



REDUCED - DENTAL LAB
7880 LINCOLN AVE
SKOKIE, IL 60077

OFFERING 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:

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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