Property Details

CONTROL: Buyers Broker VALUE: \$900,000

LOAN: \$0

EQUITY: \$900,000

TITLE: Auto Repair by Expressway

TYPE: Retail/Commercial

HAVE: Seven bay (one for semi/large trucks) auto repair on high traffic route near

expressway.

ADDRESS: 332 159th, Harvey, Illinois

BENEFITS TO NEW Location near I-294 Long established client base Large parking lot No

OWNER: deferred maintenance

GROSS SCHEDULED INCOME: \$900,000 Projected

VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$760,000 NOI: \$140,000

DEBT SERVICE: \$0

CASH FLOW: \$140,000 CAP RATE: \$15.56%

BENEFITS SOUGHT: passive income

MOTIVATION: Owner operated and Retiring

CAN ADD: assist beyond sale

Great for franchise auto. Can sell as business or just real estate. P&Ls are

in favor of seller with large number of expenses for tax benefit. We

REMARKS: In lavor of select with large number of expenses for tax benefit. We

recently started marketing \$18 NNN as well. Owner will look at exchange

options.

OWNER:

COUNSELOR: Theresa Mueller Cell: 630-715-9999

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