



FOR SALE

1,000 TO 7,171 SF OFFICE CONDOS

3115-3135 Wilke Rd.

Arlington Heights, IL 60004

\$85.00 to \$95.00 PSF



Prepared by: Randy Olczyk & Ray Okigawa



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About Chicagoland Commercial Real Estate, Inc.

Chicagoland Commercial Real Estate is a full commercial real estate company where it is our mission to provide our clients with the highest level of professional and personalized service.

With over 3,000,000 square feet of space in our exclusive commercial real estate portfolio, we utilize our experience, creativity, and proven marketing system to achieve the goals of our clients.

We are proud of our reputation of putting clients while creating value & delivering results. This approach has led Chicagoland Commercial Real Estate, Inc. to be one of the premier commercial real estate leasing & property management firms in the Chicagoland area.

Randy Olczyk
President/Principal
Randy@chicagolandcommercial.com
T: 847-246-9611

Ray Okigawa
Senior Vice President
Ray@chicagolandcommercial.com
T: 847-246-9632

Chicagoland Commercial, Inc.
4811 Emerson Ave.
Suite 112
Palatine, IL 60067



I. GENERAL BUILDING INFORMATION

- **SUBJECT PROPERTY:** ENTERPRISE OFFICE CENTER
3115- 3135 WILKE
ARLINGTON HEIGHTS, IL 60004
- **ASKING PRICE:** \$85.00 TO \$95.00 PSF
- **SIZE:** AVAILABLE CONDO UNITS RANGE FROM 655 -12,712 SF
- **BUILDING TYPE:** OFFICE CONDOMINIUMS FOR SALE

The subject property is a single-story multi-tenant office building with individual office condominium units available for sale. Each unit has 24 hour access, individual rooftop HVAC units that are controlled by the unit owners, private entrances & private restrooms.

The property is conveniently located between the Rand Rd and Dundee Rd exits off of Route 53 and has visibility from Route 53. This property is located in an area with a mix of retail, industrial, and office properties.

BUILDING PHOTOS:













SUBJECT PROPERTY DESCRIPTION

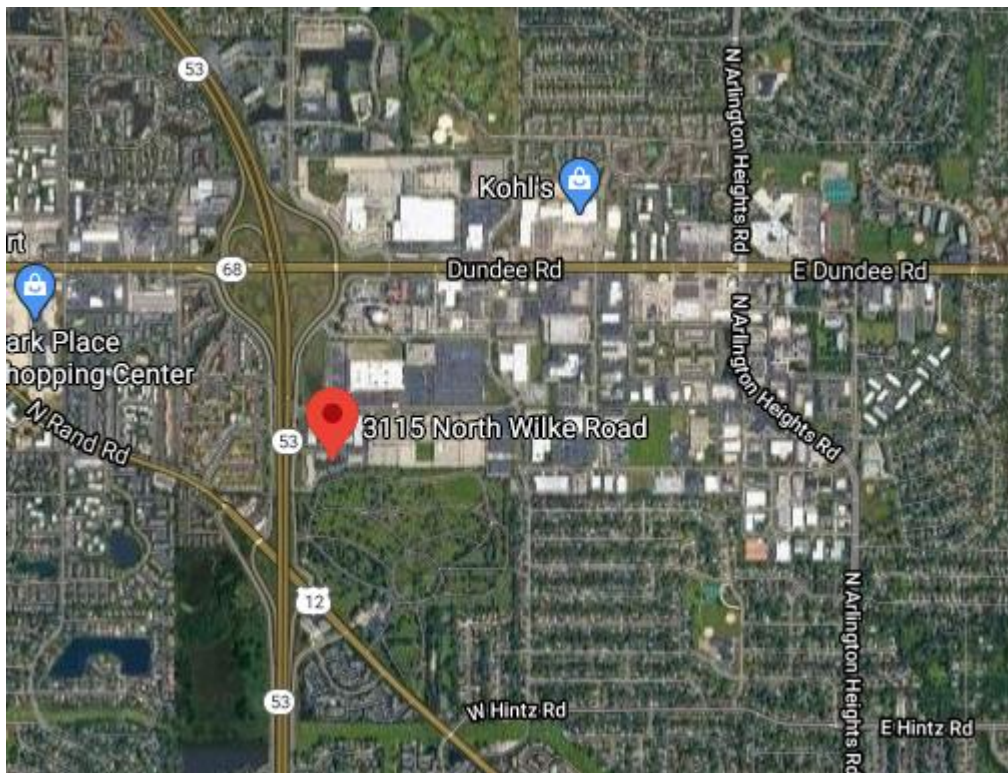
Property:	3115, 3125, & 3135 Wilke Arlington Heights, IL 60004
Building Type:	Single story office condominium building
Exterior:	Masonry
Car Parking	3.6 per 1,000 SF
2019 Real Estate Taxes Payable 2020:	\$4.42 PSF
Association Fees:	\$4.43 PSF
Zoning:	M-1 PUD - Research, Development, and Light Manufacturing District: The purpose of the M-1 District is to encourage the grouping of offices, research offices and laboratories, light manufacturing uses, and ancillary business uses.



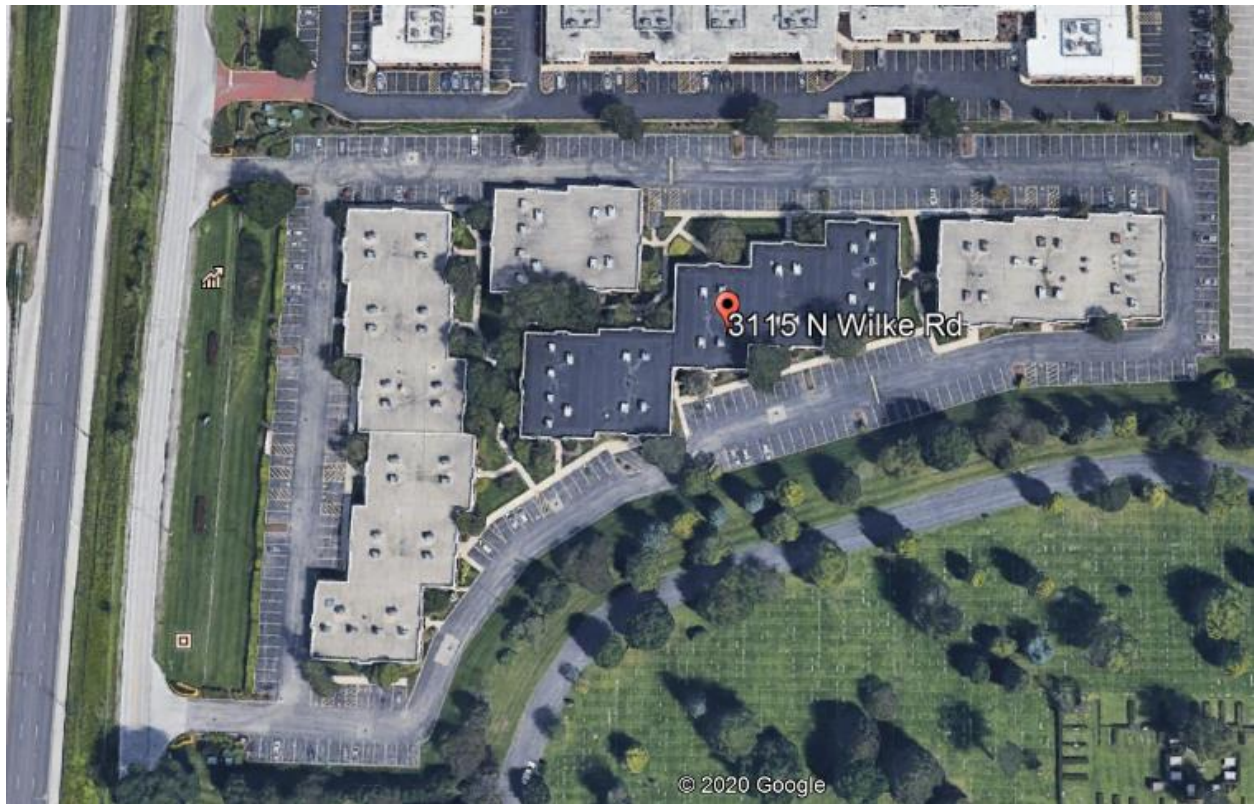
II. BUILDING AERIAL & MAPS



Location Map



Aerial Location Map



Aerial Photo



User Cost of Occupancy Analysis Example **

User Cost of Occupancy Analysis for 1,310 SF Unit

Unit SF:	1,310
Loan Amortization:	20 year
20 year rate:	4.25%
Purchase Price per SF:	\$95.00
Purchase Price:	\$124,450
Loan Amount (90% of Purchase Price):	\$112,005
Initial Investment (10% of Purchase Price):	\$12,445

User Cost of Occupancy

	Monthly	Annual	Per Unit SF
Monthly Mortgage Payments:	\$691.13	\$8,293.51	\$6.33
Estimated Real Estate Taxes:	\$482.52	\$5,790.20	\$4.42
Estimated Operating Expense:	\$483.61	\$5,803.30	\$4.43
	\$1,657.25	\$19,887.01	\$15.18

User Cost of Occupancy Analysis for 4,121 SF Unit

Unit SF:	4,121
Loan Amortization:	20 year
20 year rate:	4.25%
Purchase Price per SF:	\$85.00
Purchase Price:	\$350,285
Loan Amount (90% of Purchase Price):	\$315,257
Initial Investment (10% of Purchase Price):	\$35,029

User Cost of Occupancy

	Monthly	Annual	Per Unit SF
Monthly Mortgage Payments:	\$1,945.29	\$23,343.45	\$5.66
Estimated Real Estate Taxes:	\$1,517.90	\$18,214.82	\$4.42
Estimated Operating Expense:	\$1,521.34	\$18,256.03	\$4.43
	\$4,984.52	\$59,814.30	\$14.51



All units feature :

- Professional park-like setting
- Excellent parking access
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Real Estate taxes approximately \$4.26 PSF
- Operable windows
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Association fees approximately \$4.47 PSF

Available Suites	Rentable SF	Sale Price	Approx. R.E. Taxes	Approx. Assoc. Fees	
3115-Q	1,000	\$95,000	\$4,420	\$4,430	2 private offices, open area
3135-C	1,479	\$124,450	\$5,790	\$5,803	Mostly open area
3125-I	1,956	\$185,820	\$8,646	\$8,665	6 private offices, conference room
3115-P	2,050	\$194,750	\$9,061	\$9,082	5 private offices, conf room, coffee bar
3125-C,H	2,548	\$242,060	\$11,262	\$11,288	1 private office, conf rm, server rm, open area
3115-H,I,O	4,121	\$350,285	\$18,215	\$18,256	
3125-C,H,I	4,504	\$382,840	\$19,908	\$19,953	
3115-H,I,O,P	6,171	\$524,535	\$32,138	\$32,211	
3125-H,I,O,P,Q	7,171	\$609,535	\$34,175	\$34,253	

