



Retail Center For Sale

23,184 sf



Tower Station

956 N. Neltor Boulevard, West Chicago, IL 60185

Kevin J. O'Donnell
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OFFERING SUMMARY

Sale Price:	\$2,450,000
Price / SF:	\$105.68
Cap Rate:	8.71%
Proforma NOI:	\$213,516
Lot Size:	2.84 Acres
Year Built:	2005
Building Size:	23,184 SF
Zoning:	B-2: General Business District

PROPERTY HIGHLIGHTS

- Located on Route 59 just south of Route 64 in West Chicago
- Great visibility and signage with over 34,000 vehicles per day
- Center is anchored by a newly remodeled Aldi Grocery Store
- Join El Rancho Mexican, King Wok Chinese, Lupita Bakery, Tower Cleaners dry cleaning, VP Dental, and On Pointe Dance Academy
- Newer, well-maintained property
- Great signage opportunities on Route 59

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,129	41,816	268,256
Total Population:	3,656	128,038	753,465
Average HH Income:	\$84,531	\$97,809	\$96,352

for more information contact:

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INVESTMENT OVERVIEW

PROFORMA

Price	\$2,450,000
Price per SF	\$105.68
CAP Rate	8.7%
Cash-on-Cash Return (yr 1)	15.34 %
Total Return (yr 1)	\$116,929
Debt Coverage Ratio	1.56

OPERATING DATA

PROFORMA

Gross Scheduled Income	\$454,355
Other Income	-
Total Scheduled Income	\$454,355
Vacancy Cost	\$81,784
Gross Income	\$372,571
Operating Expenses	\$159,055
Net Operating Income	\$213,516
Pre-Tax Cash Flow	\$76,722

FINANCING DATA

PROFORMA

Down Payment	\$500,000
Loan Amount	\$1,950,000
Debt Service	\$136,794
Debt Service Monthly	\$11,399
Principal Reduction (yr 1)	\$40,207

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INCOME SUMMARY	PROFORMA	PER SF
GROSS INCOME	\$372,571	\$16.07
EXPENSE SUMMARY	PROFORMA	PER SF
Cleaning	\$5,324	\$0.23
Repairs & Maintenance	\$17,043	\$0.74
Utilities	\$25,771	\$1.11
Roads and Grounds	\$23,394	\$1.01
General & Administrative	\$8,085	\$0.35
Management Fees	\$16,035	\$0.69
Insurance	\$4,464	\$0.19
Real Estate Taxes	\$58,939	\$2.54
GROSS EXPENSES	\$159,055	\$6.86
NET OPERATING INCOME	\$213,516	\$9.21

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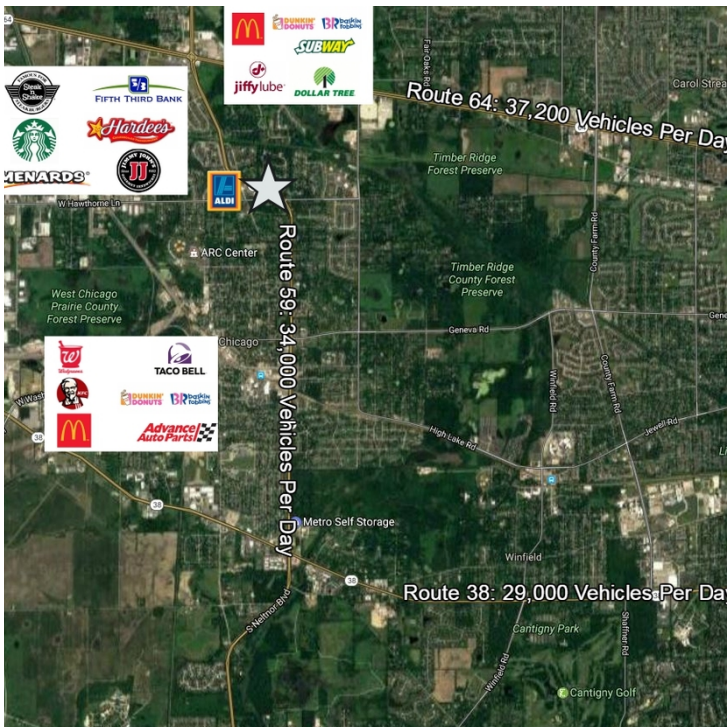
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ADDITIONAL
PHOTOS

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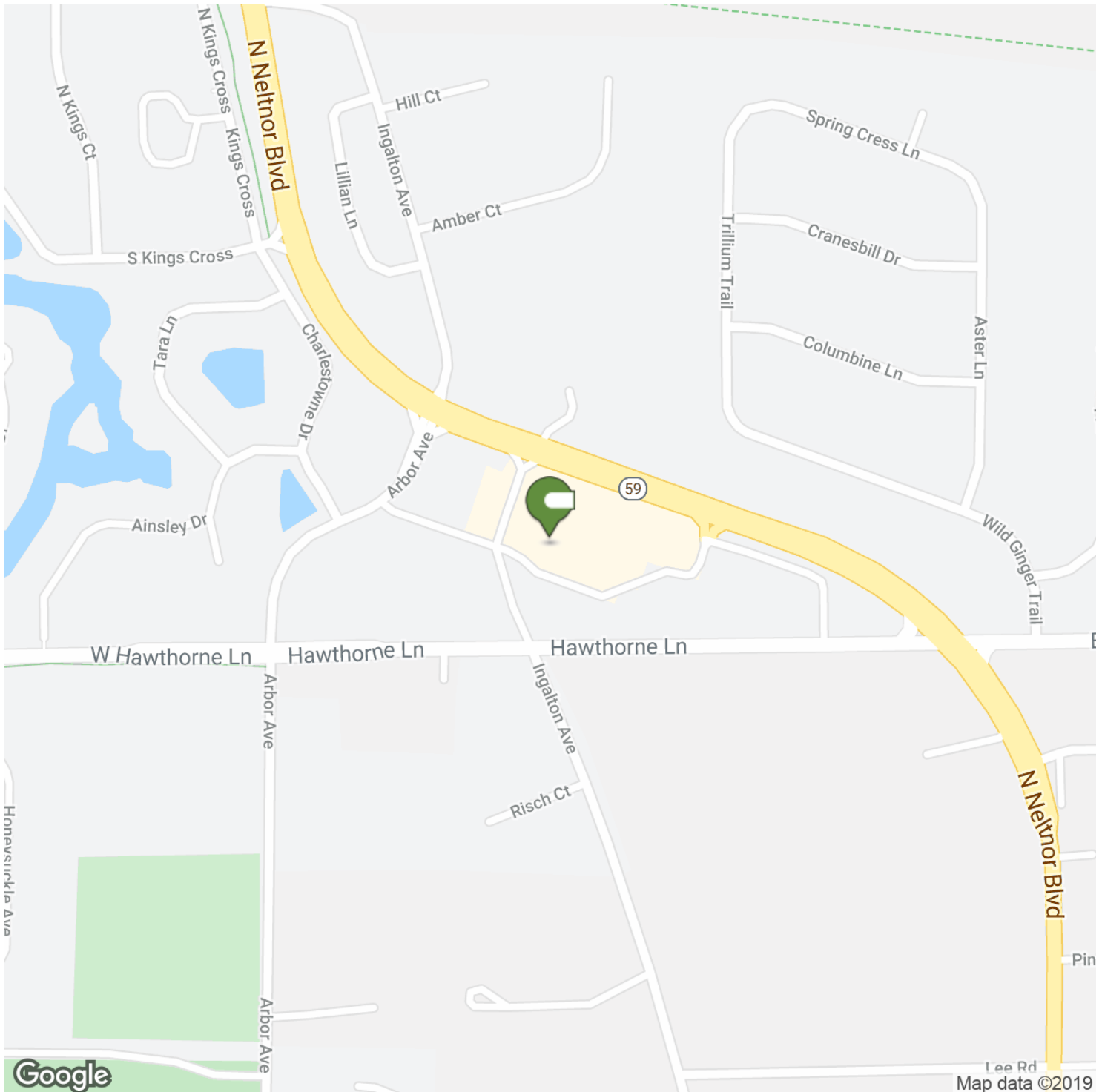
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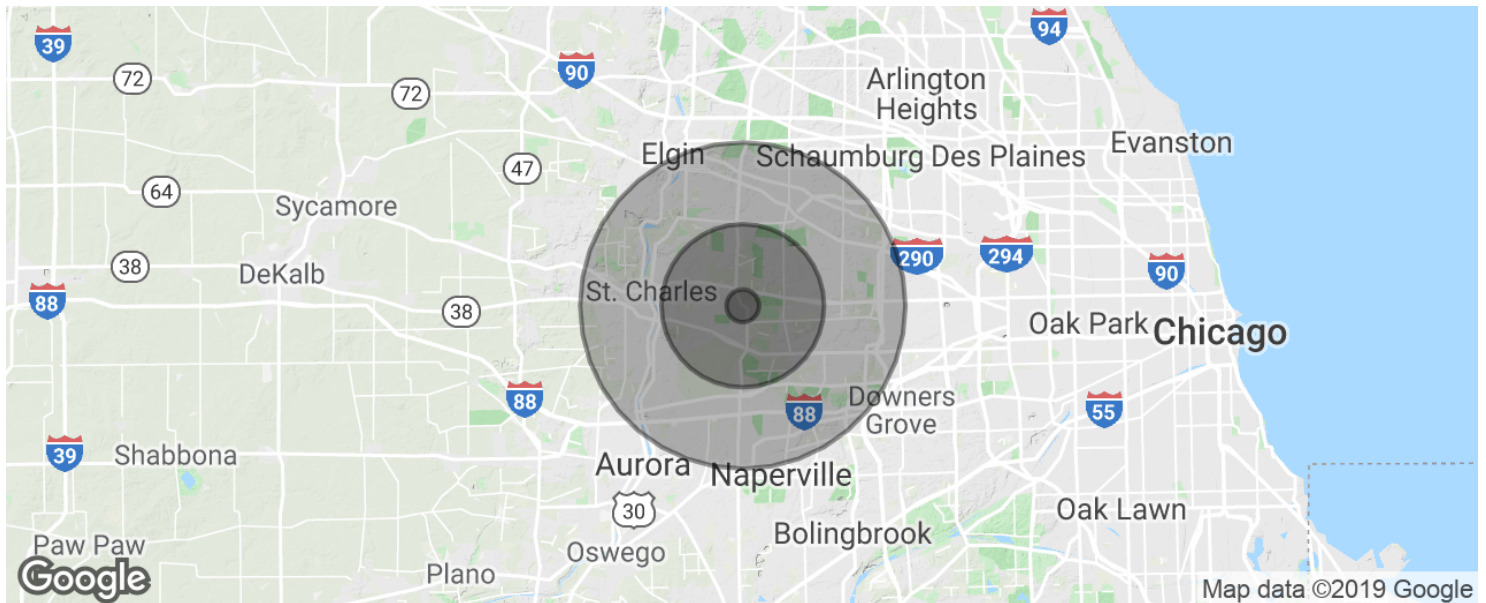
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,656	128,038	753,465
Median age	34.1	36.8	36.5
Median age (Male)	33.8	36.0	35.5
Median age (Female)	34.4	37.6	37.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,129	41,816	268,256
# of persons per HH	3.2	3.1	2.8
Average HH income	\$84,531	\$97,809	\$96,352
Average house value	\$312,262	\$335,496	\$349,917

* Demographic data derived from 2010 US Census

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