



IL DEPARTMENT OF HUMAN SERVICES & DENTAL ARTS
452 N MCLEAN BLVD.
ELGIN, IL 60123

OFFERING SUMMARY

Price	\$1,150,000
Down Payment	35% / \$402,500
Loan Amount	\$747,500
Loan Type	Proposed New
Interest Rate / Amortization	5.25% / 20 Years
Rentable SF	9,562
Year Built	1994
Lot Size	0.2 acre(s)
Price/SF	\$120.27

PROPERTY INVESTMENT SUMMARY

	CURRENT
CAP Rate	8.59%
Net Operating Income	\$98,824
Net Cash Flow After Debt Service	\$35,990
Total Return	14.34% / \$57,708



INVESTMENT HIGHLIGHTS

- 100 Percent Leased Medical Office | Strong Historical Occupancy
- Easy to Self-Manage - Only Two Tenants | New Five-Year Lease - IDHS
- All Brick, Well-Maintained Building | Zero Deferred Maintenance
- Increase Return by Self Managing; Cap Rate Increases to 8.99 Percent
- Easy Access via State Street (US31), Randall Road and Interstate 90

EXCLUSIVELY LISTED BY:

Tammy A. Saia, CCIM
 First Vice President Investments
 Director, National Office and Industrial
 Properties Group
 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

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REVENUE		
	CURRENT	\$/SF
Scheduled Base Rent	\$157,000	\$16.42
Potential Gross Revenue	\$157,000	\$16.42
General Vacancy	(\$4,710)	(\$0.49)
Effective Gross Income	\$152,290	\$15.93

EXPENSES		
CAM	\$21,250	\$2.22
Real Estate Taxes	\$25,716	\$2.69
Insurance	\$1,931	\$0.20
Management Fee	\$4,569	\$0.48
Total Expenses	\$53,466	\$5.59

NET OPERATING INCOME		
Net Operating Income	\$98,824	\$10.34