

**Retail/Stores**

MLS #: **07514604** Status: **ACTV** CTGF:
 Rent Price: **\$15** Lease Type: **Modified Gross** List Price: **\$535,000**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **430 N. Main St**
 City: **Sycamore** Zip: **60178** Area #: **178**
 Subdivision:
 Corporate Limits:
 County: **De Kalb** Township: **SYCAMORE** Yr. Built: **2002**
 Parcel ID#: **0632227011** Multiple PIN: **No** Waterfront:
 Coordinates: North: South: East: West:
 Directions: **State Rt. 64 (State Street) Turn north onto State Rt. 23 (Main Street), 3 blocks north.**

Property Information And Description

Subtype: **ST** Apx Tot Bldg SqFt: **4000**
 Avl Rent SqFt Min: **1200** Avl Rent SqFt Max: **4000**
 Lot Dimensions: **120 X 130** Land Sq. Ft: **15600**
 Est CAM/Sq Ft: Est Tax/Sq Ft:
 Gross Rentable Area: Net Rentable Area:
 Extra Storage Space: #Tenants: **1**
 Zoning: **Commercial / C-3** # Parking Spaces: **16**
 # Stories: **1** # Units: **3**
 # Drive In Door: Approximate Ceiling Ht:
 # Of Tr Lev Doors: Docks/Delivery:
 Approximate Age: **7-15 Years**
 Air Conditioning: **Central Air**
 Backup Package:
 Client Needs:
 Client Will:
 Construction: **Wood Frame**
 Current Use: **Commercial**

Water Drainage:

Docks:

Electrical Svcs: **Circuit Breakers, Separate Meters, 101-200 Amps**Building Exterior: **Aluminum/Vinyl/Steel Siding, Brick**

Floor Finish:

Foundation: **Concrete**

Fire Protection:

Frontage Acc: **City Street, State Road**Heat/Ventilation: **Forced Air, Gas**Information: **Show-Call Listing Office**

Known Encumbrances:

Location:

Lock Box: **Combination Box**

Misc. Inside:

Misc. Outside:

Type Ownership:

Indoor Parking:

Outdoor Parking:

Possession:

Potential Use: **Retail**Roof Coverings: **Shingle Composition**Roof Structure: **Pitched**Tenant Pays: **Air Conditioning, Electric, Heat**

Terms:

Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**

MLS #: **07514604**Address: **430 N. Main St, Sycamore, 60178****Income Data**

Tenant Name	Sq. Ft	Lease Exp. Dt.	Lease Type	Monthly Reimbursed Exp.	Monthly Income.
ITALIAN DREAM	1200	043012	Modified Gross		\$1,580

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

Total Monthly Income:
 Gross Rental Income: **\$57,798**
 Effective Gross Income:
 Miscellaneous Income:
 Total Annual Income: **\$60,000**

Annual Operating Expenses

	Amount
Real Estate Taxes: (Tax Year: 2009)	\$9,577
Janitor	\$1,170
Management	\$1,000
Fuel	\$1,696
Electric	\$2,650
Water	\$1,681
Scavenger	\$2,640
Insurance	\$1,639
Repairs-Decorating	\$100
Association Fee	\$0
Elevator	\$0
Supplies	\$0
Advertising	\$0
Vacancy	
Other Expenses	\$0

Source

Expense Year:

Expense Source:

Less Total Annual Expenses: **\$14,958**Net Operating Year: **2008**Net Operating Income: **\$45,000**

Cap Rate:

Gross Rent Multiplier:

Remarks: **Retail/commercial building built in 2002 with good visibility on a State Highway with daily traffic count of over 10,200 vehicles. Located just 2 blocks north of DeKalb County Court House. 4000 sq ft building divisible into 3 units (2 units of 1200 sq ft and 1 unit of 1600 sq ft. Currently available for lease of 2800 sq ft asking \$15. per sq ft. One tenant started in 2002. Fenced in security area of 35 ft x 78 ft.**

Directions: **State Rt. 64 (State Street) Turn north onto State Rt. 23 (Main Street), 3 blocks north.**

Copyright 2010 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

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