Property Details

CONTROL: Partner VALUE: \$4,750,000

LOAN: \$0

EQUITY: \$4,750,000

TITLE: All Pets Wellness Sale and Leaseback

TYPE: Other

61,347 SF Building on 4.24 AC with 7,000 SF pool area leased to a swim

HAVE: club and 33,000 SF leased to All Pets Wellness. Included as well is a 12,000

SF Veterinary clinic.

ADDRESS: 1975 Melissa Ln, Aurora, Illinois

BENEFITS TO NEW Control a Value Add \$4,750,000 property. Collect monthly income with

OWNER: annual increases and buy back at market value between \$6,500,000 -

\$7,000,000, based on the income approach.

GROSS SCHEDULED INCOME: \$720,935 Projected

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

NOI: \$720,935

DEBT SERVICE: \$0

CASH FLOW: \$720,935 CAP RATE: 15.18%

BENEFITS SOUGHT: Investor to buy the property, lease back and sell at future value based on

the income.

MOTIVATION:

All Pets Wellness needs to control the building so they don't loose the

12,000 SF Veterinary Clinic.

CAN ADD: Investor position on future expansion of the concept in other states.

REMARKS: All Pets Wellness will have multiple veterinarian and pet services under

one roof. Local pet care services will be subleasing space in the building.

OWNER:

COUNSELOR: William Caton Phone: 815-370-1236

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