

**Retail/Stores**

MLS #: **07543349** Status: **ACTV** CTGF:
 Rent Price: **\$12** Lease Type: **N/A** List Price: **\$475,000**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **212 W. State St**
 City: **Sycamore** Zip: **60178** Area #: **178**
 Subdivision:
 Corporate Limits:
 County: **De Kalb** Township: Yr. Built: **1892**
 Parcel ID#: **0632259022** Multiple PIN: **No** Waterfront:
 Coordinates: North: South: East: West:
 Directions: **State Rt. 64 into downtown Sycamore (Rt. 64 becomes State Street)**

Property Information And Description

Subtype: **NS** Apx Tot Bldg SqFt: **7800**
 Avl Rent SqFt Min: **750** Avl Rent SqFt Max: **1900**
 Lot Dimensions: **41.3 X 107.6** Land Sq. Ft: **4444**
 Est CAM/Sq Ft: Est Tax/Sq Ft:
 Gross Rentable Area: **7600** Net Rentable Area:
 Extra Storage Space: **No** #Tenants: **5**
 Zoning: **Commercial / C-2** # Parking Spaces:
 # Stories: **2** # Units: **6**
 # Drive In Door: Approximate Ceiling Ht:
 # Of Tr Lev Doors: Docks/Delivery:
 Approximate Age: **Older**
 Air Conditioning: **Central Air, Window Unit/s**
 Backup Package:
 Client Needs:
 Client Will:
 Construction:
 Current Use:



Water Drainage:
 Docks:
 Electrical Svcs:
 Building Exterior: **Brick**
 Floor Finish:
 Foundation:
 Fire Protection:
 Frontage Acc: **State Road**
 Heat/Ventilation: **Forced Air, Gas, Hot Water**
 Information: **Show-Call Listing Office**
 Known Encumbrances:
 Location: **Central Business District**
 Lock Box:
 Misc. Inside:
 Misc. Outside:
 Type Ownership:
 Indoor Parking:
 Outdoor Parking:
 Possession:
 Potential Use:
 Roof Coverings:
 Roof Structure:
 Tenant Pays: **Electric, Heat, Water/Sewer**
 Terms:
 Utilities To Site:
 Geographic Locale: **Far West**

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Address: **212 W. State St, Sycamore, 60178**

Income Data

Tenant Name	Sq. Ft	Lease Exp. Dt.	Lease Type	Monthly Reimbursed Exp.	Monthly Income.
SECOND TIME	1900	073111	Modified Gross		\$1,900
APT #1	750	022811	Modified Gross		\$650
APT # 2	750	073110	Modified Gross		\$450
APT. # 3	750		Modified Gross		\$550
APT. # 4	750	022811	Modified Gross		\$550

If For Rent, Amounts are for: Individual Spaces: Total Building:

Total Monthly Income:
 Gross Rental Income: **\$67,200**
 Effective Gross Income:
 Miscellaneous Income:
 Total Annual Income: **\$44,280**

Annual Operating Expenses

	Amount
Real Estate Taxes: (Tax Year: 2009)	\$7,931
Janitor	\$1,000
Management	\$2,222
Fuel	\$1
Electric	\$1
Water	\$3,600
Scavenger	\$720
Insurance	\$2,212
Repairs-Decorating	\$1,000
Association Fee	\$0
Elevator	\$0
Supplies	\$0
Advertising	\$0
Vacancy	
Other Expenses	\$1

Source

Expense Year: **2009**

Expense Source: **Actual**
 Net Operating Year: **2009**
 Cap Rate:

Less Total Annual Expenses: **\$17,419**
 Net Operating Income: **\$26,861**
 Gross Rent Multiplier:

Remarks: **Two story investment property located in middle of downtown Sycamore on State Street. Two retail units each having 1900 sq. ft. on street level, 4 apartments on 2nd story. High traffic count. One retail unit of 1900 sq. ft. is available to rent for \$12. per sq. ft.**

Directions: **State Rt. 64 into downtown Sycamore (Rt. 64 becomes State Street)**

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Prepared By: Richard Hoffman - Hoffman Realty 06/08/2010 02:03 PM