471 Jennings Drive

Lake in the Hills, IL 60156

For Sale

MLS #11884327





INDUSTRIAL INVESTMENT

INDUSTRIAL BUILDING FULLY LEASED 15,236 SF

Fully leased 7-tenant industrial building with 14' ceilings, 1 ADA bath per unit, 9 (12×12) 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 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. 471 Jennings attached.

Contact broker for full portfolio financials.

471	JENNINGS DR. JENNINGS DR. 450	
Cease of the second sec	JAMES R. RAKOW RD.	

\$1,051,247 (\$69 PSF)

Specifications	
Land Size:	0.79 Acres
Year Built:	1991
HVAC System:	GFA Ceiling Units
Electrical:	200 amp
Sprinklers:	No
Washrooms:	1 per Unit
Ceiling Height:	14 ft
Parking:	30 Common
DID's:	9 (12×12)
Sewer/Water:	Well / City Sewer
Zoning:	M1
Taxes:	\$26,323.68 (2022)
Financials:	NOI: 83,824 / 8% CAP
PIN #:	19-08-479-020

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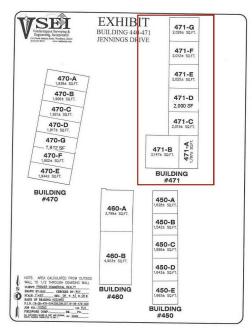
Senior Broker Bruce Kaplan BruceK@PremierCommercialRealty.com O: 847.854.2300 xx20 C: 847.507.1759

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

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INDUSTRIAL INVESTMENT

Investment Overview	
Price	\$1,051,247
Price per SF	\$57.29
Price per Unit	\$150,178
GRM	8.66
CAP Rate	8%
Cash-on-Cash Return (yr 1)	8%
Total Return (yr 1)	\$83,824

Operating Data	
Gross Scheduled Income	\$121,363
Total Scheduled Income	\$121,363
Vacancy Cost	\$6,068
Gross Income	\$115,295
Operating Expenses	\$31,471
Net Operating Income	\$83,824
Pre-Tax Cash Flow	\$83,824

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INDUSTRIAL INVESTMENT

Income Summary	
Vacancy Cost	(\$6,068)
Gross Income	\$115,295
Expenses Summary	
Real Estate Taxes (2022)	\$26,324
Insurance	\$2,944
Repairs and Maintenance (owner est.)	\$500
Electric	\$322
Sewer	\$381
Snowplow	\$1,000
Operating Expenses	\$31,471
Net Operating Income	\$83,824

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Sale Price: \$1,051,247

INDUSTRIAL INVESTMENT

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
471-A	Ezequeil Trujillo	2,000 SF	13.13%	\$8.37	\$16,740	-	12/31/23
471-B	Effective Product	3,147 SF	20.66%	\$7.73	\$24,326	-	9/30/23
471-C	Performance Auto	2,015 SF	13.23%	\$7.15	\$14,407	-	mo/mo
471-D	Wood and Waves	2,013 SF	13.21%	\$8.70	\$17,513	-	6/30/24
471-E	Pro-4	2,025 SF	13.29%	\$7.41	\$15,005	-	mo/mo
471-F	Wally's HVAC	2,010 SF	13.19%	\$8.64	\$17,366	-	7/31/25
471-G	Daniel Ortega	2,026 SF	13.30%	\$7.90	\$16,005	-	7/21/24
Totals		15,236 SF	100.01%	\$55.90	\$121,362		
Averages		2,177 SF	14.29%	\$7.99	\$17,337		

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