

FOR SALE

620 Lincoln Highway,
Fairview Heights, IL 62208



100% LEASED RETAIL INVESTMENT OPPORTUNITY - 8.42% CAP RATE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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.



13,144 SF Retail



Turn Key Spa and Salon included in this sale. Casablanca Hair and Skin Care Inc.

The Casablanca Salon is 51 years old. It rents space to dozens of hair stylists and nail techs. It occupies the entire 6500 square feet of the second floor. It is done in a timeless Art Deco style with extensive use of lass block, chrome ceiling, and marble floors. The buildout is estimated to be in the \$300,000 range. The furniture, fixtures and inventory has an actual cash value over \$100,000.

The salon generates about \$175,000/year and the infrastructure is in place and there is plenty of room for expansion with no further buildout expense.

Casablanca Hair and Skin Care FF&E not included in this sale.

PROPERTY HIGHLIGHTS



ADA Compliant Passenger Elevator



LED Lighting



10" Clear Height



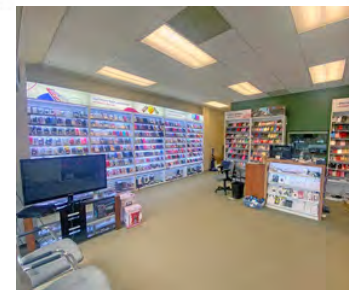
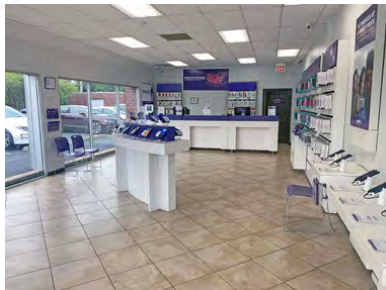
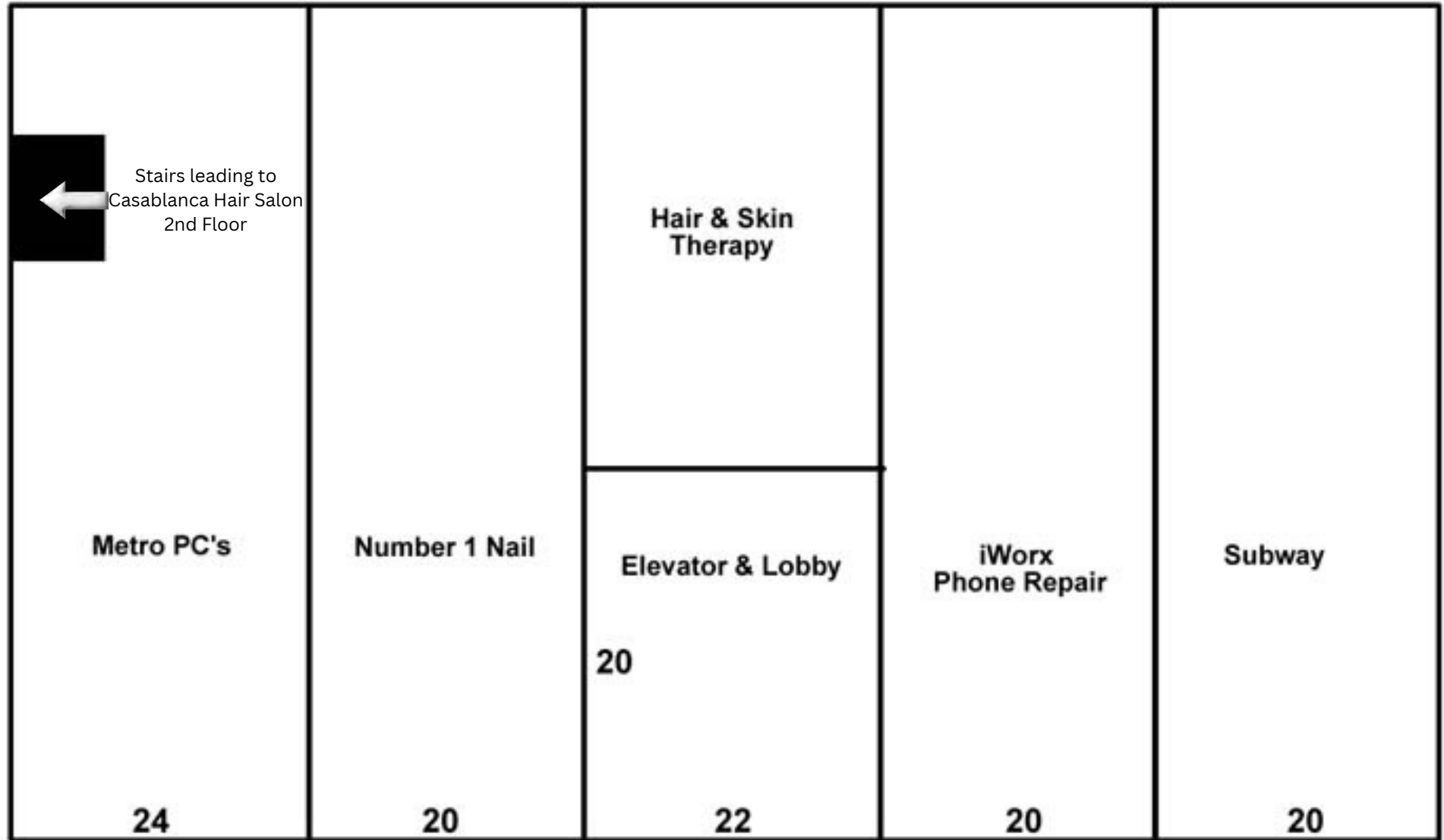
Brick Exterior



40 Parking Spaces

1st FLOOR PLAN- FULLY LEASED

620 LINCOLN HIGHWAY, FAIRVIEW HEIGHTS, IL 62208



AREA MAP

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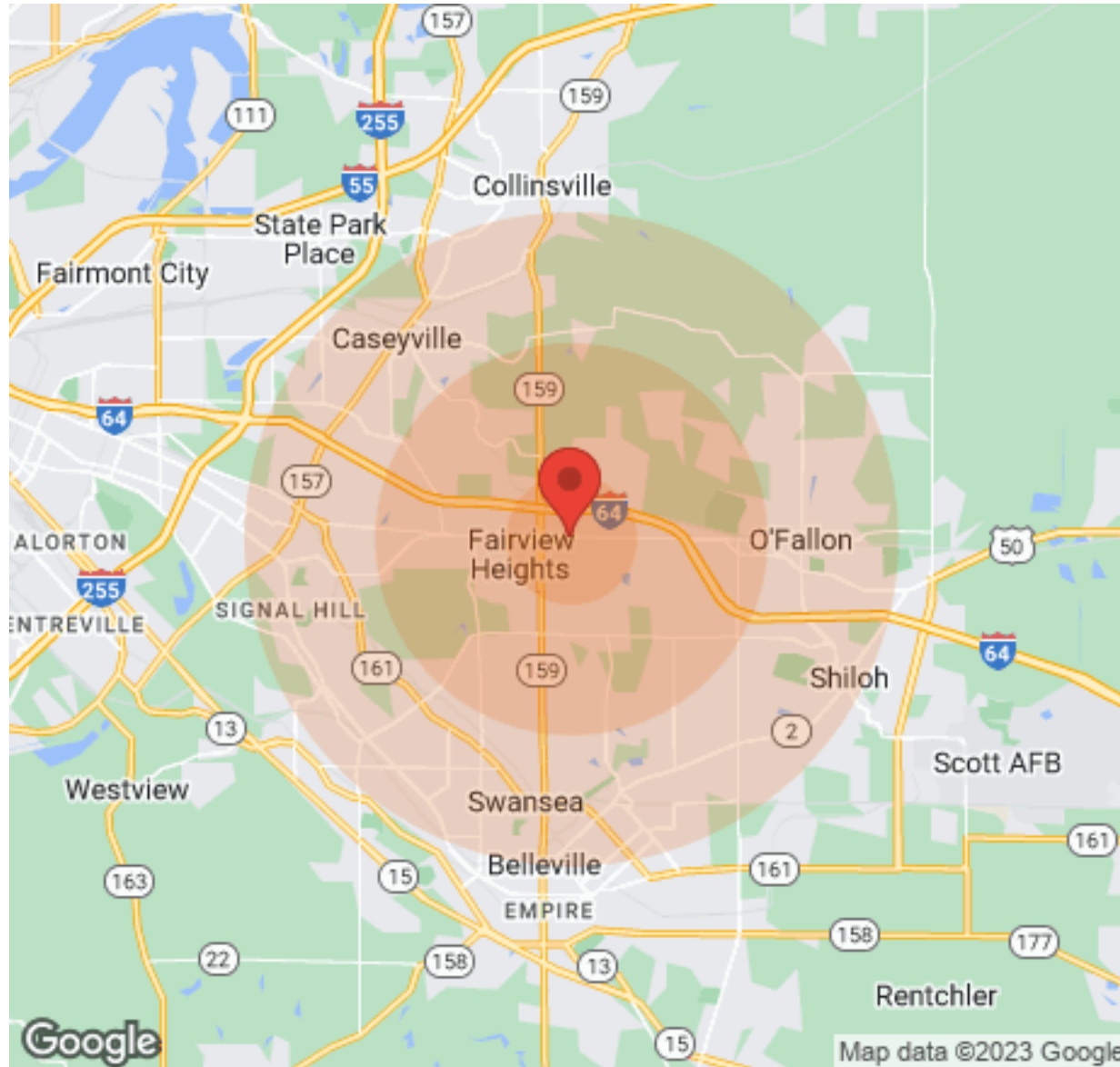
LOCATION OVERVIEW

The 13,144 SF retail building is strategically situated in Fairview Heights, IL, off Exit 12 on Interstate 64. The building sits on signalized light adjacent to the St. Clair Square and near many retail locations. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.

<p>Monument Signage</p>	<p>Interstate 64</p>	<p>18,600 Traffic Count</p>
<p>Frontage: 225' Depth: 200'</p>	<p>Exit # 12</p>	<p>STL Airport 26.8 miles</p>

DEMOGRAPHICS

620 LINCOLN TRAIL



Population	1 Mile	3 Miles	5 Miles
Male	1,600	19,556	55,410
Female	1,927	21,319	59,144
Total Population	3,527	40,875	114,554

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	744	7,980	22,120
Ages 15-24	460	5,221	14,906
Ages 25-54	1,303	15,251	45,036
Ages 55-64	420	5,247	14,595
Ages 65+	600	7,176	17,897

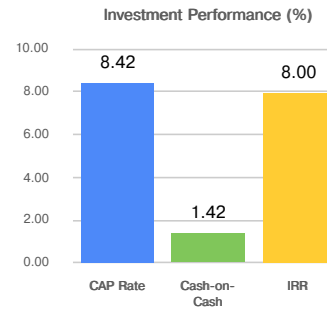
Income	1 Mile	3 Miles	5 Miles
Median	\$75,152	\$77,588	\$55,531
< \$15,000	108	1,262	4,822
\$15,000-\$24,999	109	1,096	4,657
\$25,000-\$34,999	99	1,387	4,758
\$35,000-\$49,999	224	1,892	5,960
\$50,000-\$74,999	280	3,495	9,804
\$75,000-\$99,999	311	2,722	6,473
\$100,000-\$149,999	269	3,131	6,795
\$150,000-\$199,999	N/A	1,092	2,124
> \$200,000	13	530	1,205

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,471	17,836	51,396
Occupied	1,411	16,758	47,599
Owner Occupied	1,145	12,603	32,825
Renter Occupied	266	4,155	14,774
Vacant	60	1,078	3,797

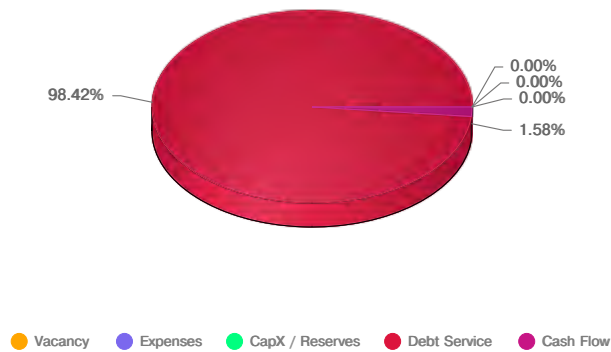
KEY INVESTMENT FACTS



Purchase Price	\$1,900,000
+ Acquisition Costs	\$38,000
- Mortgage(s)	\$1,760,000
+ Loan Fees Points	\$0
Initial Investment	\$178,000



Internal Rate of Return (IRR)	8%
Acquisition CAP Rate	8.42%
Year 1 Cash-on-Cash	1.42%
Gross Rent Multiplier	8.13
Price Per Square Foot	\$144.55
Loan to Value	95.00%
Debt Service Coverage Ratio	1.02



For the Year Ending	Year 10 Feb-2035
POTENTIAL RENTAL INCOME (PRI)	
Base Rental Income	\$234,974
- Turnover Vacancy	\$0
- Rent Concessions	\$0
Total Base Rental Income	\$234,974
- General Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$234,974
+ Tenant Expense Reimbursements	\$0
Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$234,974
- Operating Expenses	\$94,396
NET OPERATING INCOME (NOI)	\$140,578
Net Operating Income (NOI)	\$140,578
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$157,465
- Tenant Improvements (TI)	\$0
- Leasing Commissions (LC)	\$0
CASH FLOW BEFORE TAXES	(\$16,887)



INVESTMENT PROPERTY SUMMARY

620 LINCOLN TRAIL

LISTING # 309

PROPERTY INFO

Tenants/Units: 6
APN: 03-27.0-305-002/003
County: IL - St. Clair
Zoning: PB - Planned Business -Fairview Heights
Complex: Good

STRUCTURAL DATA

Year Built: 1990
Total SF: 13,144
Floors: 2
Roof: TPO
Construction Type: Combination

FACILITY INFO

Parking: Attached,100
Elevator: ADA Compliant Passenger Elevator
Heating: Forced Air
Cooling: Forced Air

LAND MEASUREMENTS

Lot Size: 1.03 Acres
Dimensions: 225' x 200'



SALE INFORMATION

Sale Price: \$2,200,000
CAP Rate: 8.42%
NOI: \$140,578
GRM: 8.13

INCOME:

Gross Rental Income: \$234,974

Total Income: \$234,974

EXPENSES:

Total Expenses: \$94,396