# Marcus & Millichap

## **EXCLUSIVE OFFICE OFFERING**

REDUCED - DENTAL LAB 7880 LINCOLN AVE SKOKIE, IL 60077

OFFERING	G SUMMARY
Price	\$1,015,000
Down Payment	35% / \$355,250
Loan Amount	\$659,750
Loan Type	Proposed New
Interest Rate / Amortization	5.00% / 20 Years
Rentable SF	5,000
Year Built	2012
Lot Size	0.15 acre(s)
Price/SF	\$203.00

	PROPERTY INVESTMENT SUMMARY	
	CURRENT	
CAP Rate	8.69%	
Net Operating Income	\$88,161	
Net Cash Flow After Debt Service	\$35,912	
Total Return	15.66% / \$55,621	



## **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:

Tammy A. Saia, CCIM First Vice President Investments Tel: (630) 570-2226 License: IL 475.146070 tammy.saia@marcusmillichap.com www.marcusmillichap.com/TammyASaia Tami Andrew Associate Tel: (630) 570-2179 License: IL 471.000351 tami.andrew@marcusmillichap.com www.marcusmillichap.com/TamiAndrew

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved. (Activity ID: ZAA0670066 Property ID: 4926983)

# **EXCLUSIVE OFFICE OFFERING**



### DENTAL LAB 7880 LINCOLN AVE SKOKIE, IL 60077

Q



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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. Å© 2018 Marcus & Millichap. All rights reserved. (Activity ID: ZAA0670066 Property ID: 4926983)