

450 Jennings Drive
Lake in the Hills, IL 60156

For Sale

MLS #11884370

INDUSTRIAL INVESTMENT



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\$551,112 (\$67.85 PSF)

INDUSTRIAL BUILDING
FULLY LEASED
8,123 SF

Fully leased 5-tenant industrial building with 14' ceilings, 1 ADA bath per unit, 8 (12x12) DID's and approx. 25 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 (470 and 471 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. 450 Jennings attached.

Contact broker for full portfolio financials.

Specifications

Land Size:	.57 Ac
Year Built:	2000
HVAC System:	GFA
Electrical:	200 amp
Sprinklers:	No
Washrooms:	1 per Unit
Ceiling Height:	14 ft
Parking:	25 (common)
DID's:	8 (12x12)
Sewer/Water:	Well / City Sewer
Zoning:	M1
Taxes:	\$17,190.42 (2022)
Financial:	NOI: \$44,409.26 / 8% CAP
PIN #:	19-08-478-006

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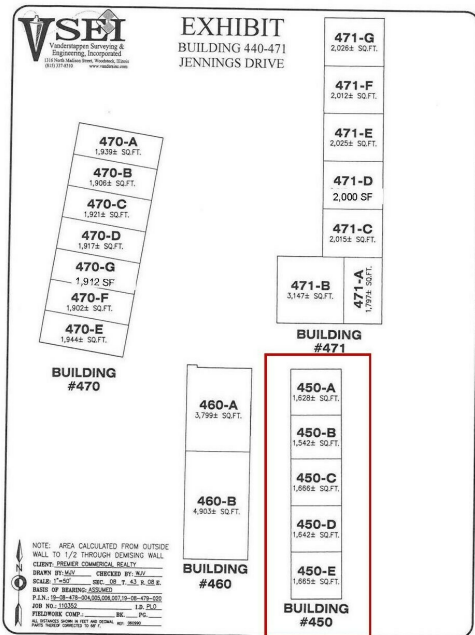
Senior Broker
Bruce Kaplan

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Investment Overview

Price	\$551,112
Price per SF	\$67.82
Price per Unit	\$110,222
GRM	8.02
CAP Rate	8.0%
Cash-on-Cash Return (yr 1)	8.0%
Total Return (yr 1)	\$44,409

Operating Data

Gross Scheduled Income	\$68,693
Total Scheduled Income	\$68,693
Vacancy Cost	\$3,435
Gross Income	\$65,259
Operating Expenses	\$20,849
Net Operating Income	\$44,409
Pre-Tax Cash Flow	\$44,409

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Income Summary

Vacancy Cost (\$3,435)

Gross Income \$65,259

Expenses Summary

Property Taxes (2022) \$17,190

Insurance \$1,305

Repairs and Maintenance (owner est.) \$500

Electric \$359

Sewer \$495

Snowplow \$1,000

Operating Expenses \$20,849

Net Operating Income \$44,409

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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
450-A	Safelite Auto	1,600 SF	19.70%	\$9.56	\$15,296	-	7/31/24
450-B	Sandy Babinaau	1,542 SF	18.98%	\$7.59	\$11,704	-	12/1/23
450-C	Dedicated Serv. Grp.	1,666 SF	20.51%	\$8.28	\$13,794	-	10/31/23
450-D	Collins Backflow	1,650 SF	20.31%	\$8.20	\$13,530	-	4/30/25
450-E	Contemporary Kitch.	1,665 SF	20.50%	\$8.63	\$14,369	-	7/31/24
Totals		8,123 SF	100%	\$42.26	\$68,693		
Averages		1,625 SF	20%	\$8.45	\$13,739		

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