

800 Des Plaines Ave., Forest Park, IL

NOW: \$760,000



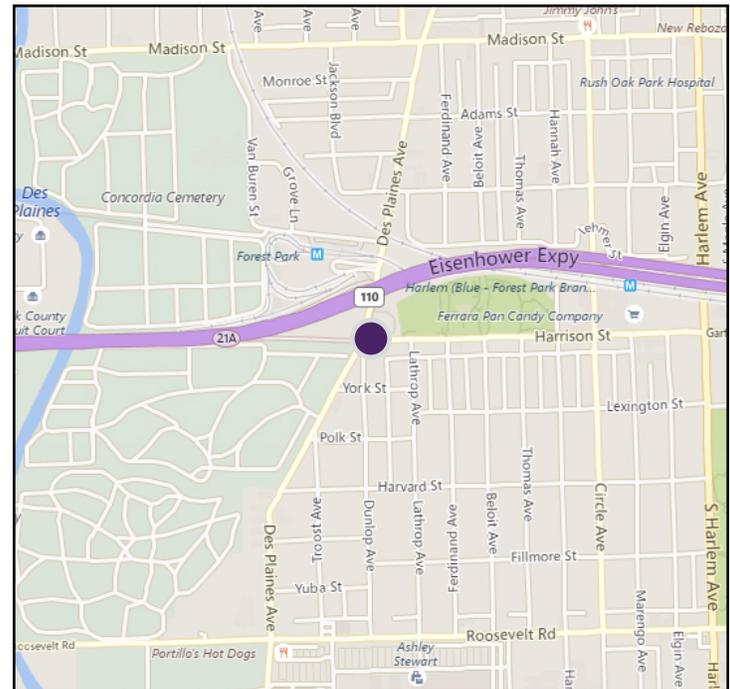
Property Highlights

- 6,000 SF retail/office storefront
- ATI Physical Therapy lease has 4 years remaining plus 5-year option
 - 3,750 SF leased thru Dec 2023
- 2,250 SF vanilla box storefront with potential as retail or office
- Opportunity for a user or investor
- Located at stoplit intersection of Harrison and Des Plaines
- Pro Forma NOI: \$112,506
- Pro Forma 2019 Cap Rate: 14.6%
- Close to Forest Park CTA & I-290
- Land Area: 17,900 SF
- Zoning: B-1
- Taxes (2017): \$66,307

Property Overview

A 6,000 square foot retail/office center with upside potential is available for sale. ATI Physical Therapy, a long-term tenant in the building, leases 3,750 square feet through 2023. ATI also has a 5-year renewal option remaining. A 2,250 square foot vanilla box space is available for lease, with potential for retail or office use. Both units have access to the shared parking lot, with ample room for customers and employees. At a hard corner, this property has great potential for either a user or investor looking to add value.

Forest Park is located 10 miles west of downtown Chicago along the Eisenhower Expressway (I-290). This building is located at a busy corner, passed by 16,000 cars daily on Harrison and Des Plaines.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	21,449	246,441	665,009
Households	10,066	90,019	224,661
Median Income	\$56,434	\$57,663	\$51,061

Michael Mintz
Vice President
(312) 338 - 2578
mmintz@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

800 Des Plaines Ave., Forest Park, IL

NOW: \$760,000

Rent Roll

Tenant	Monthly Rent	Annual Rent	SF	Rent/SF	Monthly CAM/Tax	Lease Exp.	Lease Start
ATI Physical Therapy*	\$6,563	\$78,756	3,750	\$21.00	\$4,800	Dec-23	Jan-17
Available Space	\$2,813	\$33,750	2,250	\$15.00	\$2,900	n/a	n/a
Total/Average	\$9,376	\$112,506	6,000	\$18.75	\$7,700		

* 5 year renewal option with fixed rent escalation

Income Statement

Income	Actual 2018	Pro Forma 2019
Rental Income	\$78,756	\$78,756
Reimbursements	\$56,293	\$53,372
Lease-Up (\$15/SF NNN)	\$-	\$65,773
Total Income	\$135,049	\$197,901
Expenses		
Real Estate Taxes	\$(66,307)	\$(68,296)
Insurance	\$(4,605)	\$(4,743)
Landscaping	\$(4,847)	\$(4,992)
Utilities	\$(2,894)	\$(2,981)
Legal Fees	\$(4,254)	\$(4,382)
One Time Expenses	\$(10,713)	\$-
Total Expenses	\$(93,620)	\$(85,395)
Net Operating Income	\$41,428	\$112,506

Tenant Overview



ATI Physical Therapy is a nationally-recognized physical therapy and rehabilitation provider that operates and manages hundreds of clinics throughout the United States. ATI specializes in research-based physical therapy, workers' compensation rehab, employer worksite solutions, sports medicine, home health, and a variety of specialty therapies. The 6,000 ATI employees serve more than 400,000 patients annually, returning them to work and an active lifestyle.



Michael Mintz
Vice President
(312) 338 - 2578
mmintz@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

MILLENNIUM PROPERTIES R/E

ATI Physical Therapy Anchored Center with Upside Potential

800 Des Plaines Ave., Forest Park, IL

NOW: \$760,000

Available Space Photos



Michael Mintz
Vice President
(312) 338 - 2578
mmintz@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.