

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

OFFERING SUMMARY

Price	\$1,654,000
Down Payment	30% / \$496,200
Loan Amount	\$1,157,800
Loan Type	Proposed New
Interest Rate / Amortization	5.00% / 20 Years
Rentable SF	21,294
Year Built	2017
Lot Size	0.76 acre(s)
Price/SF	\$77.67

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:

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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