Industrial

Status: **ACTV**	MLS #: **07450584**	List Price: **$220,000**
Area: **510**	List Date: **02/23/2010**	Orig List Price: **$330,000**
Address: **1853 Suncast Lane Unit 6, Batavia, IL 60510**	List Dt Rec: **02/23/2010**	Sold Price:
Directions: **Kirk Road to Fabyan East to Louis Bork Drive. Louis Bork Drive will turn into Suncast Lane**		
Sold by:	List. Mkt Time: **311**	Rented Price:
Closed:	Contract:	Lease SF/Y:
Off Mkt:	Points:	Mthly. Rnt. Price:
Township: **Batavia**	Unincorporated: **No**	CTGF:
Coordinates: **W:33**	Subdivision:	Blt Before 78: **No**
Year Built: **2007**	PIN #: **1213226066**	County: **Kane**
Zone Type: **Industrial**		Multiple PINs: **No**
Act Zoning: **I/2**		Min Rentable SF: **0**
Subtype: **Condo**		Max Rentable SF: **0**
Tot Bldg SF: **3785**	# Stories: **1**	Lease Type:
Office SF:	Gross Rentable Area:	Com Area Maint SF/Y:
Land SF:	Net Rentable Area:	Est. Tax per SF/Y:
Lot Dim: **0X0X0X0**	Investment:	User:

Remarks: **Great ranch style unit in industrial park of Batavia near the new technology center development. Buy this 3785 sq. ft. unit for less than $60.00 per sq. ft. Electric and furnace already installed, and plumbing roughed in. One 14' overhead door. BANK OWNED. Answers to offers FAST usually within same business day. What a great deal!**

Approximate Age: **1-6 Years**	Bay Size:	Air Cond: **Central Air**
Type Ownership:	# Trailer Docks: **1**	Electricity:
Frontage/Access:	Construction:	Heat/Ventilation: **Forced Air, Gas**
Current Use:	Exterior:	Fire Protection: **Smoke or Fire Protectors, Sprinklers-Wet**
Potential Use:	Foundation:	
Known Encumbrances:	Roof Structure:	Water Drainage:
Client Needs:	Roof Coverings:	Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**
Client Will:	Docks/Delivery: **Common**	
Geographic Locale: **Far West**	Misc. Outside:	Tenant Pays: **Other**
Location:	# Parking Spaces:	HERS Index Score:
# Drive in Doors: **1**	Indoor Parking: **1-5 Spaces**	Green Disc:
Door Dimensions: **14'**	Outdoor Parking: **13-18 Spaces**	Green Rating Source:
Freight Elevators:	Total # Units: **1**	Green Feats:
Min Ceiling Height: **0'0**	Total # Tenants:	Backup Info:
Max Ceiling Height: **20'20**	Extra Storage Space:	Sale Terms:
Clear Span:	Misc. Inside: **Overhead Door/s, Storage Inside**	Possession: **Closing**
	Floor Finish: **Concrete**	

Financial Information

Monthly Rental Income:	Total Monthly Income:	Total Annual Income: **0**
Annual Net Oper Income: **$0**	Net Oper Income Year:	Cap Rate:
Real Estate Taxes: **8,390**	Total Annual Expenses: **0**	Expense Year:
Tax Year: **2009**	Expense Source:	Loss Factor:

Agent Remarks:

Internet Listing: **All**	Remarks on Internet?: **Yes**	Agent Owned/Interest: **No**
VOW AVM: **Yes**	VOW Comments/Reviews: **Yes**	Lock Box:
Listing Type: **Exclusive Right to Sell**	Address on Internet: **Yes**	Special Comp Info: **None**
Coop Comp: **2.5% (on Gross SP)**	Other Compensation:	Call for Rent Roll Info:
Information: **Show-Call Listing Office, Show-Lock Box, REO/Lender Owned**		Expiration Date: **01/30/2011**
Broker: **Vestuto Real Estate Corp (149)**	Ph #: **(630) 377-2336**	Team:
List Agent: **Marvin Vestuto (573)**	Ph #: **(630) 986-2200**	
Email: **marvin@vestuto.com; realty@vestuto.com**	Agent Alt Ph #:	Agent Addn'l Info:
Co-lister:	Ph #:	

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MLS #: 07450584 Prepared By: Marvin Vestuto - Vestuto Real Estate Corp 12/30/2010 09:37 AM