

FOR SALE
-OR-
LEASE

2417 Lebanon Avenue,
Shiloh, IL 62221



INVESTMENT PROPERTY W/ 408 SF AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Cell: (618) 407-4240
tonys@barbermurphy.com



PROPERTY HIGHLIGHTS



Heating/Cooling:
Central



Fluorescent/LED
Lighting



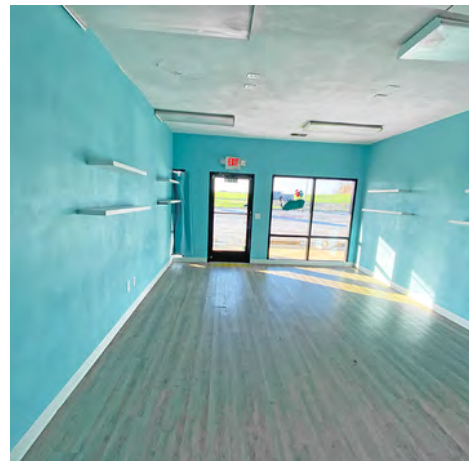
Rehab Year
2016



Zoning: Commercial
District-Shiloh



Marquee
Signage

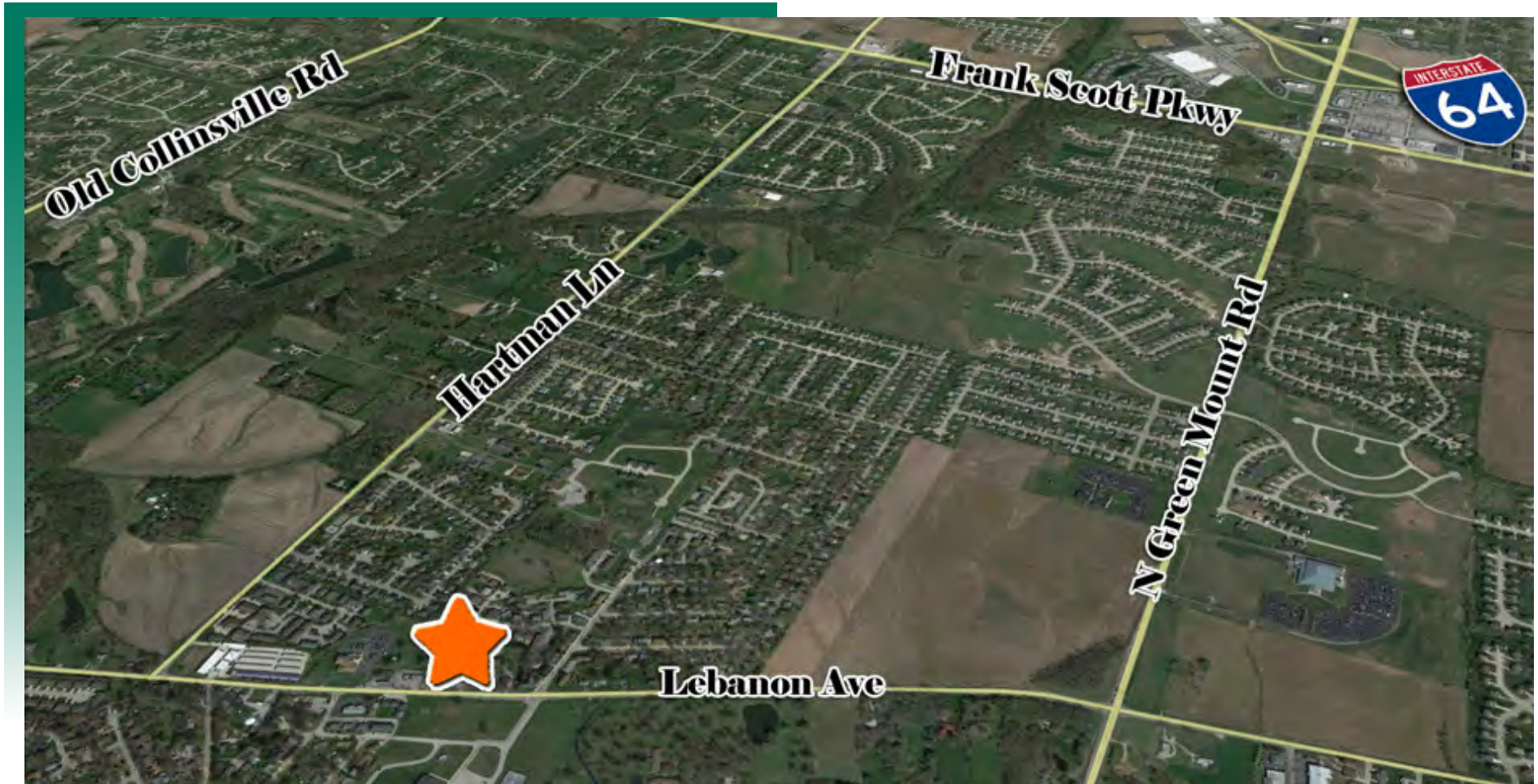


Whiteside Plaza:

- **9% Cap Rate Investment Property For Sale or Lease**
- **Completely remodeled in 2016**
- **New Marquee Signage, facade, windows and doors**
- **Bathrooms are ADA compliant**
- **13,700 Daily Traffic count**

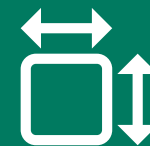
AREA MAP

2417 Lebanon Avenue, Shiloh, IL 62221



LOCATION OVERVIEW

Excellent location on Lebanon Avenue in Shiloh, Illinois 62221. This property has 239 feet of frontage and 13,700 daily traffic count.



Frontage: 239"



Near I-64

FLOOR PLAN

2417 Lebanon Avenue, Shiloh, IL 62221

Whiteside Plaza

2417 Lebanon Ave
Shiloh, IL 62221

34

Suite A-B	Suite E	Suite G
960 SF	408 SF	
Gold Mine Gaming	FOR LEASE	4080 SF
28 ft	12 ft	120 ft

160

*Not to scale

INVESTMENT SUMMARY

2417 Lebanon Avenue, Shiloh, IL 62221

Property Information		Financing	
Property Type	Commercial	First Loan: 344,000 7.5% 20 Year 0 Point	
Sale Price	430,000	Second Loan: None	
Number of Units	4	Third Loan: None	
Price per Unit	107,500	DebtService:	
Basis/Appreciation:		Loan Amount	344,000
Depreciable basis @ 0%		Monthly payment (PI)	2,771.25
Appreciation @ 0%		Annual Payment (PI)	33,255
Income		Initial Investment	
Gross Scheduled Income	52,404	Down Payment (20.00%)	86,000
- Vacancy @ 0.00%		+ Loan Points (0.00%)	
+ Laundry		+ Closing Costs (0.00%)	
+ Parking		INITIAL INVESTMENT	86,000
+ Vending		Depreciation	
+ Storage		Depreciation (building)	
+ Other		+ Depreciation (additions)	
GROSS OPERATING INCOME	52,404	DEPRECIATION	

INVESTMENT SUMMARY CONT.

2417 Lebanon Avenue, Shiloh, IL 62221

Operating Expenses			Tax Benefit (Loss)	
Property tax	12.42%	6,506	Taxable Revenues	52,404
+ Insurance	3.43%	1,800	- Deducted Expenses	14,306
+ Management			- Mortgage Interest	25,538
+ Repairs/Maint	9.16%	4,800	- Depreciation	
+ Trash Removal			- Amortized Loan Points	
+ Water/Sewer			TAXABLE INCOME	12,560
+ Gas/Electric			TAX BENEFIT (LOSS) @ 0%	
+ Advertising			Cash Flow After Tax	
+ Telephone			Cash Flow Before Tax	4,843
+ Grass-Snow	2.29%	1,200	- Tax Benefit (Loss)	
TOTAL EXPENSES	27.30%	14,306	CASH FLOW AFTER TAX (CFAT)	4,843
Cash Flow Before Tax			Return on Equity	
Gross Operating Income		52,404	Appreciation	
- Operating Expenses		14,306	+ Cash Flow Before Tax	4,843
NET OPERATING INCOME		38,098	+ Principal Reduction	7,717
- Replacement Reserve			+ Tax Benefit (Loss)	
- Upgrades			TOTAL PROFIT THIS YEAR	12,560
- Debt Service		33,255	÷ Initial Investment	86,000
CASH FLOW BEFORE TAX (CFBT)		4,843	RETURN ON EQUITY (ROE)	14.60%

INVESTMENT HIGHLIGHTS

Gross Rent Multiplier	8.21	Capitalization Rate	8.86%
Cash on Cash Return	5.63%	Return on Equity	14.60%

OFFICE/RETAIL PROPERTY SUMMARY

#2345

2417 Lebanon Avenue, Shiloh, IL 62221

SALE INFORMATION:

Sale Price: \$430,000
Sale Price/SF: \$79.04

LEASE INFORMATION:

Lease Rate per SF: \$17.60
Lease Rate per Month: \$600.00
Lease Type: Modified Gross
Net Charges: -
Cam Charges: -
Lease Terms: -

SQUARE FOOT INFO:

Building Total: 5,440 SF
Total Available: 408 SF
Direct Lease: 408 SF
Sublease: 0 SF
Office: 408 SF
Retail: 5,440 SF
Min Divisible: 408 SF
Max Contiguous: 5,440 SF

STRUCTURAL DATA:

Year Built: 1980
Rehab Year: 2016
Building Class: C
Clearance Min: 8'
Clearance Max: 9'
Roof: Flat
Exterior: Wood Frame, Stucco
Floors: 1
Signage: Marquee

PROPERTY INFORMATION:

Parcel No: 08-12.0-300-013
County: St. Clair
Zoning: C-1
Prior Use: Fitness, Retail,
Laundromat
Complex: Shiloh Station
Parking: 19
Traffic Count: 13,700
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$6,506
Tax Year: 2023

LAND MEASUREMENTS:

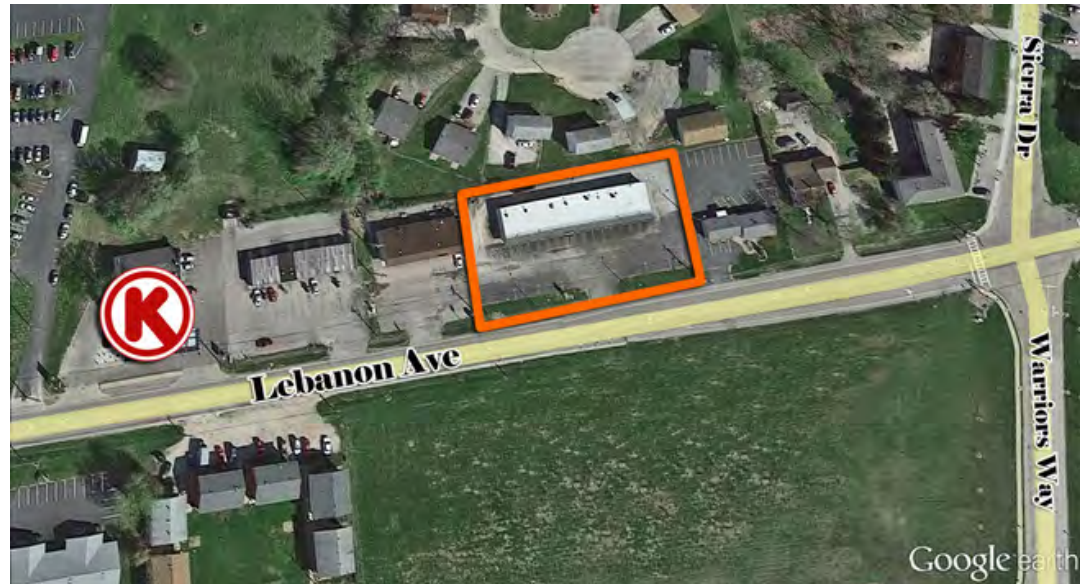
Acres: 0.77 AC
Frontage: 239 FT
Depth: 140 FT

TRANSPORTATION:

Interstate: Near I-64
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

All utilities available to property



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