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**7,868 S.F. Office Bldg.
1015 N. Corporate Cir.
Grayslake, IL 60030**

Description: Modern, part two story 4-unit office Building. Unit 4 will EXTEND the lease, move to another unit, or vacate if needed.

Land: .061 Acres with Paved Parking for 18 vehicles

Elevator: No

Ceiling Heights: 12'

Service Doors: 4 (1 per unit)

Real Estate Tax: Most Recent Annual \$16,837 (\$2.14 P.S.F.)

CAM: Most Recent Annual \$4,720 (\$0.60 P.S.F.)

Asking Rental: \$15.00 P.S.F. Gross (\$12.26 P.S.F. Net)

Asking Sales Price: ~~\$880,000 (\$111.85 P.S.F.)~~ **Price Reduced \$730,000 (\$92.78 P.S.F.)**

Lease Disposition:	Current Tenant	Unit 4, 1,042 S.F.	\$11,462 (\$11 P.S.F. Net)
	Current Tenant	Unit 2, 1,900 S.F.	\$15,600 (\$8.21 P.S.F. Net)
	Vacant	Unit 1, 2,040 S.F.	-----
	Vacant	Unit 3, 2,886 S.F.	-----
	Totals	7,868 S.F.	\$27,062

Projected NOI: \$88,000

Projected ROI: 12.15%

Additional Information is available with a standard confidentiality agreement.

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