

Property Details

CONTROL: Owner VALUE: \$6,900,000
 LOAN: \$4,137,204
 EQUITY: \$2,762,796

TITLE: OFFICE BUILDING AURORA, ILLINOIS
 TYPE: Office Building
 50,000 sq ft office building single story. 4 tenants 92% occupied. Beautiful and first class all the way. Tenants are billed for everything else so basically NNN.
 HAVE:
 ADDRESS: 2363 Sequoia Drive, Aurora, Illinois, Illinois
 BENEFITS TO NEW OWNER: Own a first class building with 94% occupancy most with national tenants with good credit. Management is in place. Loan is assumable with 1% fee. CMBS loan.

GROSS SCHEDULED INCOME: \$900,000 Actual
 VACANCY LOSS: \$60,000
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$340,285
 NOI: \$499,715
 DEBT SERVICE: \$183,140
 CASH FLOW: \$316,575
 CAP RATE: 7.24%



| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|--------------|--------------|----------|------|------------|-----------|
| LOAN 1 | \$41,372,040 | \$24,834 | 4% | 12/31/2029 | Yes |

BENEFITS SOUGHT: Going bigger to create more cash flow. not interested unless my income gets bigger. I can add most things in my portfolio to income the equity to go up. Needs to be as solid as this one.

MOTIVATION: none except to increase retirement income.

CAN ADD: Other F & C properties and can do financing.

REMARKS: Don't want any problem properties. I have a great one here that anyone would love to have.

OWNER: Howard E. McCall

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