Executive Summary



SALE OVERVIEW

SALE PRICE:	$1,600,000
BUILDING SIZE:	15,627 SF
PRICE/SF:	$102.39
NOI:	$96,976
CAP RATE:	6.06%
BUILDING CLASS:	B
YEAR BUILT:	1988
ZONING:	BC-PUD
MARKET:	Chicago - Far West
SUB MARKET:	Kane County

PROPERTY DESCRIPTION

Four-office condo portfolio in masonry, elevator building. 80% leased. Bank owned. One suite (#40) has a long term office tenant. Two others (#10 & #201) were leased on a short-term basis (with discounted rents) to ALDI. Value-add opportunity. Overall upside potential in rent income. 2017 Taxes: #40 - $6,881, #100 - $9,467, #10 - $4,575, #201 - $16,920.

There is potential to increase the portfolio size by acquiring two additional condos in the building: #90 & #190. Details available upon request.

LOCATION OVERVIEW

On east Main St (IL Rt 64), just west of Dunham Rd. 0.8 miles west of Kirk Rd, and east of downtown St Charles. In busy office campus setting with good signage and visibility. Ample parking. Close to shopping, restaurants, and business services.

DISCLAIMER

VALUE-ADD OFFICE CONDO PORTFOLIO | 15,627 SF | SAINT CHARLES, IL

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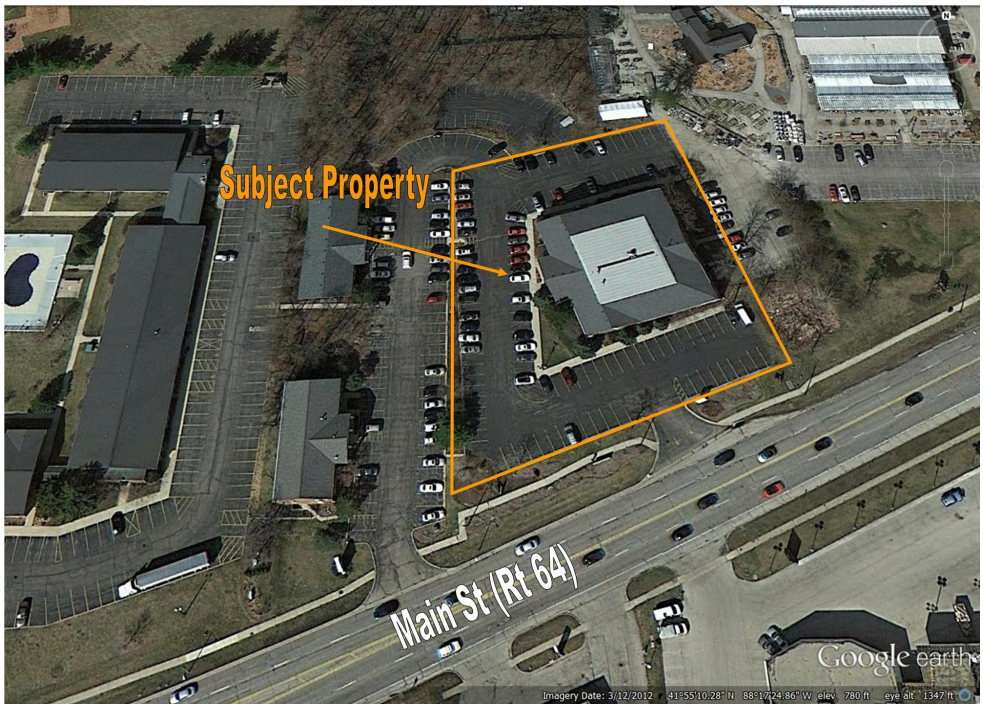
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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Aerials


Subject Property
Main St (Rt 64)
Google earth
Imagery Date: 3/12/2012 41°55'10.28" N 88°17'24.86" W elev 780 ft eye alt 1347 ft


Dunham Rd
Subject Property
Tyler Rd
Main St (Rt 64)
Google earth
Imagery Date: 3/12/2012 41°55'10.36" N 88°17'22.15" W elev 776 ft eye alt 2424 ft

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Kids Hope United Inc.	40	3,835	$61,360	$45,483	24.54	$11.86
VACANT	100	3,146	$50,336	$0	20.13	$0.00
ALDI	10	2,334	$37,344	$28,755	14.94	$12.32
ALDI	201	6,312	$100,992	$80,289	40.39	$12.72
Totals/Averages		**15,627**	**$250,032**	**$154,527**		**$9.89**

Interior Photos



Office Corridor



Suite 10 Interior

Interior Photos



Suite 100



Suite 100

Interior Photos

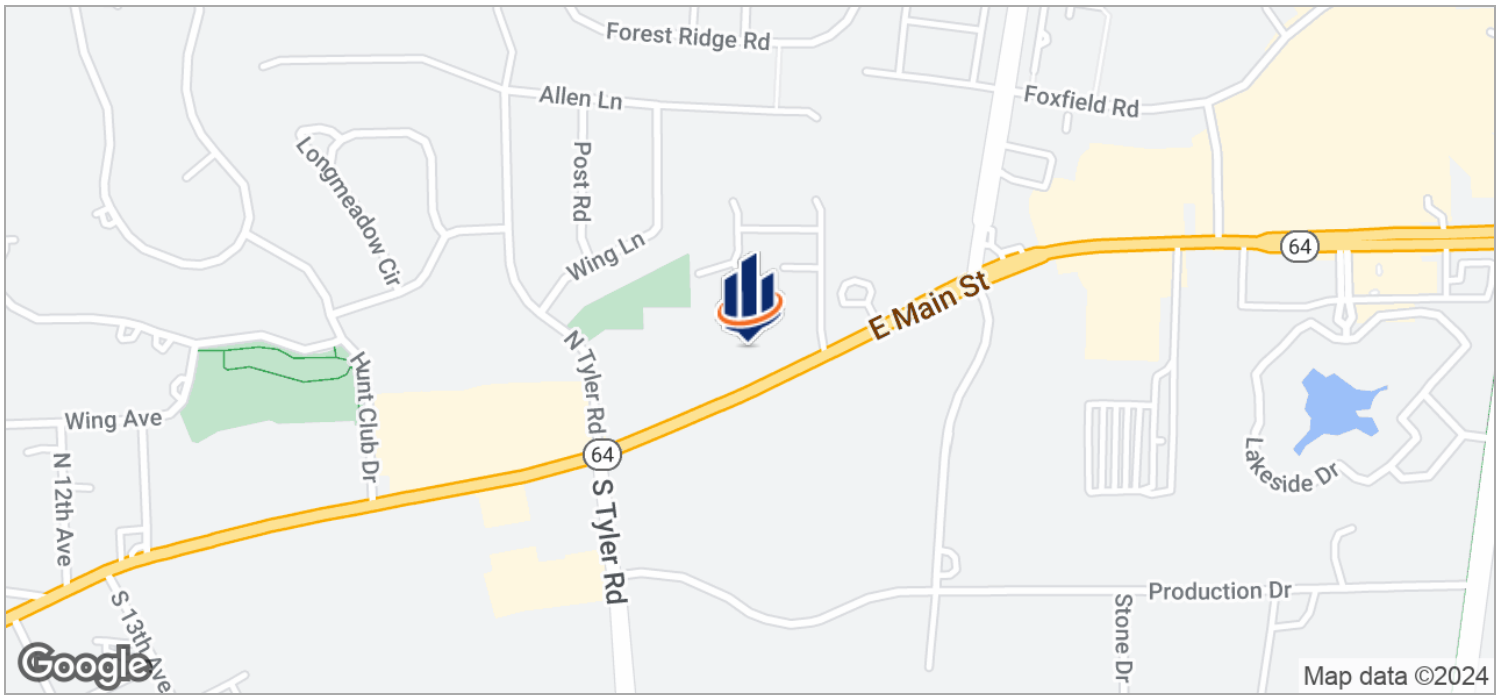


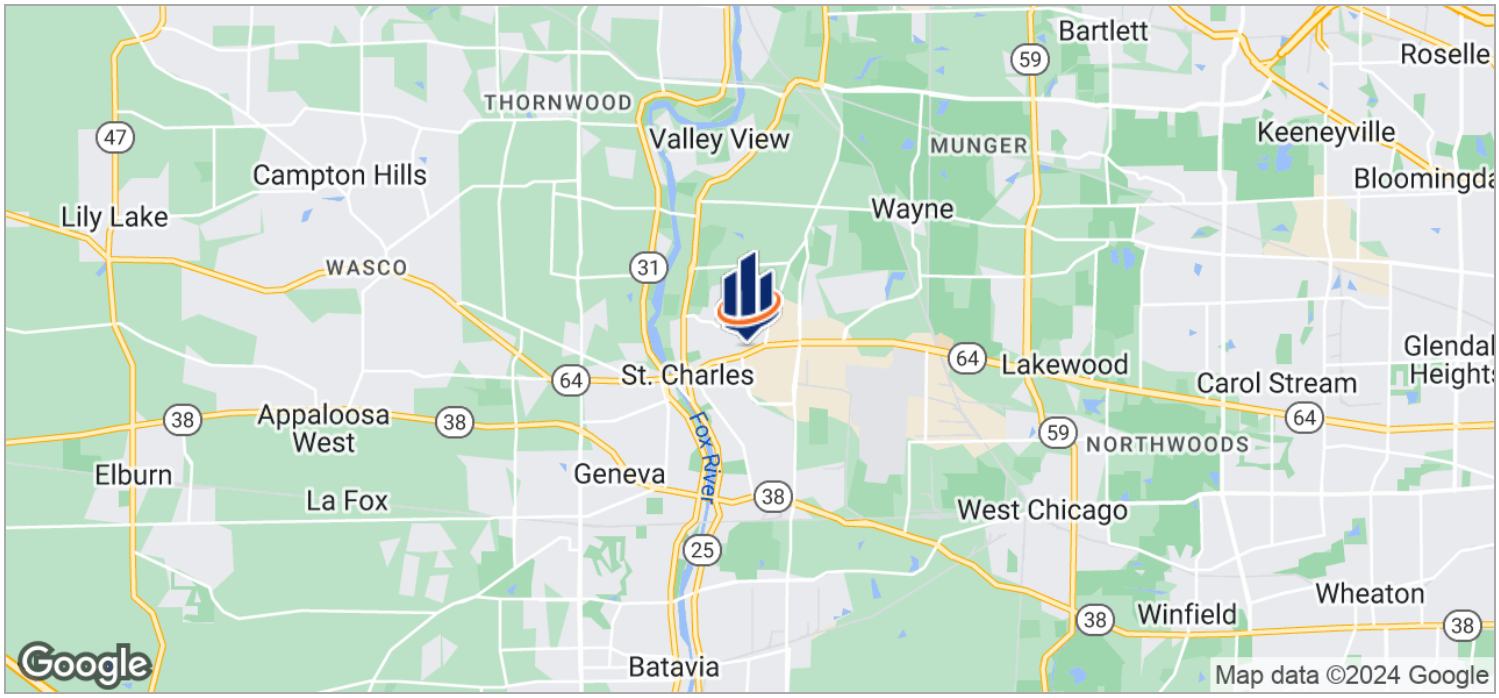
Suite 201 Interior



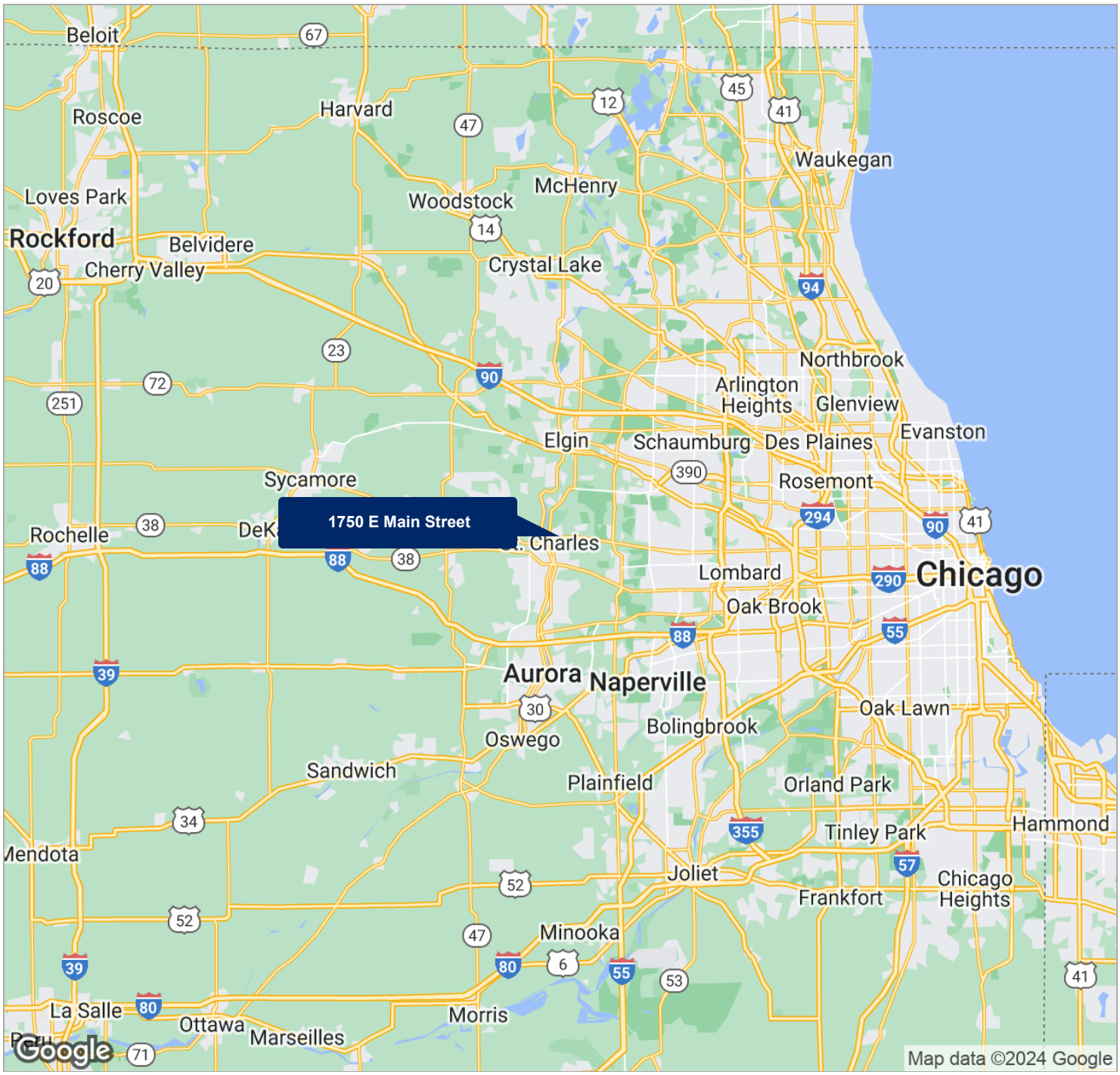
Suite 201 Break Room

Location Maps

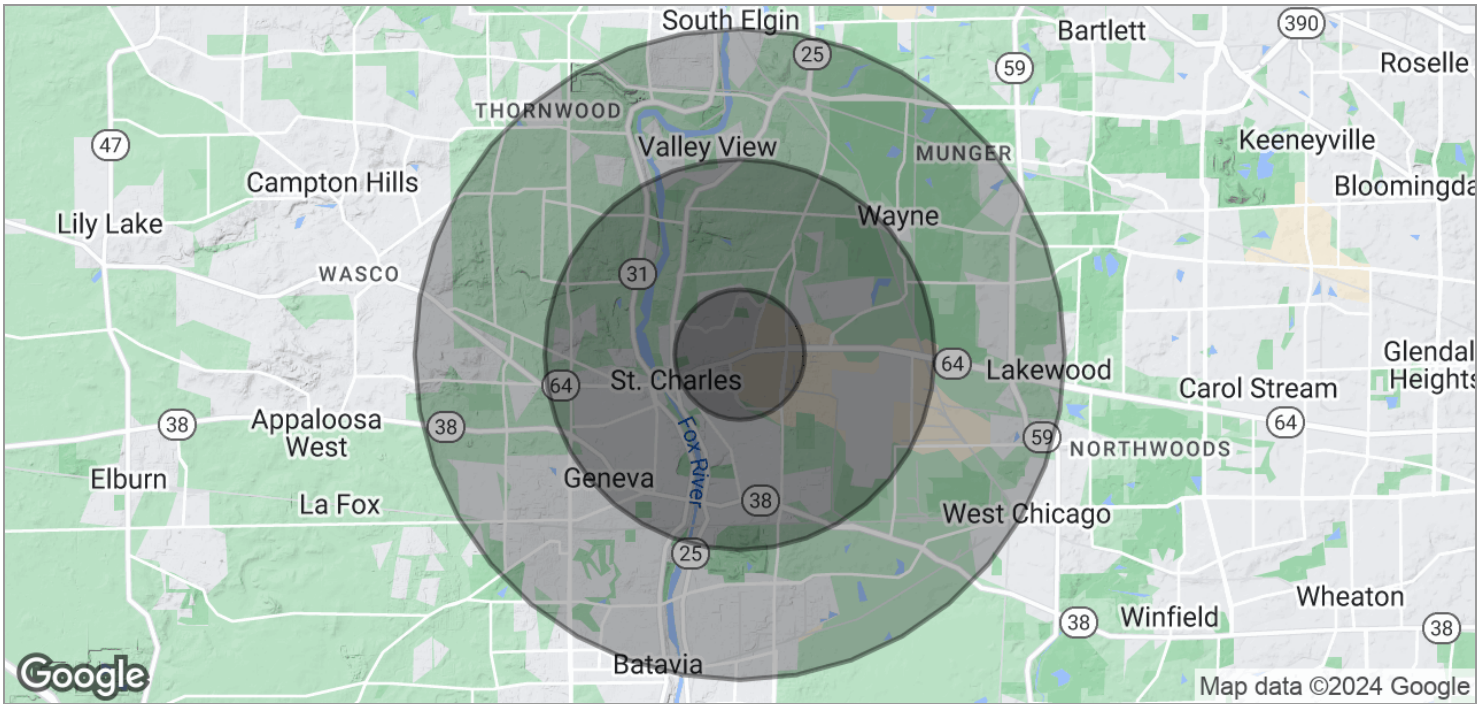




Regional Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,842	46,802	111,659
MEDIAN AGE	41.1	39.9	39.0
MEDIAN AGE (MALE)	37.7	37.9	38.0
MEDIAN AGE (FEMALE)	44.7	42.5	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,553	17,516	39,740
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	$123,129	$111,121	$111,053
AVERAGE HOUSE VALUE	$410,285	$397,986	$391,101

City Information



St Charles, IL

Friendly neighborhoods, diverse retailers, international employers, innovative schools, beautiful parks, unique architecture, varied cultural amenities.

Located in Kane and DuPage counties, 35 miles west of downtown Chicago. It has a land area of 15 square miles. Over 2,100 businesses employ over 34,200 people. They consist of a balanced mix of retailers, restaurants, offices and manufacturing facilities. The are assisted by the Chamber of Commerce, a full service Convention and Visitors Bureau, and the Downtown St Charles Partnership.

St Charles is intersected by the Fox River which enhances the town's beauty and provides recreational activities. There are bike paths and walking paths. The St Charles Park District is a noticeable presence. It is their mission to enrich the quality of life of Park District residents through excellence in programs, parks, facilities and services - swimming pools, golf courses, natural areas, and a wide variety of instructional and recreational opportunities for all ages.

There are many arts and culture resources.

City Highlights

Festivals
Dining
Arts
Recreation

Airports: O'Hare, Midway, DuPage

Interstates Serving Community:
I-90, I-88, I-39, I-355

State Highways: IL 25, IL 31, IL 64, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Rail: Geneva Metra Station, Union Pacific West Line

Pace Bus Routes: 529, 801, 802

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County Information



Kane County

Population 2013: 523,643 - 94% urban, 6% rural

Land Area: 524 square miles

Most notable natural feature is the Fox River. The largest cites are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:
Urban Corridor - eastern portion of county
Critical Growth Corridor - middle portion of county
Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

Accessible Airports:
O'Hare - Chicago
Midway - Chicago
DuPage - West Chicago
Aurora Municipal - Sugar Grove

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Interstates: I-88, I-90
US Highways: 20, 30, 34

Higher Education:
Aurora University
Judson University
Elgin Community College
Waubonsee Community College

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