



3145 CENTRAL AVENUE
3145 CENTRAL AVE
WAUKEGAN, IL 60085

OFFERING SUMMARY

Price	\$6,500,000
Down Payment	All Cash
Rentable SF	306,695
Year Built	1958
Parcel Size	17 acre(s)
Price/SF	\$10.62

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	7.87%	9.03%
Net Operating Income	\$511,869	\$586,676
Net Cash Flow After Debt Service	\$511,869	\$539,399
Total Return	7.87% / \$511,869	8.30% / \$539,399




INVESTMENT HIGHLIGHTS

- I2 Zoning - General Industrial District (See Zoning Description)
- 200 plus Trailer Spaces
- Outside Storage
- 80 Percent Leased Through 2021
- Easy Access to Route 41 and I-94
- Low Lake County Taxes

EXCLUSIVELY LISTED BY:

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REVENUE				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$847,267		\$986,491	
Expense Reimbursement Income	\$186,420		\$197,773	
Potential Gross Revenue	\$1,033,687		\$1,184,264	
General Vacancy	(\$33,657)		(\$59,213)	
Effective Gross Income	\$1,000,030		\$1,125,051	

EXPENSES		
Real Estate Taxes	\$160,000	\$189,520
Insurance	\$70,000	\$74,263
Total Expenses	\$488,161	\$538,375

NET OPERATING INCOME				
Net Operating Income	\$511,869	\$1.67	\$586,676	\$1.92