Property Details

CONTROL: Exclusive VALUE: \$8,200,000

LOAN: \$0

EQUITY: \$8,200,000

TITLE: 580 Caton Farm Rd
TYPE: Development

5 Acres Commercial Strip Center with 24,000 SF in 3 buildings Children of

HAVE: America LOI for 10,000 SF, Out lot for QSR 2,000 SF and 12,000 SF Retail

Center

WEBSITE URL: https://catoncommercial.com/inventory/?propertyId=Commercial-Real-Esta

te-Plainfield

ADDRESS: 580 Caton Farm Rd, Plainfield, Illinois

BENEFITS TO NEW Equity position until refinancing cash out with desired return or equity

OWNER: partner with return on your investment. Buyout at stabilization or stay in

the deal.

GROSS SCHEDULED INCOME: \$717,640 Projected

VACANCY LOSS: \$50,235 GROSS EFFECTIVE INCOME: \$0 EXPENSES: \$0

NOI: \$667,405 DEBT SERVICE: \$484,475 CASH FLOW: \$182,930 CAP RATE: 8.14%



BENEFITS SOUGHT: Looking for investor to buy the property and fund the construction for

\$2,500,000.

MOTIVATION: Sellers need to close out of an estate. The developer needs the equity in

order to get the construction done.

Located next to High School, at expanding markets around Ridge Road and

REMARKS: Caton Farm Road, Major North and South highways, Plainfield has the

highest number of residential building permits in the State of Illinois.

OWNER:

COUNSELOR: William Caton Phone: 815-370-1236

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