

Property Details

CONTROL: Exclusive VALUE: \$3,900,000
LOAN: \$400,000
EQUITY: \$3,500,000

TITLE: 30k SF Industrial Near O'Hare
TYPE: Industrial
HAVE: Leased Industrial building on north side of Chicago. Brand new listing.
ADDRESS: 6040 Oakton, morton grove, Illinois
BENEFITS TO NEW OWNER: Leased with multiple tenants Numbers can be improved with ending leases securing one tenant Low industrial vacancy

GROSS SCHEDULED INCOME: \$300,000 Projected
VACANCY LOSS: \$1
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$1
NOI: \$299,998
DEBT SERVICE: \$28,000
CASH FLOW: \$271,998
CAP RATE: 7.69%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$400,000	\$2,400	6%	01/28/2028	No

MOTIVATION: Moving out of country

REMARKS: Just listed and waiting for financials. Owner says \$340k NOI but self managed so I took out management for \$300k NOI.

OWNER:

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