



Retail/Stores

MLS #: **07220112** Status: **ACTV** CTGF:
 Rent Price: Lease Type: **N/A** List Price: **\$220,000**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **4075 Fox Valley Center Dr**
 City: **Aurora** Zip: **60504** Area #: **507**
 Subdivision:
 County: **Du Page** Township: Yr. Built: **2005**
 Parcel ID#: **0721317003** Multiple PIN: **N**
 Coordinates: North: **0** South: **7** East: **0** West: **30**
 Directions: **Fox Valley Center and Executive Drive. Near the Ogden Ave side of Westfield Mall near the Just Tires**

Property Information And Description

Subtype: **Strip Center** Avl Rent SqFt Min: **1146** Avl Rent SqFt Max: **1146**
 Lot Dimensions: **65X46X47X291X304X251X389** Land Sq. Ft: **155648** Apx Tot Bldg SqFt: **15445**
 Est CAM/Sq Ft: Est Tax/Sq Ft:
 Gross Rentable Area: Net Rentable Area: Extra Storage Space: **N**
 Zoning: **Commercial / B-2** # Stories: **1** # Units: **07** # Parking Spaces: **40** #Tenants: **6**
 # Drive In Door: **0** Approximate Ceiling Ht:
 # Of Tr Lev Doors: **0** Docks/Delivery: **None**
 Approximate Age: **1-6 Years**
 Air Conditioning: **Central Air**
 Backup Package:
 Client Needs:
 Client Will:
 Construction: **Pre-cast**
 Current Use: **Commercial**
 Water Drainage:
 Docks: **None**
 Electrical Svcs: **101-200 Amps**
 Building Exterior: **Pre-cast**
 Floor Finish:
 Foundation: **Concrete**
 Fire Protection: **Sprinklers-Wet**
 Frontage Acc: **Frontage Road**
 Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air, Gas**
 Information: **Show-Call Listing Office, Show-Lock Box**
 Known Encumbrances:
 Location: **Out Lot of Shopping Area**
 Lock Box: **Combination Box**
 Misc. Inside:
 Misc. Outside:
 Type Ownership: **Other/Unknown**
 Indoor Parking:
 Outdoor Parking: **31-50 Spaces**
 Possession: **Closing**
 Potential Use: **Commercial, Office and Research, Retail**
 Roof Coverings: **Membrane**
 Roof Structure: **Pitched**
 Tenant Pays: **Common Area Maintenance, Electric, Heat, Real Property Taxes, Insurance, Water/Sewer**
 Terms:
 Utilities To Site: **Electric to Site, Gas to Site, Water to Site**
 Geographic Locale: **Far West**

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Address: **4075 Fox Valley Center Dr, Aurora, 60504**

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 Montly Income:

Gross Rental Income:
 Effective Gross Income:
 Miscellaneous Income:
 Total Annual Income:

Annual Operating Expenses

	Amount	Source
Real Estate Taxes: (Tax Year: 2008)	\$5,032.76	
Janitor	\$0	
Management	\$0	
Fuel	\$0	
Electric	\$0	
Water	\$0	
Scavenger	\$0	
Insurance	\$0	
Repairs-Decorating	\$0	
Association Fee	\$0	
Elevator	\$0	
Supplies	\$0	
Advertising	\$0	
Vacancy		
Other Expenses	\$0	
Expense Year:		Expense Source:
		Net Operating Year:
		Cap Rate:

Less Total Annual Expenses:
 Net Operating Income:

Remarks: **Unit 3 of high traffic building situated on an outlot of the Westfield shopping center in Aurora/Naperville. High visibility and easy access make this building and unit highly desirable. A great place to locate a variety of businesses. Hard to beat this low price! Easy to show, call today.**

Agent Remarks: **Call (630)377-2336 For Showings**

Broker Information

Special Comp. Info.: **None**
 Co-Operative Compensation: **2.5%**
 Other Compensation:
 Broker: **Vestuto Real Estate Corp.**
 Agent: **Marvin Vestuto**
 Co-Lister:
 Agent E-mail: **vestuto@foxvalley.net**
 Office URL:

Listing Type: **Exclusive Right To Sell**
 Agent Owned/Interest: **N**
 Office Phone: **(630) 377-2336**
 Agent Phone: **(630) 365-6180**
 Agent Additional Info:
 Alternate Phone Number:

Listing Information

MLS #:	07220112	Status:	ACTV	List Price:	\$220,000
List Date Received:	05/19/2009	List MT:	9	Original List/Rent Price:	\$220,000/
Listing Date:	05/19/2009	List Office #:	149	Sale Price:	
Off Market Date:		List Agent #:	573	Rented Price:	
Contract Date:		Sale Office #:		Financing:	
Closed Date:		Sale Agent #:		Points:	
Status Date:	05/25/2009	Update Date:	05/25/2009		

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Prepared By: Marvin Vestuto - Vestuto Real Estate Corp. 05/27/2009 03:45 PM