



Sale Offering



Flossmoor Executive Center

19700 GOVERNORS HIGHWAY, FLOSSMOOR, IL 60422

PRESENTED BY:

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PROPERTY SUMMARY

FLOSSMOOR EXECUTIVE CENTER

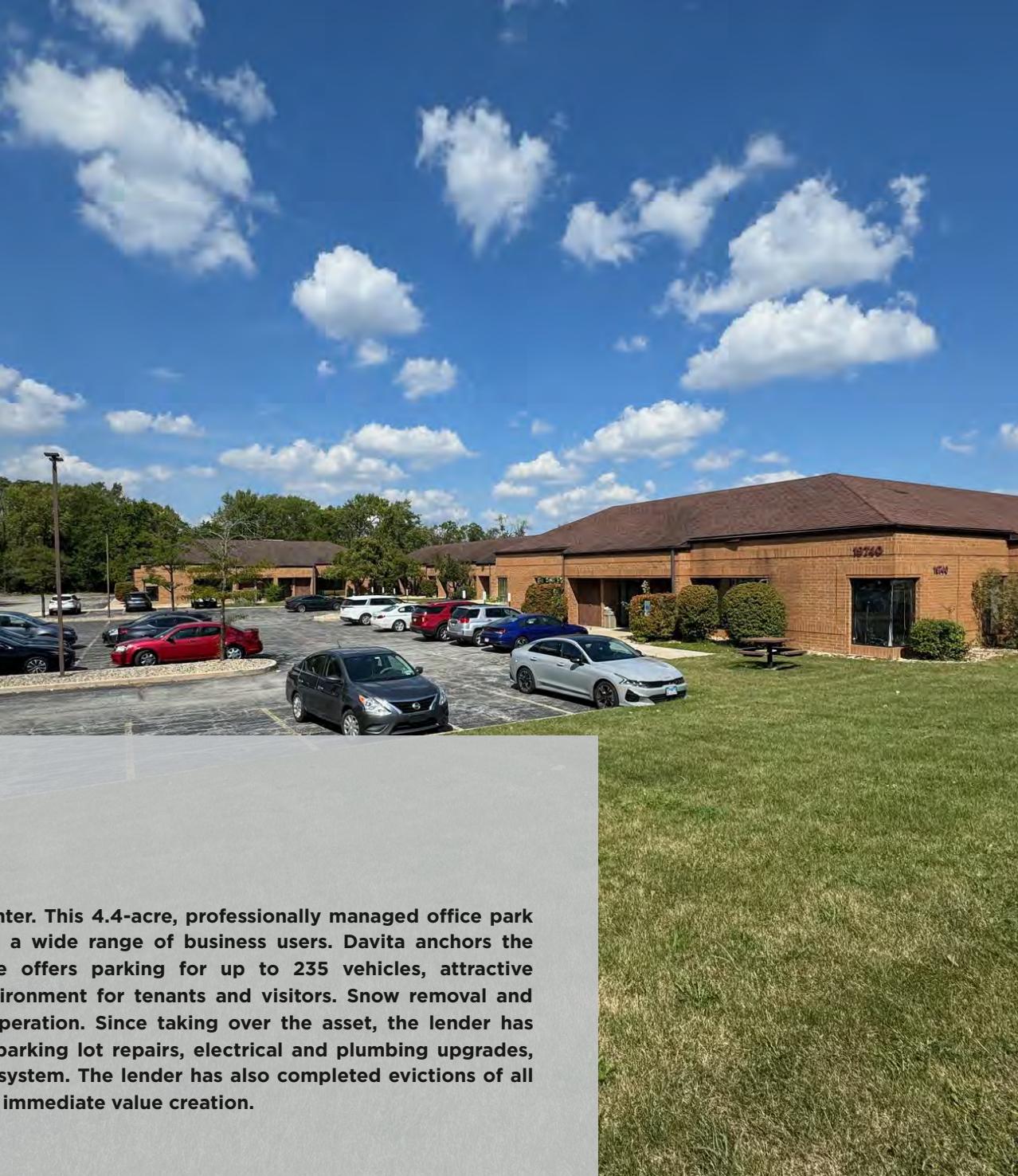
19700 GOVERNORS HIGHWAY
FLOSSMOOR, IL 60422

OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	45,723 SF
LOT SIZE:	4.4 Acres
PRICE / SF:	\$32.81
CAP RATE:	10.73%

PROPERTY SUMMARY

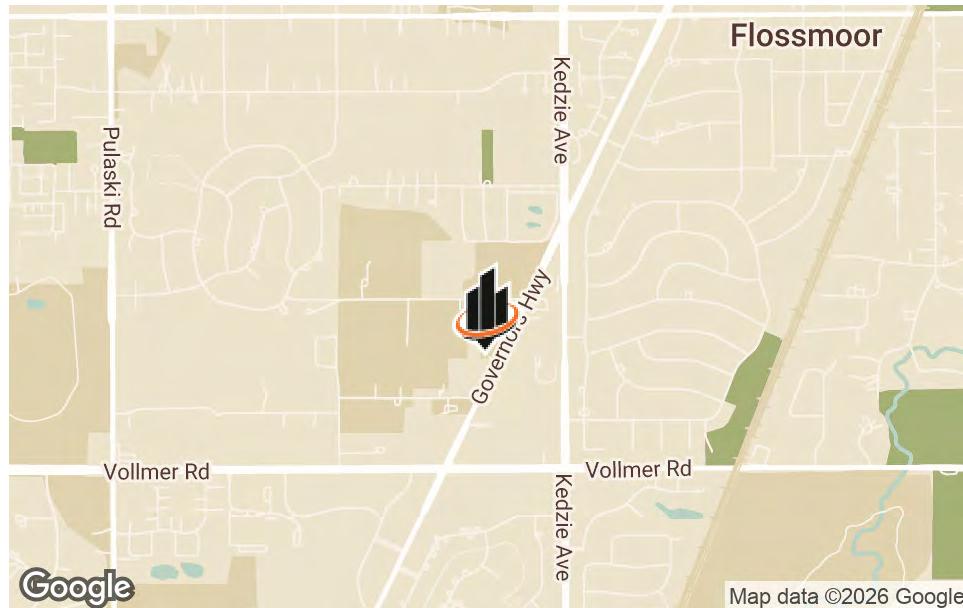
Prime value-add opportunity at the Flossmoor Executive Center. This 4.4-acre, professionally managed office park features four buildings totaling 30 versatile units, ideal for a wide range of business users. Davita anchors the property, adding stability and name recognition. The site offers parking for up to 235 vehicles, attractive landscaping, and a serene pond—creating a welcoming environment for tenants and visitors. Snow removal and landscaping services are included for year-round ease of operation. Since taking over the asset, the lender has invested over \$160,000 in capital improvements, including parking lot repairs, electrical and plumbing upgrades, and installation and repair of a new fire pump and sprinkler system. The lender has also completed evictions of all non-paying tenants, leaving several suites ready for lease and immediate value creation.



PROPERTY DETAILS

SALE PRICE	\$1,500,000	PROPERTY INFORMATION
LOCATION INFORMATION		
BUILDING NAME	Flossmoor Executive Center	PROPERTY TYPE Office
STREET ADDRESS	19700 Governors Highway	ZONING B-3 (Planned Business Center)
CITY, STATE, ZIP	Flossmoor, IL 60422	LOT SIZE 4.4 Acres
COUNTY	Cook	APN # 31-11-404-016,-017,-018,-019,-020-0000
MARKET	Chicago	LOT FRONTAGE 475 ft
BUILDING INFORMATION		LOT DEPTH 525 ft
BUILDING SIZE	45,723 SF	CORNER PROPERTY Yes
NOI	\$160,907.58	PARKING & TRANSPORTATION
CAP RATE	10.73	PARKING TYPE Surface
BUILDING CLASS	B	PARKING RATIO 4.8
TENANCY	Multiple	NUMBER OF PARKING SPACES 235
YEAR BUILT	1985	TAXES & VALUATION
GROSS LEASABLE AREA	42,736 SF	TAXES (2024) \$321,362.71
FREE STANDING	Yes	TAXES (2023) \$308,490.60
NUMBER OF BUILDINGS	4	TAXES (2022) \$339,009.30

PROPERTY DETAILS & HIGHLIGHTS



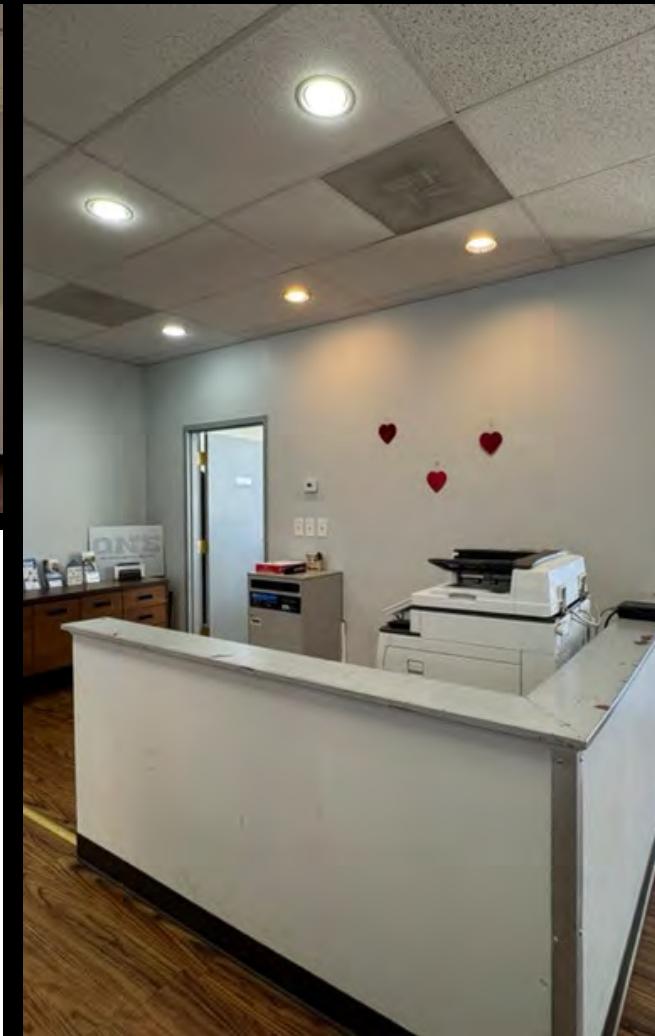
BUILDING NAME	Flossmoor Executive Center
PROPERTY TYPE	Office
APN	31-11-404-016,-017,-018,-019,-020-0000
BUILDING SIZE	45,723 SF
LOT SIZE	4.4 Acres
YEAR BUILT	1985
PARKING SPACES	235
NUMBER OF BUILDINGS	4

- **Lender Controlled Asset**
- **Priced to Sell at \$32.81 PSF**
- **Over \$160,000 in Capital Improvement's Over The Past 2 Years**
- **Abundant Parking**
- **Variable Suite Sizes**
- **Value-add Opportunity**
- **Professionally Managed**
- **Excellent Accessibility**

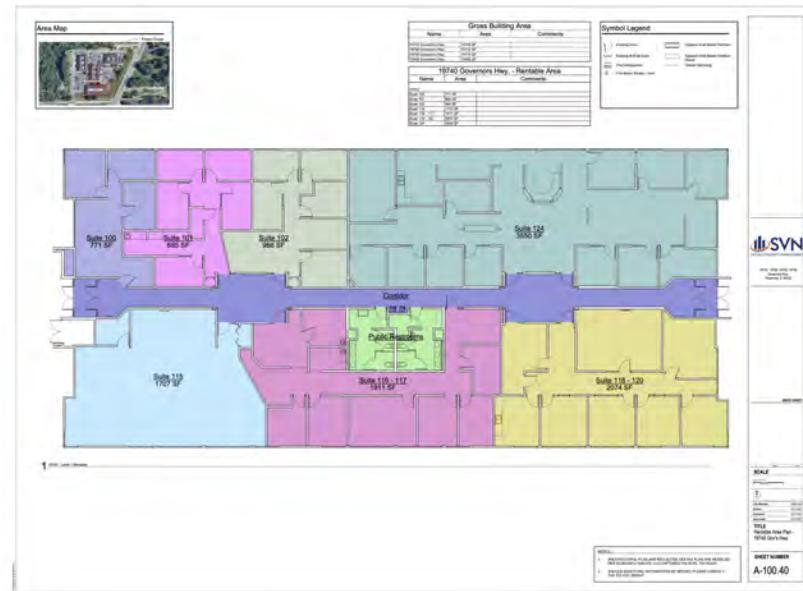
PROPERTY PHOTOS



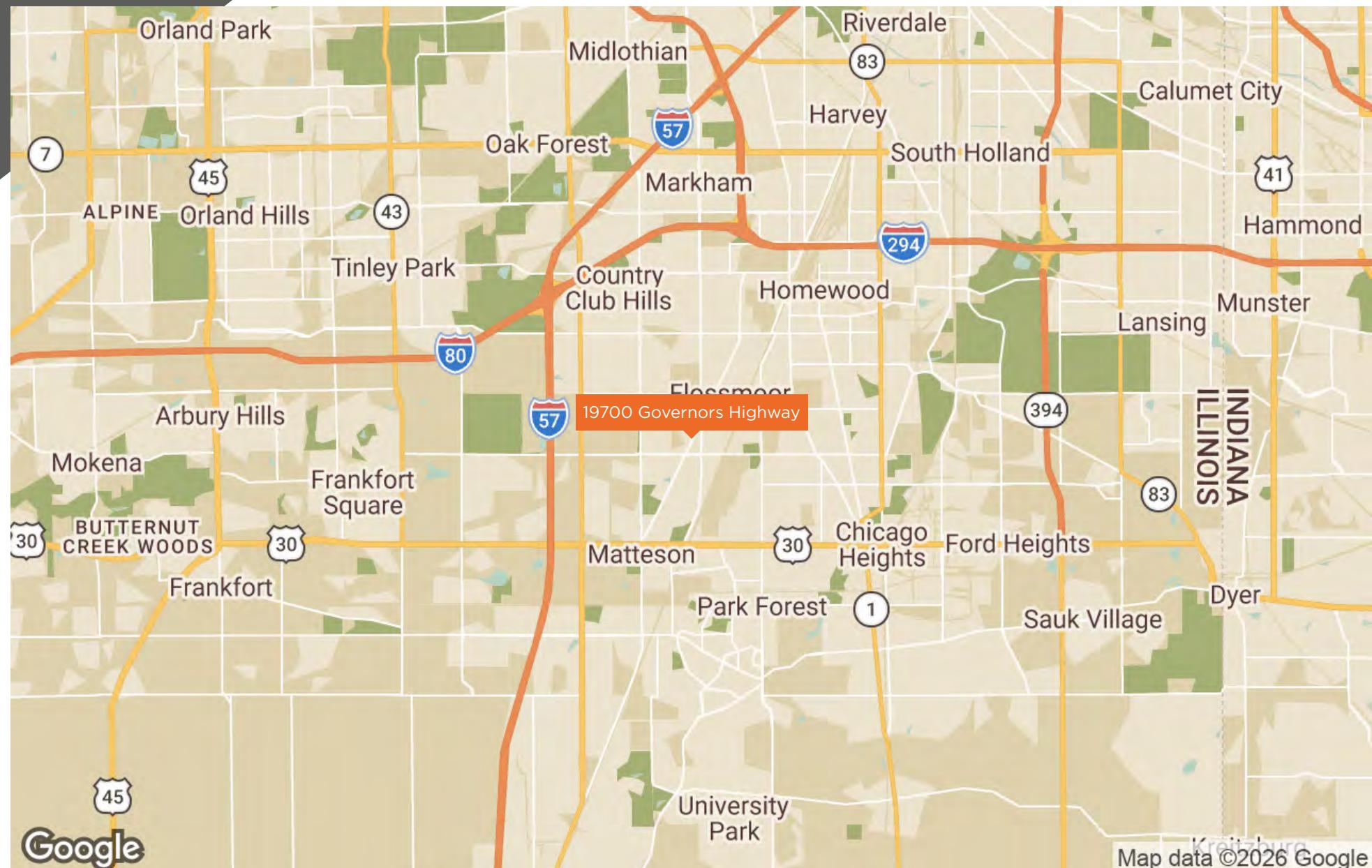




FLOOR PLANS



REGIONAL MAP



CURRENT RENT ROLL

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
19710 Unit 1	Affluent Consulting Group	1,014 SF	\$2,000	2.22%	\$1.97	\$2,000	\$1.97	07/01/2022	06/30/2024
19710 Unit 2 & 3	Vacant	1,800 SF	-	3.94%	-	\$3,150	\$1.75	-	-
19710 Unit 4	Clique Nail Suite	716 SF	\$1,285	1.57%	\$1.79	\$1,285	\$1.79	09/15/2020	07/31/2026
19710 Unit 5	Reliable Screening Solutions	824 SF	\$750	1.80%	\$0.91	\$1,442	\$1.75	05/01/2024	-
19710 Unit 6	Vacant	777 SF	-	1.70%	-	\$1,359	\$1.75	-	-
19710 Unit 7	Scott McEldowney Insurance	1,016 SF	\$1,565	2.22%	\$1.54	\$1,778	\$1.75	09/01/2011	01/31/2024
19710 Unit 8	Chamber of Wellness PLLC	1,025 SF	\$1,442	2.24%	\$1.41	\$1,442	\$1.41	04/01/2012	03/31/2026
19710 Unit 9	White Roberts & Stratton Inc. Agency	778 SF	\$1,236	1.70%	\$1.59	\$1,362	\$1.75	03/13/2009	04/30/2023
19710 Unit 10	Healthy Hair Institute of Cosmetology	1,143 SF	\$1,800	2.50%	\$1.57	\$1,800	\$1.57	07/01/2022	06/30/2027
19710 Unit 11	Vacant	1,178 SF	-	2.58%	-	\$2,062	\$1.75	-	-
19720 Unit 1	LHC - Illinois Home Healthcare LHC G37 LLC	5,837 SF	\$7,131	12.77%	\$1.22	\$7,131	\$1.22	01/30/2020	03/31/2026
19720 Unit 2	Davita	4,462 SF	\$5,228	9.76%	\$1.17	\$5,228	\$1.17	04/23/2013	09/30/2028
19730 Unit 1	A-Z Dental Dr. Nugyent	1,019 SF	\$1,250	2.23%	\$1.23	\$1,250	\$1.23	08/01/2014	12/31/2035
19730 Unit 2	The Mobile Mommy PT, PLLC	966 SF	\$1,800	2.11%	\$1.86	\$1,800	\$1.86	08/01/2023	07/31/2026
19730 Unit 3	Midwest Claims Insurance	833 SF	\$1,494	1.82%	\$1.79	\$1,494	\$1.79	10/01/2010	08/31/2026
19730 Unit 5	STD Health Care	1,569 SF	\$1,750	3.43%	\$1.12	\$2,746	\$1.75	02/01/2015	01/31/2025
19730 Unit 6 & 9	Proactive Housing	3,066 SF	\$3,850	6.71%	\$1.26	\$5,366	\$1.75	02/01/2015	01/31/2025

CURRENT RENT ROLL

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
19730 Unit 10-12	Petrarca, Gleason, Boyle & Izzo, LLC	2,818 SF	\$4,823	6.16%	\$1.71	\$4,932	\$1.75	08/01/2005	06/30/2024
19740 Unit 102	Vacant	986 SF	-	2.16%	-	\$1,726	\$1.75	-	-
19740 Unit 101	Vacant	885 SF	-	1.94%	-	\$1,549	\$1.75	-	-
19740 Unit 100	Farmer's Jones-McDonald Insurance Agency	771 SF	\$1,300	1.69%	\$1.69	\$1,349	\$1.75	-	05/31/2025
19740 Unit 115	Proactive Housing	1,714 SF	\$3,000	3.75%	\$1.75	\$3,000	\$1.75	07/01/2024	-
19740 Unit 116-117	Physical Plus, Inc.	1,915 SF	\$1,100	4.19%	\$0.57	\$3,351	\$1.75	08/01/2020	07/31/2022
19740 Unit 118-120	Proactive Housing	2,074 SF	\$2,400	4.54%	\$1.16	\$3,630	\$1.75	07/01/2019	06/31/2025
19740 Unit 124	Vacant	3,550 SF	-	7.76%	-	\$6,213	\$1.75	-	-
TOTALS		42,736 SF	\$45,203	93.49%	\$27.31	\$68,440	\$42.01		
AVERAGES		1,709 SF	\$2,379	3.74%	\$1.44	\$2,738	\$1.68		

FINANCIAL SUMMARY

INVESTMENT OVERVIEW		PRO-FORMA MARKET RENT 20% VACANCY
PRICE		\$1,500,000
PRICE PER SF		\$33
PRICE PER UNIT		\$60,000
GRM		1.83
CAP RATE		10.73%
CASH-ON-CASH RETURN (YR 1)		19.16%
TOTAL RETURN (YR 1)		\$91,141
DEBT COVERAGE RATIO		1.81
OPERATING DATA		PRO-FORMA MARKET RENT 20% VACANCY
GROSS SCHEDULED INCOME		\$821,285
OTHER INCOME		\$7,921
TOTAL SCHEDULED INCOME		\$829,206
VACANCY COST		\$164,257
GROSS INCOME		\$664,949
OPERATING EXPENSES		\$504,042
NET OPERATING INCOME		\$160,908
PRE-TAX CASH FLOW		\$71,853

FINANCIAL SUMMARY

FINANCING DATA 75/25 | 6.25% | 25 YR

PRO-FORMA | MARKET RENT | 20% VACANCY

DOWN PAYMENT	\$375,000
LOAN AMOUNT	\$1,125,000
DEBT SERVICE	\$89,055
DEBT SERVICE MONTHLY	\$7,421
PRINCIPAL REDUCTION (YR 1)	\$19,289

INCOME & EXPENSES

INCOME SUMMARY	PRO-FORMA MARKET RENT 20% VACANCY
RENTAL INCOME	\$821,285
CAM REIMBURSEMENT (LHC)	\$6,121
UTILITY REIMBURSEMENT (PHYSICAL PLUS)	\$1,800
VACANCY COST	(\$164,257)
GROSS INCOME	\$664,949
EXPENSES SUMMARY	PRO-FORMA MARKET RENT 20% VACANCY
REAL ESTATE TAXES 19700 (2024)	\$368
REAL ESTATE TAXES 19710 (2024)	\$73,815
REAL ESTATE TAXES 19720 (2024)	\$87,862
REAL ESTATE TAXES 19730 (2024)	\$61,337
REAL ESTATE TAXES 19750 (2024)	\$97,981
INSURANCE (EST. .40 PSF)	\$17,095
WATER	\$6,042
COMMON ELECTRIC	\$10,200
GAS	\$4,128
LANDSCAPING	\$12,000
MAINTENANCE & CLEANING (INTERIOR & EXTERIOR)	\$29,100
MANAGEMENT (4%)	\$32,851

INCOME & EXPENSES

SNOW REMOVAL	\$6,000
LIFE SAFETY INSPECTION/MONITORING FEES	\$6,810
SCAVENGER	\$8,631
REPAIRS & MAINTENANCE (\$1.00 PSF)	\$49,821
OPERATING EXPENSES	\$504,042
NET OPERATING INCOME	\$160,908

MEET THE TEAM



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