

2550 HAUSER ROSS - SUITE 325 - SYCAMORE, IL

Double Net Lease Investment Medical Condo for Sale



\$268,900.00



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REAL ESTATE SERVICES

For More Information,
Please Contact:

Mike Carpenter, CCIM
Managing Broker

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815.540.5101

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1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000

Net Lease Investment

Investment Summary:

List Price:	\$268,900.00
Current NOI:	\$19,500.00
Initial Cap Rate:	7.75%
Land Acreage:	0.723 Acres
Year Built:	2011
Space Size:	1,400 Square Feet
Total Building Size:	11,280 Square Feet
Price PSF:	\$178.00
Lessee Name:	Metro Infections Disease Consultants
Lease Term:	4 Years with 4 Year Renewal

Community Profile:

	1 Mile	3 Miles	5 Miles
2018 Total Population	2,251	35,966	70,272
2023 Estimated Total Population	22,29	36,581	72,157
2018 to 2023 Growth Rate	-0.20%	0.34%	0.53%
2018 Number of Households	1,009	14,263	26,181
2023 Estimated Number of Households	1,003	14,549	27,019
2018 Median Household Income	\$57,681	\$55,339	\$51,590
2023 Estimated Median Household Income	\$61,770	\$58,961	\$54,430



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Lease Summary:

Tenant:	Metro Infections Disease Consultants		
Primary Lease Term:	4 Years		
	Annual Rent:	Rent PSF:	
Year 1:	\$21,350.00	\$15.25	
Year 2:	\$21,777.00	\$15.56	
Year 3:	\$22,212.54	\$15.87	
Year 4:	\$22,656.79	\$16.18	
Lease Dates:	December 1, 2018 to December 1, 2022		
Renewal Options:	One (4 Year)		
Tenant Website:	http://midcusa.com		

Tenant Information:

In 1994, Metro Infectious Disease Consultants (MIDC) was established with 8 infectious disease physicians working in the Chicago area. Based on the philosophy that strategic growth and market neutrality would optimize patient care and physician lifestyle, MIDC has grown to be the largest infectious disease group in the country.

At the present time, MIDC is composed of over 70 infectious disease physicians working at over 100 hospitals in 6 states. Outpatient antibiotic therapy is available at each of the offices and a Hospital Avoidance Program has been implemented.

Besides geographic diversity, MIDC strives to provide infectious disease services to the full spectrum of healthcare venues including long term acute care hospitals and long term care facilities as well as acute care hospitals.

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Lease Information:

Tenant Name	Yr	Start Date	End Date	Annual Rent PSF	Total Annual Rent
Metro Infections Disease Consultants, LLC	1	12/1/18	11/30/19	\$15.25	\$21,350.00
	2	12/1/19	11/30/20	\$15.56	\$21,777.00
	3	12/1/20	11/30/21	\$15.87	\$22,212.54
	4	12/1/21	11/30/22	\$16.18	\$22,656.79
Total for Initial Term of Lease					\$87,996.33
	5	12/1/22	11/30/23	\$16.51	\$23,109.93
	6	12/1/23	11/30/24	\$16.84	\$23,572.13
	7	12/1/24	11/30/25	\$17.17	\$24,043.57
	8	12/1/25	11/30/26	\$17.52	\$24,524.44
Total Including Renewal Term of Lease					\$95,250.07
Total for Entire Lease					\$183,246.40



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External Pictures:



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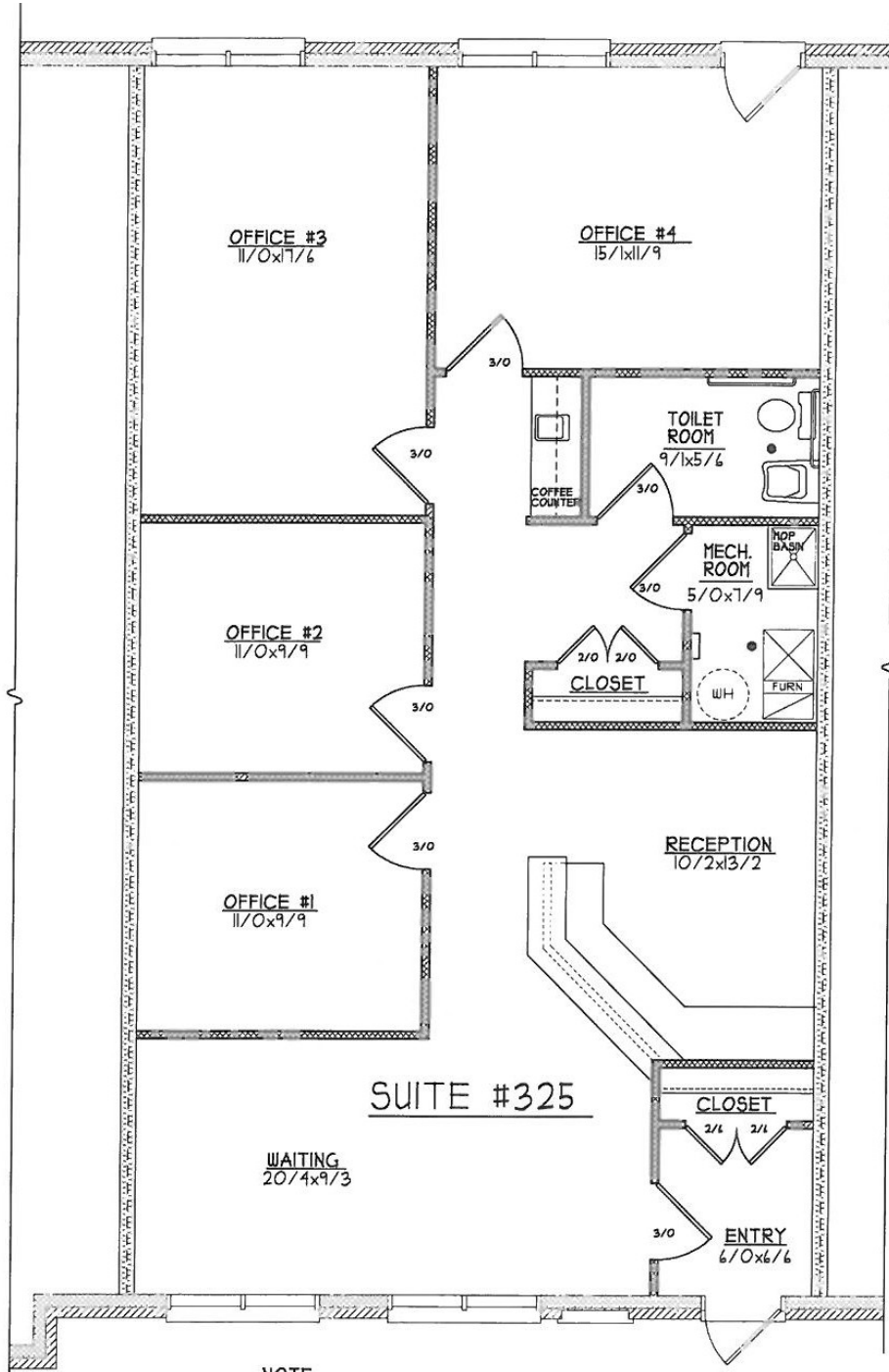
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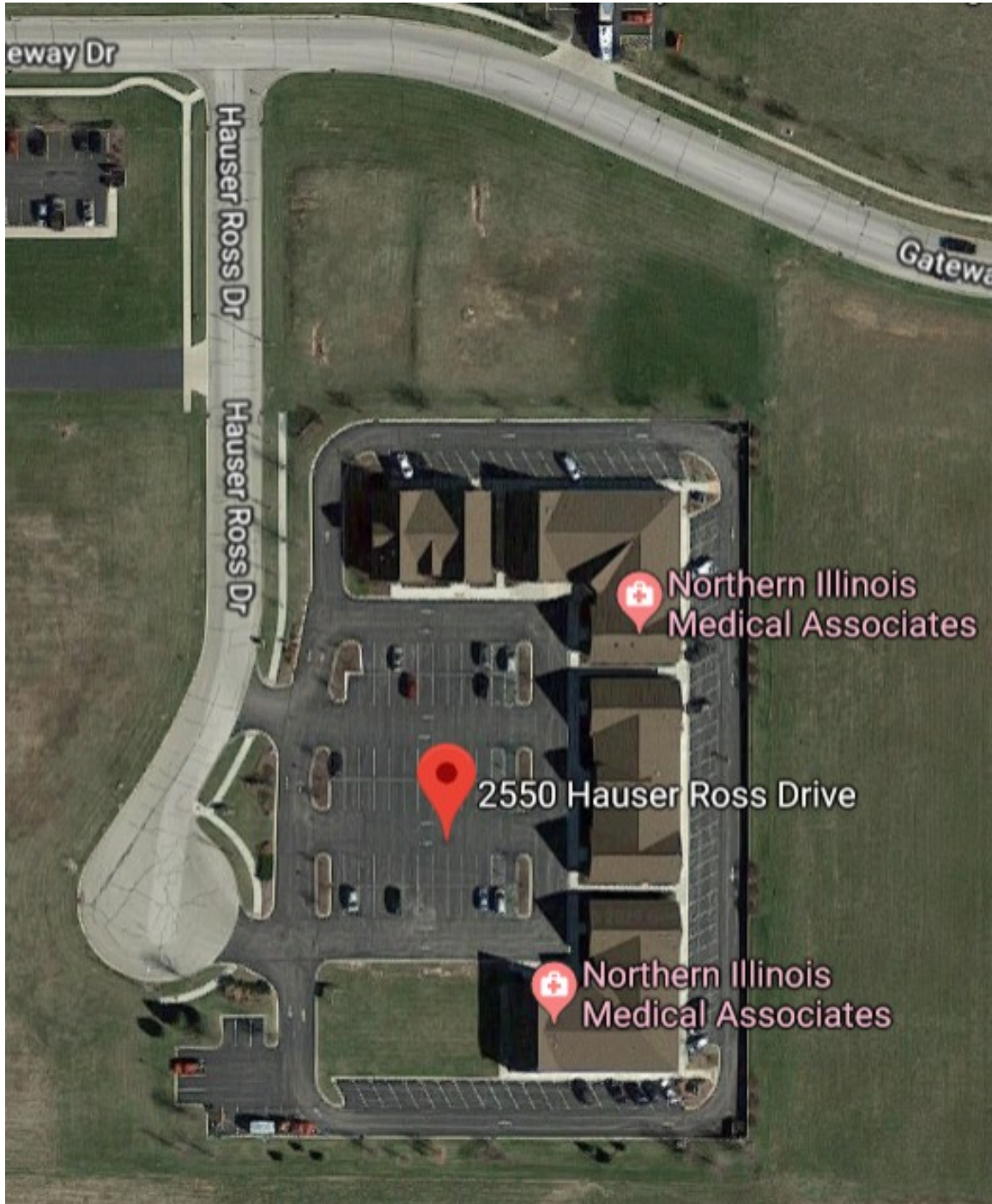
Layout:



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Close-Up Aerial:



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Area:



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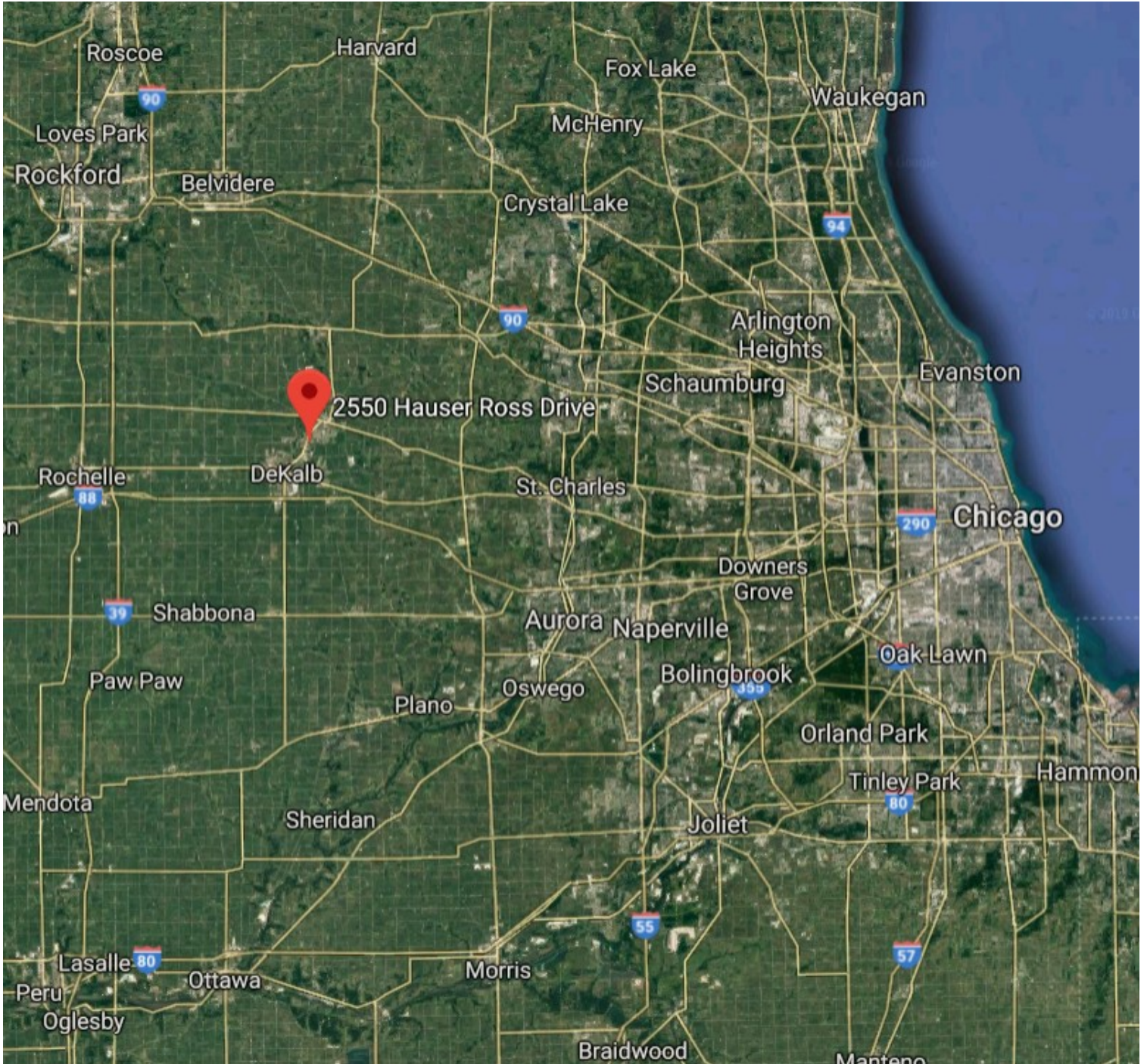
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Area Map:



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Sycamore Information:

Sycamore is the true heart of the Midwest just sixty miles west of Chicago. Four, fun-filled seasons of recreation coupled with arts and entertainment make Sycamore a destination you don't want to miss.

Sycamore's historic downtown offers quaint sophistication served with true hospitality. Stay in one of our luxurious accommodations, discover unique treasures in the locally-owned shops, enjoy a fabulous family event, be pampered at a salon and spa, experience the theater, ballet and have a delectable culinary experience.

The City's vision is accomplished through planning, directing and implementing growth and economic development in conjunction with the Sycamore Comprehensive Plan and Unified Development Ordinance. These functions are handled by the City Manager and the Director of Building and Engineering.

DeKalb County Information:

DeKalb County is located in the U.S. state of Illinois. As of the 2010 United States Census, the population was 105,160. Its county seat is Sycamore.

DeKalb County is part of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area.

Education has played an important role in the area with Northern Illinois University located in DeKalb and Kishwaukee Community College located in Malta. A major fair has been held each year since 1887 at the Sandwich Fairgrounds in Sandwich.



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