

Multi Tenant User/Investor Bldg.

4209 W Shamrock Ln Mchenry, IL 60050

For Sale Or Lease

MLS #12010515

OFFICE



MULTI- TENANT OFFICE 20,000 SF

SALE: \$2,400,000
LEASE: \$12.PSF (GROSS) UNIT B

USER/INVESTOR OFFICE BUILDING 20,000 SF

For sale or lease, 24 year old 20,000 of masonry single story office building on 2.26 acres. 50% leased with \$154,920 current gross income (plus CAM and tax over stops).

10,000 SF Unit B has 17 office / conference room mix, large open area, 2 multi-stall bathrooms and break room. Vacant for user or new tenant.

See proforma rent roll and operating statement. 7.6% CAP rate at 95% occupancy (using only \$12 psf gross for vacant 10,000 SF).

Two long term quality tenants – Dialysis since 2012 and Psychologist since 2016. Only a 9 iron from Northwestern Hospital.

Specifications

Size:	20,000 SF
Year Built:	2000
HVAC System:	GFA / Central Air
Electrical:	200-600 amp
Sprinklers:	Yes
Washrooms:	Multiple
Ceiling Height:	Varies
Parking:	100 Common
Sewer/Water:	City
Zoning:	O1
Taxes:	\$57,107 (included in Rent)
CAM:	Included in Rent
PIN #:	14-03-476-011

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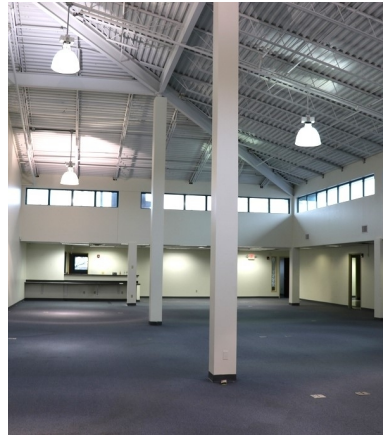
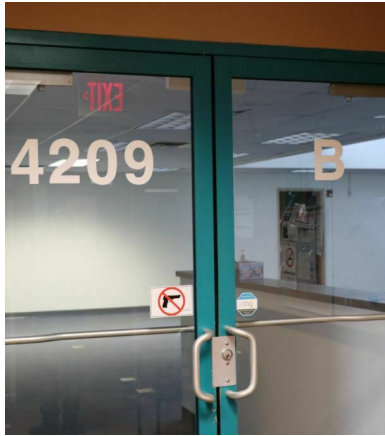
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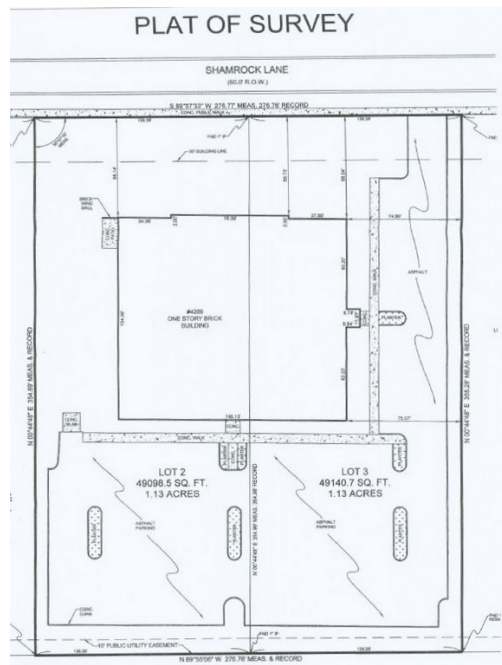
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4209 Shamrock 03/19/2024



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Investment Overview	Proforma
Price	\$2,400,000
Price per SF	\$120
CAP Rate	7.60%
NOI	\$182,644

Operating Data	Proforma
Gross Scheduled Income	\$274,920
CAM/Tax Reimbursement	\$3,990
Total Scheduled Income	\$278,910
Vacancy Cost	\$13,746
Gross Income	\$265,164
Operating Expenses	\$82,520
Net Operating Income	\$182,644

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Income Summary	Proforma
Vacancy Cost	(\$13,746)
Gross Income	\$265,164
Expenses Summary	Proforma
Real Estate Taxes	\$57,104
Insurance	\$5,266
Off Site Management	\$2,750
Repairs and Maintenance	\$3,212
Electric	\$2,433
Water	\$1,418
Alarm	\$1,080
Cleaning	\$1,146
Lawn	\$3,246
Snow	\$4,865
Operating Expenses	\$82,520
Net Operating Income	\$182,644

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Rent Roll

Unit #	Tenant	SF	% of Bldg.	Annual Rent	Rent PSF	Expiration Date	Security Deposit
A	Dialysis	5,340 SF	26.7%	\$101,727.00 **	\$19.05	07/31/2027 *	\$6,230.00
B	Vacant	10,000 SF	50.0%	\$120,000.00	\$12.00		
C	Psychologist	4,660 SF	23.3%	\$53,193.00 ***	\$11.41	12/31/2028	\$5,000.00
TOTAL ACTUAL:				\$154,920.00	(plus CAM and Taxes)		
TOTAL POTENTIAL:				\$274,920.00	(plus CAM and Taxes)		

* Plus 5 year option to renew

** Includes CAM of \$5,449.66 which was \$729.23 over what was owed.

*** Was not billed for CAM and Taxes in 2023 by mistake but will be billed \$3,990.00 in 2024

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