

**Retail/Stores**

MLS #: **07543644** Status: **ACTV** CTGF:  
 Rent Price: Lease Type: **N/A** List Price: **\$934,900**  
 Rented Price: Contract Date: Sold Price:  
 Est. CAM/SF: Est. Tax/SF: Closed Date:

**Property Location**

Address: **1220 Route 38 Hwy**  
 City: **West Chicago** Zip: **60185** Area #: **185**  
 Subdivision:  
 County: **DuPage** Township: Yr. Built: **1970**  
 Parcel ID#: **0408401007** Multiple PIN: **Yes**  
 Coordinates: North: **0** South: **0** East: **0** West: **30**  
 Directions: **Route 38 East of Washington and West of Commerce Drive. Property is located on the South Side of Route 38.**

**Property Information And Description**

Subtype: **Other**  
 Lot Dimensions: **470X625.3X539**  
 Est CAM/Sq Ft:  
 Gross Rentable Area:  
 Zoning: **Commercial / C** # Stories: **1** # Units:  
 # Drive In Door:  
 # Of Tr Lev Doors:  
 Approximate Age: **26-35 Years**  
 Air Conditioning: **Central Air**  
 Backup Package:  
 Client Needs:  
 Client Will:  
 Construction:  
 Current Use:  
 Water Drainage:  
 Docks:  
 Electrical Svcs:  
 Building Exterior:  
 Floor Finish:  
 Foundation:  
 Fire Protection:  
 Frontage Acc:  
 Heat/Ventilation: **Forced Air, Gas**  
 Information: **Show-Call Listing Office**  
 Known Encumbrances:  
 Location:  
 Lock Box:  
 Misc. Inside:  
 Misc. Outside:  
 Type Ownership:  
 Indoor Parking:  
 Outdoor Parking:  
 Possession:  
 Potential Use:  
 Roof Coverings:  
 Roof Structure:  
 Tenant Pays: **Electric, Heat, Real Property Taxes, Insurance**  
 Terms:  
 Utilities To Site:  
 Geographic Locale: **Far West**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:

Avl Rent SqFt Min: **7500** Avl Rent SqFt Max: **7500**  
 Land Sq. Ft: **99316** Apx Tot Bldg SqFt: **7500**  
 Est Tax/Sq Ft:  
 Net Rentable Area: Extra Storage Space:  
 # Parking Spaces: #Tenants:  
 Approximate Ceiling Ht:  
 Docks/Delivery:

MLS #: **07543644** Address: **1220 Route 38 Hwy, West Chicago, 60185****Income Data**

Tenant Name	Sq. Ft	Lease Exp. Dt.	Lease Type	Monthly Reimbursed Exp.	Monthly Income.
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If For Rent, Amounts are for: Individual Spaces: Total Building:

Total Monthly Income:  
 Gross Rental Income: **\$90,900**  
 Effective Gross Income:  
 Miscellaneous Income:  
 Total Annual Income: **\$90,900**

**Annual Operating Expenses**

	Amount	Source
Real Estate Taxes: (Tax Year: <b>2008</b> )	<b>\$24,114</b>	
Janitor	<b>\$0</b>	
Management	<b>\$0</b>	
Fuel	<b>\$0</b>	
Electric	<b>\$0</b>	
Water	<b>\$0</b>	
Scavenger	<b>\$0</b>	
Insurance	<b>\$0</b>	
Repairs-Decorating	<b>\$0</b>	
Association Fee	<b>\$0</b>	
Elevator	<b>\$0</b>	
Supplies	<b>\$0</b>	
Advertising	<b>\$0</b>	
Vacancy		
Other Expenses	<b>\$0</b>	
Expense Year:	Expense Source:	Less Total Annual Expenses:
	Net Operating Year:	Net Operating Income: <b>\$66,786</b>
	Cap Rate:	

Remarks: **470 foot frontage along busy Route 38 in West Chicago. 2.70 acres of commercial property is totally occupied and has great rental income. Includes 7,500 sq. ft. industrial building, residential home, car lot & office, billboard sign and much more. Many income producing options. 3 curb cutouts! Call for more information.**

Agent Remarks: **Call listing office for showing instructions and more information such as uses, structures on the property, etc. Tons of uses and great potential cap rate.**

**Broker Information**

Special Comp. Info.: <b>None</b>	Listing Type: <b>Exclusive Right to Sell</b>
Co-Operative Compensation: <b>2.5%</b>	
Other Compensation:	Agent Owned/Interest: <b>No</b>
Broker: <b>Vestuto Real Estate Corp</b>	ID#: <b>149</b>
Agent: <b>Marvin Vestuto</b>	ID#: <b>573</b>
Co-Lister:	Team:
Agent E-mail: <b>marvin@vestuto.com; realty@vestuto.com</b>	Agent Additional Info:
Office URL:	Alternate Phone Number:

**Listing Information**

MLS #: <b>07543644</b>	Status: <b>ACTV</b>	List Price: <b>\$934,900</b>
List Date Received: <b>06/02/2010</b>	List MT: <b>121</b>	Original List/Rent Price: <b>\$1,025,000/</b>
Listing Date: <b>06/02/2010</b>	List Office #: <b>149</b>	Sale Price:
Off Market Date:	List Agent #: <b>573</b>	Rented Price:
Contract Date:	Sale Office #:	Financing:
Closed Date:	Sale Agent #:	Points:
Status Date: <b>07/19/2010</b>	Update Date: <b>09/28/2010</b>	

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Prepared By: Marvin Vestuto - Vestuto Real Estate Corp 09/30/2010 10:27 AM