

78,917 SF MULTI-TENANT DISTRIBUTION FACILITY



2500 TOUHY AVENUE
ELK GROVE VILLAGE, IL 60007



10275 W. HIGGINS ROAD
SUITE 480
ROSEMONT, IL 60018

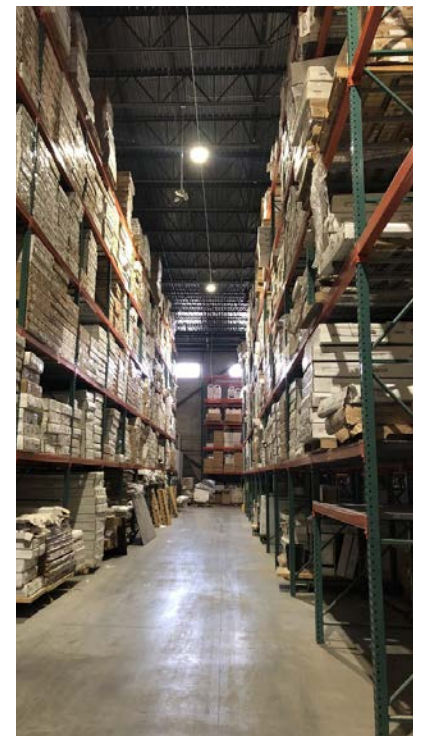
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INVESTMENT SUMMARY

2500 Touhy Avenue Elk Grove Village, Illinois, a rare 78,917 SF multi-tenant industrial investment opportunity. The high image building is in the largest industrial park in North America with 300' of frontage on a heavily trafficked (38,000 VPD) road.

The purchase of this offering presents an investor with a long-term stable income opportunity, and the ability to acquire an industrial asset at the gateway to Elk Grove Village. At the current list price of \$8,500,000 (\$107.70 PSF) the investment generates an in-place NOI of \$635,824.66 which equates to a 7.4% cap rate.



PROPERTY OVERVIEW

Building Size:	78,917 SF
Cap Rate:	7.4%
Land Area:	3.04 AC
Parking:	77 Spaces
Ceiling Height:	32' Clear Unit A & 16' Clear Unit B
Loading:	3 Exterior Docks & 3 Drive-in Doors
Year Built:	1977 - Building B, 2010 Expansion Completed Building A
Construction:	Masonry
Zoning:	I-1

PROPERTY HIGHLIGHTS

- 0.5 miles to the four-way interchange at I-90 and Elmhurst Road
- 10 Minutes to O'Hare International Airport Terminals
- Deluxe marble floor finishes with glass wall offices
- New roof on unit B



INVESTMENT BREAKDOWN

Offering Price: \$8,500,000

Cap Rate: 7.4%

Price/SF: \$107.70

Total Square Feet: 78,917 SF

Rental Increases: 3% (all leases)

Rental Structure: Modified Gross

Occupancy: 100%

NOI: \$635,824.66

*Landlord responsible for replacement of Roof & Structure



CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5
Effective Gross Revenue					
Base Rent	\$ 342,592.50	\$ 362,592.50	\$ 373,627.35	\$ 384,836.17	\$ 396,381.26
	\$ 145,845.30	\$ 150,072.70	\$ 154,722.57	\$ 159,364.25	\$ 164,145.17
Base Rent	\$147,386.86	\$ 151,808.46	\$ 156,362.72	\$ 161,053.60	\$ 165,885.21
Absorption & Turnover Vacancy					
Total Effective Revenue	\$ 635,824.66	\$ 664,473.66	\$ 684,712.64	\$ 705,254.02	\$ 726,411.64

	Year 6	Year 7	Year 8
Effective Gross Revenue			
Base Rent	\$ 408,272.69	\$ 420,520.87	\$ 433,136.50
	\$ 169,069.53	\$ 174,141.62	\$ 179,365.86
Base Rent	\$ 170,861.76	\$ 175,987.62	\$ 181,267.25
Absorption & Turnover Vacancy		\$ (25,747.00)	
Total Effective Revenue	\$ 748,203.98	\$ 770,650.11	\$ 793,769.61

Cap rate Matrix Pricing

	<u>7.00%</u>	<u>7.50%</u>	<u>8.00%</u>	<u>8.50%</u>	<u>9.00%</u>
\$	9,083,209.43	\$ 8,477,662.13	\$ 7,947,808.25	\$ 7,480,290.12	\$ 7,064,718.44

Combined Real Estate Taxes & \$2.50 PSF
Common Area maintenance are
the tenants responsibility.

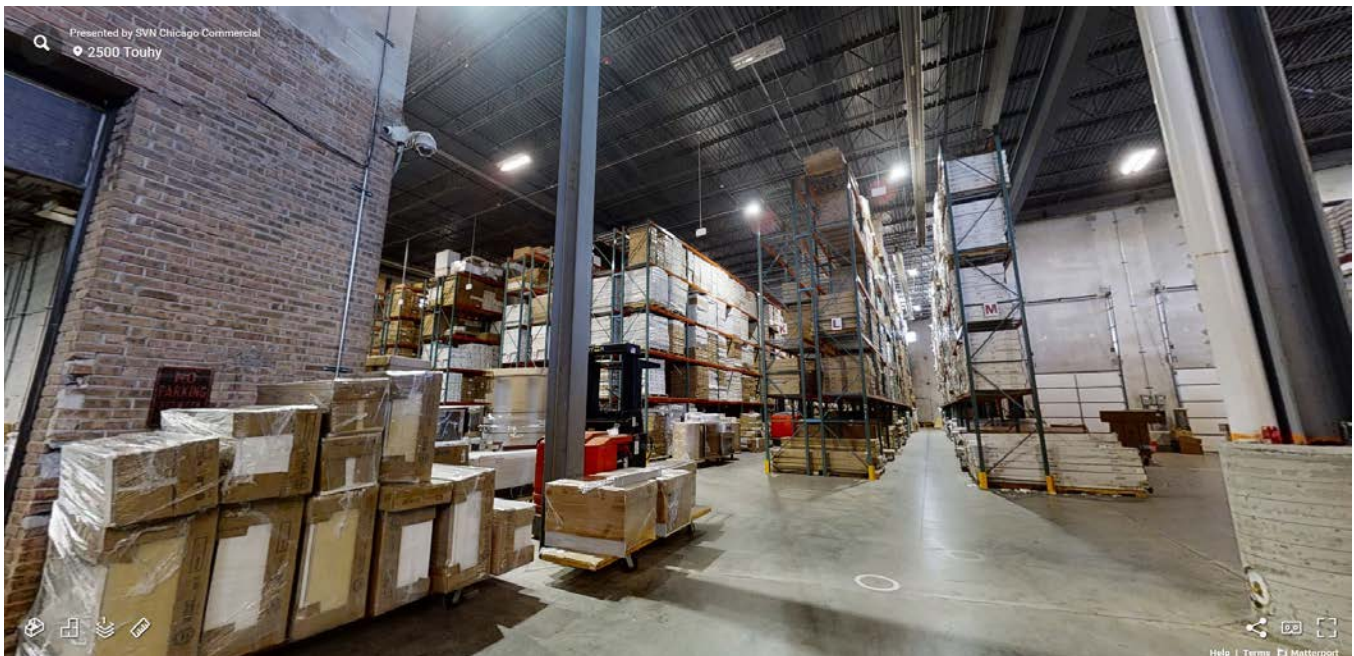
Unit A Artvidar Cabinetry
Unit B Woodface Company
Unit C Royal Academy of Dance

* Years 6 & 7 Assumes Woodface Renews the lease with a 3.5% annual net rent increase for 5 Years
** Years 8, 9 & 10 Assumes Artvidar Renews its lease with a 3.5% annual net increase for 3 years and Artvidar Assumed Extension

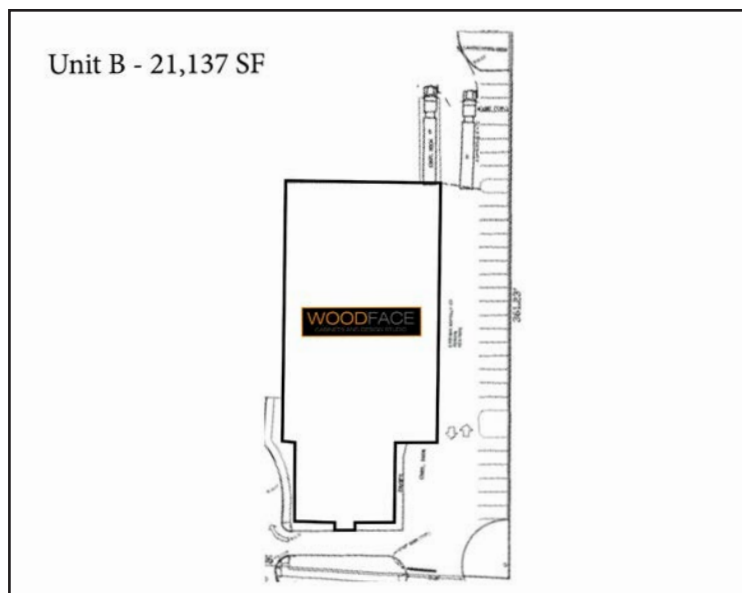
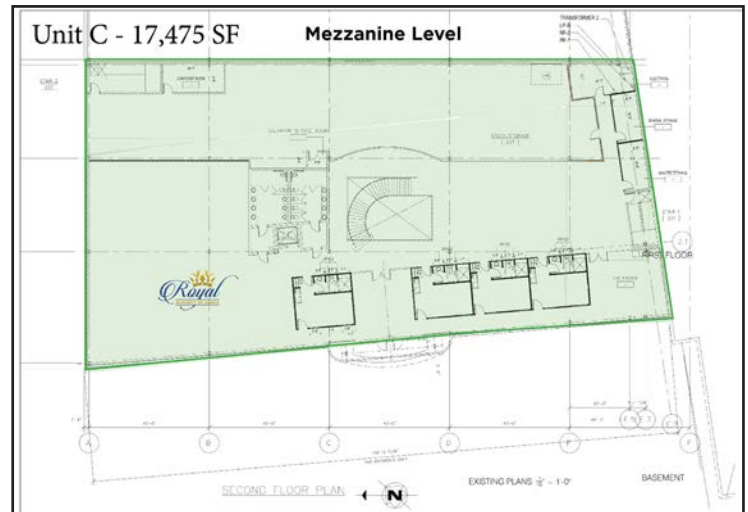
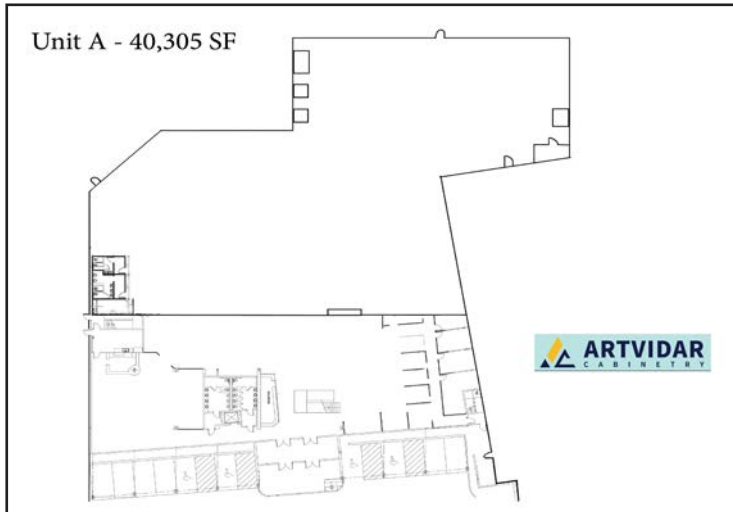
VIRTUAL TOUR LINK



[CLICK HERE FOR VIRTUAL TOUR OF THE PROPERTY](#)



2500 Touhy Ave Elk Grove Village Tenant Spaces





Artvidar Cabinetry: ArtVidar Cabinetry stands out in the central area of Chicago, as a direct manufacturer distributor and wholesaler, we are committed to delivering impeccable quality, cutting-edge innovation, and competitive pricing for our ready-to-assemble (RTA) cabinets. Our abundant inventory ensures we are always ready to meet your needs. Every product from ArtVidar Cabinetry stands as a symbol of our dedication to excellence. Our goal isn't just to sell cabinetry; it's about forging enduring relationships based on trust, unparalleled value, and utmost customer satisfaction. As we anticipate a rewarding collaboration, we're excited to be a pivotal part of your journey in creating a kitchen that's nothing short of a masterpiece.



Woodface Company: Woodface Company provides leading European Kitchen Design that brings Italian Form and German Engineering right to your home at a fraction of the cost of traditional high-end stores. Their kitchens are designed, and custom made in their modern, state of the art facility.

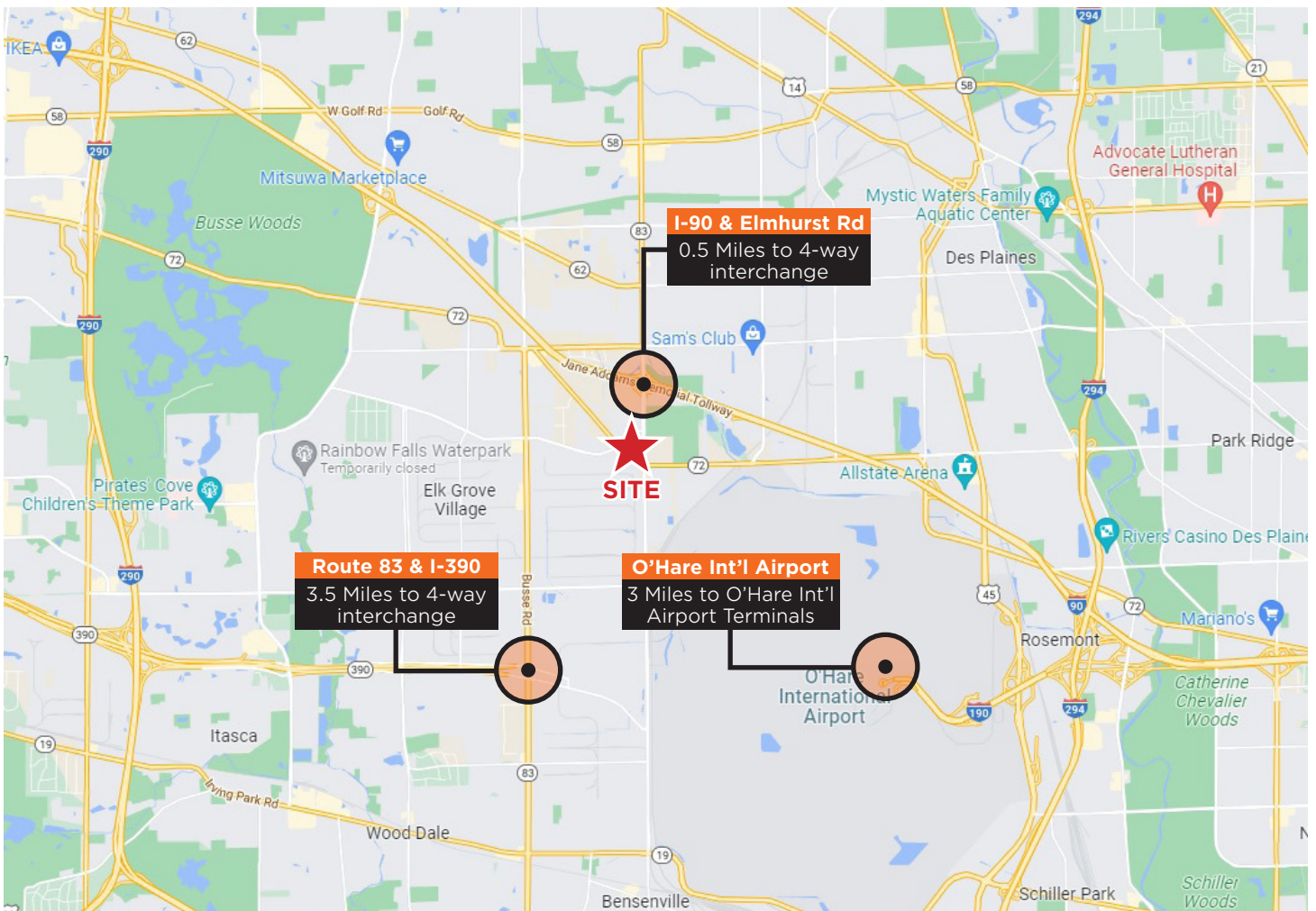


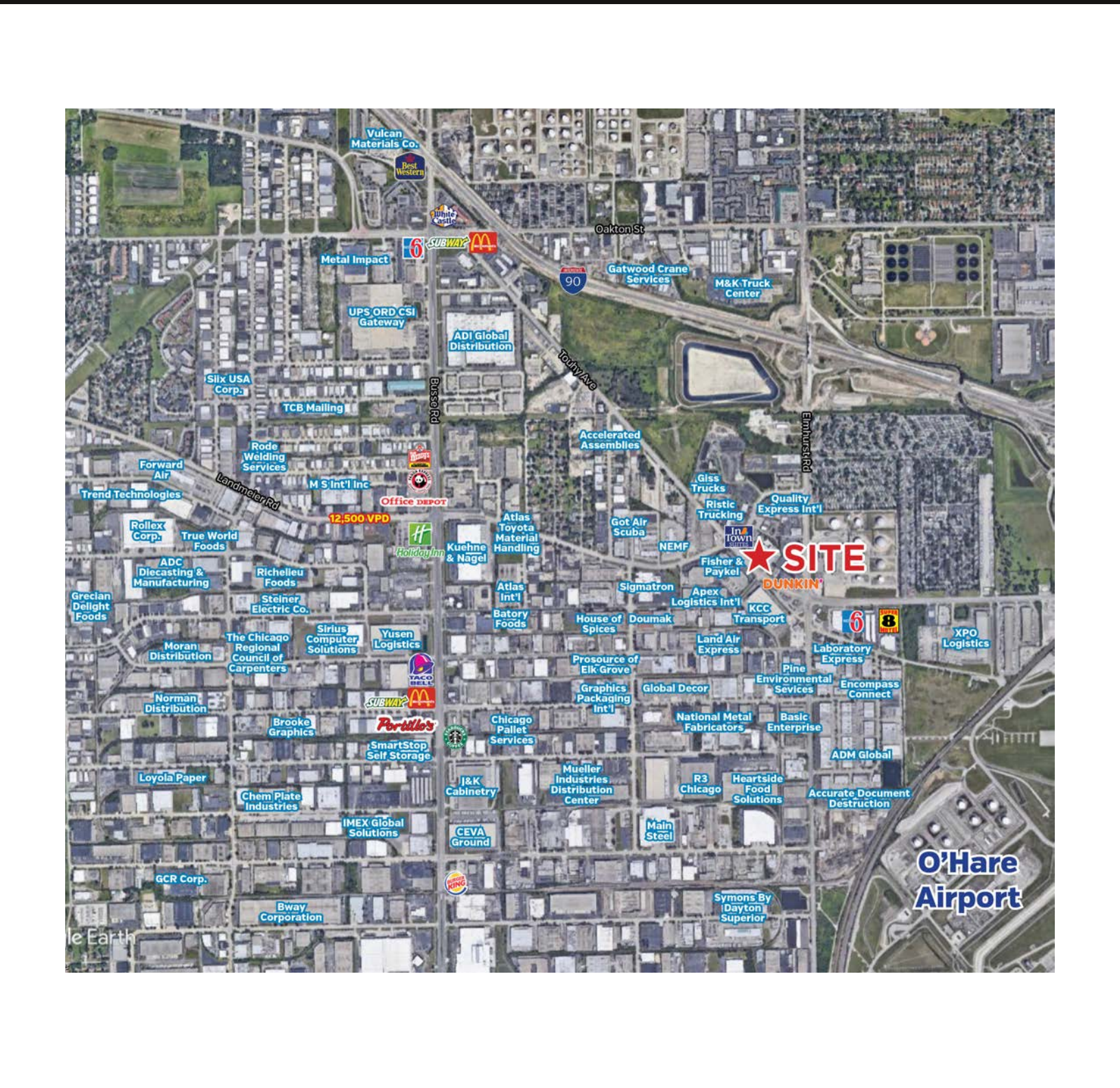
Royal Academy of Dance: Premier dance academy offering recreational dance, competitive dance, and gymnastic classes to children ages 3-18. The dance studio teaches dancers the value of dedication, discipline, and hard work while instilling love for the art of dance. Royal Academy of Dance is led by diverse dance professionals from across the world with 40 years of combined experience.

Located in one of the largest industrial parks in North America. Illinois tollway authority is currently completing a \$15 billion project to improve drive times around O'Hare international Airport. The project will provide highways on all sides of the airport, saving truck drivers significant time in and out of Elk Grove Village.



- Located 3 miles to O'Hare International Airport Terminals
- Located 0.5 miles to the four-way interchange at I-90 & Elmhurst Road
- Located 3.5 miles to the four-way interchange at Route 83 & I-390





SALE COMPARABLES



3 Star Industrial Warehouse
Built in 1989

11/23/22

\$8,060,000

\$104.00

77,500 SF

7.69 AC



3 Star Industrial Warehouse
Built in 1982
(Renovated in 2010)

12/28/21

\$9,709,000

\$132.90

73,057 SF

2.00 AC



3 Star Industrial Warehouse
Built in 1989

12/2/21

\$10,100,000

\$115.44

78,961 SF

7.96 AC



2 Star Industrial Warehouse
Built in 1973

1/27/22

\$8,574,555

\$94.26

76,430 SF

3.21 AC



4 Star Industrial Warehouse
Built in 1996

1/30/23

\$6,727,900

\$98.54

68,279 SF

5.80 AC



3 Star Industrial Warehouse
Built in 2001

4/11/22

\$7,300,000

\$96.31

75,798 SF

5.00 AC



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