

NNN Investment Property

2865 Homer Adams Pkwy, Alton, IL 62002



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PROPERTY SUMMARY

Single Tenant with 10 Year Absolute NNN Lease
Corner Lot at Signalized Light

SALE PRICE: \$500,000
CAP RATE: 7.5%

Annual Investment Summary

2865 Homer Adams Parkway Alton, IL 62002

<p style="text-align: center;">Property Information</p> <p>Property Type Commercial</p> <p>Sale Price 500,000</p> <p>Number of Units 1</p> <p>Price per Unit 500,000</p> <p>Basis/Appreciation: Depreciable basis @ 0% Appreciation @ 0%</p>	<p style="text-align: center;">Financing</p> <p>First Loan: 400,000 4% 20 Year 0 Point Second Loan: None Third Loan: None</p> <p>Debt Service: Loan Amount 400,000 Monthly payment (PI) 2,423.92 Annual Payment (PI) 29,087</p>
<p style="text-align: center;">Income</p> <p>Gross Scheduled Income 37,500</p> <p>- Vacancy @ 0.00%</p> <p>+ Laundry</p> <p>+ Parking</p> <p>+ Vending</p> <p>+ Storage</p> <p>+ Parking</p> <p>GROSS OPERATING INCOME 37,500</p>	<p style="text-align: center;">Initial Investment</p> <p>Down Payment (20.00%) 100,000</p> <p>+ Loan Points (0.00%)</p> <p>+ Closing Costs (0.00%)</p> <p>INITIAL INVESTMENT 100,000</p> <p style="text-align: center;">Depreciation</p> <p>Depreciation (building)</p> <p>+ Depreciation (additions)</p> <p>DEPRECIATION</p>
<p style="text-align: center;">Operating Expenses</p> <p>Property tax</p> <p>+ Insurance</p> <p>+ Management</p> <p>+ Repairs/Maint</p> <p>+ Trash Removal</p> <p>+ Water/Sewer</p> <p>+ Electric</p> <p>+ Lights</p> <p>+ Telephone</p> <p>+ Landscaping</p> <p>TOTAL EXPENSES</p>	<p style="text-align: center;">Tax Benefit (Loss)</p> <p>Taxable Revenues 37,500</p> <p>- Deducted Expenses</p> <p>- Mortgage Interest 15,757</p> <p>- Depreciation</p> <p>- Amortized Loan Points</p> <p>TAXABLE INCOME 21,743</p> <p>TAX BENEFIT (LOSS) @ 0%</p> <p style="text-align: center;">Cash Flow After Tax</p> <p>Cash Flow Before Tax 8,413</p> <p>- Tax Benefit (Loss)</p> <p>CASH FLOW AFTER TAX (CFAT) 8,413</p>
<p style="text-align: center;">Cash Flow Before Tax</p> <p>Gross Operating Income 37,500</p> <p>- Operating Expenses</p> <p>NET OPERATING INCOME 37,500</p> <p>- Replacement Reserve</p> <p>- Upgrades</p> <p>- Debt Service 29,087</p> <p>CASH FLOW BEFORE TAX (CFBT) 8,413</p>	<p style="text-align: center;">Return on Equity</p> <p>Appreciation</p> <p>+ Cash Flow Before Tax 8,413</p> <p>+ Principal Reduction 13,330</p> <p>+ Tax Benefit (Loss)</p> <p>TOTAL PROFIT THIS YEAR 21,743</p> <p>÷ Initial Investment 100,000</p> <p>RETURN ON EQUITY (ROE) 21.74%</p>

INVESTMENT HIGHLIGHTS

Gross Rent Multiplier	13.33	Capitalization Rate	7.50%
Cash on Cash Return	8.41%	Return on Equity	21.74%

Note Results are for the first-year of ownership, January 1 through December 31.

Listing No: 2452

Performance Eyecare Alton

Multifamily

2865 Homer M Adams Parkway
Alton, IL 62002

Total Units: 1

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$500,000
 Sale Price/SF: \$357.14
 CAP Rate: 7.50%
 GRM: 13.33
 NOI: \$37,500

PROPERTY INFORMATION:

Parcel No: 23-2-08-06-16-403-003
 County: Madison
 Zoning: C-2 General Business
 Zoning By: City of Alton
 Complex:
 Acres: 0.35
 Property Tax: Tenant Pays
 Tax Year:



STRUCTURAL DATA:

Year Built: 1998
 Rehab Year: 2010
 Floors: 1
 Roof:
 Exterior: Siding

FACILITY INFORMATION

Elevator: N/A
 Heating: Yes
 Cooling: Yes
 Parking: 22
 Surface Type: Asphalt

INCOME

Gross Rental Income \$37,500.00
 Gross Other Income
Total Income \$37,500.00

EXPENSES:

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

NOI

\$37,500.00

Property Amenities

Unit Amenities

Comments

Single Tenant with 10 Year Absolute NNN Lease
 7.5% CAP Rate
 Corner Lot at Signalized Light.
 2019 Taxes of \$6,535 are paid by the Tenant.

Listing Broker(s)

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