

# 939 N Plum Grove Rd

SCHAUMBURG, IL



OFFERING MEMORANDUM

**KELLER WILLIAMS CHICAGO-O'HARE**  
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*PRESENTED BY:*

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## SCHAUMBURG, IL

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939 N PLUM GROVE RD

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DETAILS

PHOTOS - UNIT G

PHOTOS - UNIT E / H

FLOOR PLANS - E-H

## Executive Summary



### OFFERING SUMMARY

**SALE PRICE:** \$499,900

**BUILDING SIZE:** 5,295

**ZONING:** B-3

**PRICE / SF:** \$94.41

### PROPERTY OVERVIEW

Professional Office/Medical Suites

Located off Golf Rd on Plum Grove Rd - Minutes from Woodfield Mall

Active Business Park with Many Professionals

Abundant Parking

### PROPERTY HIGHLIGHTS



## Property Details

### SALE PRICE

**\$499,900**

### LOCATION INFORMATION

Building Name	939 N Plum Grove Rd
Street Address	939 N Plum Grove Rd
City, State, Zip	Schaumburg, IL 60173
County/Township	Cook

### BUILDING INFORMATION

Building Size	5,295 SF
Building Class	C
Year Built	1982
Load Factor	Yes
Free Standing	Yes

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Zoning	B-3
Lot Size	0.13 Acres
Corner Property	Yes
Waterfront	Yes

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

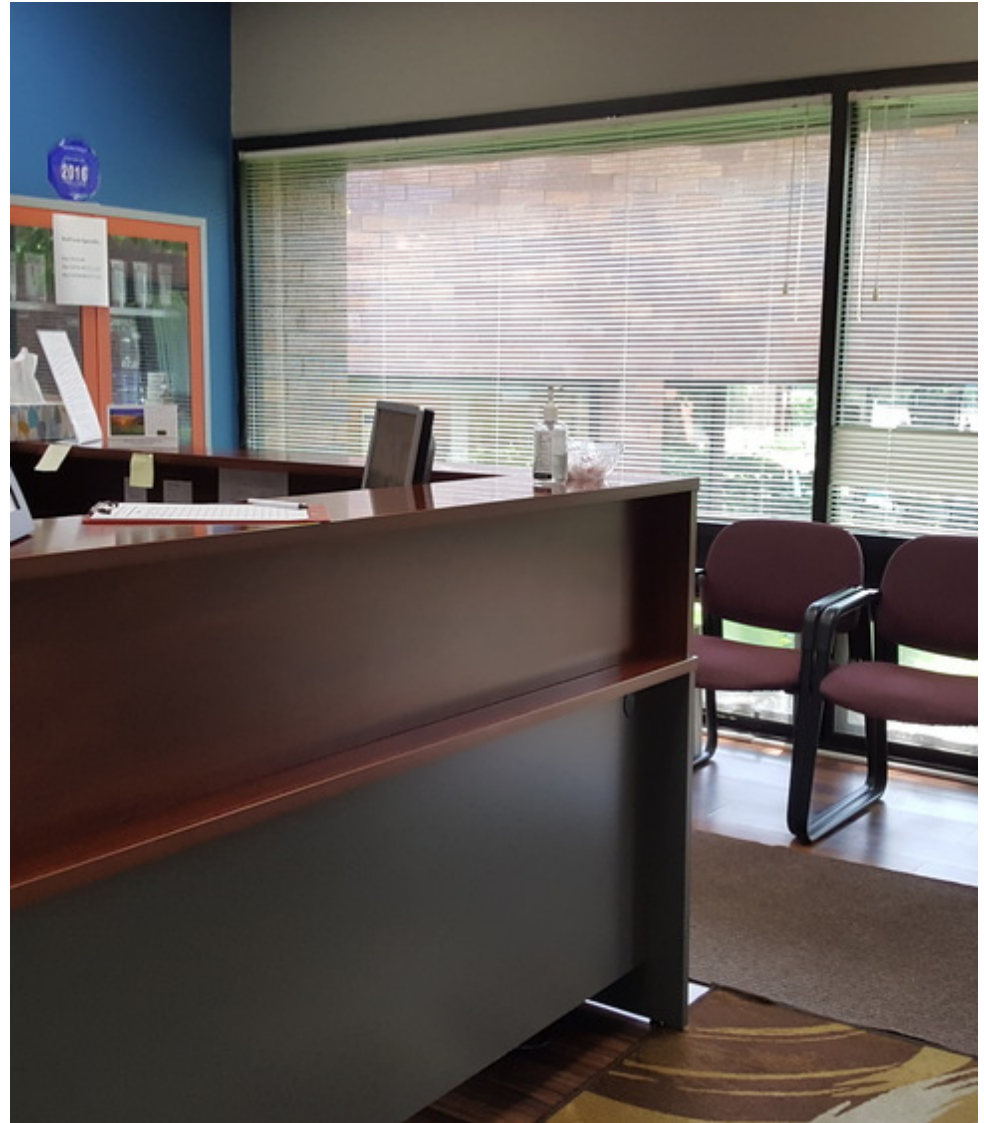
Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

## Photos - Unit G

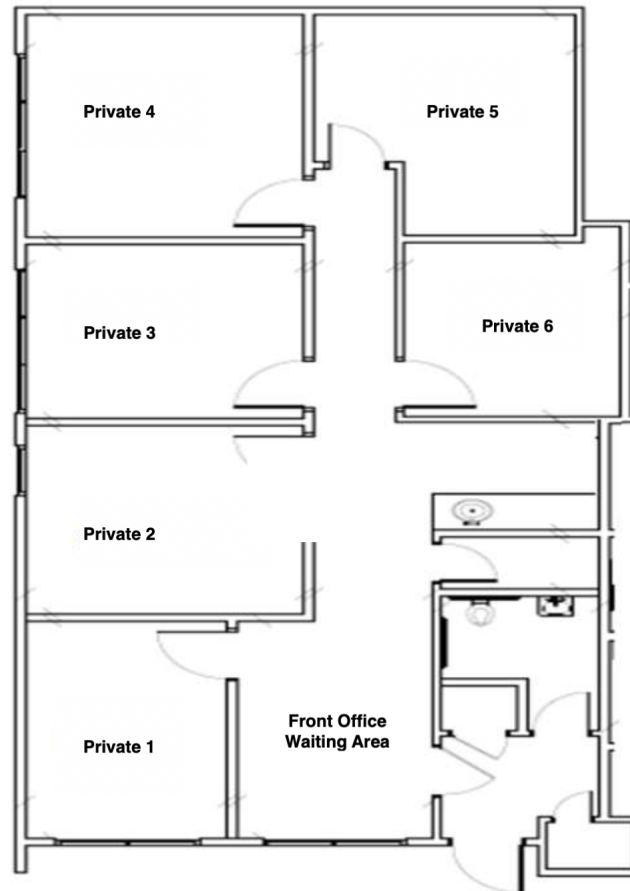




## Photos - Unit E / H

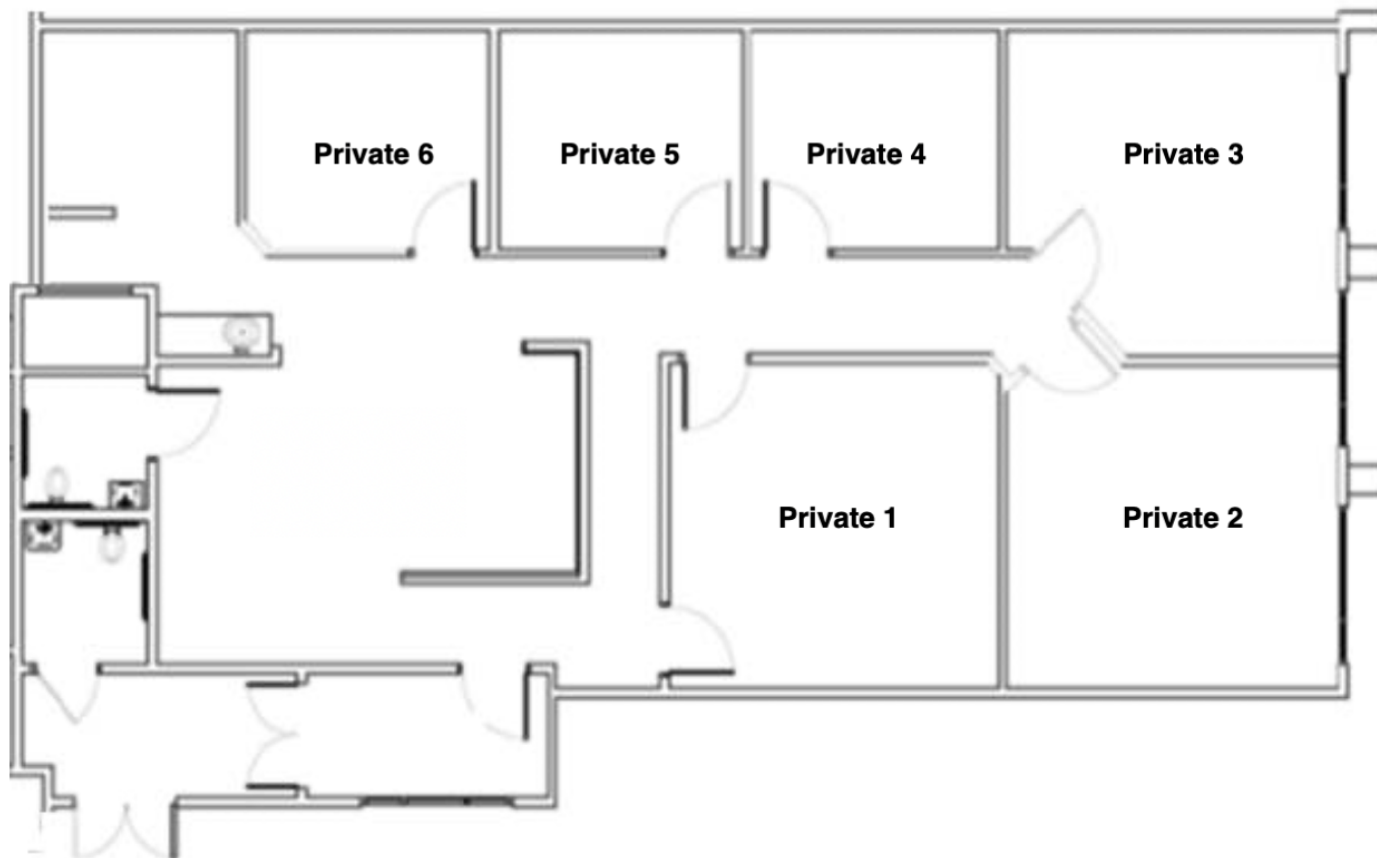


## Floor Plans - Unit E

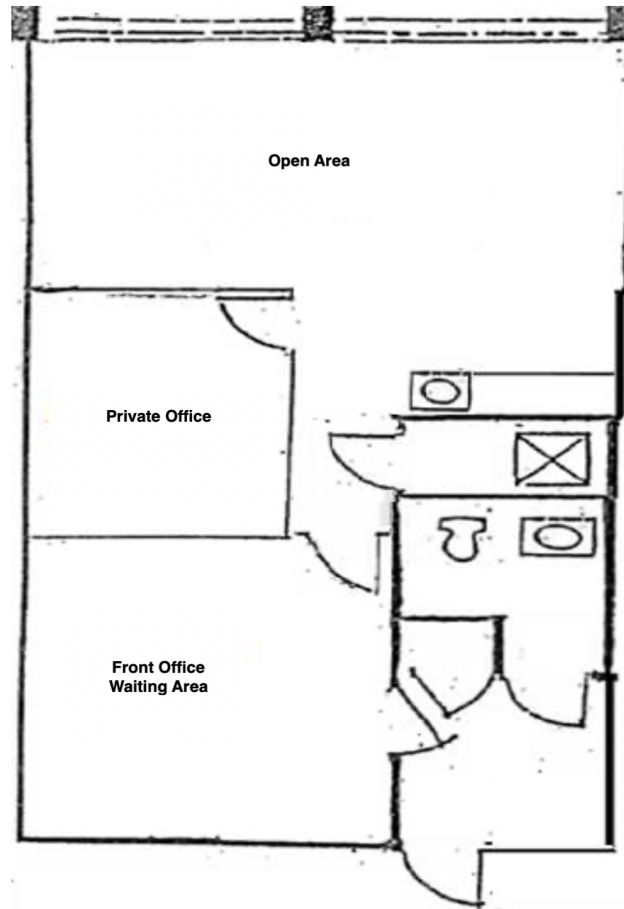




## Floor Plans - Unit F

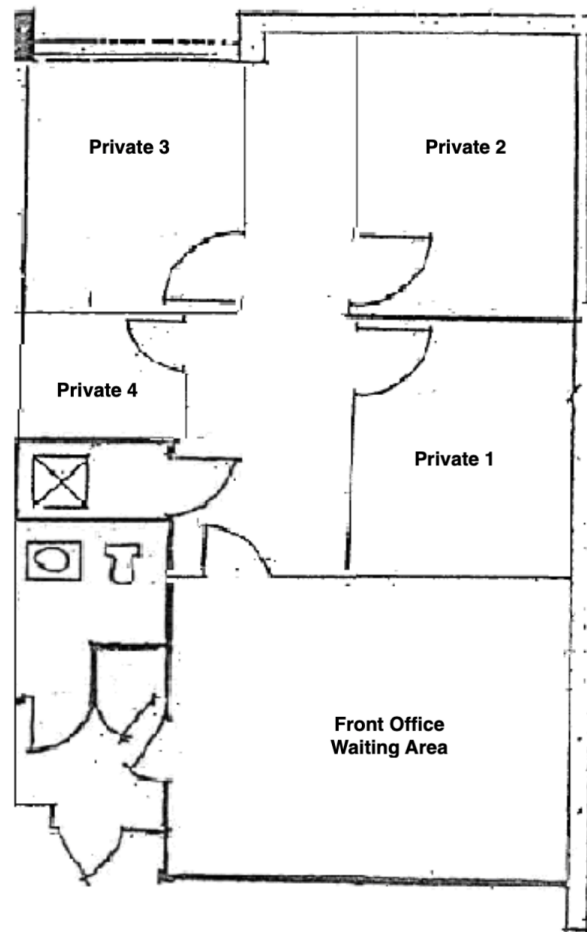


## Floor Plans - Unit G





## Floor Plans - Unit H



939 N PLUM GROVE RD

# LOCATION INFORMATION

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ABOUT THE VILLAGE OF SCHAUMBURG

LOCATION MAPS

REGIONAL MAP

AERIAL MAP

## **ABOUT THE VILLAGE OF SCHAUMBURG**

Located just 30 miles outside Chicago and about 11 miles west of O'Hare International Airport, Schaumburg is the premier suburban business destination in Illinois. In the past 50 years with vision and thoughtful planning, Schaumburg has transformed from a small farming community into a thriving economic center that is home to more business in Illinois than any other community outside of Chicago. The village's businesses provide support to the community's 75,000 residents, 80,000 employees and the northwest suburbs by offering professional and high-quality services and goods.

Beyond the distinction as the economic center of the northwest suburbs, Schaumburg is a community of first-rate services and amenities offering a high-quality life. Schaumburg's unique offerings include concerts theater, the second largest Library in Illinois with one million visitors a year, a Farmers Market in the Town Square, shows at the Al Larson Prairie Center for the Arts, the Trickster Gallery (Native-owned and operated art gallery), family fun at Legoland Discovery Center, minor league baseball at Boomers Stadium, or utilize any of the nationally recognized Schaumburg Park District facilities.

The Village of Schaumburg Logo shows the "S" is formed of four willow leaves - one leaf represents the residents of Schaumburg, one represents nature, and the remaining two leaves represent business and industry.

The "S" is placed on a five-petal heraldic rose which was derived from the coat of arms of Schaumburg-Lippe, Germany from which many of our early settlers came.

This is surrounded by 10 more willow leaves representing the continuous effort that is expressed by the village through the theme "Progress Through Thoughtful Planning" which is in keeping with the continuous effort by the Village of Schaumburg to maintain a balance between its people, nature, business, and industry.

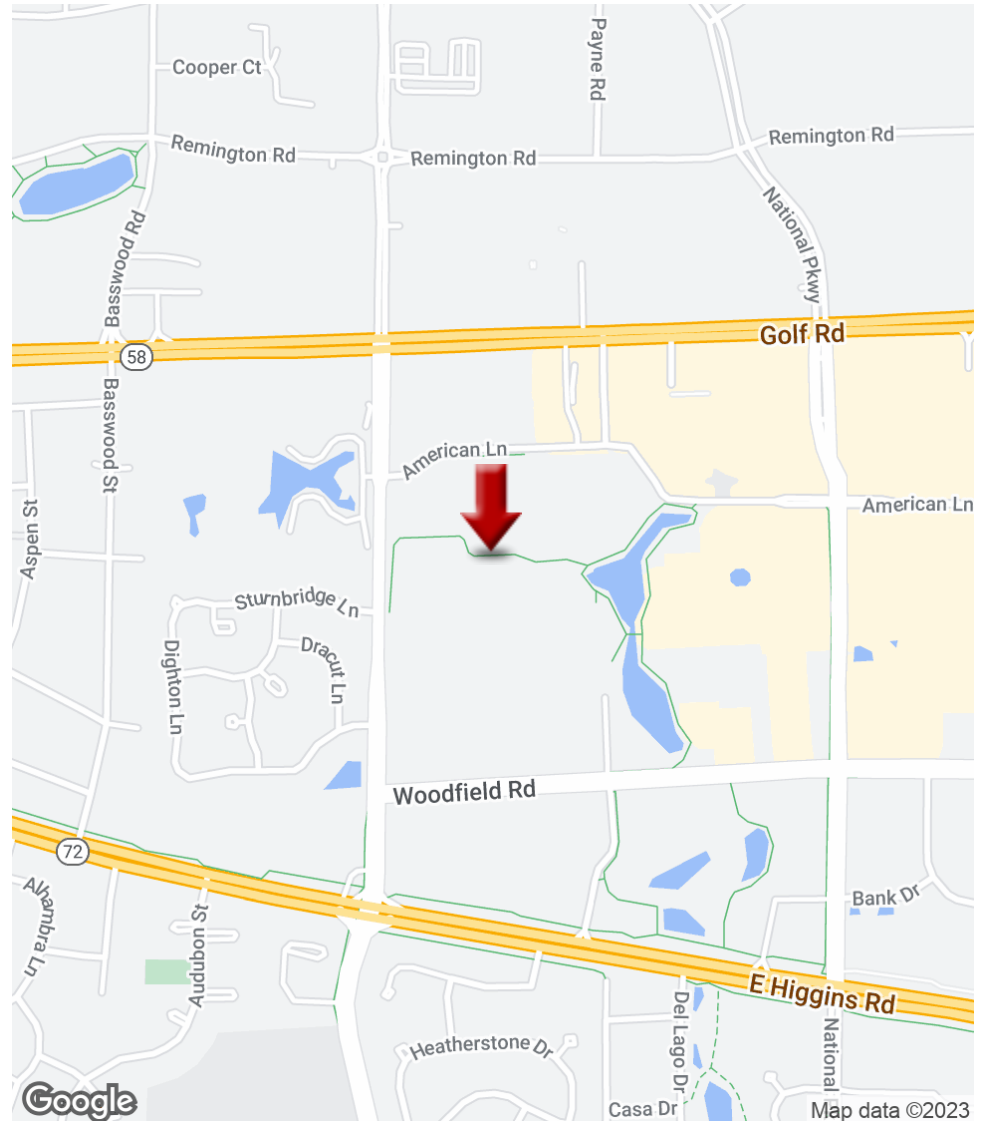
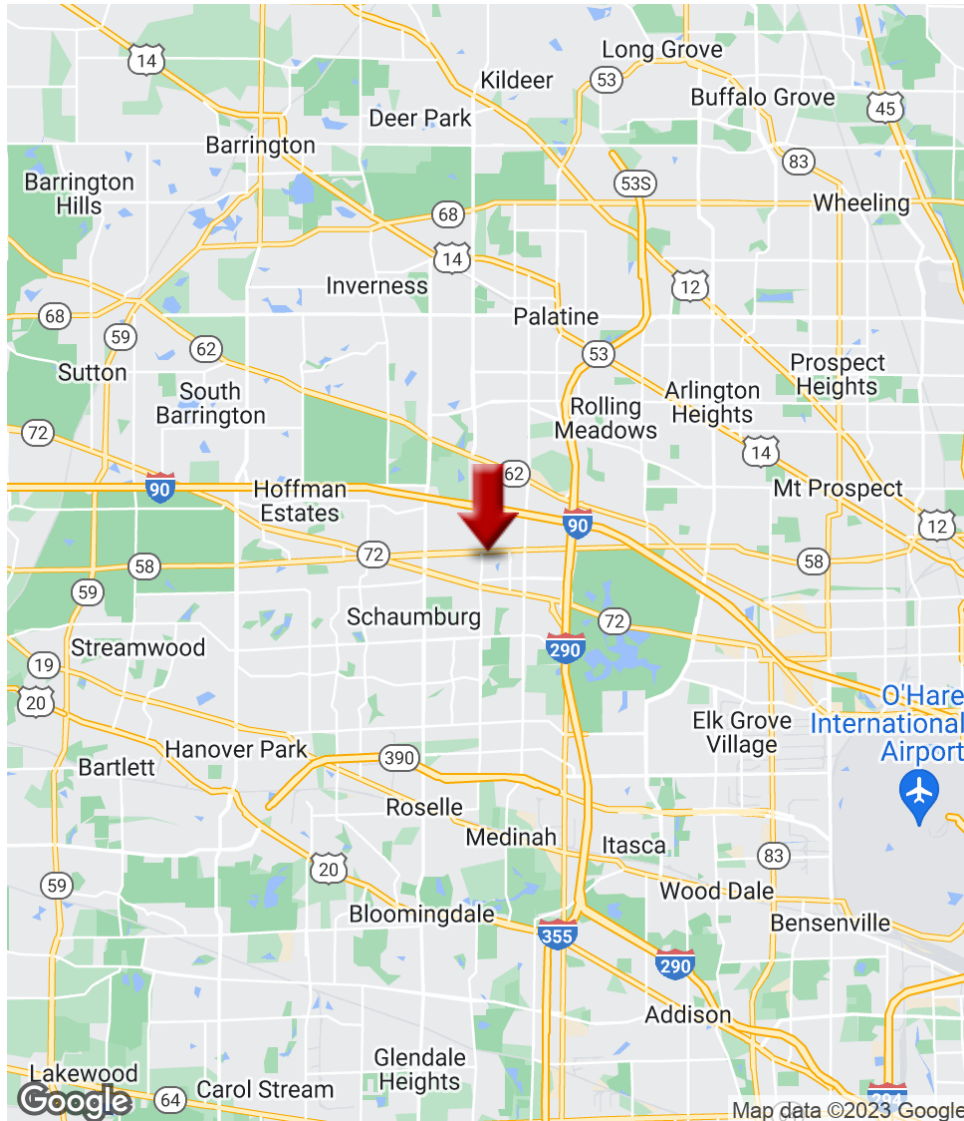
The Village of Schaumburg was incorporated on March 7, 1956, but the heritage of Schaumburg dates back to the much earlier times when the first inhabitants of the area were members of the Sauk, Fox, Pottawatomie, and Kickapoo Indian tribes.

Schaumburg's earliest residents were primarily German speaking immigrants and their days consisted of farming, community and family. By the mid-nineteenth century, settlers first began to arrive from Germany and the eastern United States.

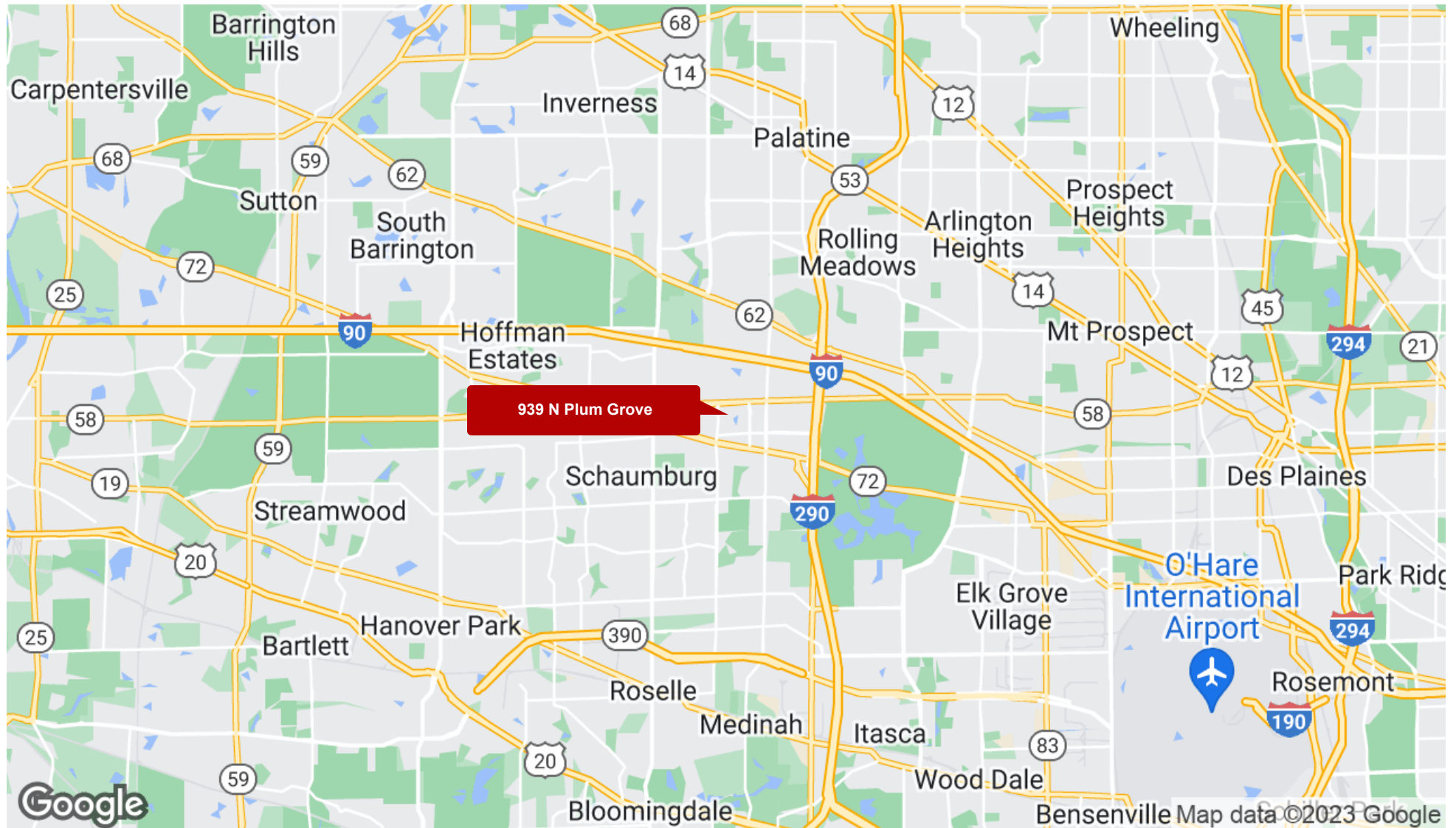
By 1870, Schaumburg Township had become completely German and remained almost exclusively under German ownership until the Great Depression of the 1930s. The Depression caused the foreclosure on some German-owned farms which were then purchased by non-German individuals and companies.



## Location Maps

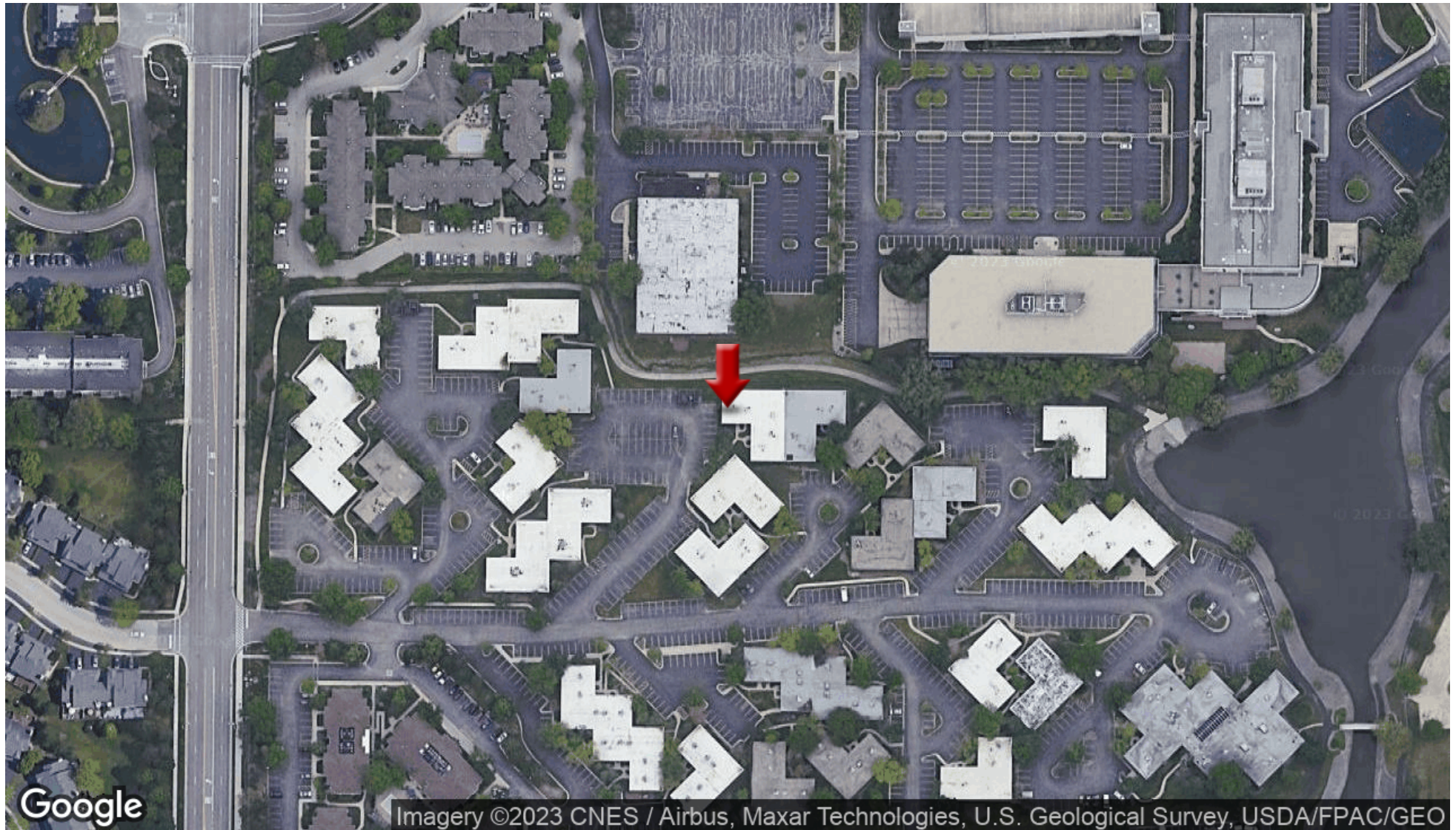


## Regional Map





## Aerial Map



939 N PLUM GROVE RD

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY



# Financial Summary

## INVESTMENT OVERVIEW

Price	\$499,900
Price per SF	\$94.41
CAP Rate	4.1%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$20,284
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

939 N PLUM GROVE RD

SALE COMPARABLES

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SALE COMPS

# Sale Comps



## Subject Property

939 Plum Grove | Schaumburg, IL 60173

<b>Sale Price:</b>	\$499,900	<b>Lot Size:</b>	0.13 Acres	<b>Year Built:</b>	1982
<b>Price PSF:</b>	\$94.41	<b>Building SF:</b>	5,295 SF	<b>CAP:</b>	4.06%
<b>NOI:</b>	\$20,284				

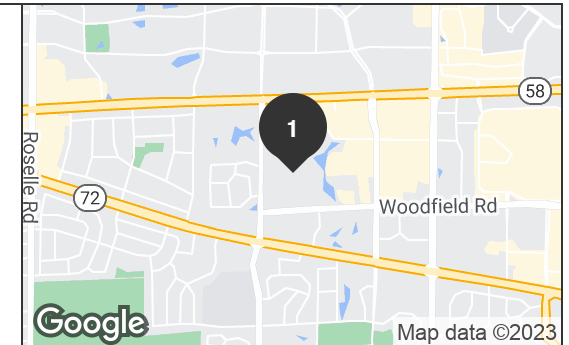


1

## Woodfield Lake Office Court IV

915 N Plum Grove Rd. | Schaumburg, IL 60173

<b>Sale Price:</b>	\$495,000	<b>Lot Size:</b>	122,839 SF	<b>Year Built:</b>	1985
<b>Building SF:</b>	5,295 SF	<b>Price PSF:</b>	\$93.48		

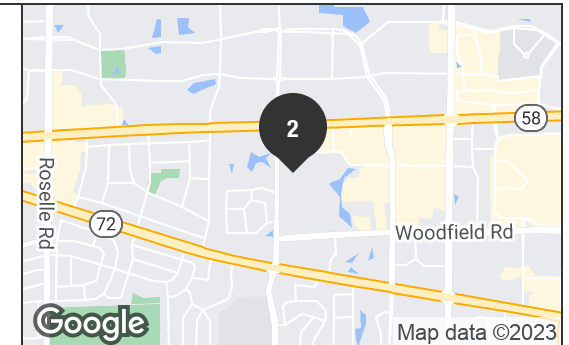


2

## Woodfield Lake Office Court IV

951 N Plum Grove Rd | Schaumburg, IL 60173

<b>Sale Price:</b>	\$600,000	<b>Lot Size:</b>	559,310 SF	<b>Year Built:</b>	1984
<b>Building SF:</b>	5,386 SF	<b>Price PSF:</b>	\$111.40		



# Sale Comps



## Woodfield Lake Office Court IV

917 N Plum Grove Rd | Schaumburg, IL 60173

**Sale Price:** \$420,000

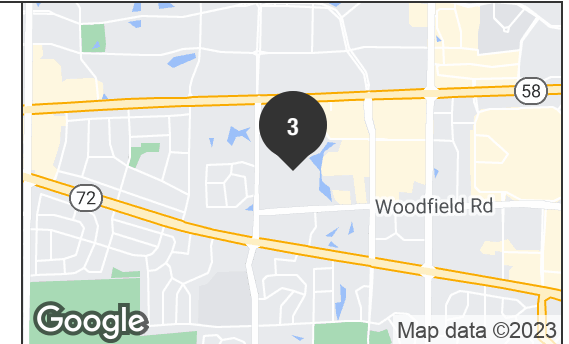
**Lot Size:** 122,839 SF

**Year Built:** 1985

**Building SF:** 5,295 SF

**Price PSF:** \$79.32

**Closed:** 04/17/2020



## Woodfield Lake Office Court IV

935 N Plum Grove Rd | Schaumburg, IL 60173

**Sale Price:** \$545,000

**Lot Size:** 559,310 SF

**Year Built:** 1982

**Building SF:** 5,295 SF

**Price PSF:** \$102.93

**Closed:** 03/22/2019



939 N PLUM GROVE RD

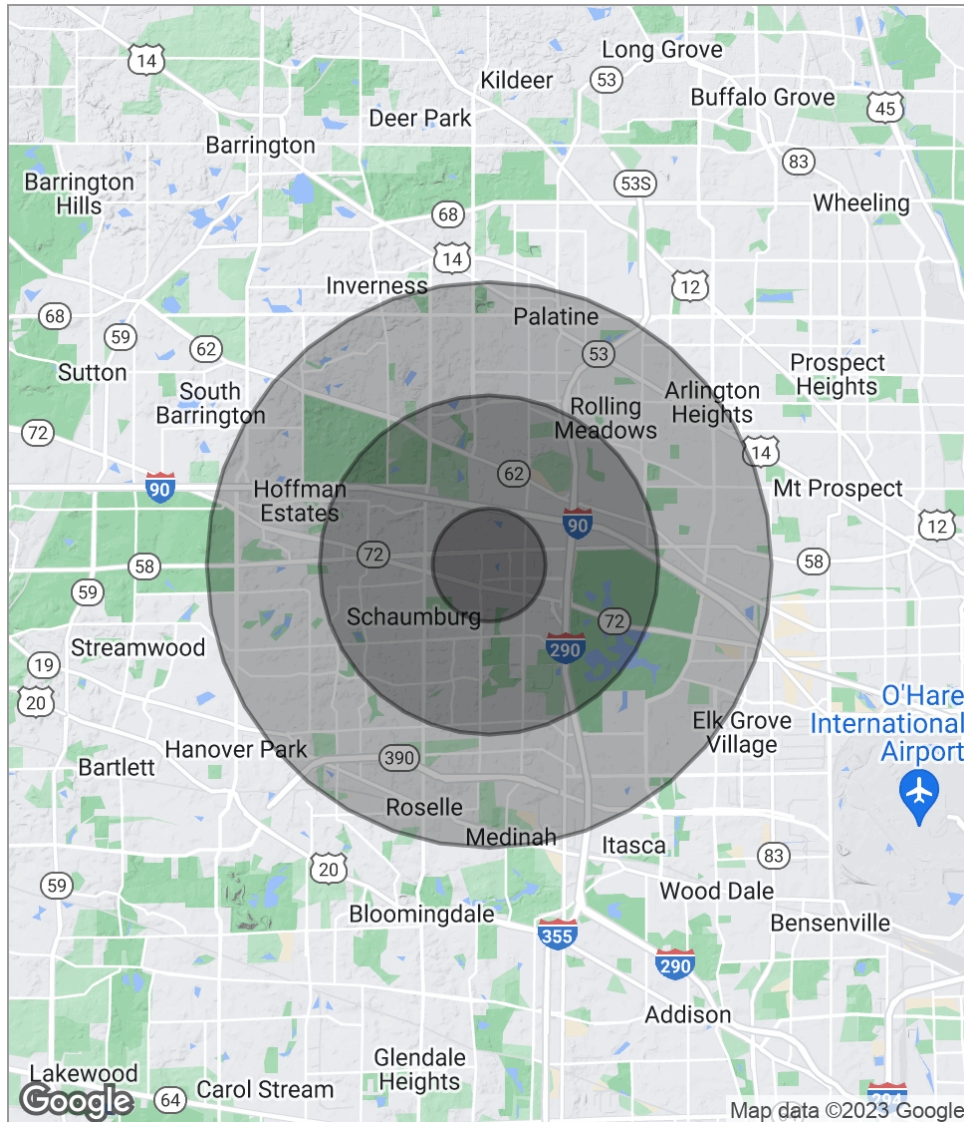
# DEMOGRAPHICS

# 5

DEMOGRAPHICS MAP



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,756	92,908	253,307
Median Age	35.2	37.6	38.7
Median Age (Male)	35.0	36.2	37.4
Median Age (Female)	35.6	38.9	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,558	38,221	98,900
# Of Persons Per HH	2.3	2.4	2.6
Average HH Income	\$79,114	\$84,061	\$88,936
Average House Value	\$246,952	\$294,298	\$338,078

\* Demographic data derived from 2020 ACS - US Census