

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE

INVESTMENT

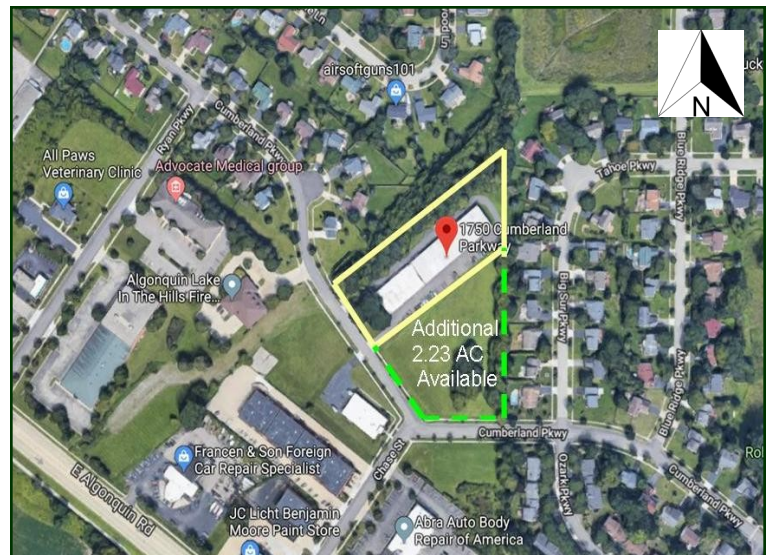
17,335 SF Industrial
Fully Leased

Fully leased 14 unit 17000 SF masonry industrial building built in 2 stages (1973 and 1994). (6) 1,000 SF units with 14' ceilings and (8) 1,400 SF units with 15' ceilings. Each with bathroom and separate gas and electric meters. Units 7-14 have separate water meters. Landlord pays water/sewer for units 1-6. Numerous recent upgrades included. New rubber membrane roof with 15 year warranty (2013), new parking lot (2018), exterior stain (2018) Tuckpoint touchup (2016), new fire alarm panel (2019), new backflow preventer (2019), 7.4% current CAP Rate with much upside (leases are below market and all month to month). Current waiting list. Units have (27) 10x12 DIDs so you can drive thru all units except one. Individual GFA ceiling units, a few have central air. Some have small offices. Additional adjacent land available separately for expansion (2.23 acres for only \$126,000/ \$1.30 psf). See attached APOD and rent roll. Visit Premier Commercial Realty website to see more listings.

MLS: 10490228

PROPERTY SPECIFICATIONS

Description:	14 Unit Industrial Building
Year Built:	1973-1994
Building Size:	17,335 SF
Parcel Size:	1.95 Acres (additional 2.23 ac available for \$1.30 psf)
Drive In Doors:	(27) 10x12 All Drive Thru except Unit 1
Bathrooms:	(1) per Unit
Percent Leased:	100%
Current NOI:	\$51,680
Sprinklered:	Partially
Cap Rate:	7.4%
Real Estate Taxes:	\$22,572 (2018)
SALE PRICE	\$695,000 (\$40.09 psf)



Directions: Algonquin Road to Chase St. North on Chase to Cumberland, Left to building on right.

PIN: 19-35-327-006 & 007

August 21, 2019

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

[CLICK HERE](#)
TO VISIT OUR WEBSITE

www.PremierCommercialRealty.com

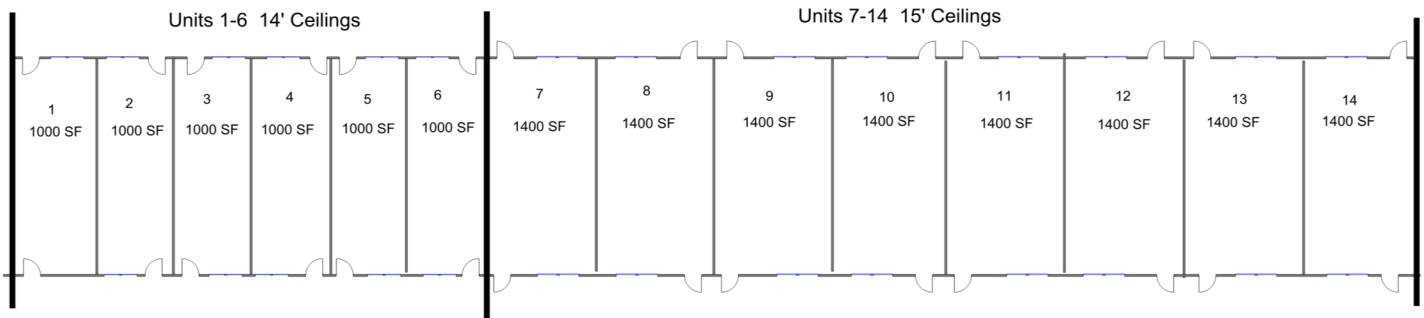
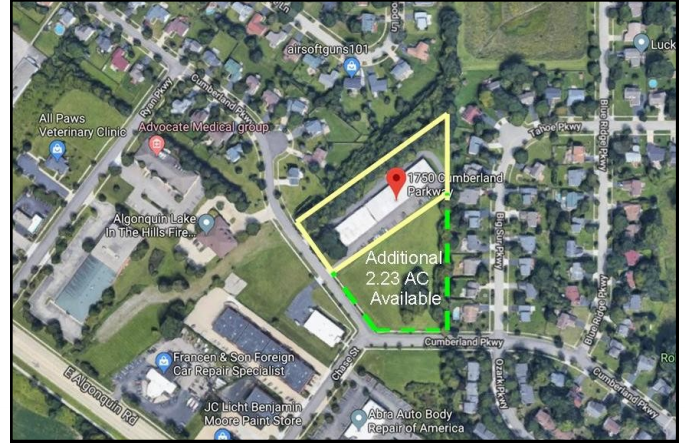
9225 S. IL Route 31
Lake in the Hills, IL 60156
Office: 847-854-2300
Fax: 847-854-2380

Bruce Bossow - President / Broker
Office: 847-854-2300 Ext. 12
Cell: 847-732-3462
BruceB@PremierCommercialRealty.com

Bruce Kaplan - Senior Broker
Office: 847-854-2300 Ext. 20
Cell: 847-507-1759
BruceK@PremierCommercialRealty.com

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1750 Cumberland Parkway
Algonquin, IL 60102



27 10 x 12 DID's (all Drive Thru except Unit 1)





Annual Property Operating Data

Date August 20, 2019
 Name Weck
 Location 1750 Cumberland Pkwy. Algonquin
 Type of Property Industrial
 Size of Property 14 Units (Sq. Ft./Units)
 Purpose Broker Proforma / Current Rents

Purchase Price \$695,000.00
 Acquisition Costs _____
 Loan Points _____
 Down Payment _____

Assessed/Appraised Values:
 Land \$ _____ % _____
 Improvements \$ _____ % _____
 Personal Property \$ _____ % _____
 Total \$ _____ % _____
 Adjusted Basis _____
 As of \$ _____ % _____

Existing	Balance	Payment	/Yr.	Interest	Term
1 st	_____	_____	_____	_____	_____
2 nd	_____	_____	_____	_____	_____
3 rd	_____	_____	_____	_____	_____
Potential					
1 st	_____	_____	_____	_____	_____
2 nd	_____	_____	_____	_____	_____

ALL FIGURES ARE ANNUAL

COMMENTS

1. POTENTIAL RENTAL INCOME	\$104,400.00	From Current Rents
2. Plus: Other Income (affected by vacancy)		
3. Less: Vacancy & Cr. Losses	\$5,220.00	5% Vacancy
4. EFFECTIVE RENTAL INCOME	\$99,180.00	
5. Plus: Other Income (not affected by vacancy)		
6. GROSS OPERATING INCOME	\$99,180.00	
OPERATING EXPENSES:		
7. Real Estate Taxes	\$22,572.00	2018 paid 2019
8. Personal Property Taxes		
9. Property Insurance	\$4,851.00	owner actual 2018
10. Off Site Management	\$5,220.00	Broker estimate 5%
11. Payroll		
12. Expenses/Benefits		
13. Taxes/Worker's Compensation		
14. Repairs and Maintenance	\$6,412.00	owner estimate
Utilities:		
15. Water	\$500.00	broker estimate
16. _____		
17. _____		
18. _____		
19. Accounting and Legal	\$1,000.00	broker estimate
20. Licenses/Permits		
21. Advertising		
22. Supplies		
23. Miscellaneous		
Contract Services:		
24. Landscaping	\$3,500.00	owner estimate
25. Snowplowing	\$3,445.00	owner estimate
26. _____		
27. _____		
28. _____		
29. TOTAL OPERATING EXPENSES	\$47,500.00	
30. NET OPERATING INCOME	\$51,680.00	7.4% CAP
31. Less: Annual Debt Service		
32. Less: Funded Reserves		
33. Less: Leasing Commissions		
34. Less: Capital Additions		
35. CASH FLOW BEFORE TAXES		

Prepared by: Bruce Kaplan



Rent Roll

1750 Cumberland Drive, Algonquin, IL

Unit #	Tenant	SF	Annual Rent	Rent PSF	Expiration Date	Security Deposit
1	Miranda's Painting	1,000	\$6,000.00	\$6.00	mo/mo	\$0.00
2	Luna Party Supplies	1,000	\$6,300.00	\$6.30	mo/mo	\$500.00
3	Kim Faehnrich	1,000	\$6,600.00	\$6.60	mo/mo	\$500.00
4	Josh Osmer	1,000	\$6,300.00	\$6.30	mo/mo	\$500.00
5	Luna Party Supplies	1,000	\$6,300.00	\$6.30	mo/mo	\$525.00
6	Luke Miszczak	1,000	\$6,300.00	\$6.30	mo/mo	\$528.00
7	Saddlers Woodcraft	1,400	\$8,400.00	\$6.00	mo/mo	\$0.00
8	Toolweld	1,400	\$9,600.00	\$6.86	mo/mo	\$700.00
9	Joe Gerdes	1,400	\$8,400.00	\$6.00	mo/mo	\$700.00
10	James Henry	1,400	\$7,500.00	\$5.36	mo/mo	\$800.00
11	James Henry	1,400	\$7,500.00	\$5.36	mo/mo	\$0.00
12	Griffith Medical	1,400	\$9,600.00	\$6.86	mo/mo	\$67.00
13	Paul Knottnerus	1,400	\$9,600.00	\$6.86	mo/mo	800
14	Jim Henry / Luke Miszczk	1,400	\$6,000.00	\$6.00	mo/mo	0
		17,200	\$104,400.00			