

FOR SALE**\$499,000****NRT****521 S Bartlett Rd Streamwood, IL 60107****Parkview Plaza****Property Information**

SF	9,050
Built	1978
Acres	.78
Zoning	C-2
Parking	52
Occupancy	78%

Highlights

High Visibility at Intersections S Bartlett Rd & Streamwood Blvd
 Complimentary Neighborhood Tenant Mix
 Upside Potential in a Recovering Retail Market (Service Oriented)

DescriptionArea

High visibility multi-unit Retail Strip Center For Sale at the intersection of S Bartlett Rd and Streamwood Blvd. Over 9000 SF of property on 3/4 of an acre offering a complimentary mix of tenants including a Hair Salon, Dry Cleaner, Staffing Business, Pet Grooming, and Chiropractor. High population densities of almost 100,000 people within 3-miles of the site. Upside potential with improved occupancy and facade renovations. Competitively priced at a little over \$55/SF.

**Randolph Taylor CCIM, Broker****630-344-9355****rtaylor@creconsult.net****CRECONSULT.NET**

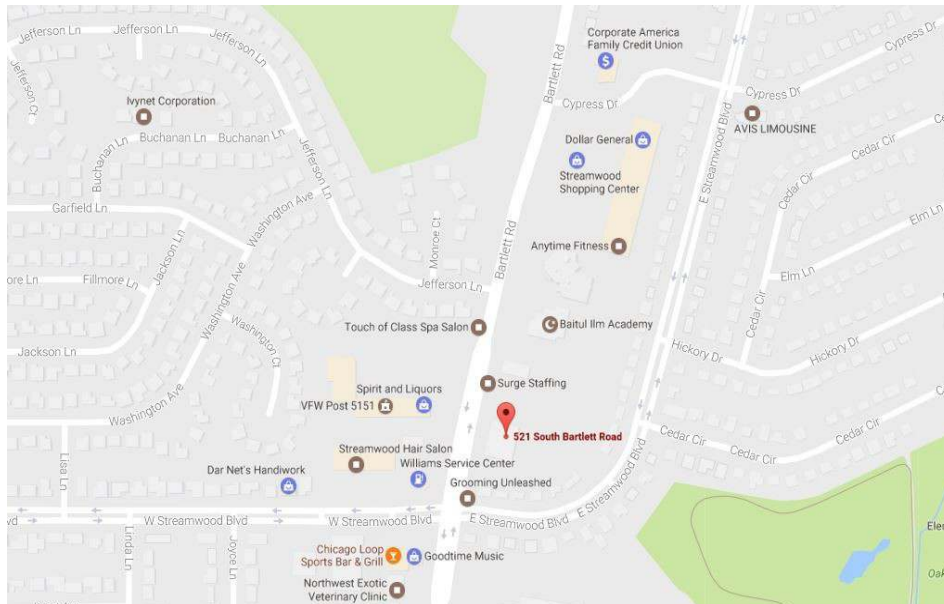
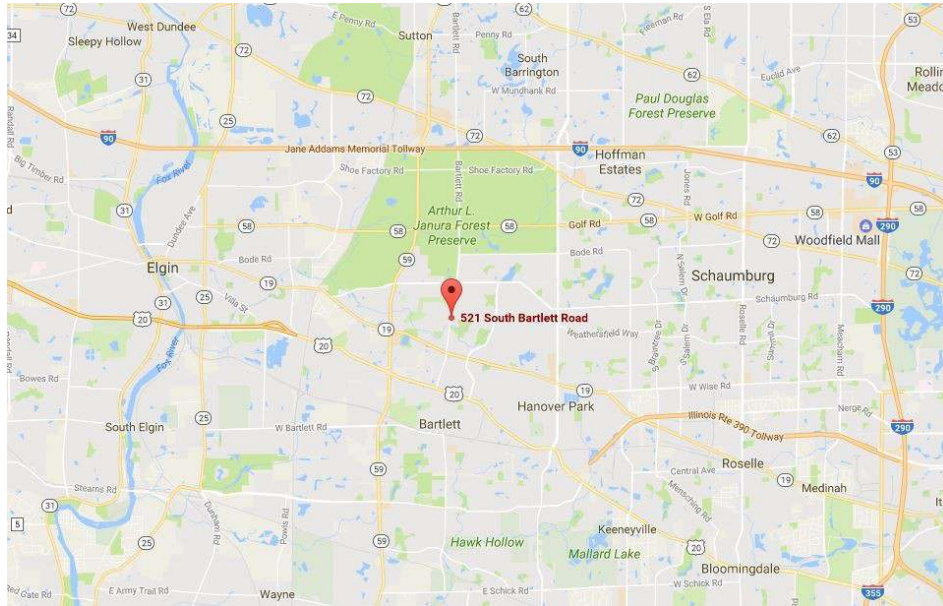
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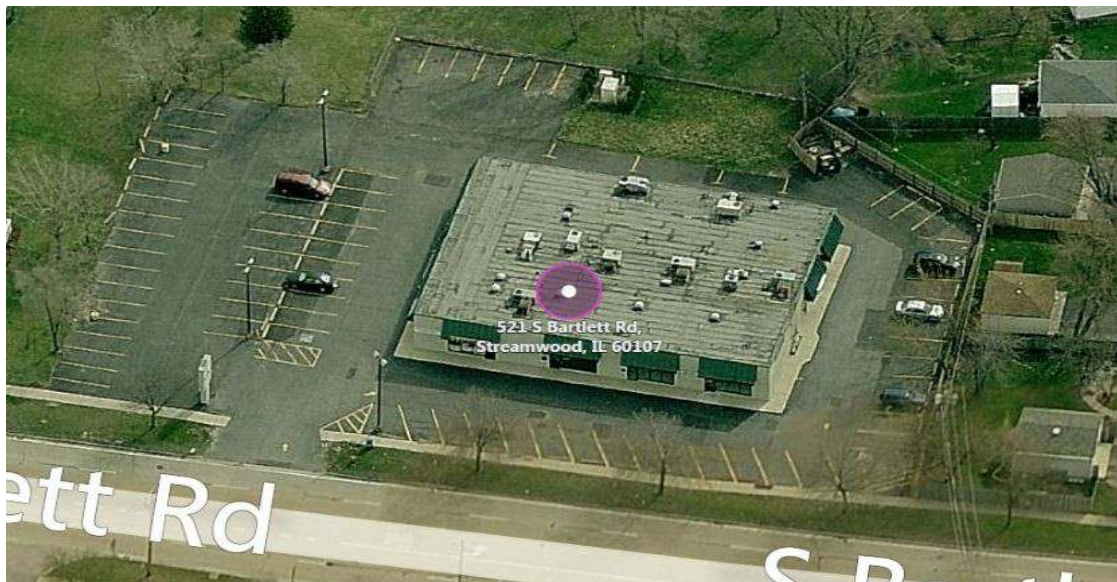
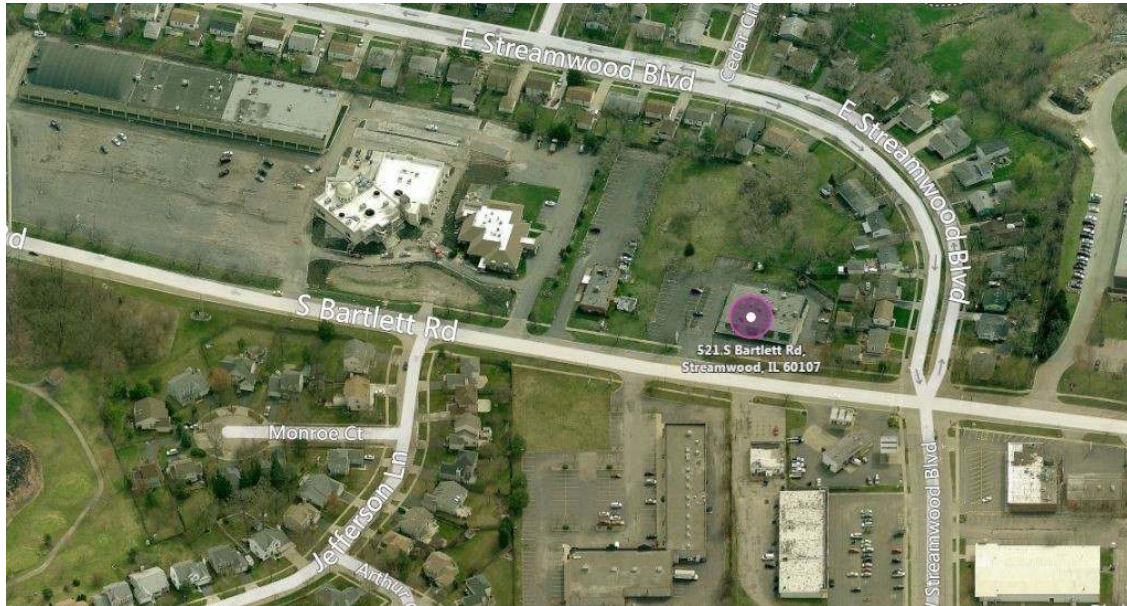
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521 S Bartlett Rd Streamwood, IL 60107 Parkview Plaza

Annual Property Operating Data

Actual

Property Information		Acquisition Assumptions	
Name	521 S Bartlett Rd	Purchase Price	\$499,000
Location	Parkview Plaza	Loan To Value	75.0%
Type	Retail	Downpayment	\$124,750
Rentable SF	9050	Loan Amount	\$374,250
Units	8	Annual Interest Rate	4.75%
Built	1978	Term	25
Floors	1	Monthly PMT	\$2,134
Analysis Date	4/1/2017	Annual Debt Service	\$25,604
Values	%	Hold Period	10
Land	\$99,800 20%	Terminal Cap Rate	8.0%
Improvements	\$399,200 80%	Operating Exp PSF	\$7.18
Personal Property	\$0	Annual Operating Cost Incr	3%
Total	\$499,000	Annual Rental Increases	3%
		Cost of sale	5%
First Year Operating Statement		Tax Factors:	
Total Base Rent	\$76,420	Depreciable Life Yrs	39
Expense Recoveries		Ordinary Income Tax	28%
GROSS SCHEDULED INCOME	\$76,420	Capital Gain Tax Rate	20%
Vacancy & Credit Loss	\$0	Straight Line Recapture	25%
EFFECTIVE GROSS INCOME	\$76,420	Year 1 Analysis Measures:	
Miscellaneous Income:		Cap Rate	2.3%
GROSS OPERATING INCOME	\$76,420	Cash on Cash	-11.3%
OPERATING EXPENSES:		Gross Rent Multiplier	6.53
Real Estate Taxes	\$38,272	Price Per Unit	\$62,375
Property Insurance	\$2,162	Price Per Square Foot	\$55
Property Management: Self	\$3,600	Underwriting Measures:	
Grounds Maintenance	\$6,465	Operating Expenses Ratio	85.0%
Repairs & Maintenance	\$8,591	Debt Coverage Ratio	0.45
Utilities:		LTV Ratio	75%
Utilities:	\$3,882		
Life Safety	\$300		
Trash	\$1,667		
TOTAL OPERATING EXPENSES	\$64,939		
NET OPERATING INCOME	\$11,481		
Loan Payment	\$25,804		
NET CASH FLOW (b/t)	-\$14,123		
- Replacement Reserves	5% \$574		
- Interest on Annual Debt Service	\$17,604		
- Depreciation	\$10,238		
TAXABLE INCOME	-\$16,933		

Year	Cash Flows	Cap Rate
0	-\$124,750	
1	-\$16,933	2.3%
2	-\$22,200	1.1%
3	-\$20,865	1.3%
4	-\$20,252	1.3%
5	-\$19,614	1.4%
6	-\$18,948	1.4%
7	-\$18,253	1.5%
8	-\$17,528	1.5%
9	-\$16,772	1.6%
10	-\$205,690	1.6%
Before Tax IRR	26.5%	

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Parkview Plaza

ACTUAL**Rent Roll**

Property 521 S Bartlett Rd
 RSF 9,050
 Units 8

Unit	Tenant	Size		Rent				Lease Terms			
		SF	% RSF	Annual	Monthly	PSF	% Total	Type	Start	Expiration	Deposits
519	Just Thomas Inc	1,525	16.9%	\$16,699	\$1,392	\$10.95	21.9%	MG		M--M	
521	Vacant	1,550	17.1%	\$0	\$0		0.0%	MG			
523	Dr Salvitella Chiropractic	750	8.3%	\$10,313	\$859	\$13.75	13.5%	MG	5/1/2017	2/28/2019	22
525	Sunny Cleaners	700	7.7%	\$8,400	\$700	\$12.00	11.0%	MG	5/1/2017	12/31/2017	
527	Surge Staffing	925	10.2%	\$12,719	\$1,060	\$13.75	16.6%		5/1/2017	09/30/2017	5
529-531	Happy Hair Salon	1,500	16.6%	\$16,200	\$1,350	\$10.80	21.2%		5/1/2017	08/31/2018	16
533	Vacant	750	8.3%	\$0	\$0		0.0%				
535	Grooming Unleashed	750	8.3%	\$12,090	\$1,008	\$16.12	15.8%		5/1/2017	12/31/2020	44
Other Income:						Ave					
TOTALS		8,450		\$76,420	\$6,368	\$12.90					

PROJECTED**Rent Roll**

Property 521 S Bartlett Rd
 RSF 9,050
 Units 8

Unit	Tenant	Size		Rent				Lease Terms				
		SF	% RSF	Annual	Monthly	PSF	% Total	Type	Start	Expiration	Remain	Ann Incr
519	Just Thomas Inc (Ren Proj)	1,525	16.9%	\$24,400	\$2,033	\$16.00	19.5%	MG		M--M		
521	Vacant (Proj)	1,550	17.1%	\$24,800	\$2,067	\$16.00	19.9%	MG				
523	Dr Salvitella Chiropractic	750	8.3%	\$10,313	\$859	\$13.75	8.3%	MG	5/1/2017	2/28/2019	22	
525	Sunny Cleaners	700	7.7%	\$8,400	\$700	\$12.00	6.7%	MG	5/1/2017	12/31/2017		
527	Surge Staffing (Ren Proj)	925	10.2%	\$16,650	\$1,388	\$18.00	13.3%		5/1/2017	09/30/2017	5	
529-531	Happy Hair Salon	1,500	16.6%	\$16,200	\$1,350	\$10.80	13.0%		5/1/2017	08/31/2018	16	
533	Vacant (Proj)	750	8.3%	\$12,000	\$1,000	\$16.00	9.6%					
535	Grooming Unleashed	750	8.3%	\$12,090	\$1,008	\$16.12	9.7%		5/1/2017	12/31/2020	44	
Other Income:						Ave						
TOTALS		8,450		\$124,850	\$10,404	\$14.83						

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Projected

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Location	Parkview Plaza		Loan To Value	75.0%	
Type	Retail		Downpayment	\$124,750	
Rentable SF	9050		Loan Amount	\$374,250	
Units	8		Annual Interest Rate	4.75%	
Built	1978		Term	25	
Floors	1		Monthly PMT	\$2,134	
Analysis Date	4/1/2017		Annual Debt Service	\$25,604	
Values	%		Hold Period	10	
Land	\$99,800	20%	Terminal Cap Rate	8.0%	
Improvements	\$399,200	80%	Operating Exp PSF	\$7.18	
Personal Property	\$0		Annual Operating Cost Incr	3%	
Total	\$499,000		Annual Rental Increases	3%	
First Year Operating Statement			Cost of sale	5%	
Total Base Rent	\$124,853		Tax Factors:		
Expense Recoveries			Depreciable Life Yrs	39	
GROSS SCHEDULED INCOME	\$124,853		Ordinary Income Tax	28%	
Vacancy & Credit Loss	9.0%	\$11,237	Capital Gain Tax Rate	20%	
EFFECTIVE GROSS INCOME	\$113,616		Straight Line Recapture	25%	
Miscellaneous Income:			Year 1 Analysis Measures:		
GROSS OPERATING INCOME	\$113,616		Cap Rate	9.8%	
OPERATING EXPENSES:			Cash on Cash	18.5%	
Real Estate Taxes	\$38,272		Gross Rent Multiplier	4.00	
Property Insurance	\$2,162		Price Per Unit	\$62,375	
Property Management	\$3,600		Price Per Square Foot	\$55	
Grounds Maintenance	\$6,465		Underwriting Measures:		
Repairs & Maintenance	\$8,591		Operating Expenses Ratio	52.0%	
Utilities:			Debt Coverage Ratio	1.90	
Utilities:	\$3,882		LTV Ratio	75%	
Life Safety	\$300		Year	Cash Flows	Cap Rate
Trash	\$1,667		0	-\$124,750	
TOTAL OPERATING EXPENSES	\$64,939		1	\$18,403	9.8%
NET OPERATING INCOME	\$48,677		2	\$21,400	10.3%
Loan Payment	\$25,604		3	\$24,531	10.9%
NET CASH FLOW (b/t)	\$23,073		4	\$26,506	11.2%
- Replacement Reserves	5%	\$2,434	5	\$28,547	11.5%
- Interest on Annual Debt Service	\$17,604		6	\$30,658	11.9%
- Depreciation	\$10,236		7	\$32,841	12.2%
TAXABLE INCOME	\$18,403		8	\$35,099	12.6%
			9	\$37,433	13.0%
			10	\$568,971	13.4%
			Before Tax IRR	26.5%	

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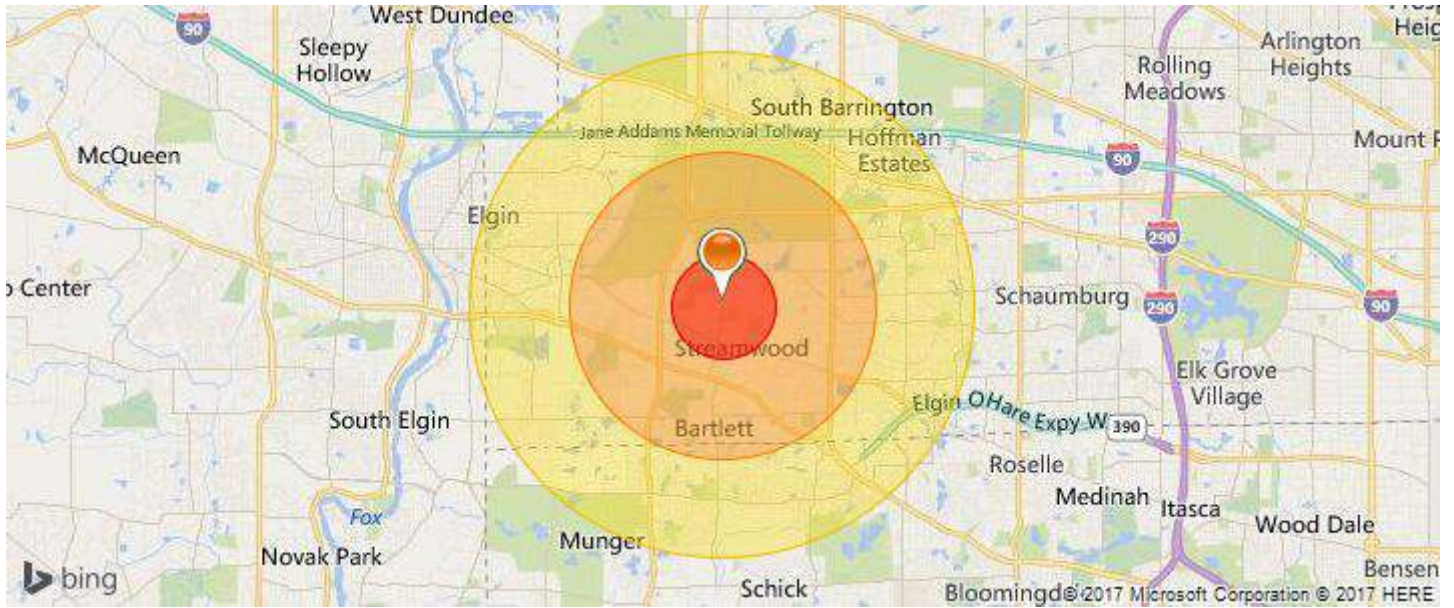
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**521 S Bartlett Rd
Streamwood, IL 60107**



Population	1-mi.	3-mi.	5-mi.
Total Population	16,842	95,910	236,857
Group Quarters Population	0	436	1,247
Urban Population	16,831	95,865	236,453
Rural Population	12	44	404
Adult Population	12,567	71,308	176,461
Ratio of Males to Females	1	0.99	0.98
Female Population	8,405	48,185	119,518
Male Population	8,437	47,724	117,339
Land Area (Square Miles)	4	23.47	73.71

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	36.23	35.62	36.13
Median Age, Male	35.54	34.77	35.13
Median Age, Female	36.95	36.49	37.14
% Age 18+	74.61%	74.35%	74.5%
% Age 21+	71.29%	71.1%	71.08%
% Age 55+	22.44%	21.91%	22.73%
% Age 65+	10.39%	9.98%	10.51%

Ethnicity	1-mi.	3-mi.	5-mi.
% White	66.71%	63.34%	64.04%
% Black/African American	3.02%	4.06%	4.54%
% American Indian / Alaska Native	1.16%	0.78%	0.65%
% Asian	13.32%	17.39%	16.89%
% Native Hawaiian / Other Pacific Islander	0.03%	0.03%	0.03%

% Other	12.4%	11.09%	10.53%
% Two or More Races	3.37%	3.31%	3.33%

5 Year Projections	1-mi.	3-mi.	5-mi.
Total Population	16,666	97,946	242,180
Group Quarters Population	0	436	1,247
Adult Population	12,546	73,488	182,583
Total Households	5,778	33,596	82,984
Per Capita Income (based on Total Population)	36,573	36,160	37,118
Total Population 16+	12,949	75,949	189,016

5 Year Ethnicity Projections	1-mi.	3-mi.	5-mi.
% White	64.46%	61.1%	61.92%
% Black/African American	2.95%	3.92%	4.38%
% American Indian / Alaska Native	1.19%	0.76%	0.65%
% Asian	14.37%	19.05%	18.38%
% Native Hawaiian / Other Pacific Islander	0.03%	0.03%	0.03%
% Other	13.23%	11.46%	10.97%
% Two or More	3.77%	3.68%	3.68%

Housing & Households	1-mi.	3-mi.	5-mi.
Total Housing Units	5,877	33,498	82,818
Total Households	5,718	32,397	80,097
Owner-Occupied: Owned with a mortgage or loan	4,036	21,113	50,445
Owner-Occupied: Owned free and clear	955	4,716	12,362
Renter-Occupied	726	6,568	17,289
Aggregate Contract Rent	\$855,215	\$7,222,016	\$18,597,677
Average (Mean) Number of Vehicles Available	2.12	2.02	2.02

Housing Value	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	29	119	248
Housing Value \$10,000-\$14,999	75	301	486
Housing Value \$15,000-\$19,999	45	253	409
Housing Value \$20,000-\$24,999	34	264	409
Housing Value \$25,000-\$29,999	37	238	377
Housing Value \$30,000-\$34,999	0	48	215
Housing Value \$35,000-\$39,999	8	76	197
Housing Value \$40,000-\$49,999	21	186	422
Housing Value \$50,000-\$59,999	1	73	259
Housing Value \$60,000-\$69,999	6	96	413
Housing Value \$70,000-\$79,999	7	160	512
Housing Value \$80,000-\$89,999	34	219	701
Housing Value \$90,000-\$99,999	102	419	1,109

Housing Value \$100,000-\$124,999	217	1,009	2,750
Housing Value \$125,000-\$149,999	353	2,095	4,956
Housing Value \$150,000-\$174,999	719	2,946	6,747
Housing Value \$175,000-\$199,999	1,040	4,238	8,021
Housing Value \$200,000-\$249,999	1,000	4,818	10,455
Housing Value \$250,000-\$299,999	504	3,455	8,853
Housing Value \$300,000-\$399,999	424	2,861	8,734
Housing Value \$400,000-\$499,999	172	1,250	3,715
Housing Value \$500,000-\$749,999	122	548	1,822
Housing Value \$750,000-\$999,999	21	94	582
Housing Value \$1,000,000 or more	20	63	414
Total Owner-occupied housing units (OOHU)	4,991	25,829	62,808

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	\$29,579	\$29,174	\$30,205
Average (Mean) Household Income	\$92,750	\$92,253	\$94,446
Median Household Income	\$72,966	\$74,858	\$75,571
Aggregate Income	\$530,300,685	\$2,995,449,050	\$7,581,271,571

% Households by Income	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	1.93%	2.56%	2.98%
% Household Income \$10,000-\$14,999	1.67%	2.22%	2.31%
% Household Income \$15,000-\$19,999	3.95%	2.67%	2.85%
% Household Income \$20,000-\$24,999	4.65%	3.68%	3.46%
% Household Income \$25,000-\$29,999	2.74%	2.75%	3.07%
% Household Income \$30,000-\$34,999	4.35%	3.92%	3.89%
% Household Income \$35,000-\$39,999	2.69%	3.23%	3.61%
% Household Income \$40,000-\$44,999	3.89%	4.21%	4.23%
% Household Income \$45,000-\$49,999	3.84%	3.75%	3.68%
% Household Income \$50,000-\$59,999	8.6%	8.48%	7.86%
% Household Income \$60,000-\$74,999	13.42%	12.65%	11.64%
% Household Income \$75,000-\$99,999	17.52%	18%	17.31%
% Household Income \$100,000-\$124,999	12.04%	12.7%	12.95%
% Household Income \$125,000-\$149,999	5.68%	6.87%	7.18%
% Household Income \$150,000-\$199,999	8.13%	7.76%	7.81%
% Household Income \$200,000-\$249,999	2.1%	1.99%	2.12%
% Household Income \$250,000-\$499,999	1.68%	1.67%	1.98%
% Household Income \$500,000+	1.11%	0.9%	1.08%

Education	1-mi.	3-mi.	5-mi.
College undergraduate	809	4,837	12,352
Graduate or prof school	149	961	2,702

Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+	8,374	48,100	121,195

% Employment by Industry	1-mi.	3-mi.	5-mi.
% Armed Forces	0%	0%	0.01%
% Civilian, Employed	94.33%	95.07%	94.78%
% Civilian, Unemployed	5.67%	4.93%	5.21%
% Not in Labor Force	31.67%	31.44%	30.12%
% Agriculture, forestry, fishing/hunting, mining	0.06%	0.2%	0.34%
% Construction	6.95%	4.72%	5.1%
% Manufacturing	16.43%	15.78%	16%
% Wholesale trade	4.46%	4.55%	4.49%
% Retail trade	15.49%	13.01%	11.88%
% Transportation and warehousing and utilities	6.01%	6.5%	6.7%
% Information	2.06%	2.56%	2.59%
% Finance and ins, real estate, rental and leasing	6.46%	7.18%	7%
% Professional, sci, mgmt, admin and waste mgmt svcs	11.66%	14%	13.18%
% Educational svcs, health care and social asst	13.92%	16.06%	17.5%
% Arts, entertainmt, recreation, accom. and food svcs	10.21%	9.15%	8.68%
% Other svcs, except public admin	4.89%	4.84%	4.71%
% Public admin	1.38%	1.43%	1.83%

Transportation to Work	1-mi.	3-mi.	5-mi.
Total Workers 16+	8,374	48,100	121,195
Car, truck, or van	7,663	43,699	110,124
Public transport (not taxi)	313	1,818	4,375
Taxicab	0	37	175
Motorcycle	6	49	134
Bicycle	19	155	352
Walked	48	425	1,128
Other means	94	452	1,055
Worked at home	232	1,465	3,853

Consumer Expenditures	1-mi.	3-mi.	5-mi.
Average Apparel	\$3,204.81	\$3,234.21	\$3,183.32
Average Education	\$2,551.51	\$2,581.17	\$2,547.46
Average Entertainment	\$4,140.38	\$4,187.8	\$4,092.69
Average Food and Beverages	\$9,057.67	\$9,076	\$8,956.44
Average Gifts	\$1,254.17	\$1,230.13	\$1,221.45

Average Health Care	\$5,465.35	\$5,369.68	\$5,310.34
Average Household Furnishings and Equipment	\$2,173.34	\$2,173.23	\$2,147.23
Average Household Operations	\$1,545.95	\$1,573.18	\$1,536.37
Average Personal Care	\$1,003.82	\$1,002.13	\$990.34
Average Personal Expenditure	\$1,614.17	\$1,643.31	\$1,598.43
Average Reading	\$134.53	\$131.63	\$130.76
Average Shelter	\$14,224.87	\$14,423.67	\$14,207.75
Average Transportation	\$12,616.94	\$12,714	\$12,566.27
Average Utilities	\$4,016.47	\$4,000.35	\$3,963.72

Demand by Store Type	1-mi.	3-mi.	5-mi.
Motor Vehicle & Parts Dealers	\$24,262,514	\$138,981,440	\$339,755,172
Furniture & Home Furnishings Stores	\$2,694,705	\$15,581,093	\$37,941,556
Electronics & Appliance Stores	\$2,321,020	\$13,566,975	\$32,980,623
Building Material & Garden Equipment & Supply Dealers	\$6,750,599	\$37,978,568	\$92,665,800
Food & Beverage Stores	\$23,591,251	\$134,499,907	\$328,002,006
Health & Personal Care Stores	\$4,105,690	\$23,129,991	\$56,503,283
Gasoline stations	\$12,873,294	\$73,263,872	\$179,083,950
Clothing & Clothing Accessories Stores	\$8,887,709	\$51,906,799	\$125,945,966
Sporting Goods, Hobby, Book, & Music Stores	\$2,972,570	\$17,037,819	\$41,600,524
General Merchandise Stores	\$21,808,654	\$125,246,042	\$304,790,560
Miscellaneous Store Retailers	\$2,540,897	\$14,496,883	\$35,107,875
Nonstore retailers	\$9,114,640	\$52,330,774	\$127,436,910
Foodservice & Drinking Places	\$22,557,684	\$130,181,242	\$316,896,208
General Merchandise, Apparel and Accessories, Furniture and	\$39,497,382	\$228,009,105	\$554,594,230

2016/2017 Demographics provided by Experian through Alteryx

FOR SALE**\$499,000****NRT****BROKER****RANDOLPH TAYLOR***MBA, CCIM, BROKER***Coldwell Banker Commercial**1212 S Naper Blvd, Ste 122
Naperville, IL 60540**Direct** 630-344-9355**RTAYLOR@CRECONSULT.NET****BACKGROUND**

Randolph is a Senior Commercial Real Estate Broker at Coldwell Banker Commercial NRT servicing the Greater Chicago Area as well as nationally in conjunction with our Global Client Services Group.

Randolph has over 18 years of Commercial Real Estate Sales, Leasing, Investment and Asset Management experience. Prior to joining Coldwell Banker Commercial NRT, Randolph was a Corporate Real Estate Asset Manager with Bridgestone Americas developing and implementing strategic national new store site selection, portfolio management and surplus property disposition programs for a portfolio of over 2,300 retail stores, distribution centers and office properties.

Randolph is well-respected in the industry uniquely having a broad background in Commercial Real Estate including brokerage with Coldwell Banker Commercial, Corporate Real Estate Asset Management with Bridgestone Americas, Shopping Center and Multifamily Property Management with McKinley Associates and Market Analysis early in his career at the Grubb & Ellis Corp offices. Randolph's approach is more consultative than strictly transactional providing superior strategic direction utilizing comprehensive financial and market analysis resulting in better data driven decisions