

# 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: UNIT B \$12. PSF (GROSS)

## 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 \$158,770 current gross income (plus CAM and tax over stops).

**Unit B available for user or lease:** 10,000 SF has 17 office / conference room mix, large open area, 2 multi-stall bathrooms and break room. \$12 psf Gross (CAM & taxes included).

See proforma rent roll and operating statement. 7.4% 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:	\$60,636.42 (2023)
PIN #:	14-03-476-011

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**Bruce Kaplan**

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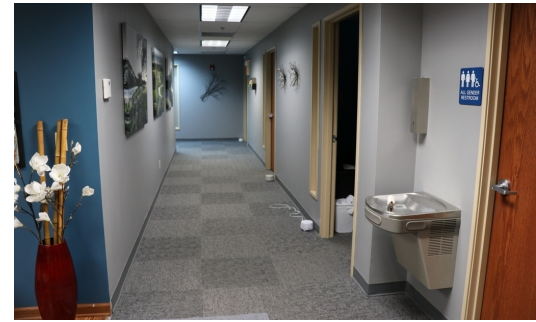


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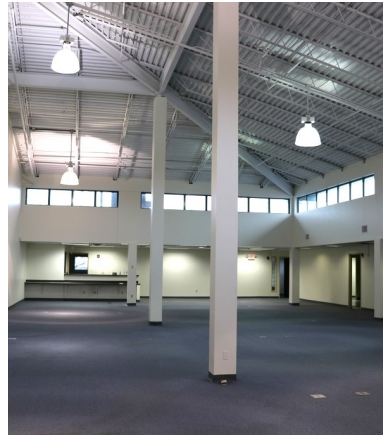
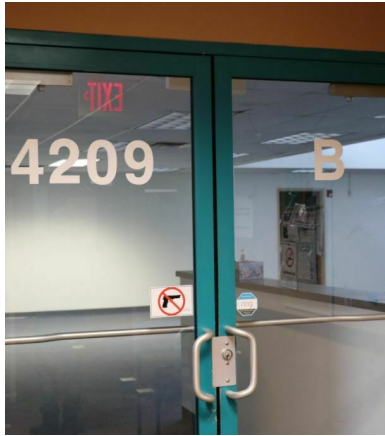


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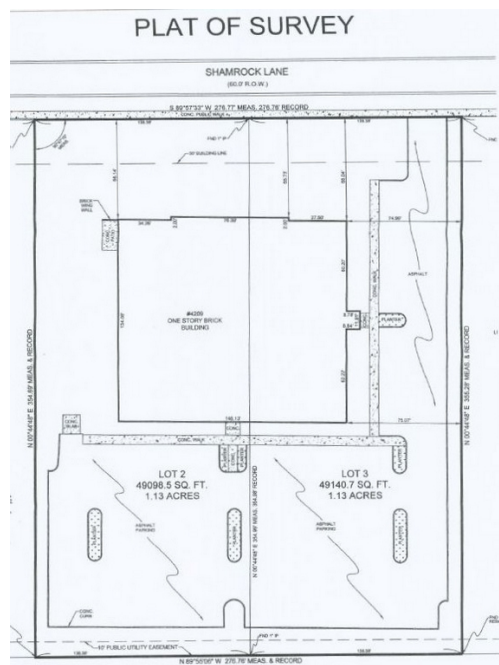
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## Rent Roll

Unit #	Tenant	SF	% of Bldg.	Annual Rent	Rent PSF	Expiration Date	Security Deposit
A	Dialysis	5,340 SF	26.7%	\$104,778.91	\$19.62	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%	\$53,991.00 ***	\$11.59	12/31/2028	\$5,000.00
TOTAL ACTUAL:				\$158,769.91	(plus CAM and Taxes)		
TOTAL POTENTIAL:				\$278,769.91	(plus CAM and Taxes)		

\* Plus 5 year option to renew

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

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Income Summary	Proforma
Vacancy Cost	(\$13,939)
<b>Gross Income</b>	<b>\$274,618</b>
Expenses Summary	Proforma
Real Estate Taxes	\$60,636
Insurance	\$5,074
Off Site Management	\$2,750
Repairs and Maintenance	\$12,368
Electric	\$2,262
Water	\$1,418
Alarm	\$1,080
Cleaning	\$1,116
Lawn	\$4,062
Snow	\$4,395
<b>Operating Expenses</b>	<b>\$95,161</b>
<b>Net Operating Income</b>	<b>\$179,457</b>

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Investment Overview	Proforma
Price	\$2,400,000
Price per SF	\$120
CAP Rate	7.40%
NOI	\$179,457

Operating Data	Proforma
Gross Scheduled Income	\$278,770
CAM/Tax Reimbursement	\$9,787
Total Scheduled Income	\$288,557
Vacancy Cost	\$13,939
Gross Income	\$274,618
Operating Expenses	\$95,161
Net Operating Income	\$179,457

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