



**JOSEPH NAPER BUILDING - DOWNTOWN NAPERVILLE**  
**216-218 S MAIN STREET**  
**NAPERVILLE, IL 60540**

### OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	\$3,850,000	
Down Payment	40% / \$1,540,000	
Loan Amount	\$2,310,000	
Loan Type	Proposed New	
Interest Rate / Amortization	4.75% / 25 Years	
Gross Leasable Area	7,050	
Price/SF	\$546.10	
Occupancy	100.0%	
Year Built	1890 Oldest Building in Downtown Naperville by Joseph Naper	
Lot Size	0.08 acre(s)	
CAP Rate	6.06%	6.21%
Net Operating Income	\$233,187	\$238,933
Net Cash Flow After Debt Service	\$75,151	\$80,897
Total Return	8.00% / \$124,528	8.62% / \$122,671



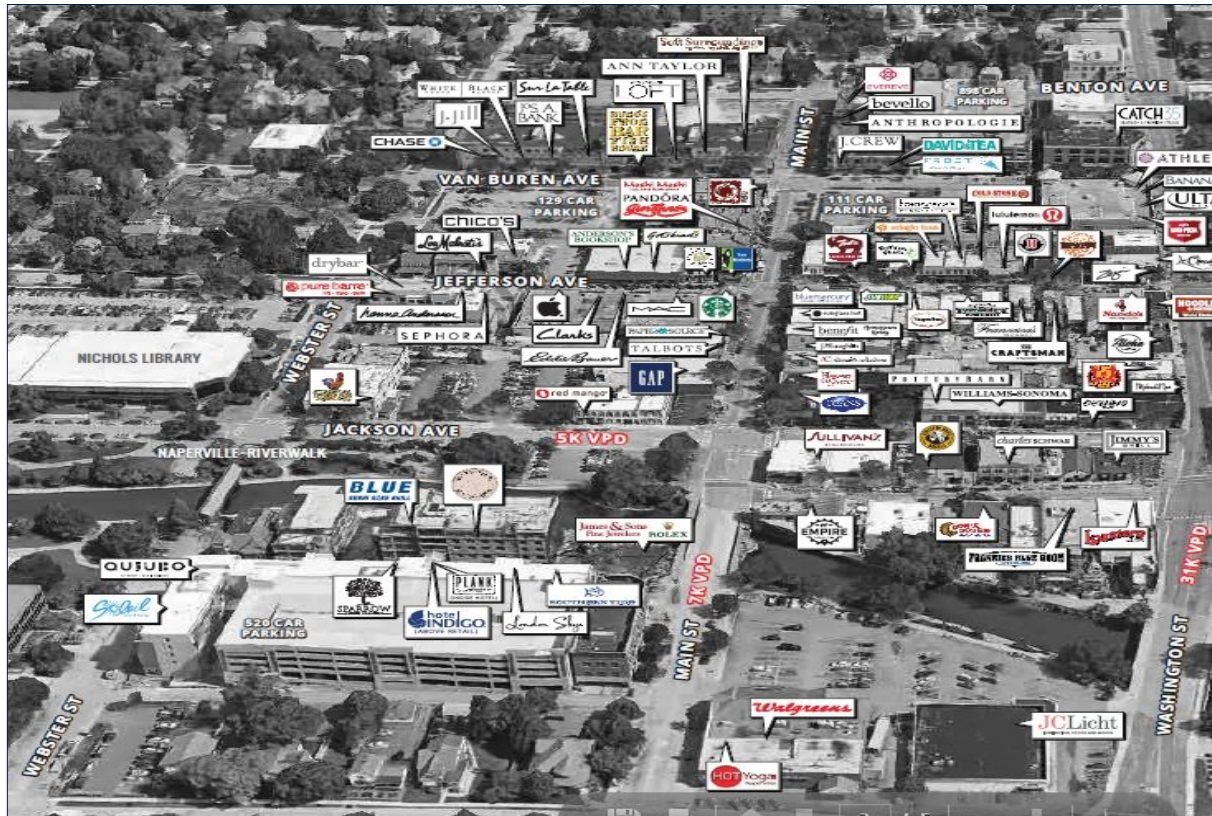
### INVESTMENT HIGHLIGHTS

- Irreplaceable Naperville Real Estate | Mixed-Use Office and Retail
- Located in Heart of Downtown | Over One Million Square Feet of Retail
- 100 Percent Occupied | Five-Tenant Suites: Two Retail and Three Office
- High Historical Occupancy Levels | High Barriers to Entry
- Stable Passive Cash-Flow | Ease of Ownership to Self Manage
- Affluent Area | Household Income \$126,759 | Population 253,885 Within Five-Miles

### EXCLUSIVELY LISTED BY:

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REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$245,988	\$251,892
Reimbursement Income	\$48,494	\$48,639
Miscellaneous Income		
Potential Gross Revenue	\$294,482	\$300,531
General Vacancy		
Effective Gross Revenue	\$294,482	\$300,531

EXPENSES		
CAM	\$12,633	\$17,027
Insurance	\$5,400	\$5,454
Real Estate Taxes	\$31,000	\$31,000
Management Fee	\$12,262	\$12,385
Miscellaneous Expenses		
Total Expenses	\$61,295	\$61,598

NET OPERATING INCOME		
Net Operating Income	\$233,187	\$238,933

MAJOR TENANTS	
Alixandra Collections	Brodzinski Law
J. McLaughlin	
Passages of Israel America	
Memory Keepers	