

(NNN) - Leased Investment

SALE PRICE: \$3,189,000
NOI: \$191,340 CAP RATE: 6%

1116 Hartman Ln., Shiloh, IL 62269



BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

PROPERTY SUMMARY

7,392 SF Medical Office Building.

HSHS Medical Group is Tenant with lease through April 2028.

With 15 hospitals, scores of community-based health centers and clinics, the Hospital Sisters of St. Francis have been caring for patients in Illinois, Wisconsin and other locations in the United States and across the world. Today, Hospital Sisters Health System (HSHS) is a multi-institutional healthcare system that cares for patients in 14 communities in Illinois and Wisconsin.

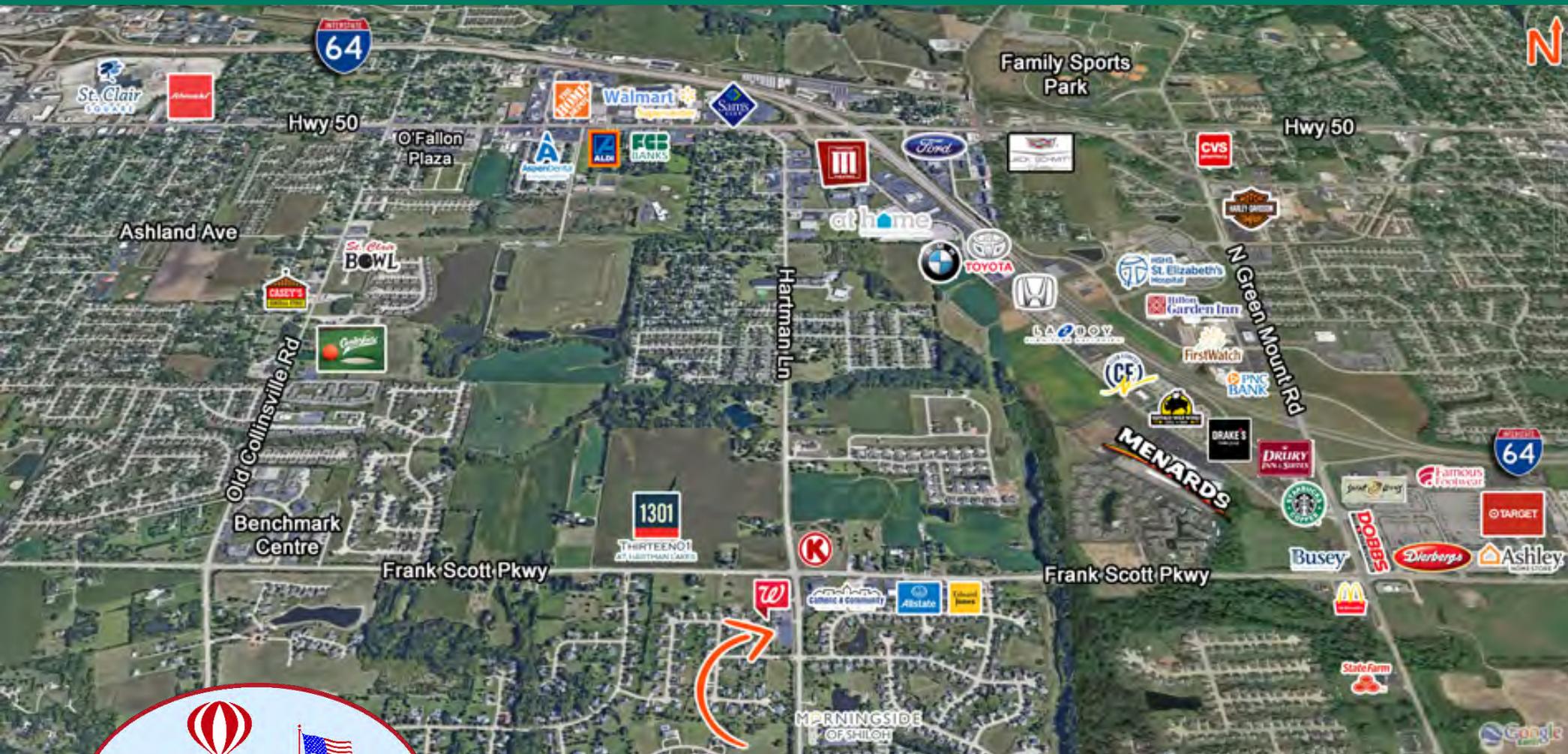
AREA'S MAJOR EMPLOYERS

NAME	# OF EMPLOYEES
Scott Air Force Base	13,000
Southwestern Illinois College	13,000 Students
HSHS St. Elizabeth's Hospital	1,000
Memorial Hospital East	450+

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,292	55,196	116,294
HH INCOME	\$77,047	\$75,958	\$65,031





The Village of Shiloh is located just off I-64 (exits 16 & 19) on the West side of Scott Air Force Base and only 20 miles from St. Louis, MO. It is in close proximity to the New St. Elizabeth's Hospital, Memorial Hospital and Siteman Cancer Center.

Listing No: 2438

Office **Total Units:** 1

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SALE INFORMATION:

For Sale: Yes
Sale Price: \$3,189,000
Sale Price/SF:
CAP Rate: 6.00%
GRM:
NOI: \$191,340

PROPERTY INFORMATION:

Parcel No: 08-02.0-207-016
County: St. Clair
Zoning: B-3
Zoning By: Village of Shiloh
Complex:
Acres: 1.03
Property Tax: \$19,052.32 (tenant pays)
Tax Year: 2020



STRUCTURAL DATA:

Year Built: 2014
Rehab Year:
Floors: 1
Roof:
Exterior: Brick

FACILITY INFORMATION

Elevator: N/A
Heating: Yes
Cooling: Yes
Parking: 50
Surface Type: Asphalt

Property Amenities

Unit Amenities

Comments

Single Tenant office building HSHS Medical Group with Corporate Guarantee. Current lease expires April of 2028. Annual rent increases of 1.5%.

INCOME

Gross Rental Income \$191,340.00
Gross Other Income
Total Income \$191,340.00

EXPENSES:

Property Taxes Tenant Pays
Insurance Tenant Pays
CAM Tenant Pays
Utilities Tenant Pays
Property Management
Total Expenses \$0.00

Listing Broker(s)

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NOI

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