

121-141 S. Northwest Hwy., Barrington, IL

PRICE NOW: \$1,750,000



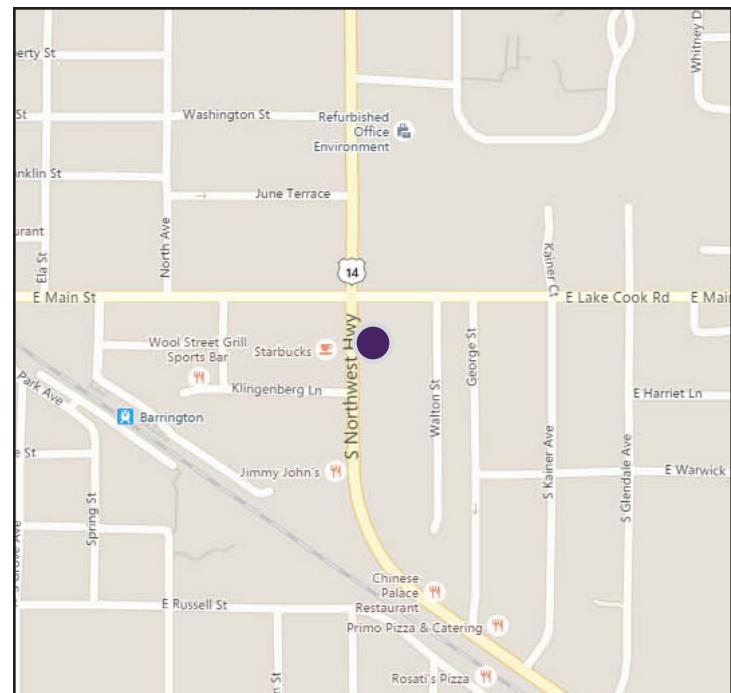
Property Highlights

- 9,800 SF two building retail center
 - 5,000 SF leased single tenant
 - 4,800 SF four unit building
- 100% Occupied
- Just off intersection of Lake Cook and Northwest Hwy.
- Cap Rate: 8.2%
- Adjacent to CVS
- Tenants include JC Licht Benjamin Moore and Farmers Insurance
- Room for future expansion
- Land Area: 39,875 SF
- Traffic Count: 23,000 cars daily
- Zoning: B-1, general service
- Taxes (2015): \$53,637

Property Overview

Just off the intersection of Lake Cook Rd. and Northwest Hwy., this fully leased neighborhood retail center consists of two buildings with a total of 9,800 square feet. The 5,000 square foot building is leased to JC Licht, a national Benjamin Moore retailer. The 4,800 square foot building has been divided into four units, with tenants like Farmers Insurance and other local retailers. The property is adjacent to CVS in a prime retail area of Barrington, close to the Metra station. There is potential to expand the center on the large site.

Located 35 miles northwest of Chicago, Barrington is a largely affluent suburb with a strong retail presence that draws customers from the surrounding towns.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,510	29,051	98,140
Growth 2015-2020	0.95%	1.09%	1.04%
Households	3,269	10,354	36,283
Average Income	\$143,803	\$148,824	\$133,697

Chet Evans

Vice President

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5,000 SF Single Tenant Building – Leased to J.C. Licht Benjamin Moore



4,800 SF Multi-Tenant Building – Leased to Farmers Insurance, Cleaners and tutoring company

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Rent Roll

Unit	Tenant	Monthly Rent	Annual Rent	SF	Rent/SF	Lease Type	Monthly CAM & Taxes	Notes
121	JC Licht	\$5,938	\$71,250	5,000	\$14.25	NNN	\$3,832	2 5-year extensions
141-A	Mr. Duct	\$1,493	\$17,913	1,200	\$14.93	NNN	\$836	n/a
141-B	Farmers Insurance	\$1,450	\$17,400	1,200	\$14.50	NNN	\$1,027	2% annual bumps, 3 yr. option at market rate
141-C	Mathnasium	\$1,400	\$16,800	1,200	\$14.00	NNN	\$727	3% annual bumps, several 1-yr extensions
141-D	Cleaners	\$1,722	\$20,666	1,200	\$17.22	NNN	\$836	2% rent bump in Sept. 2016
Total/Average		\$12,002	\$144,029	9,800	\$14.70		\$7,258	

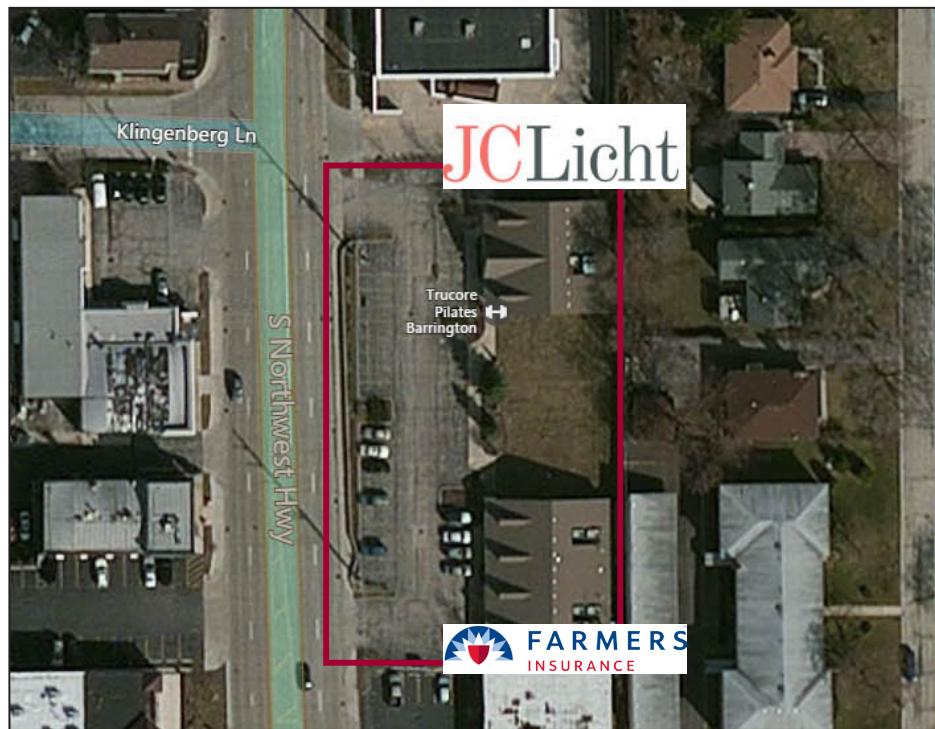
Income Statement

Pro Forma Income	Year 1*
Rental Income	\$144,029
Reimbursements	\$97,312
Total Income	\$241,341
Expenses**	
Property Taxes	\$(54,637)
Professional Fees	\$(10,194)
Insurance	\$(7,758)
Landscaping	\$(7,725)
Repairs & Maintenance	\$(5,973)
Water	\$(4,502)
Snow Removal	\$(3,378)
Fire Alarm	\$(1,174)
Electric	\$(1,134)
Scavenger	\$(836)
Total Expenses	\$(97,313)
Net Operating Income	\$144,029

* Assumes 3% increase from 2015 expenses

Financing

Loan Amount (75%)	\$1,312,500	Monthly Payment	\$6,361.03
Down Payment (25%)	\$437,500	Annual Payment	\$76,332.36
Interest Rate	4.125%	Cash-On-Cash Return	15.5%
Amortization	30 years	Debt Coverage Ratio	1.88x



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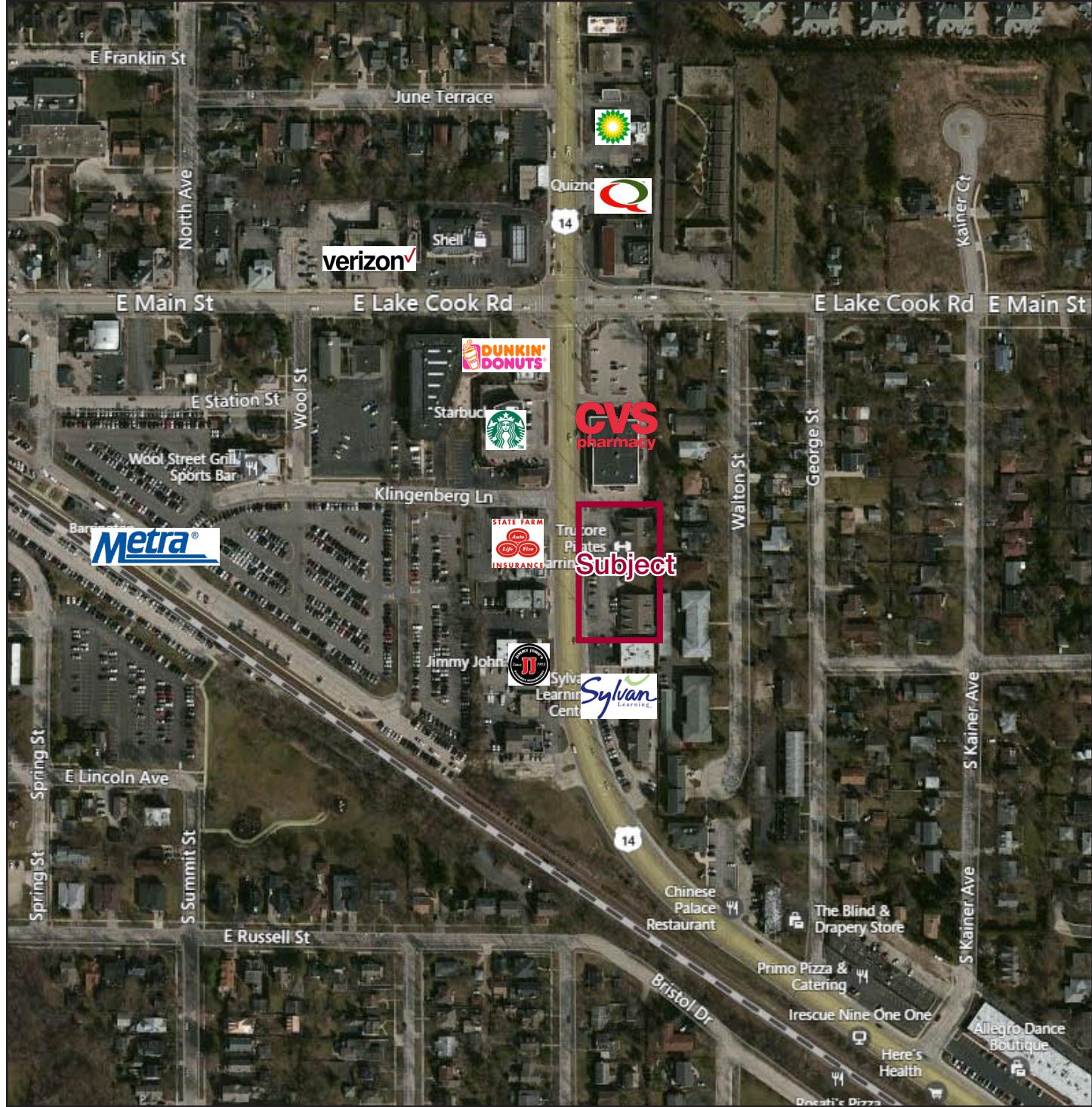
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Nearby Businesses



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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Projection	8,591	29,367	99,156
2015 Estimate	8,510	29,051	98,140
2010 Census	8,406	28,472	96,504
Growth 2015-2020	0.95%	1.09%	1.04%
Growth 2010-2015	1.24%	2.03%	1.70%
2015 Population Hispanic Origin	395	1,195	6,185
Households:			
2020 Projection	3,299	10,468	36,668
2015 Estimate	3,269	10,354	36,283
2010 Census	3,228	10,137	35,658
Growth 2015 - 2020	0.92%	1.10%	1.06%
Growth 2010 - 2015	1.27%	2.14%	1.75%
Owner Occupied	2,563	9,056	30,671
Renter Occupied	705	1,298	5,612
2015 Average Household Income	\$143,803	\$148,824	\$133,697
2015 Median Household Income	\$112,129	\$119,032	\$106,421
2015 Households by Household Income:			
Less than \$25,000	462	960	3,221
\$25,000 - \$50,000	332	1,081	4,498
\$50,000 - \$75,000	400	1,131	4,957
\$75,000 - \$100,000	278	1,096	4,353
\$100,000 - \$125,000	337	1,194	4,333
\$125,000 - \$150,000	223	806	2,833
\$150,000 - \$200,000	368	1,413	5,013
Greater than \$200,000	871	2,673	7,076
Businesses and Employment			
Total Number of Businesses	927	2,106	5,367
Total Number of Employees	6,897	19,186	46,985

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Consumer Spending (2015) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	126,673	428,566	1,397,053
Total Apparel	6,674	22,434	73,663
Women's Apparel	2,841	9,531	31,199
Men's Apparel	1,482	5,061	16,582
Girl's Apparel	490	1,608	5,240
Boy's Apparel	322	1,087	3,494
Infant Apparel	218	721	2,552
Footwear	1,320	4,426	14,595
Total Entertainment, Hobbies & Pets	8,737	29,099	96,490
Entertainment	1,378	4,901	16,086
Audio & Visual Equipment/Service	3,847	12,619	42,496
Reading Materials	567	1,838	5,969
Hobbies, Pets, Toys	2,946	9,741	31,939
Total Food & Alcohol	30,016	99,931	332,730
Food at Home	15,295	51,199	171,057
Food Away From Home	12,326	40,944	136,016
Alcoholic Beverages	2,395	7,788	25,657
Total Household	20,847	70,704	223,630
House Maintenance & Repair	3,412	12,012	38,738
Household Equipment & Furnishings	7,536	25,299	82,345
Household Operations	6,810	22,936	71,144
Housing Costs	3,089	10,457	31,404
Total Health Care	6,629	22,153	71,600
Medical Services	3,964	13,290	42,797
Prescription Drugs	2,047	6,805	22,005
Medical Supplies	618	2,058	6,798
Total Education & Day Care	10,830	36,425	112,960
Education	6,751	22,751	71,187
Fees & Admissions	4,079	13,674	41,774

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Consumer Spending (2020) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	133,846	452,309	1,472,094
Total Apparel	7,096	23,796	78,199
Women's Apparel	3,055	10,230	33,395
Men's Apparel	1,592	5,422	17,693
Girl's Apparel	489	1,603	5,349
Boy's Apparel	322	1,073	3,555
Infant Apparel	245	812	2,821
Footwear	1,393	4,656	15,386
Total Entertainment, Hobbies & Pets	9,021	29,992	99,557
Entertainment	1,417	5,024	16,556
Audio & Visual Equipment/Service	3,979	13,044	43,945
Reading Materials	588	1,919	6,218
Hobbies, Pets, Toys	3,037	10,005	32,838
Total Food & Alcohol	32,888	109,378	364,411
Food at Home	16,769	56,157	187,992
Food Away From Home	13,568	44,949	149,303
Alcoholic Beverages	2,551	8,272	27,116
Total Household	21,906	74,222	234,452
House Maintenance & Repair	3,573	12,580	40,501
Household Equipment & Furnishings	7,729	25,908	84,265
Household Operations	7,355	24,790	76,863
Housing Costs	3,248	10,944	32,822
Total Health Care	7,452	25,000	81,010
Medical Services	4,451	14,931	48,171
Prescription Drugs	2,307	7,743	25,140
Medical Supplies	694	2,325	7,699
Total Education & Day Care	12,037	40,258	124,573
Education	7,804	26,111	81,304
Fees & Admissions	4,233	14,147	43,268

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