

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 OWNER:	Location near I-294 Long established client base Large parking lot No 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	
REMARKS:	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.	
OWNER:		
COUNSELOR:	Theresa Mueller 132 N Washington Naperville, Illinois, 60540	Cell: 630-715-9999 Email: info@theresamueller.com