallas, TX and have taken various Illinois Bankers Association (IBA) courses.

Happy to call Decatur home for my family, I am committed to contributing to the community in which I earn a living. I currently serve as an elected Commissioner for the Decatur Park District, and on the executive board for the Millikin Decatur Commission.

My career in real estate sales began in October 2013. The substantial experience I bring from my years in banking, particularly lending has proven to be an excellent asset when serving my clients. In 2019 I furthered my real estate expertise by earning my CCIM Designation (Certified Commercial Investment Member) to better serve my clients and community. This provides an outstanding network of real estate professionals and ongoing educational opportunities.

My knowledge and familiarity of Decatur and central Illinois as well as my financial and analytical skills offers my clients multi-dimensional service. My goal is to make every transaction in which I am involved a positive experience and establish long term relationships.

Call, Text, or Email me at anytime!

217-520-2085

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