

6 Bldg. Industrial Portfolio

6204-6215 Lou St & 7206 Teckler Ave.
Crystal Lake, IL 60014

For Sale

MLS #11872456

INDUSTRIAL INVESTMENT



6205 G LOU STREET



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6204 LOU STREET (REAR)

INDUSTRIAL INVESTMENT

\$2,400,000

USER / INVESTOR

6 BUILDING PORTFOLIO / 16 UNITS

16 Industrial rental units in 6 separate pole buildings, some rented, some not (see rent rolls).

Ideal for user/investor at \$62 psf. Existing tenants are flexible—some may be willing to extend leases.

12-16' ceilings, 2.59 acres total. 16 drive in doors. M-PUD zoning. Multiple addresses and multiple PINs.

Specifications

Land Size:	2.59 Acres
Year Built:	1955- 1989
Office Size:	Varies per Building
HVAC System:	GFA
Electrical:	Varies
Sprinklers:	No
Washrooms:	Varies- Generally 1/unit
Ceiling Height:	12 - 16 ft
Parking:	Varies
DID's:	16
Sewer/Water:	Well / Septic
Zoning:	M PUD
Taxes:	\$60,402 (2022)
PIN #:	19-08-226-012 & 013 19-08-227-001 & 002

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PORTFOLIO SUMMARY M-PUD ZONING

6214 Lou Street (Penny Lane Bldg)

PIN #

Year Built: 1955

19-08-226-012

Building Size: 5,980 SF 3 Units

Land Size .4 Acre

Occupancy: 2 of 3 Units Leased

6210 Lou Street

Year Built: 1964

19-08-226-013

Building Size: 8,062 SF 3 Units

Land Size: .4 Acre

Occupancy: 2 of 3 Units Leased

6205 Lou Street (Main Office Bldg) & 6205-G Includes 7206 Teckler

Year Built: 1972 & 1986

19-08-227-001 & 002

Building Size: 20,334 SF 6 Units

Land Size: 1.79 Acres

Occupancy: 2 of 6 Units Leased

6204 Lou Street

Year Built: 1984

19-08-227-002

Building Size: 3,280 SF 2 Units

Occupancy: 100% Leased

6215 Lou Street

Year Built: 1989

19-08-227-001

Building Size: 1,842 SF 2 Units

Occupancy: 1 of 2 Units Leased

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Sale Price: \$2,400,000

INDUSTRIAL INVESTMENT

Investment Overview	PROFORMA APOD
Price	\$2,400,000
Price per SF	\$62
Price per Unit	\$150,000
GRM	10.72
CAP Rate	4.82%
Cash-on-Cash Return (yr 1)	4.82%
Total Return (yr 1)	\$115,574

Operating Data	PROFORMA APOD
Gross Scheduled Income	\$223,933
Total Scheduled Income	\$223,933
Vacancy Cost	\$11,197
Gross Income	\$212,736
Operating Expenses	\$97,162
Net Operating Income	\$115,574
Pre-Tax Cash Flow	\$115,574

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INDUSTRIAL INVESTMENT

Income Summary	PROFORMA APOD
Vacancy Cost	(\$11,197)
Gross Income	\$212,736
Expenses Summary	PROFORMA APOD
Real Estate Taxes 2022	\$60,402
Property Insurance	\$5,924
Off Site Management	\$10,636
Repairs and Maintenance	\$17,000
Utilities (paid by Tenants)	\$0
Snow Removal	\$3,200
Lawn	\$0
Operating Expenses	\$97,162
Net Operating Income	\$115,574

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Annual Property Operating Data

Date September 1, 2023
 Name Yazel Estate
 Location Lou Streetr- Crystal Lake
 Type of Property Multi-Tenant Industrial
 Size of Property 6 Bldgs. (Sq. Ft./Units)
 Purpose ACTUAL (ALL 6 BLDGS)

Purchase Price \$2,400,000.00
 Acquisition Costs _____
 Loan Points _____
 Down Payment _____

Assessed/Appraised Values:
 Land \$ _____ % _____
 Improvements \$ _____ % _____
 Personal Property \$ _____ % _____
 Total \$ _____ % _____
 Adjusted Basis _____
 As of \$ _____ % _____

Existing	Balance	Payment	/Yr.	Interest	Term
1 st	_____	_____	_____	_____	_____
2 nd	_____	_____	_____	_____	_____
3 rd	_____	_____	_____	_____	_____
Potential					
1 st	_____	_____	_____	_____	_____
2 nd	_____	_____	_____	_____	_____

ALL FIGURES ARE ANNUAL

COMMENTS

1. POTENTIAL RENTAL INCOME	\$81,300.00	Current Leases
2. Plus: Other Income (affected by vacancy)	_____	_____
3. Less: Vacancy & Cr. Losses	_____	_____
4. EFFECTIVE RENTAL INCOME	\$81,300.00	_____
5. Plus: Other Income (not affected by vacancy)	_____	_____
6. GROSS OPERATING INCOME	\$81,300.00	_____
OPERATING EXPENSES:		
7. Real Estate Taxes	\$60,402.00	2022 Actual
8. Personal Property Taxes	_____	_____
9. Property Insurance	\$5,924.00	.15 psf est.
10. Off Site Management	\$4,065.00	5% est.
11. Payroll	_____	_____
12. Expenses/Benefits	_____	_____
13. Taxes/Worker's Compensation	_____	_____
14. Repairs and Maintenance	\$17,000.00	est.
Utilities:		
15. Nicor	_____	Paid by Tenants
16. ComEd	_____	Paid by Tenants
17. _____	_____	_____
18. _____	_____	_____
19. Accounting and Legal	_____	_____
20. Licenses/Permits	_____	_____
21. Advertising	_____	_____
22. Supplies	_____	_____
23. Miscellaneous	_____	_____
Contract Services:		
24. Snow	\$3,200.00	Broker est.
25. Lawn	\$0.00	_____
26. _____	_____	_____
27. _____	_____	_____
28. _____	_____	_____
29. TOTAL OPERATING EXPENSES	\$90,591.00	_____
30. NET OPERATING INCOME	-\$9,291.00	_____
31. Less: Annual Debt Service	_____	_____
32. Less: Funded Reserves	_____	_____
33. Less: Leasing Commissions	_____	_____
34. Less: Capital Additions	_____	_____
35. CASH FLOW BEFORE TAXES	_____	_____

Prepared by: Bruce Kaplan

