

471 Jennings Drive
Lake in the Hills, IL 60156

For Sale

MLS #11884327

INDUSTRIAL INVESTMENT



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

INDUSTRIAL BUILDING
FULLY LEASED
15,236 SF

Fully leased 7-tenant industrial building with 14' ceilings, 1 ADA bath per unit, 9 (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 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.

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 (12x12)
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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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:
\$1,051,247

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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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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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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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