



600-660 S. Northwest Hwy
Barrington, IL 60010

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01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	600-660 S. Northwest Hwy Barrington IL 60010
COUNTY	Cook
BUILDING SF	10,200 SF
YEAR BUILT	1960
APN	MULTIPLE PINS

FINANCIAL SUMMARY

OFFERING PRICE	\$850,000
PRICE PSF	\$83.33
OCCUPANCY	100 %
NOI (CURRENT)	\$88,431
CAP RATE (CURRENT)	10.40 %
CAP RATE (PRO FORMA)	16.19 %

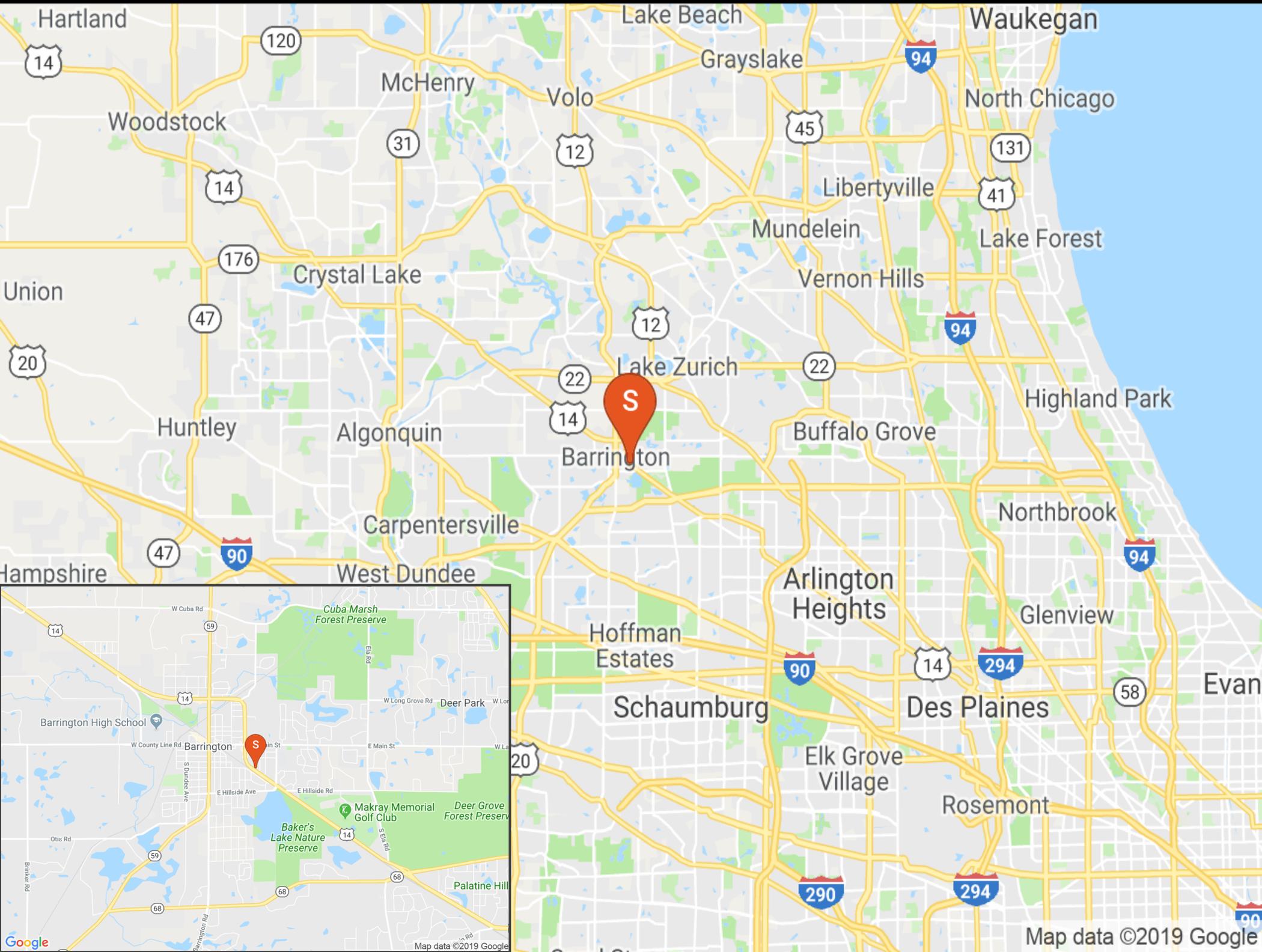


Value add opportunity. The offering allows an investor to take advantage of a well established strip center with strong retail tenants. The asset is strategically located in a highly desirable main road with a 20,700 vehicle per day traffic count. Within close proximity to the Metra and other large national and local retailers.

- * 12 Retail Spaces
- * 52 Parking Spaces
- * 20,700 VPD
- * Near Metra train
- * Near national and local retailers

Major Improvement:

- * New roof 2016



Hartland

Lake Beach

Waukegan

14

120

94

Woodstock

McHenry

Volo

Grayslake

North Chicago

14

31

12

45

131

176

Crystal Lake

Libertyville

Lake Forest

47

12

Mundelein

Vernon Hills

94

20

22

Lake Zurich

22

Highland Park

Huntley

Algonquin

14

Barrington

Buffalo Grove

Northbrook

47

90

West Dundee

Arlington Heights

94

Hampshire

Carpentersville

Hoffman Estates

Schaumburg

Des Plaines

Glenview

Evanston

14

59

Cuba Marsh Forest Preserve

Barrington High School

14

Barrington

S

Deer Park

59

68

68

Makray Memorial Golf Club

Deer Grove Forest Preserve

Baker's Lake Nature Preserve

14

Palatine Hill

20

Elk Grove Village

Rosemont

58

290

294

90



02 Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Property Images

Site Description

NUMBER OF TENANTS	12
BUILDING SF	10,200
LAND ACRES	0.22
YEAR BUILT	1960
NUMBER OF PARKING SPACES	52
TRAFFIC COUNTS	20,700







Metra

BMO
Harris Bank

DUNKIN'
DONUTS

STARBUCKS
COFFEE

CVS
pharmacy

ARMY JOHN'S
Since 1965
THE GREAT BAKERY

Subject Plaza



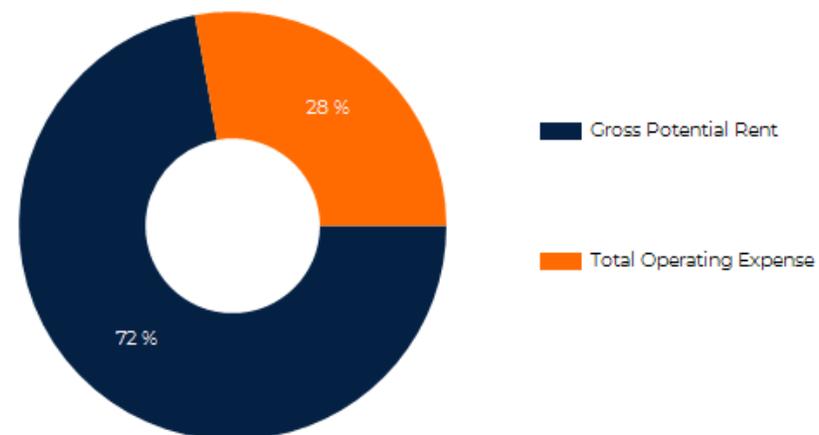


Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates					Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly Base Rent	Monthly PSF	Annual Base Rent	Annual PSF		
600	Lucky Junk	800	7.84%	01/01/00	03/31/19	CURRENT	\$750	\$0.94	\$9,000	\$11.25		
612	Paris Market	800	7.84%	01/01/00		CURRENT	\$500	\$0.63	\$6,000	\$7.50		Month to Month
612	Bakery	800	7.84%	01/01/00	04/30/20	CURRENT	\$800	\$1.00	\$9,600	\$12.00		
618	POE	800	7.84%	01/01/00	06/15/19	CURRENT	\$800	\$1.00	\$9,600	\$12.00		
624	Chinese Palace	800	7.84%	01/01/00	12/31/23	CURRENT	\$1,550	\$1.94	\$18,600	\$23.25		1225.00 rent plus 325.00 tax payment to cover 8.4% of RE tax 25.00 increase per month every year
630	Primo Pizza	800	7.84%	01/01/00	06/30/19	CURRENT	\$1,525	\$1.91	\$18,304	\$22.88		1175.00 rent plus 350.00 tax payment to cover 10% of RE tax
632	Cleaners	1,400	13.73%	01/01/00	09/30/19	CURRENT	\$1,500	\$1.07	\$18,004	\$12.86		
636		800	7.84%	09/01/19		FUTURE						Pro-Forma Annual Rent
642	Salon	800	7.84%	01/01/00	08/31/20	CURRENT	\$1,225	\$1.53	\$14,704	\$18.38		925.00 rent plus 350.00 tax payment to cover 10% of RE tax
648	Gadget Bar	800	7.84%	01/01/00	12/31/19	CURRENT	\$1,000	\$1.25	\$12,000	\$15.00		625.00 rent plus 375.00 tax payment to cover 10% of RE tax
654	Li Qu	800	7.84%	01/01/00	04/30/22	CURRENT	\$1,000	\$1.25	\$12,000	\$15.00		\$25 increase every year
660	Dr. Thomas	800	7.84%	01/01/00		CURRENT	\$1,450	\$1.81	\$17,400	\$21.75		Month to Month
Totals		10,200					\$12,101		\$145,212			



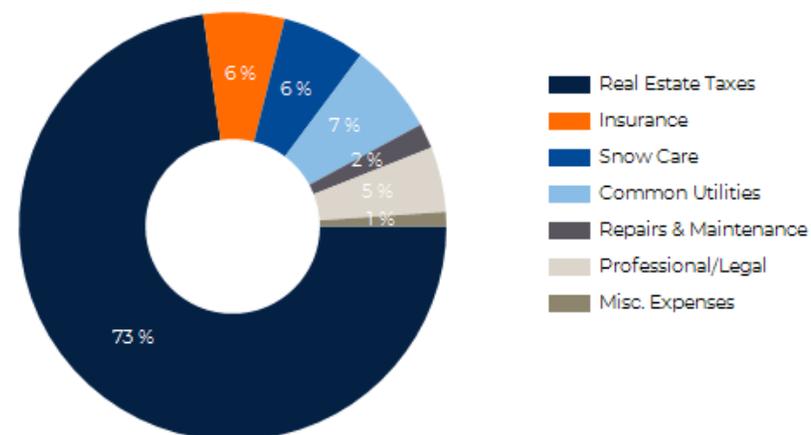
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$144,000	\$193,200
Less: Expenses	\$55,569	\$55,569
Net Operating Income	\$88,431	\$137,631

REVENUE ALLOCATION



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$40,448	\$40,448
Insurance	\$3,413	\$3,413
Snow Care	\$3,500	\$3,500
Common Utilities	\$3,826	\$3,826
Repairs & Maintenance	\$1,050	\$1,050
Professional/Legal	\$2,732	\$2,732
Misc. Expenses	\$600	\$600
Total Operating Expense	\$55,569	\$55,569
Expense / SF	\$5.44	\$5.44
% of EGI	38.59 %	28.76 %

DISTRIBUTION OF EXPENSES





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