



SALE

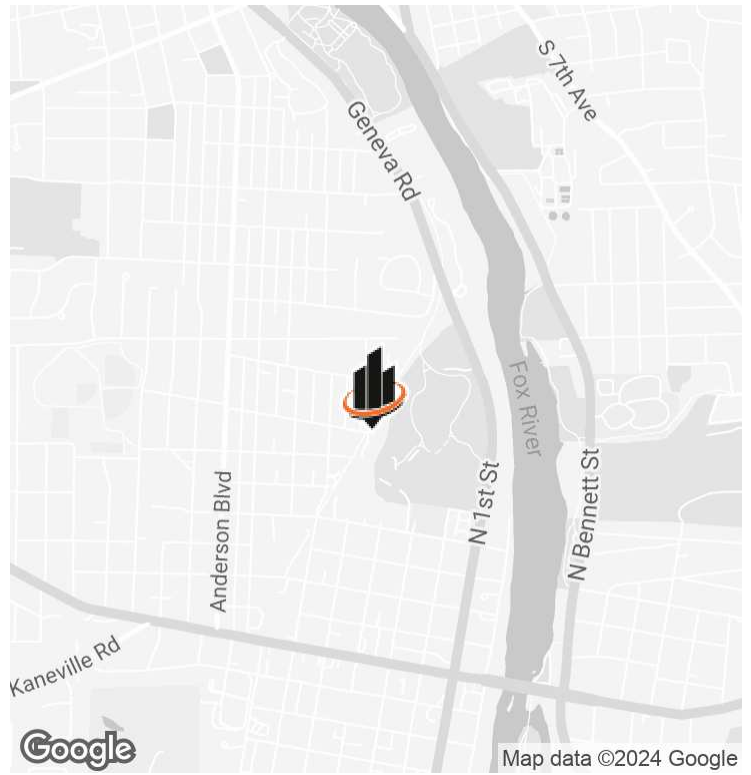
Single Tenant Industrial Investment

411 UNION ST
Geneva, IL 60134

PRESENTED BY:

BRIAN LINDGREN
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PROPERTY SUMMARY - FOR SALE: 411 UNION ST GENEVA IL 60134



SALE PRICE:	\$1,770,000
BUILDING SIZE:	37,000 SF
LOT SIZE:	2.68 acres
YEAR BUILT	1935
NOI:	\$141,841.00
CAP RATE:	8.01%

PROPERTY DESCRIPTION

PRICE REDUCED! Now asking \$1,770,000 for this 37,000sf freestanding industrial building on 2.68 acres. Heavy power. 3 docks and 1 drive-in door. Brand new storage shed.

The tenant, Olon Industries, manufactures woodworking components for furniture and cabinets, and has been in business for over 40 years. They have been tenants since 2007, and signed a new 3-year lease in September 2024. Tenant has invested heavily in the building infrastructure as it is a critical part of their North American operations. Under the triple net lease structure, the tenant pays for real estate taxes, insurance, and general maintenance; landlord is only responsible for the roof.

PROPERTY HIGHLIGHTS

- Sale price reduced by \$180,000!
- Long term, sticky tenant
- NNN lease with minimal landlord responsibilities
- Potential for future redevelopment

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Olon Industries, Inc.

Olon Industries designs and manufactures an extensive range of innovative, integrated woodworking components for the North American furniture and cabinet-making industries. Some of these products include drawer systems, laminated panels, laminates, and moldings.

Olon traces its roots back more than 40 years to 1983, when Poly Plast Edgebranding, Inc was founded in Brampton, ON Canada by Ed Almeida and Richard Locke. In 1989, they acquired Laminating Technology Inc. in Northbrook, IL, a producer of thermofused decorative laminates, and in 1998 purchased Riverside Labs in Geneva, IL, which specialized in custom saturation of decorative papers and was a strategic supplier to LTI. Olon Industries was formed in 1998 by bringing Poly Plast, Laminating Technology and Riverside Labs under one corporate banner.

In addition to their corporate headquarters in Georgetown, ON, Olon has manufacturing facilities in Illinois, Indiana, and North Carolina.



White Owl Family
Office Group

White Owl Family Office, Ltd.

In 2017, Olon Industries was acquired by White Owl Family Office, Ltd., a family-owned Canadian investment company focusing on real estate, private businesses, and public/private equity. This ownership change and associated recapitalization demonstrated strong support for Olon's growth plan while creating the financial stability to support future investments.

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LOCATION DESCRIPTION

Located in the heart of Geneva. 4 min to Geneva train station (Union Pacific West Line). 15 min to I88 via Rt 31. 50 min to Chicago O'Hare International Airport.

INTERIOR DESCRIPTION

Approximately 1,500sf office with concrete storage mezzanine above. Warehouse ceiling height ranges from 12' to 17' clear. Fully sprinklered.

LOADING DESCRIPTION

1 dock with leveler on south side. 2 docks and 1 drive-in door on north side.

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PROPERTY DETAILS

SALE PRICE	\$1,770,000
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LOCATION INFORMATION

BUILDING NAME	Single Tenant Industrial Investment
STREET ADDRESS	411 Union St
CITY, STATE, ZIP	Geneva, IL 60134
COUNTY	Kane County

BUILDING INFORMATION

BUILDING SIZE	37,000 SF
NOI	\$141,841.00
CAP RATE	8.01
TENANCY	Single
CEILING HEIGHT	17 ft
LOADING DOCKS	1
DRIVE-IN DOORS	3
MINIMUM CEILING HEIGHT	12 ft
OFFICE SPACE	1,500 SF
YEAR BUILT	1935
MEZZANINE	Concrete

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
LOT SIZE	2.68 Acres
APN #	12-03-226-002, 12-03-226-003

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RENT ROLL & ANALYSIS

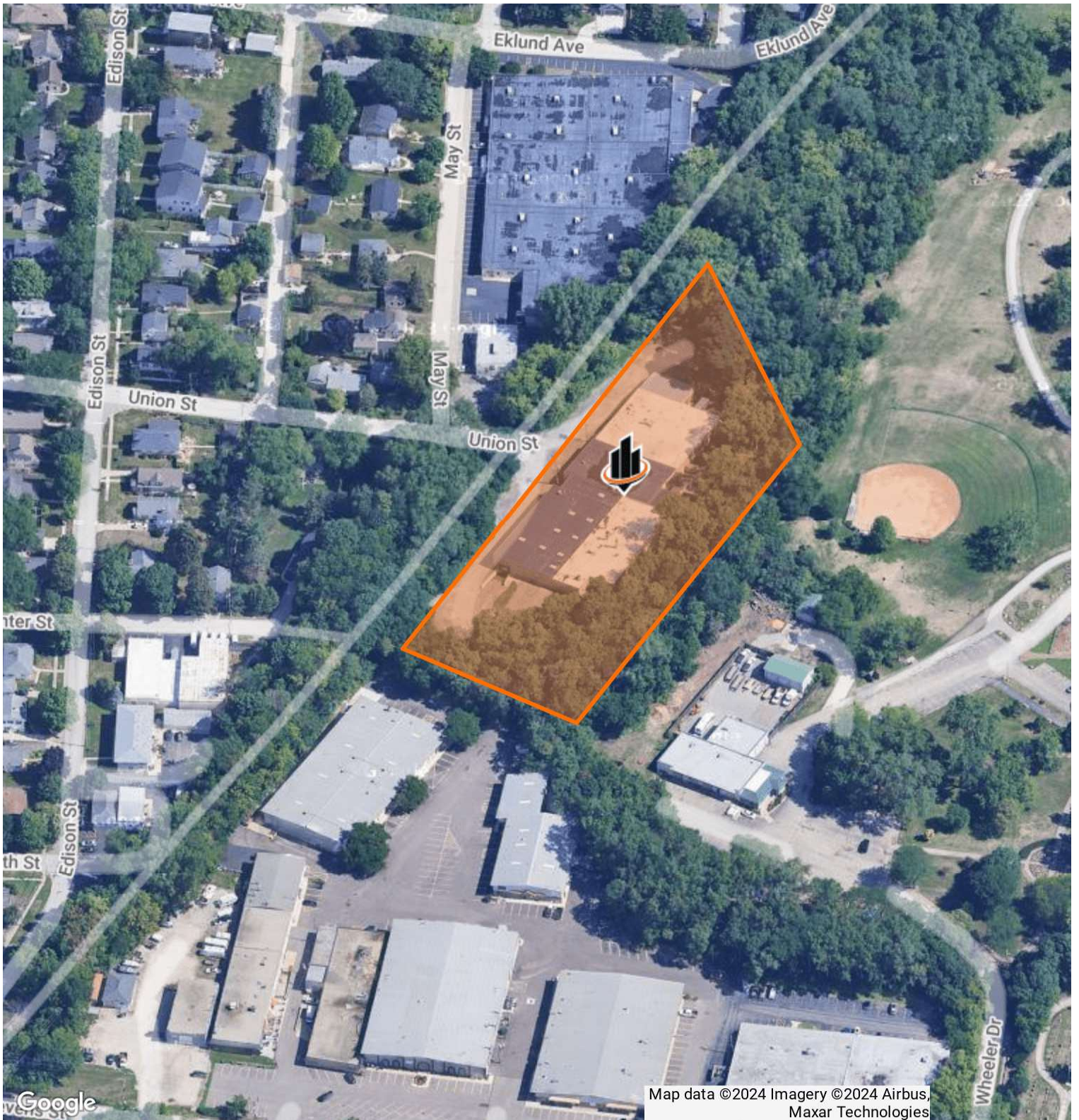
411 Union St Geneva IL 60134				
Builing Size (sf):	37,000			
Tenant:	Olon Industries Inc			
<u>RENT ROLL</u>				
Year	Dates	Monthly Base Ren	Annual Base Rent	Rent PSF
	1 10/1/24 to 9/30/25	\$14,707.50	\$176,490.00	\$4.77
	2 10/1/25 to 9/30/26	\$15,601.67	\$187,220.04	\$5.06
	3 10/1/26 to 9/30/27	\$16,525.67	\$198,308.04	\$5.36
Option 1	10/1/27 to 9/30/28	\$17,513.33	\$210,159.96	\$5.68
Option 2	10/1/28 to 9/30/29	\$18,500.00	\$222,000.00	\$6.00
<u>OPERATING EXPENSES</u>				
Real Estate Taxes ('23 paid '24)	\$41,974.00	paid by tenant		
Insurance (est \$0.20)	\$7,400.00	paid by tenant		
Roof Maintenance (est)	\$17,000.00	paid by landlord		
<u>VALUE ANALYSIS</u>				
Scheduled Rent	\$176,490.00			
Expense Reimbursements	\$0.00			
Gross Income	\$176,490.00			
Minus 5% vacancy factor	\$8,824.50			
Minus 5% capital reserve	\$8,824.50			
Effective gross income	\$158,841.00			
Minus operating expenses	\$17,000.00			
Net operating income	\$141,841.00			
Asking Price	\$1,950,000.00			
Price per SF	\$52.70			
Cap Rate	7.27%			

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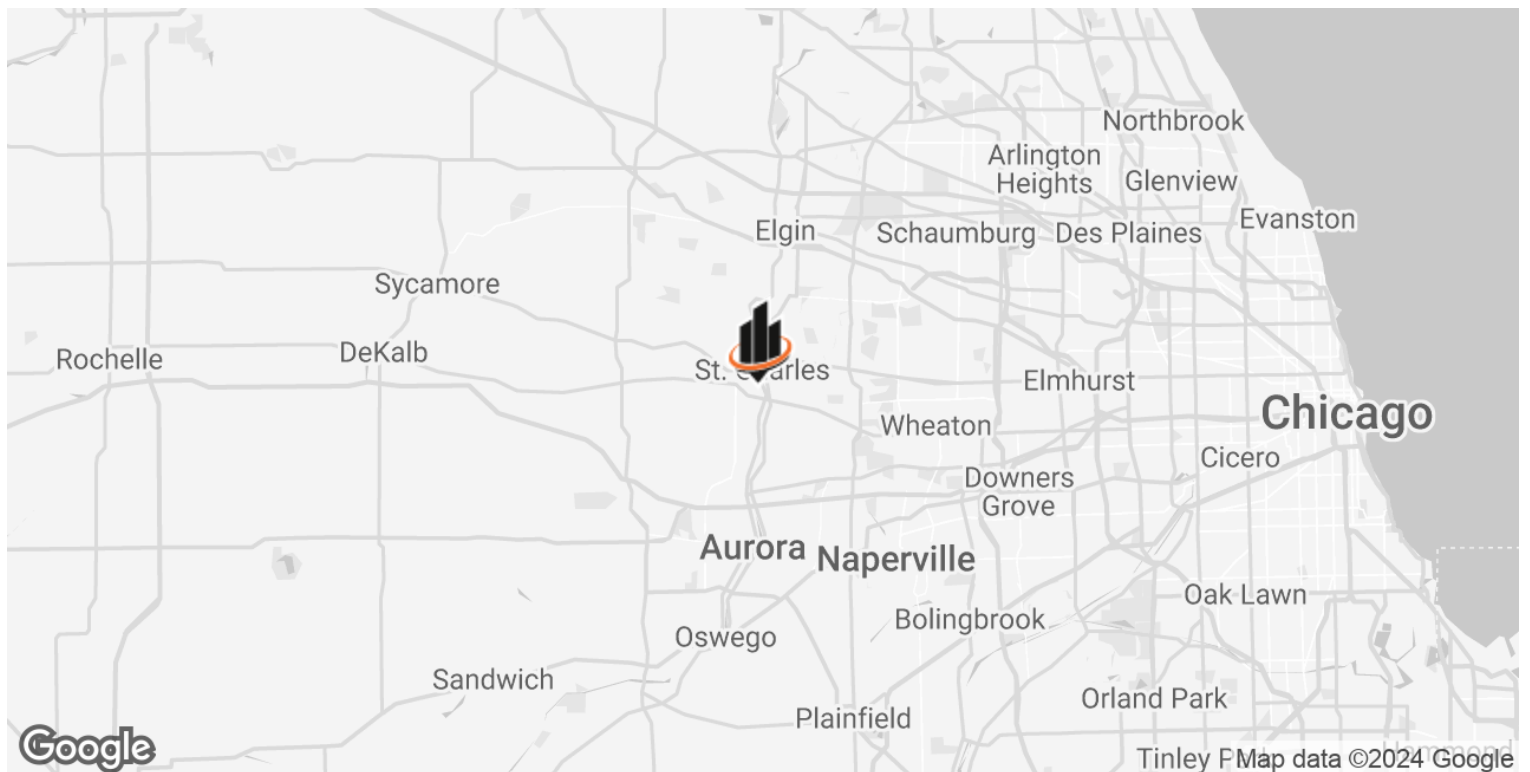
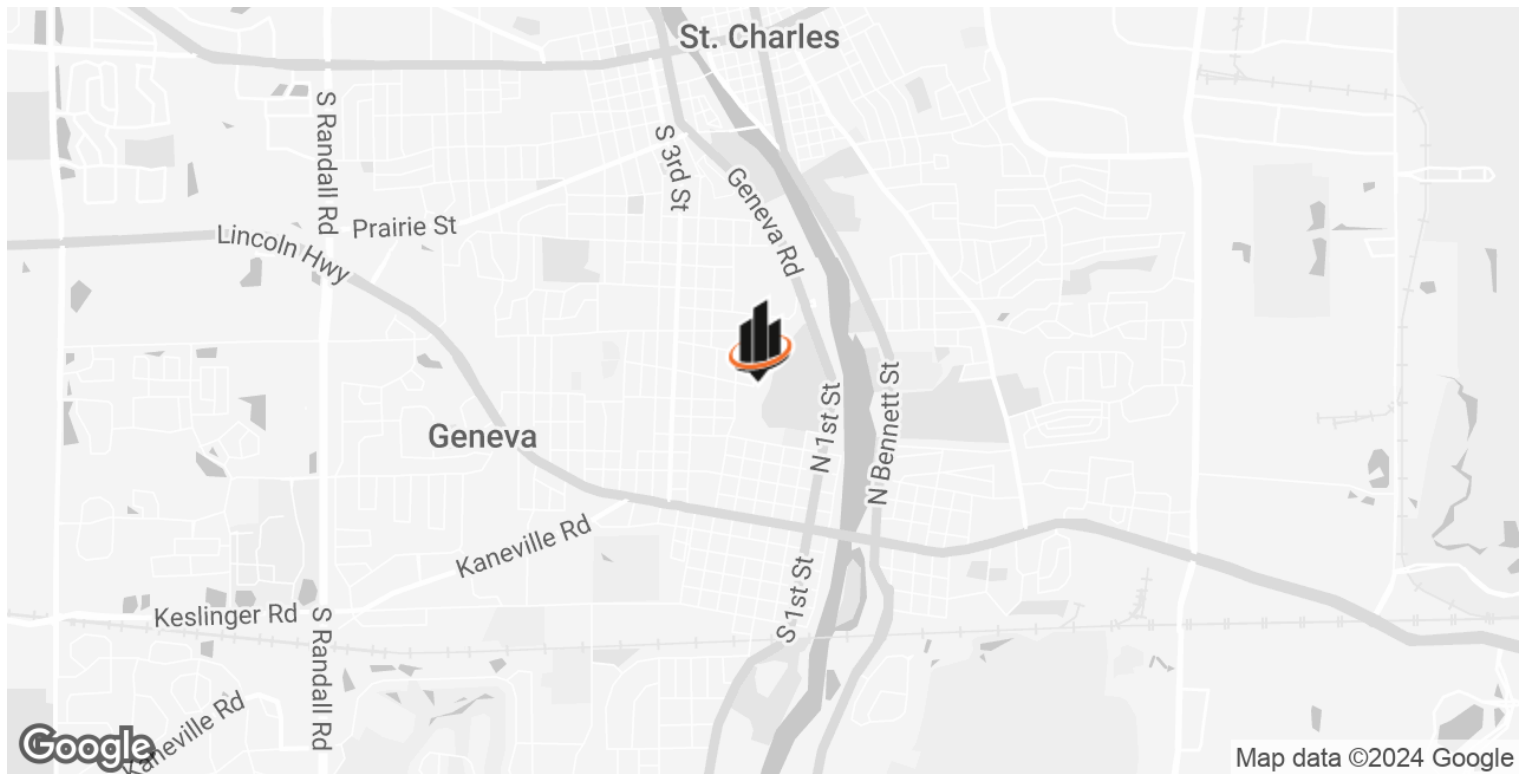
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AERIAL



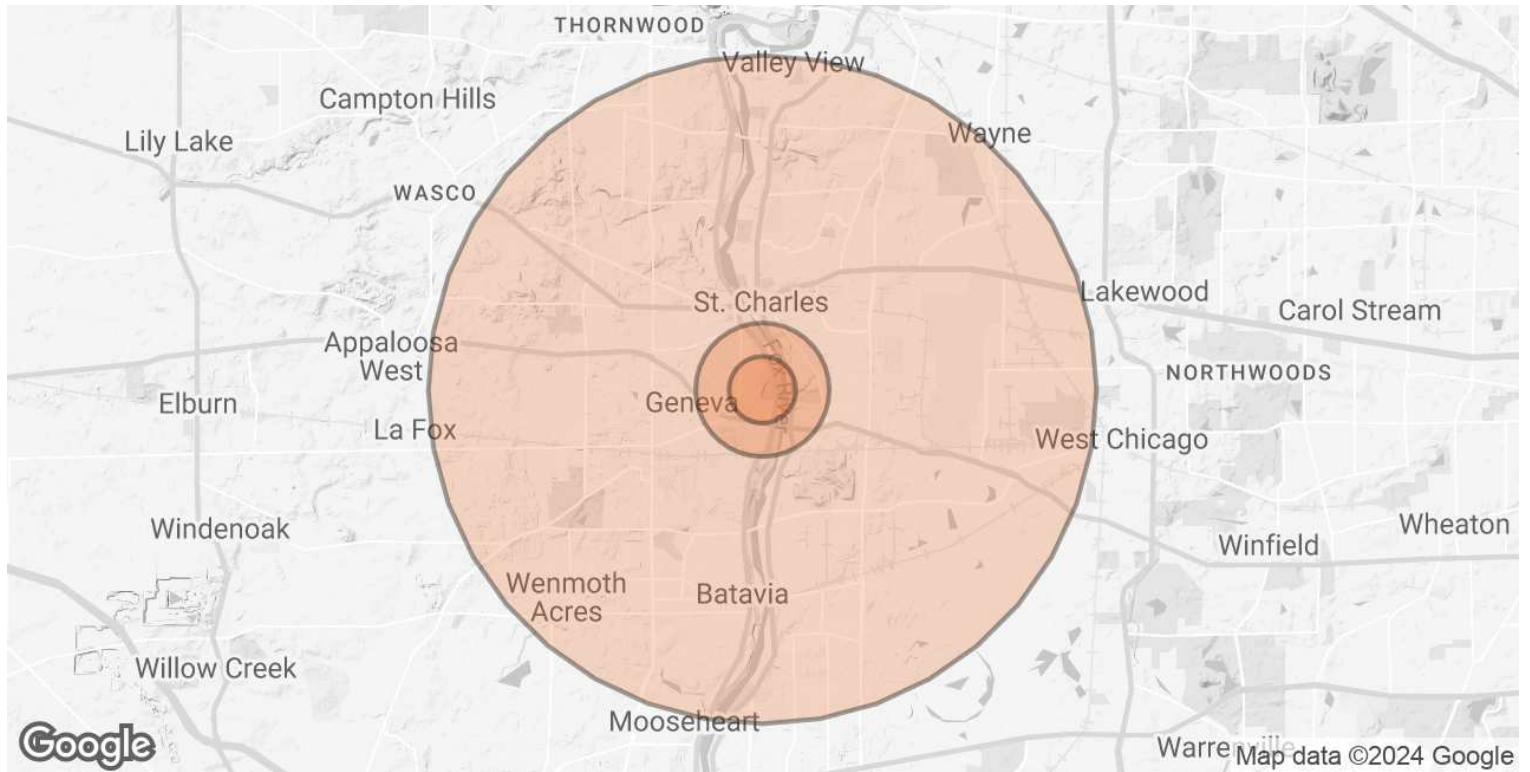
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LOCATION MAPS



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DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	5 MILES
TOTAL POPULATION	2,558	10,110	107,719
AVERAGE AGE	45	43	42
AVERAGE AGE (MALE)	44	42	40
AVERAGE AGE (FEMALE)	46	45	43
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
TOTAL HOUSEHOLDS	1,170	4,303	40,655
# OF PERSONS PER HH	2.2	2.3	2.6
AVERAGE HH INCOME	\$145,896	\$150,817	\$177,876
AVERAGE HOUSE VALUE	\$448,420	\$399,995	\$460,575

Demographics data derived from AlphaMap

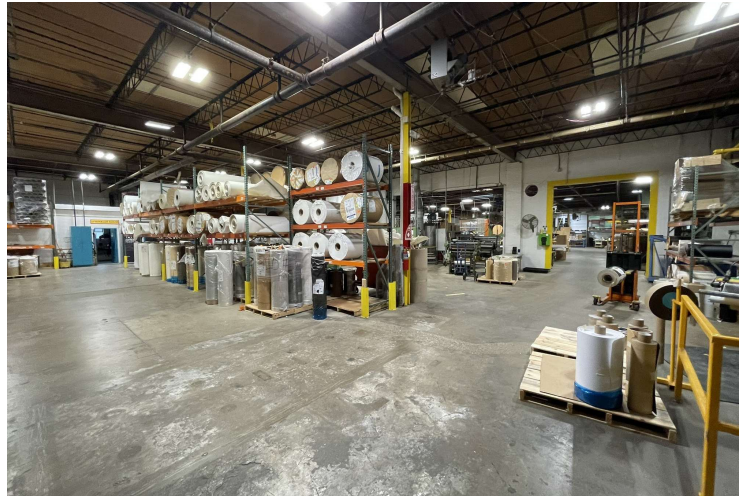
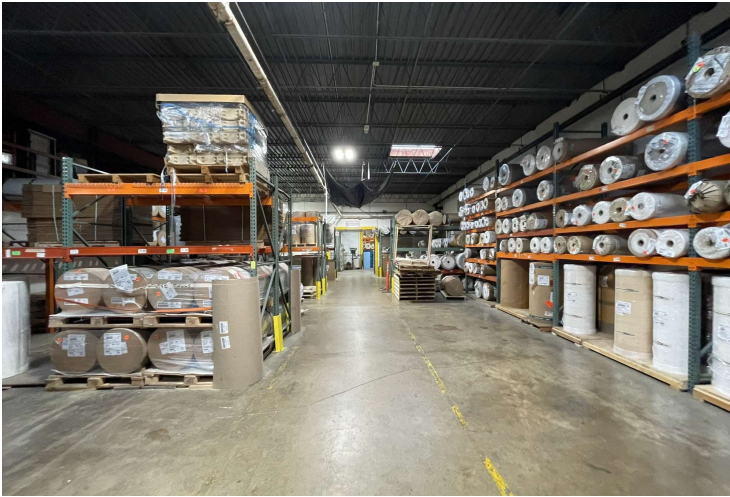
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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