

641 Industrial Drive

Cary, IL 60013

For Sale

MLS #11958817

INVESTMENT / INDUSTRIAL



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\$1,000,000

Multi-Tenant Industrial Building

11,623 SF
FULLY LEASED

Fully leased 6-unit masonry multi-tenant industrial building. 11,623 SF with 1,937 SF units, 16' ceilings, 6-10'x12' DID's. Built in 2003 on .918 AC (2 PINs, also has 19-12-351-013).

Well cared for. Can show one unit before accepted offer or LOI and the balance after accepted LOI. Cap rate 6.5% at full occupancy but has upside for rent increases and successful tax appeal.

Owner is a licensed real estate broker. Do not disturb tenants. Gas and electric separately metered.

Specifications

Land Size:	0.918 Acres
Year Built:	2003
HVAC System:	GFA / Central Air
Electrical:	200 amp 3 phase
Sprinklers:	No
Washrooms:	1 per Unit
Ceiling Height:	16 ft
Parking:	20
DID's:	6 10x12
Sewer/Water:	City
Zoning:	M
Taxes:	\$23,987 (2022)
PIN #:	19-12-351-012, 013

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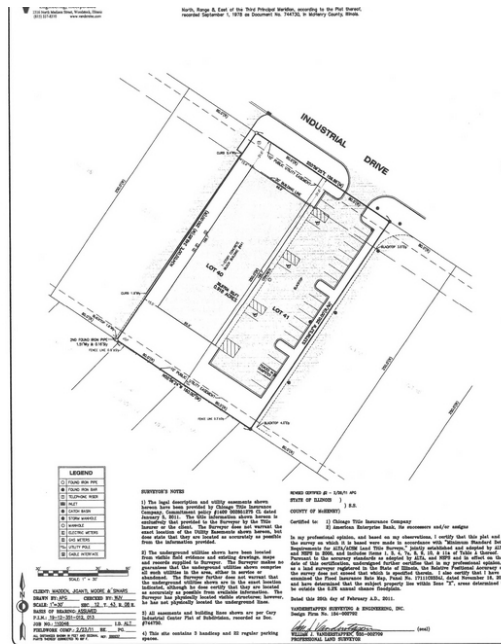
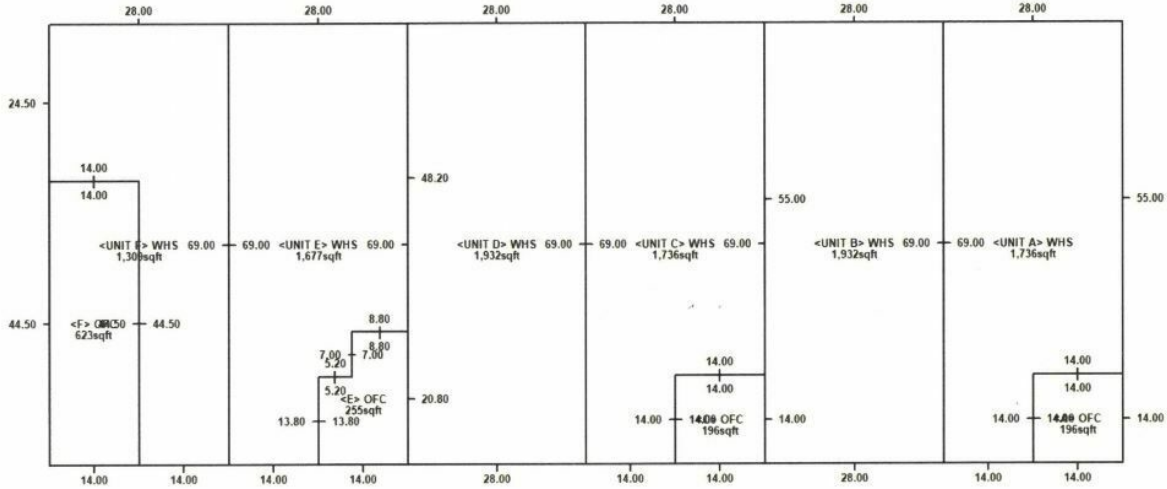


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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease End
A	Carpet Cleaner	1,937 SF	16.67%	\$9.91	\$19,200	12/31/24
B	Redalift	1,937 SF	16.67%	\$9.29	\$18,000	11/14/25
C	Wired Lighting	1,937 SF	16.67%	\$8.67	\$16,800	10/31/24
D	Top Mfg.	1,937 SF	16.67%	\$8.67	\$16,800	4/30/26
E	Top Mfg.	1,937 SF	16.67%	\$8.67	\$16,800	4/30/24
F	All Weather HVAC	1,937 SF	16.67%	\$8.74	\$16,920	9/30/24
Totals		11,622 SF	100.02%	\$53.96	\$104,520	
Averages		1,937 SF	16.67%	\$8.99	\$17,420	

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Income Summary	Actual	PROFORMA
Vacancy Cost	\$0	\$0
Gross Income	\$104,520	\$116,230
Expenses Summary	Actual	PROFORMA
2022 Real Estate Taxes	\$23,987	-
Property Insurance (actual)	\$3,888	-
Off Site Management	\$4,800	-
Repairs and Maintenance (actual 2023)	\$2,500	-
Water (actual 2023)	\$350	-
Landscape (actual 2023)	\$2,400	-
Garbage (actual 2023)	\$1,224	-
Snow Removal (barter with tenants for parking spaces)	\$0	-
Operating Expenses	\$39,149	\$39,149
Net Operating Income	\$65,371	\$77,081

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Investment Overview	Actual	PROFORMA
Price	\$1,000,000	\$1,000,000
Price per SF	\$86	\$86
Price per Unit	\$166,667	\$166,667
GRM	9.57	8.6
CAP Rate	6.54%	7.71%
Cash-on-Cash Return (yr 1)	6.54%	7.71%
Total Return (yr 1)	\$65,371	\$77,081

Operating Data	Actual	PROFORMA
Gross Scheduled Income	\$104,520	\$116,230
Total Scheduled Income	\$104,520	\$116,230
Gross Income	\$104,520	\$116,230
Operating Expenses	\$39,149	\$39,149
Net Operating Income	\$65,371	\$77,081
Pre-Tax Cash Flow	\$65,371	\$77,081

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