

470 Jennings Dr
Lake in the Hills, IL 60156

For Sale

MLS # 11883422

INDUSTRIAL INVESTMENT



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\$975,887 (\$70.29 PSF)

INDUSTRIAL BUILDING
FULLY LEASED
13,883 SF

Fully leased 7-tenant industrial building with 13' ceilings, 1 ADA bath per unit, 8 DID's (7 12x12 and 1 12x30) and approx. 30 common parking spaces. Zoned M1.

Being sold at an 8% CAP with 5% vacancy factor.

Part of a 3 building portfolio of fully leased Industrial buildings for \$2,578,246 (471 and 450 Jennings). Each building listed separately but available as a portfolio.

An 8,700 SF user flex building is also available for \$737,500 (460 Jennings).

Rent Roll and APOD for Bldg. 470 Jennings attached.

Contact broker for full portfolio financials.

Specifications

Land Size:	1.07 Acres
Year Built:	1998
HVAC System:	GFA
Electrical:	200 amp
Sprinklers:	No
Washrooms:	1 Per Unit
Ceiling Height:	13 ft
Parking:	40 spaces common
DID's:	(7) 12x12 (1) 12x30
Sewer/Water:	Well / City Sewer
Zoning:	M1
Taxes:	\$25,737.38 (2022)
Financials	NOI: \$77,571 / 8% CAP
PIN #:	19-08-479-004

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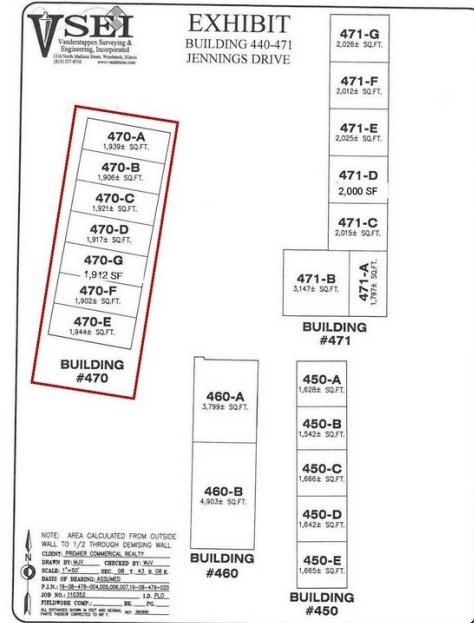


www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan

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Sale Price:
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Investment Overview

Price	\$975,887
Price per SF	\$69.67
Price per Unit	\$139,412
GRM	8.55
CAP Rate	8%
Cash-on-Cash Return (yr 1)	8%
Total Return (yr 1)	\$77,571

Operating Data

Gross Scheduled Income	\$114,114
Total Scheduled Income	\$114,114
Vacancy Cost	\$5,706
Gross Income	\$108,409
Operating Expenses	\$30,838
Net Operating Income	\$77,571
Pre-Tax Cash Flow	\$77,571

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Income Summary

Vacancy Cost (\$5,706)

Gross Income \$108,409

Expenses Summary

Real Estate Taxes 2022 \$25,737

Insurance \$2,644

Repairs / Maintenance (owner est.) \$500

Electric \$564

Sewer \$392

Snow Removal (owner est.) \$1,000

Operating Expenses \$30,838

Net Operating Income \$77,571

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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
470-A	Janev	1,939 SF	14.43%	\$8.50	\$16,482	-	7/31/25
470-B	Sasquash Gardens	2,000 SF	14.88%	\$8.10	\$16,200	-	6/30/25
470-C	Forged Const.	2,000 SF	14.88%	\$8.46	\$16,920	-	2/28/25
470-D	Sol Mfg.	2,000 SF	14.88%	\$7.42	\$14,840	-	1/31/24
470_E	Xotic Works	1,944 SF	14.46%	\$8.70	\$16,913	-	1/31/24
470-F	JMM Tech.	2,000 SF	14.88%	\$8.25	\$16,500	-	5/31/24
470-G	Charles Wood	2,000 SF	14.88%	\$8.13	\$16,260	-	5/31/26
Totals		13,883 SF	103.29%	\$57.56	\$114,115		
Averages		1,983 SF	14.76%	\$8.22	\$16,302		

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