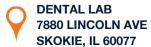
## **EXCLUSIVE OFFICE OFFERING**

## Marcus & Millichap



#### **OFFERING SUMMARY** \$1,041,250 Price 35% / \$364,438 Down Payment \$676,813 Loan Amount Loan Type Proposed New Interest Rate / Amortization 5.00% / 20 Years Rentable SF 5,000 Year Built 1975 Lot Size 0.15 acre(s) Price/SF \$208.25

PROPERTY INVESTMENT SUMMARY		
	CURRENT	
CAP Rate	8.47%	
Net Operating Income	\$88,161	
Net Cash Flow After Debt Service	\$34,561	
Total Return	15.03% / \$54,779	



## **INVESTMENT HIGHLIGHTS**

- Tenant Established 1979 In Business 40 Years | Occupant Since 1986 33 Years
- 10-Year Triple-Net Lease, with 5.6 Years Remaining on Primary Term
- Zero Landlord Responsibilities
- Renovated and Expanded in 2012
- Two Miles Away from Edens Expressway (Interstate 94)

#### **EXCLUSIVELY LISTED BY:**

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# Marcus & Millichap

## **EXCLUSIVE OFFICE OFFERING**



DENTAL LAB 7880 LINCOLN AVE SKOKIE, IL 60077



REVENUE			
	CURRENT	\$/SF	
Scheduled Base Rent	\$88,161	\$17.63	
Potential Gross Revenue	\$88,161	\$17.63	
Effective Gross Income	\$88,161	\$17.63	

### **EXPENSES**

NET OPERATING INCOME		
Net Operating Income	\$88,161	\$17.63