Marcus & Millichap

EXCLUSIVE OFFICE OFFERING

REDUCED-CSL PLASMA & CROSSING HEALTH CARE MEDICAL CENTER 1025-1029 NORTH WATER STREET DECATUR, IL 62523

OFFERING SUMMARY			
000			
496,200			
800			
ed New			
20 Years			
re(s)			

P	PROPERTY INVESTMENT SUMMARY		
		PRO FORMA	
CAP Rate		9.00%	
Net Operating Income		\$148,833	
Net Cash Flow After Debt Service		\$57,142	
Total Return		18.84% / \$93,498	



INVESTMENT HIGHLIGHTS

- Three-Tenant Medical Building | 100 Percent Leased
- Directly Across from a Brand New \$6 Million Crossing Healthcare Facility
- 50 Percent of Building has Scheduled Two Percent Increases on NNN Leases
- Billboard on Property to Generate Extra Income

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

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EXCLUSIVE OFFICE OFFERING

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REDUCED-CSL PLASMA & CROSSING HEALTH CARE MEDICAL CENTER 1021 N WATER ST DECATUR, IL 62523

REVENUE			
	PRO FORMA	\$/SF	
Scheduled Base Rent	\$198,600	\$9.33	
Expense Reimbursement Income	\$21,607	\$1.01	
Potential Gross Revenue	\$220,207	\$10.34	
General Vacancy	(\$11,010)	(\$0.52)	
Effective Gross Income	\$209,196	\$9.82	

EXPENSES		
CAM	\$12,285	\$0.58
Real Estate Taxes	\$35,000	\$1.64
Insurance	\$2,589	\$0.12
Management Fee	\$10,489	\$0.49
Total Expenses	\$60,363	\$2.83

NET OPERATING INCOME			
Net Operating Income	\$148,833	\$6.99	

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