

COMMERCIAL PROPERTY

530 CHARTER STREET

DEKALB, ILLINOIS

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758.5201
e-mail: milnersior@aol.com

MILNER AND ASSOCIATES, INC.

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

For further information contact:

Steve Milner, CCIM/SIOR	Broker/Owner
Ruthanne Trunda, CCIM/CPM	Broker/Associate
Denise Weinmann, CCIM	Associate
Steve Vidmar	Associate

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758-2100
FAX: (815) 758-5201
e-mail: milnersior@aol.com

CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective purchasers in determining their intention with respect to the potential of acquisition of the property located at **530 Charter Street, DeKalb, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

This Market Report has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Market Report and its contents are of a confidential nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose the Market Report or any of its contents to any other entity without the prior written authorization of the Owner and/or Milner & Associates, Inc. The recipient further agrees not to use the Market Report or any of its contents in any fashion or manner detrimental to the interest of the Owner, its affiliates or Milner and Associates, Inc.

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758-.5201
e-mail: milnersior@aol.com

PROPERTY INFORMATION: 530 CHARTER ST., DEKALB, IL

Property Address: 530 Charter Street, DeKalb, IL 60115

Access: Route 23 south to Charter Street east to property. (Please refer to enclosed map.)

Location: The subject property is located within an established residential area.

Site: The site measures 120' x 150' 23" for a total of 18,027.6 square feet or 0.4139 acres. (Please refer to the enclosed reduction of the plat of survey.)

Building Description: This structure is a one-story frame building with a partial basement. It was constructed in 1960+/- . The first floor is 2,802 square feet and the basement is 2,580 square feet. The exterior of the building is painted wood siding. Recent improvements include painting, gutters, downspouts, architectural shingles, and aluminum fascias.

Interior Features: Both floors are currently configured for use as a day care. The layout consists of classrooms, office, kitchen, laundry, and storage. (Please refer to the enclosed floor plans.) Flooring consists of carpet, vinyl, and hardwood. Walls are painted drywall.

Elevator: There is a wheelchair lift in the foyer that services both floors.

Plumbing: A total of five (5) restrooms are located in this building, with 3 on the first floor and 2 in the basement. Newer sump pump.

Fire Protection: The property is wet sprinkled throughout

HVAC: The building has (3) three gas forced furnaces with central air conditioning.

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758-5201
e-mail: milnersior@aol.com

Electrical: The building has a 200 amp electrical service, numerous telephone and data lines. and emergency lighting.

Parking: The 18 stall parking lot and drive way were paved in 2010. The parking lot is fenced and has security lighting.

Appraisal: Appraisal dated August 2006 is on file.

Zoning: MFR (Multiple Family Residential) with a special use permit for day care use. This is a legal conforming use of the property.

Current Tenant: There is an operating day care currently in the property. They pay \$3,200.00 per month. No lease is in place.

Real Estate Taxes: The real estate taxes for 2009 were \$7,029.06.

Utilities: Water/Sewer:
City of DeKalb (815) 748-2030

Electricity:
ComEd (800) 334-7661

Gas:
NiCor (888) 642-6748

Telephone:
Verizon (800) 483-4600

Asking Price: \$320,000.00

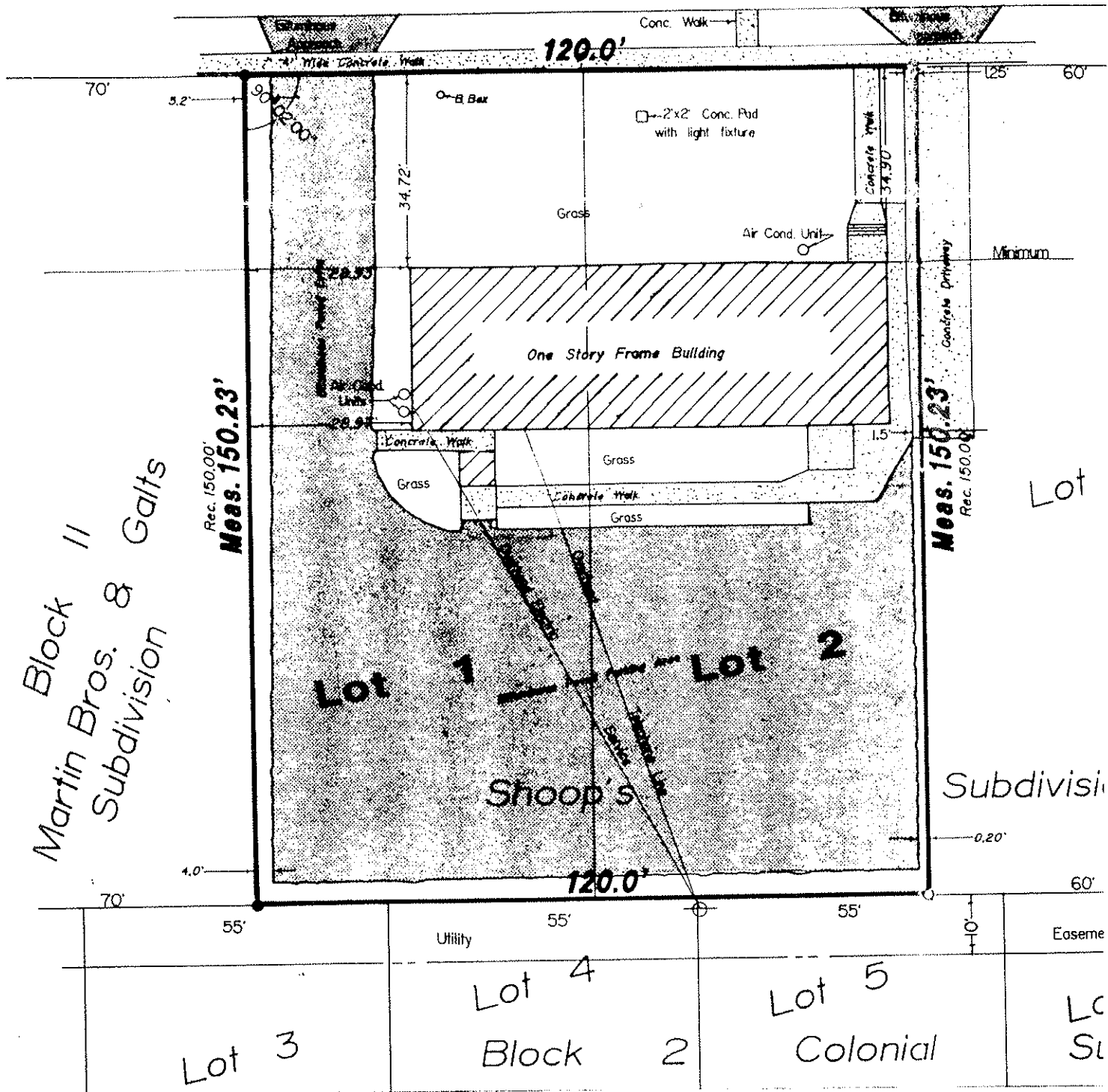
MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
BUSINESS: (815) 758.2100
FAX: (815) 758-5201
e-mail: milnersior@aol.com



530

LET'S IMPROVE
YOUR HOME
CALL US
781-234-1234





STATE OF ILLINOIS)
) SS
 COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE, AND THAT IT REPRESENTS THE FACTS FOUND AT THE TIME OF SAID SURVEY; ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

DATED AT DEKALB, ILLINOIS, THIS 19TH DAY OF OCTOBER, 1994.

Robert L. Becker
 ROBERT L. BECKER

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2698





South 6th St.

Charter St.





South 1st St

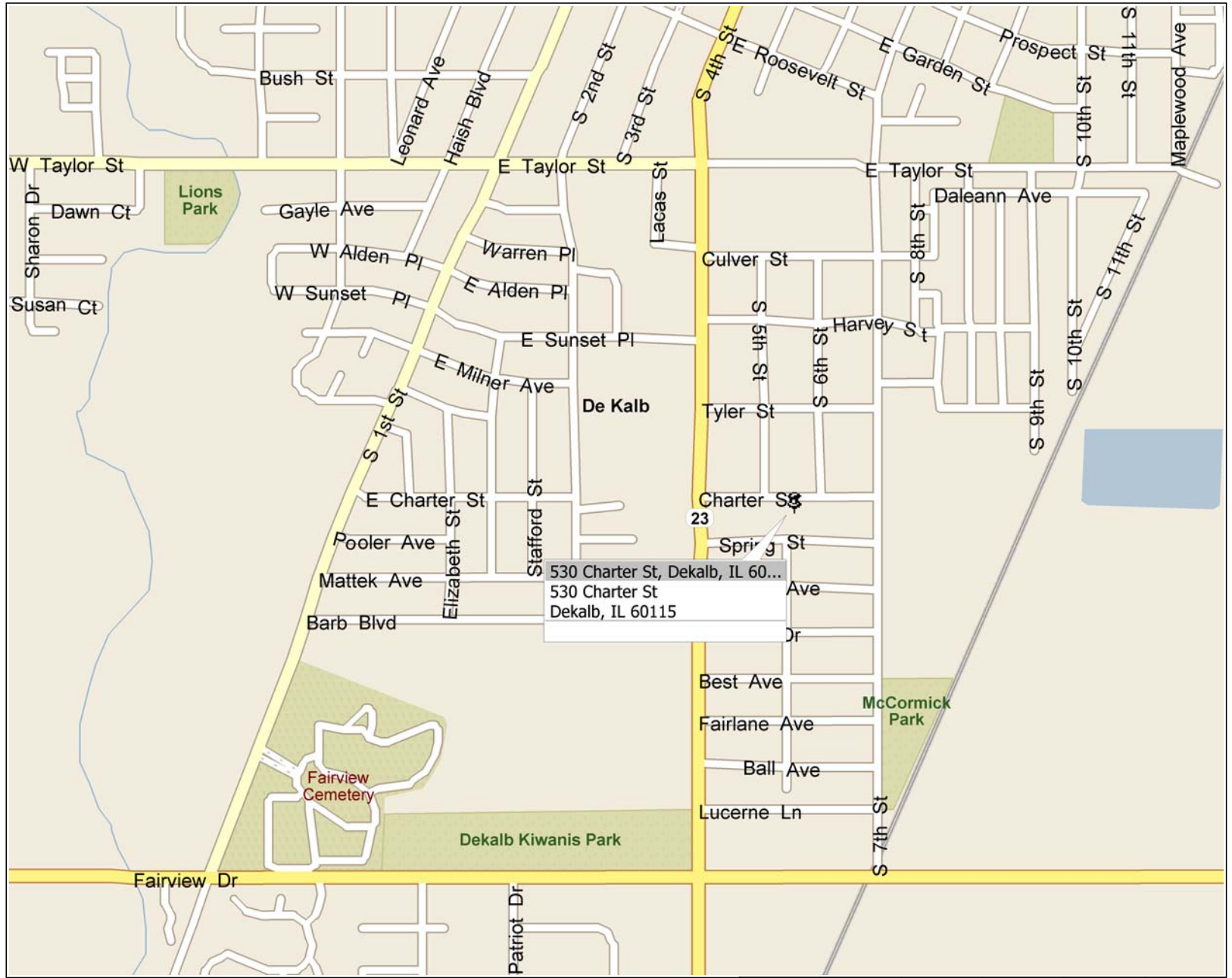
Barb Blvd.

South 4th St / Route 23

South 7th St

Fairview Dr.

530 Charter St - DeKalb



530 Charter St, DeKalb, IL 60...
530 Charter St
DeKalb, IL 60115

DeKalb County, Illinois

