



**FLEX BUILDING-VACANT
OWNER/USER
707-717 N. IOWA AVE
VILLA PARK, IL 60181**

OFFERING SUMMARY

Price	\$950,000
Down Payment	10% / \$95,000
Loan Amount	\$855,000
Loan Type	Proposed New
Interest Rate / Amortization	2.88% / 25 Years
Rentable SF	10,200
Year Built	1961/2006-2020
Price/SF	\$93.14

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	8.59%
Net Operating Income	\$81,600
Net Cash Flow After Debt Service	\$33,583
Total Return	61.03% / \$57,979



INVESTMENT HIGHLIGHTS

- Ideal Owner/User HQ-Single Tenant, Currently Divisible into Two Suites
- 10,200 SF Office/Warehouse Building | Low DuPage County Taxes
- Current Owner Flexible, Will Stay and Leaseback or Vacate at Time of Sale

EXCLUSIVELY LISTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$81,600	\$8.00
Expense Reimbursement Income	\$18,826	\$1.85
Potential Gross Revenue	\$100,426	\$9.85
Effective Gross Income	\$100,426	\$9.85

EXPENSES		
Real Estate Taxes	\$16,276	\$1.60
Insurance	\$2,550	\$0.25
Total Expenses	\$18,826	\$1.85

NET OPERATING INCOME		
Net Operating Income	\$81,600	\$8.00