

19255 Everett Ln., Mokena, IL

**PRICE NOW: \$ 1,150,000**



## Property Highlights

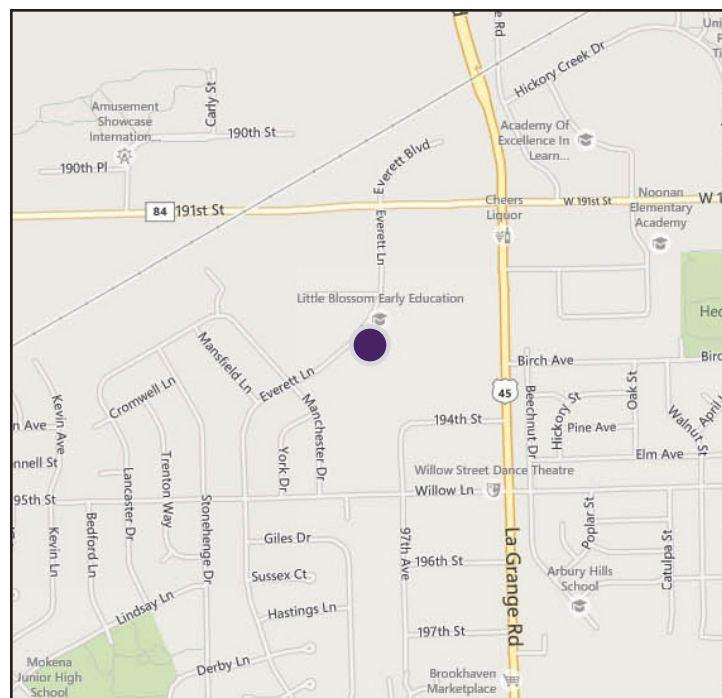
- 3 leased commercial condos
- 7,273 SF of 12,000 SF building
- 61% share of condo association
- Close to LaGrange and 191st St.
- Two long-term national tenants
- New 5 year lease for salon and medical office tenants
- Gross Annual Rent: \$131,208
- Projected 2016 NOI: \$104,581
- 9.1% cap rate
- Ample customer parking available
- Land Area: 55,260 SF
- Zoning: I-1
- Total Taxes (2015): \$18,628

**Partial owner financing available**

## Property Overview

Near 191st and LaGrange, three fully leased commercial condos are available for sale. The units total 7,273 square feet in a recently developed 12,000 building, controlling 61% of the association. Two of the units are leased to long-term national tenants – Mutual of Omaha and A Suite Salon. The salon and a podiatry office have new five year leases. Mutual of Omaha has a three-year commitment. Generating more than \$130,000 in gross rents, this property is a great arm chair investment.

Mokena is a rapidly growing town in the southwest suburbs of Chicago. The town grew 28% over the last decade to 18,740 residents.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	6,531	58,141	148,081
Growth 2015-2020	0.14%	0.74%	1.17%
Households	2,137	19,906	52,912
Average Income	\$97,376	\$93,889	\$86,121

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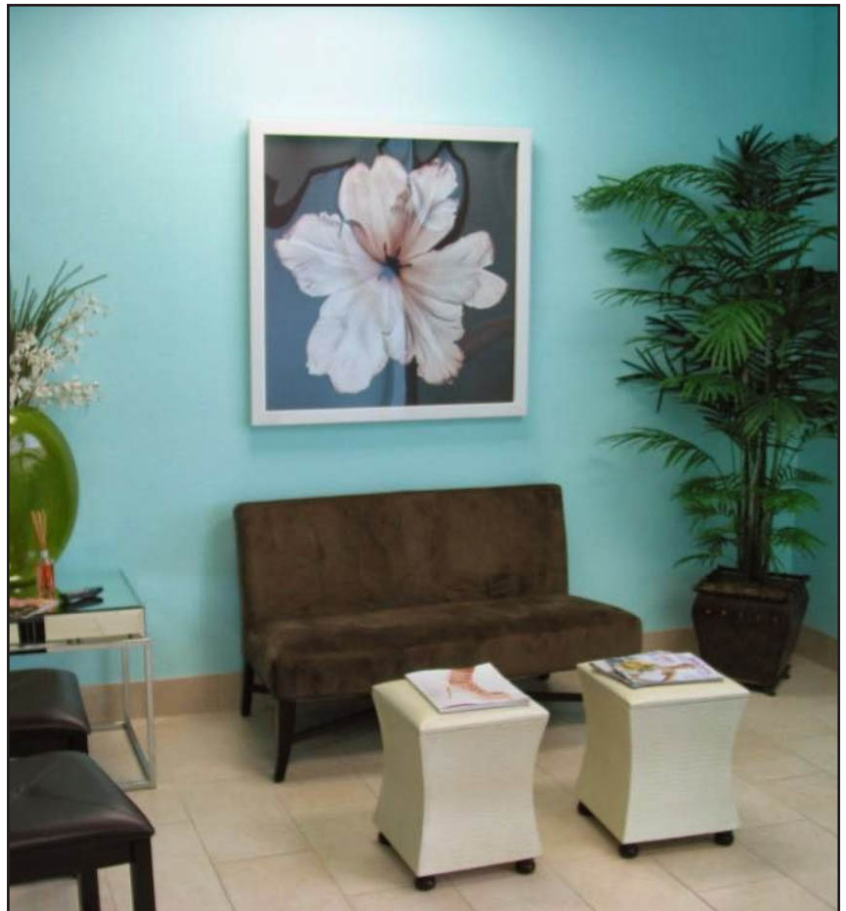
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## Rent Roll

Unit	Tenant	Monthly Rent	SF	Rent/ SF	Lease Type	Monthly CAM/Tax	Lease Exp.	Comments
A	A Suite Salon	\$2,928	2,800	\$12.55	Net	\$1,166	Feb-21	1.5% annual bump, Two 5-yr renewal options
B-1	HMI Foot & Ankle	\$1,200	1,069	\$13.47	Gross	n/a	Dec-20	2.5% annual escalations, Two 5-yr renewal options
B-2	BMI Unicare	\$500	500	\$12.00	Gross	n/a	Jan-21	New 5-yr lease
C	Mutual of Omaha	\$3,969	2,904	\$16.40	Net	\$1,088	Jun-17	3-yr lease commitment
D	Separately Owned	n/a	4,650	n/a	n/a	\$83	n/a	n/a
Total/Average		\$8,597	11,923	\$14.18		\$2,337		

## Income Statement

Income	Projected 2016
Gross Rents	\$103,160
Reimbursements	\$36,612
<b>Total Income</b>	<b>\$139,772</b>
<b>Expenses</b>	
Property Taxes	\$(18,628)
Association Fees	\$(8,000)
<b>Total Expenses</b>	<b>\$(26,628)</b>
<b>Net Operating Income</b>	<b>\$104,581</b>



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