Property Details

CONTROL:	Buyers Broker	VALUE:	$900,000
		LOAN:	$0
		EQUITY:	$900,000

TITLE:	Nine bay trans/auto repair by expressway
TYPE:	Retail/Commercial
HAVE:	Seven bay (one for semi/large trucks) transmission auto repair on high traffic route near expressway and newer amazon fulfillment
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 plus or just real estate. P&Ls are in favor of seller 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 132 N Washington Naperville, Illinois, 60540	Cell: 630-715-9999 Email: info@theresamueller.com