



MARATHON GAS STATION

21W020 Lake Street, Addison, IL 60101

VICKIE C. SOUPOS

Broker

630.965.6000

vickie@colovos-soupos.com



FULTON GRACE



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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 Vickie Soupos - Fulton Grace - Illinois in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

Section 1

VICKIE C. SOUPOS

Broker
630.965.6000
vickie@colovos-soupos.com



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PROPERTY DESCRIPTION

Gas Station with Auto Body Shop in Prime Location. Price includes Property and Business. This well-established gas station and auto body shop is situated on signalized corner in a high-traffic area (over 75,000 vehicles per day), ensuring consistent customer flow and strong sales. Ideal for a qualified buyer, this business offers significant potential for increased profitability. The business has a Long-standing reputation with a loyal customer base. High traffic area with excellent visibility and next to the I355 on ramp. A second building and parcel on the property can be leased for extra income. Plenty of space for customer and staff parking. Potential redevelopment for a larger convenient store, gas station operator. Combined parcels 21W020 Lake St. & 21W042 Lake St. 02-13-412-020 and 02-13-412-021

PROPERTY HIGHLIGHTS

- Signalized corner
- 75,000 vehicles per day
- I-355 interchange ramp along Lake St.
- Parcels 21W020 Lake St. & 21W042 Lake St. 02-13-412-020, 02-13-412-021

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$3,500,000 |
| Number of Units: | 2 |
| Lot Size: | 0.87 Acres |
| Building Size: | 2,770 SF |
| NOI: | \$84,192.40 |
| Cap Rate: | 2.41% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 83 | 786 | 3,132 |
| Total Population | 223 | 2,120 | 8,373 |
| Average HH Income | \$156,709 | \$144,642 | \$119,852 |



PROPERTY DESCRIPTION

Gas Station with Auto Body Shop in Prime Location. Price includes Property and Business. This well-established gas station and auto body shop is situated on a signalized corner in a high-traffic area (over 75,000 vehicles per day), ensuring consistent customer flow and strong sales. Ideal for a qualified buyer, this business offers significant potential for increased profitability. The business has a long-standing reputation with a loyal customer base. High traffic area with excellent visibility and next to the I355 on-ramp. A second building and parcel on the property can be leased for extra income. Plenty of space for customer and staff parking. Potential redevelopment for a larger convenient store, gas station operator. Combined parcels 21W020 Lake St. & 21W042 Lake St. 02-13-412-020 and 02-13-412-021

LOCATION DESCRIPTION

Suburban



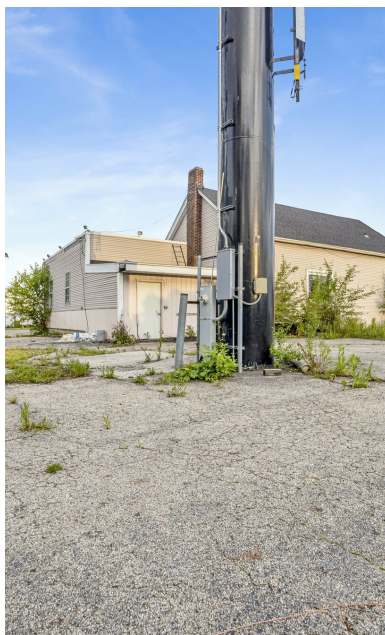
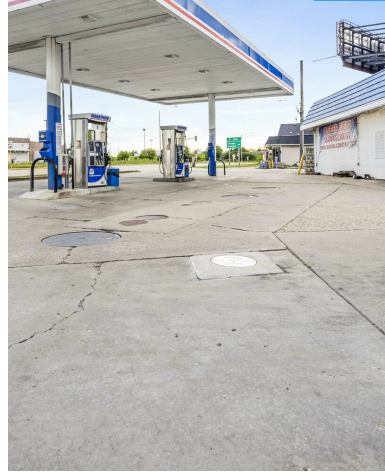
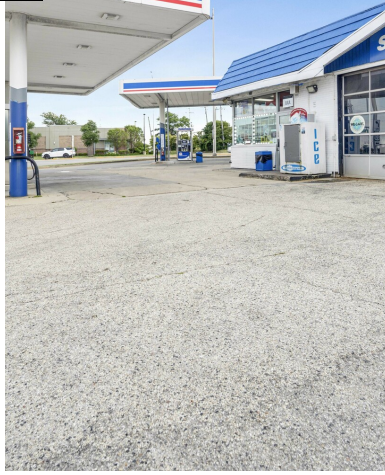
PROPERTY HIGHLIGHTS

- Signalized corner
- 75,000 vehicles per day
- I-355 interchange ramp along Lake St.
- Parcels 21W020 Lake St. & 21W042 Lake St. 02-13-412-020, 02-13-412-021



ADDITIONAL PHOTOS

MARATHON GAS STATION





LOCATION INFORMATION

Section 2

VICKIE C. SOUPOS

Broker
630.965.6000
vickie@colovos-soupos.com



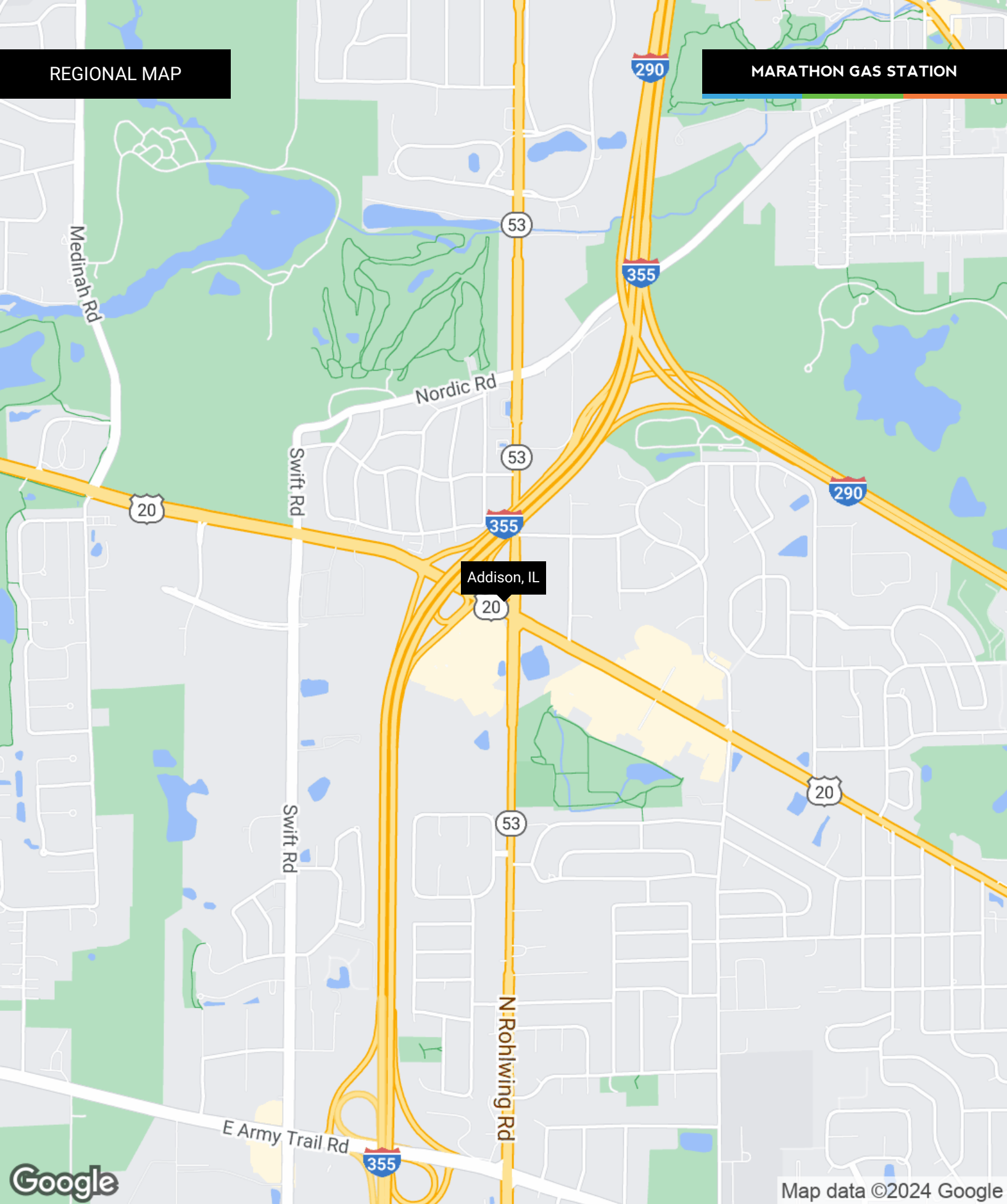
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REGIONAL MAP

MARATHON GAS STATION

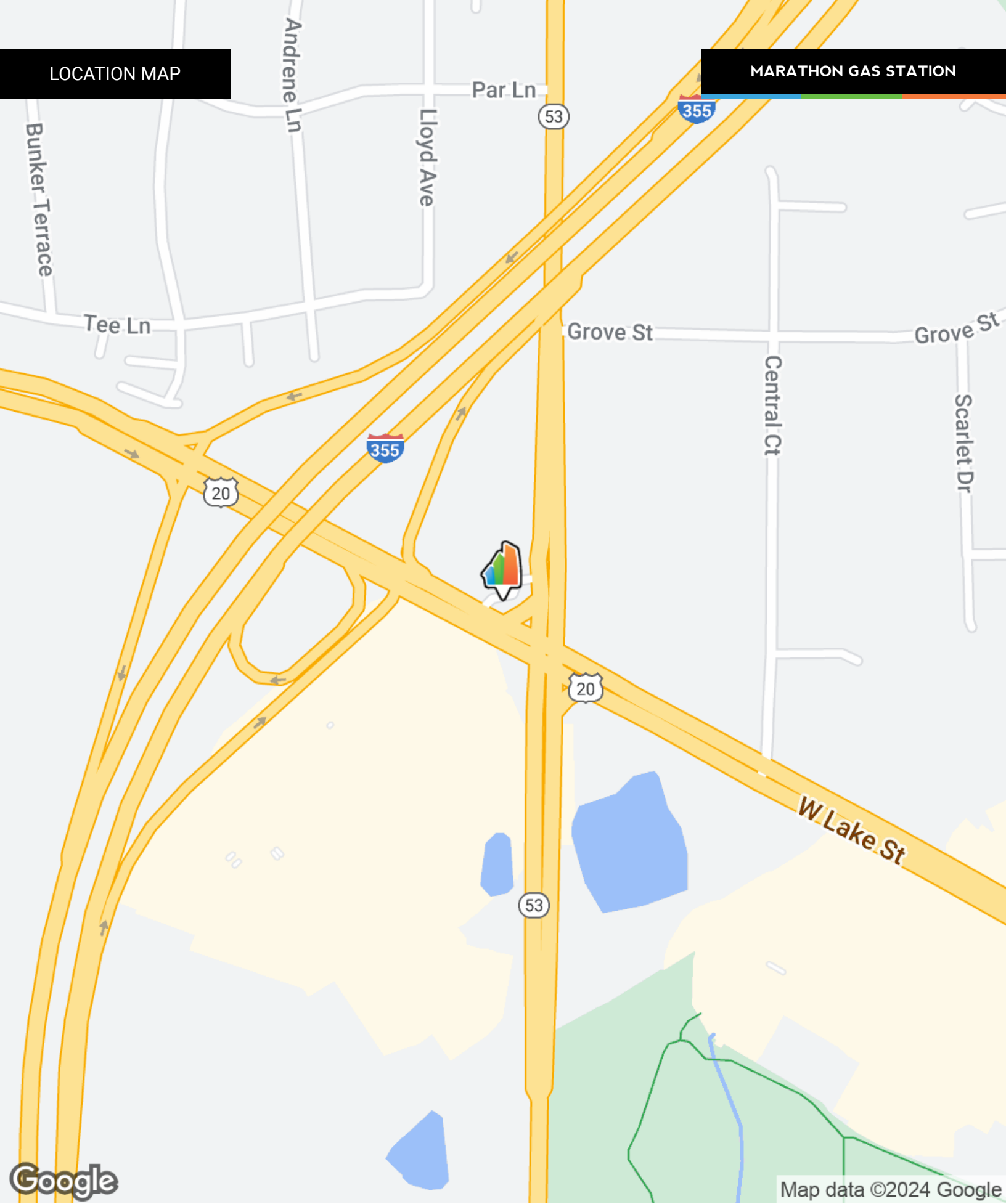


Google

Map data ©2024 Google

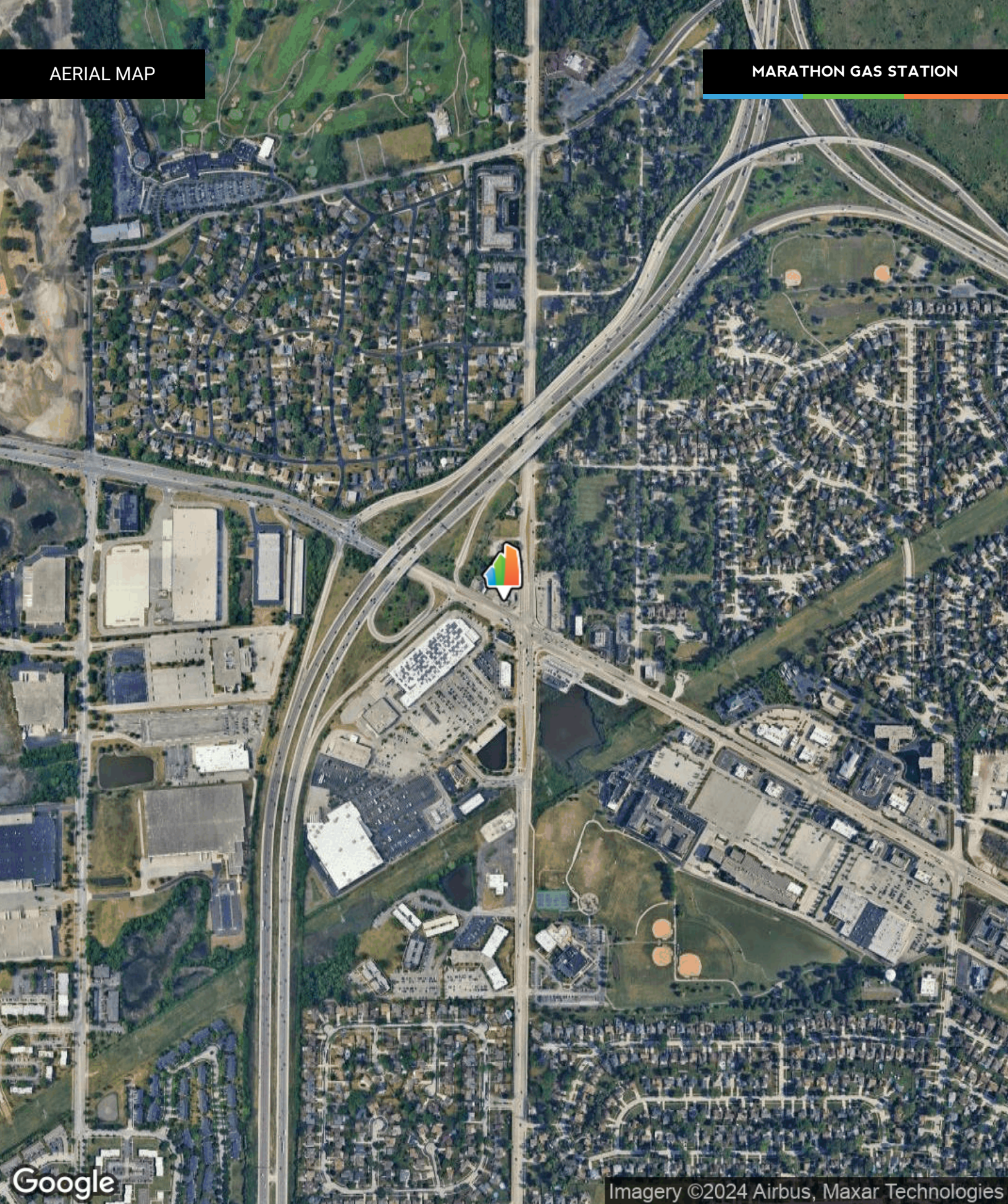
LOCATION MAP

MARATHON GAS STATION



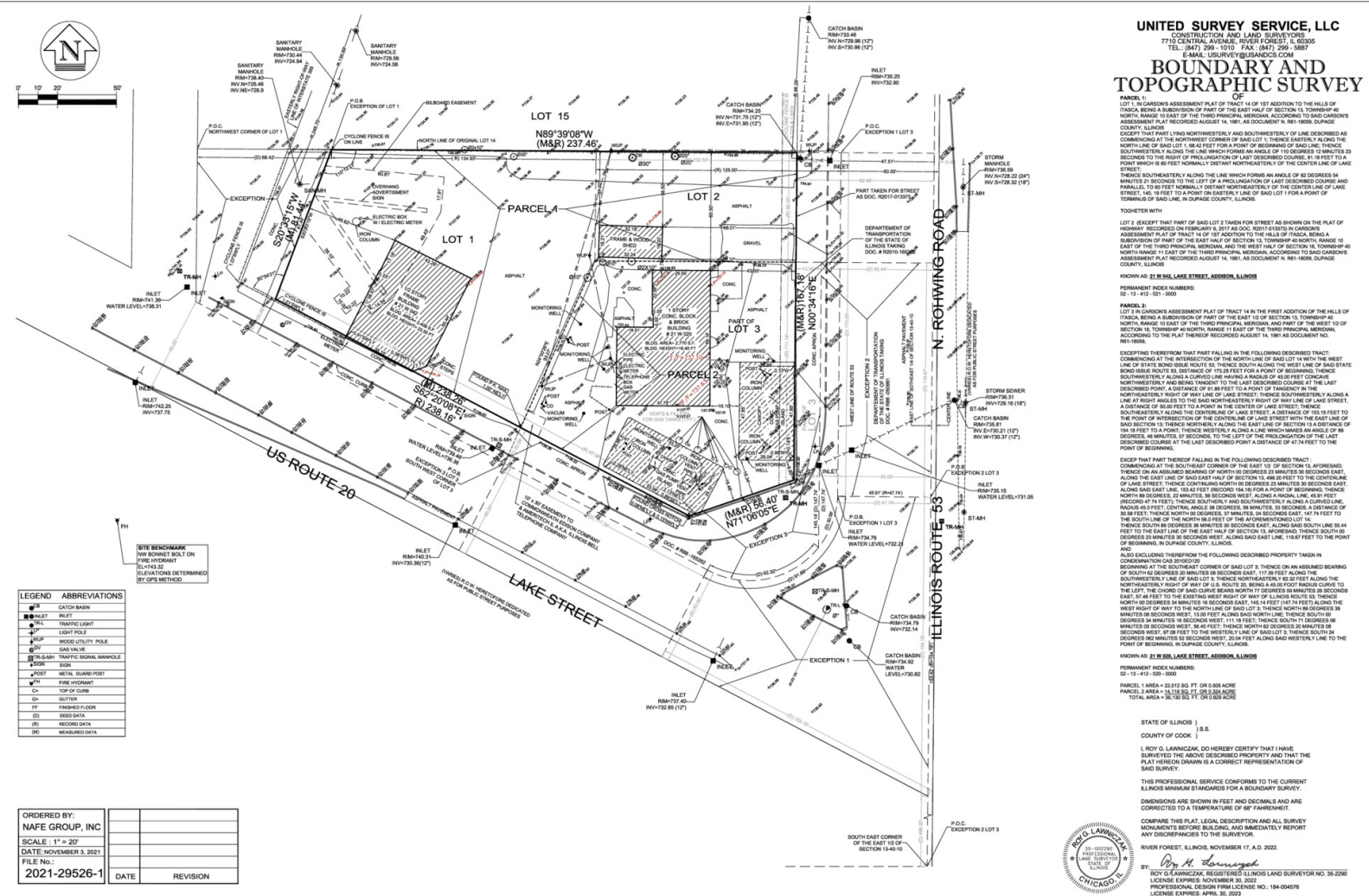
AERIAL MAP

MARATHON GAS STATION



Google

Imagery ©2024 Airbus, Maxar Technologies



UNITED SURVEY SERVICE, LLC
 CONSULTING AND LAND SURVEY SERVICES
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL: (847) 298-1070 FAX: (847) 298-5887
 E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL 1:
 LOT 1, IL CANSORS ASSESSMENT PLAT OF TRACT 14 OF 1ST ADDITION TO THE HILLS OF ITALICA, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID CANSORS ASSESSMENT PLAT RECORDED AUGUST 14, 1981 AS DOCUMENT # 181-1888 DUPLAGE COUNTY, ILLINOIS EXCEPT THAT PART 1, VNS NORTHWESTERLY AND SOUTHWESTERLY LINE DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 1 184.81 FEET TO A POINT OF BEGINNING OF SAID LINE, THENCE SOUTHWESTERLY ALONG THE LINE WHICH FORMS AN ANGLE OF 110 DEGREES 33 MINUTES 18 SECONDS TO THE POINT OF BEGINNING OF THE EAST LINE OF SAID LOT 1, THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS TO THE LEFT OF A POLYGONATION OF LAST DESCRIBED COURSE AND PARALLELS TO THE FEET NORMALLY OBTAIN NORTHEASTERS OF THE CENTERLINE OF LAKE STREET, 46.19 FEET TO A POINT ON EASTERN LINE OF SAID LOT 1 FROM A POINT OF BEGINNING OF SAID LINE IN DUPLAGE COUNTY, ILLINOIS TOGETHER WITH

PARCEL 2:
 LOT 2 EXCEPT THAT PART OF SAID LOT 2 TAKEN FOR STREET AS SHOWN ON THE PLAT OF HIGHWAY RECORDED ON FEBRUARY 8, 2017 AS DOC. #021-01515 IN CANSORS ASSESSMENT PLAT OF TRACT 14 OF 1ST ADDITION TO THE HILLS OF ITALICA, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST 1/2 OF SAID SECTION 13, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981 AS DOCUMENT NO. 181-1888

PARCEL 3:
 LOT 3, IL CANSORS ASSESSMENT PLAT OF TRACT 14 OF 1ST ADDITION TO THE HILLS OF ITALICA, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST 1/2 OF SAID SECTION 13, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1981 AS DOCUMENT NO. 181-1888

EXCEPTING THEREFROM THAT PART FALLING IN THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 14 WITH THE WEST LINE OF SAID BARRINGTON ROAD, THENCE SOUTH ALONG THE WEST LINE OF SAID STATE HIGHWAY 111 110.00 FEET TO A POINT OF BEGINNING OF THE EAST LINE OF SAID TRACT, THENCE SOUTHWESTERLY ALONG A CURVED LINE HAVING A RADIUS OF 48.05 FEET CONVERSE NORTHWESTERLY AND BEING A PART OF THE LAST DESCRIBED COURSE TO THE LAST DESCRIBED POINT A DISTANCE OF 81.89 FEET TO A POINT OF BEGINNING OF THE EAST LINE OF SAID TRACT, THENCE SOUTHWESTERLY ALONG A LINE AT RIGHT ANGLES TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF LAKE STREET, A DISTANCE OF 150.00 FEET TO THE CENTERLINE OF LAKE STREET, THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF LAKE STREET WITH THE EAST LINE OF SAID TRACT TO THE POINT OF INTERSECTION OF THE CENTERLINE OF LAKE STREET WITH THE EAST LINE OF SAID SECTION 13, THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 88 DEGREES 48 MINUTES 52 SECONDS TO THE LEFT OF THE POLYGONATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT A DISTANCE OF 47.74 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 13, APPROXIMATELY: THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID EAST 1/2 OF SECTION 13, 488.15 FEET TO THE CENTERLINE OF LAKE STREET; THENCE CONTINUING NORTH 00 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG SAID EAST LINE, 154.81 FEET TO BEGINNING OF THE EAST LINE OF SAID TRACT, THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, 48.81 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF LAKE STREET WITH THE EAST LINE OF SAID TRACT, THENCE SOUTHWESTERLY ALONG A CURVED LINE, RADIUS 48.05 FEET, CENTRAL ANGLE 98 DEGREES 38 MINUTES 33 SECONDS, A DISTANCE OF 38.88 FEET, THENCE NORTH 00 DEGREES 27 MINUTES 34 SECONDS EAST, 147.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 13, THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, ALONG SAID SOUTH LINE 82.44 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, 111.11 FEET TO THE POINT OF BEGINNING IN DUPLAGE COUNTY, ILLINOIS.

ALSO EXCLUDING THEREFROM THE FOLLOWING DESCRIBED PROPERTY TAKEN IN CONNECTION WITH THE ABOVE DESCRIBED BEARING OF THE EAST LINE OF SAID TRACT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 48 MINUTES 21 SECONDS EAST, 111.11 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF U.S. ROUTE 20, BEING A 60 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF SAID CURVE BEARS NORTH 17 DEGREES 45 MINUTES 30 SECONDS EAST, 57.48 FEET TO THE EXISTING WEST RIGHT OF WAY OF ALTOUR ROUTE 13, THENCE NORTH 00 DEGREES 34 MINUTES 16 SECONDS WEST, 46.19 FEET ALONG THE WEST RIGHT OF WAY TO THE NORTH LINE OF SAID LOT 3, THENCE NORTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, 111.11 FEET, THENCE SOUTH 11 DEGREES 38 MINUTES 58 SECONDS WEST, 110.00 FEET ALONG SAID NORTH LINE, THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, 111.11 FEET, THENCE SOUTH 11 DEGREES 38 MINUTES 58 SECONDS WEST, 92.45 FEET TO THE WESTERN LINE OF SAID TRACT, THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS WEST, 20.04 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING IN DUPLAGE COUNTY, ILLINOIS.

KNOWN ADJOINERS:
 21 N 90 LAKES STREET ADJOINER, ILLINOIS
 02-13-412-021-0003
 21 N 90 LAKES STREET ADJOINER, ILLINOIS
 02-13-412-021-0003
 21 N 90 LAKES STREET ADJOINER, ILLINOIS
 02-13-412-021-0003

PERMANENT RECORD NUMBERS:
 02-13-412-021-0003
 02-13-412-021-0003

STATE OF ILLINOIS | S.S.
 COUNTY OF COOK | S.S.

I, ROY G. LAWINICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY INSTRUMENTS FOR BEING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, NOVEMBER 17, A.D. 2022

Roy G. Lawiniczak
 ROY G. LAWINICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES NOVEMBER 30, 2027
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004076
 LICENSE EXPIRES APRIL 30, 2023



FINANCIAL ANALYSIS

Section 3

VICKIE C. SOUPOS

Broker
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vickie@colovos-soupos.com



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INVESTMENT OVERVIEW

| | |
|----------------------------|-------------|
| Price | \$3,500,000 |
| Price per SF | \$1,264 |
| Price per Unit | \$1,750,000 |
| GRM | 1.68 |
| CAP Rate | 2.41% |
| Cash-on-Cash Return (yr 1) | 2.41% |
| Total Return (yr 1) | \$84,192 |

OPERATING DATA

| | |
|------------------------|-------------|
| Gross Scheduled Income | \$2,077,865 |
| Total Scheduled Income | \$2,077,865 |
| Gross Income | \$2,077,865 |
| Operating Expenses | \$1,993,672 |
| Net Operating Income | \$84,192 |
| Pre-Tax Cash Flow | \$84,192 |

FINANCING DATA

| | |
|--------------|-------------|
| Down Payment | \$3,500,000 |
|--------------|-------------|

INCOME SUMMARY

| | |
|--------------|-----|
| Vacancy Cost | \$0 |
|--------------|-----|

| | |
|---------------------|--------------------|
| GROSS INCOME | \$2,077,865 |
|---------------------|--------------------|

EXPENSES SUMMARY

| | |
|------------------------|----------|
| 2022 Real Estate Taxes | \$16,276 |
|------------------------|----------|

| | |
|---------|-----------|
| Payroll | \$104,156 |
|---------|-----------|

| | |
|-------------|----------|
| Sales Taxes | \$26,866 |
|-------------|----------|

| | |
|--------------------|----------|
| Operating Expenses | \$24,000 |
|--------------------|----------|

| | |
|------|-------------|
| COGS | \$1,822,374 |
|------|-------------|

| | |
|---------------------------|--------------------|
| OPERATING EXPENSES | \$1,993,672 |
|---------------------------|--------------------|

| | |
|-----------------------------|-----------------|
| NET OPERATING INCOME | \$84,192 |
|-----------------------------|-----------------|



DEMOGRAPHICS

Section 4

VICKIE C. SOUPOS

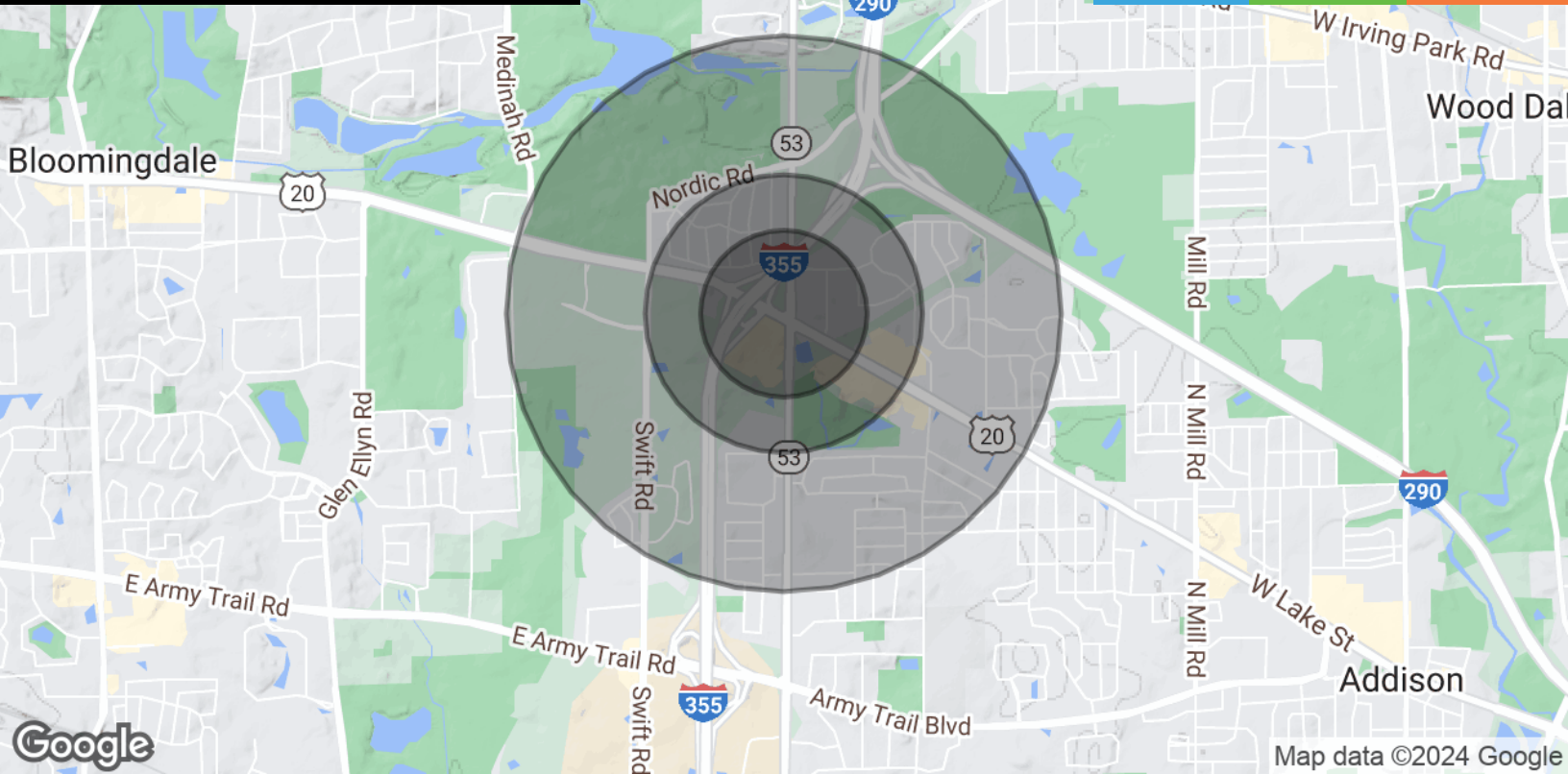
Broker
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vickie@colovos-soupos.com



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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 223 | 2,120 | 8,373 |
| Average Age | 46 | 45 | 44 |
| Average Age (Male) | 46 | 45 | 43 |
| Average Age (Female) | 46 | 46 | 45 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 83 | 786 | 3,132 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$156,709 | \$144,642 | \$119,852 |
| Average House Value | \$488,005 | \$456,859 | \$404,170 |

Demographics data derived from AlphaMap



ADVISOR BIOS

Section 5

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**VICKIE C. SOUPOS****Broker**

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Direct: **630.965.6000****PROFESSIONAL BACKGROUND**

VICKIE started with RE/MAX in 2002 and has a Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy from De Paul University. She received a departmental award for Outstanding Leadership in the IME Program, an Honors Program for Business majors, during it's induction.

During college, Vickie interned at Comdisco, Inc. and Andersen Consulting. For 9 years, she was employed with American Benefit Services, inc. (ABSi), a company that negotiates Health Insurance Premiums for Fortune 500 companies, major banks and Labor Organizations. She held the job title of National Accounts Director for 6 years. Vickie, who has lived in the area all of her life and has 2 children, Panos & Andriana.

Vickie's decades of involvement in the Real Estate industry and Marketing, Financial and Sales background make this Mother-Daughter team one that will work hard and serve all your Real Estate needs in a professional and effective manner. They have a vast amount of knowledge in both the Residential and Commercial properties market, having sold multi-million dollars' worth of condominiums, single family homes, multi-family units, retail centers, national tenant properties, office buildings, distribution centers and industrial properties. Their experience is further recognized as they have received awards for their sales accomplishments every year they have been in real estate, including being ranked #1 in all of RE/MAX Illinois; 17th RE/MAX worldwide and largest commercial sale 5 times in the last 7 years.

Vickie Soupos - Fulton Grace - Illinois120 N. York St.
Elmhurst, IL 60126
630.965.6000



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