

9500 W Lincoln Hwy , Frankfort, IL 60423



Exclusive opportunity awaits! This exceptional investment property would make an excellent addition to your portfolio. Conveniently located in a premier location of Frankfort with an extremely high traffic count and exposure. The building has excellent income production, is well maintained and has quality long-term tenants. Surrounded by well established businesses like Mariano's and Walgreens. Exclusive entrance with a parcel size of 1.07 acres. Other features include; 79 parking spaces, updated bathrooms, recently replaced furnaces, A/C systems, water heaters in all the units and a newer roof. This all brick building will exceed your expectations in this continuously growing community. NOI does not reflect vacant unit. Currently taking applications to fill the unit.

Current tenants; Sorriso Ristorante & Bar, Alsalam market, Currency Exchange, Advanced Aquatics and Perfect Nails.

~ Please inquire for current rent roll information ~

CAM EXPENSES

Snow - \$1500/Year

Lawn , Trimming - \$2400/Year

Electric & Common area \$2,300/Year

Gas - N/A

Water - N/A

Garbage - N/A

Parking Lot - \$1,200/Year

Building Maintenance; Roof, PL, Etc - \$1,200/Year

Insurance - \$6,000/Year

Total - \$14,300

BUILDING INFORMATION

Built - 1986

Lot - 1.07 Acres 175x383

Building Sqft - 11,100

P.I.N. - 1909221000660000

Tax - \$18,070.74 (2022)

of total units - 9 -- Sorriso occupies 3 units -- Food Market occupies 2 units -- Remaining units occupy 1/each

of total built out units - 6

Cap Rate - 8%

All tenants are responsible for paying utilities associated to each unit

Extension options available for select tenants

BUILDING UPDATES

Roof - 2014

Roof shingle - 2017

All furnaces - 2017

All A/C units - 2017

Water Heater - 2016-1017

Parking lot black top -

Gas meter replacements - 2021

Electric - All units have upgraded 200 AMP service

All Bathrooms

Total Monthly Gross	\$23,681.00
Total Annual Gross	\$284,172.00
Tax	- \$18,070.74
CAM -	- \$14,300.00
Total Expenses	\$32,370.74
NOI - Net Operating Income	\$251,801.26

Does Not include vacant unit

List Price : 3,150,000

Vacant Unit Occupied

Total Monthly Gross	\$26,531.00
Total Annual Gross	\$318,372.00
Tax	- \$18,070.74
CAM - estimated	- \$14,300.00
NOI - Net Operating Income	\$286,001.26



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