

3 UNIT COMMERCIAL STRIP FOR SALE
 8000 SQ. FT.
 40W188 CAMPTON CROSSINGS DR.
 Saint Charles, IL 60175



FOR SALE

- >> 8000 SQ. FT.
- >> Lafox Rd. Exposure
- >> Located in busy commercial complex
- >> Next to restaurant
- >> Constructed in 2006
- >> Tremendous local demographics
- >> 6 units configured for 3 users



LOCAL COMMERCIAL

- McDonalds
- Kinder Care
- LA. TAN
- Dairy Queen
- Campton Hills Police
- Milanos Italian Restaurant
- Michelangelos Pizza
- Bill Cho's Tae Kwon Do
- Lighthouse Liquors
- China Garden
- Subway

STATISTICS (3 MILE RADIUS)

MEDIAN HOUSEHOLD INCOME \$119,402
 MEDIAN HOME VALUE \$446,200

VESTUTO REAL ESTATE CORP.
www.vestuto.com

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FINANCIAL INFORMATION

Name	Units	Gross	CAM/Taxes/INS	Net Income/Mo	Net Income/year
Milano Restaurant	A,B,C	\$6,627.50	\$1,640.25	\$4,987.25	\$59,874.00
Vacant	D	\$1592 SF. Master Lease 1 Year @ 17/sf		\$2,255.33	\$27,064.00
LPL Financial	E,F	\$4,666.08	\$816.84	\$3,849.24	\$46,190.88
TOTALS				\$11,091.82	\$133,128.88

PROJECTED INCOME

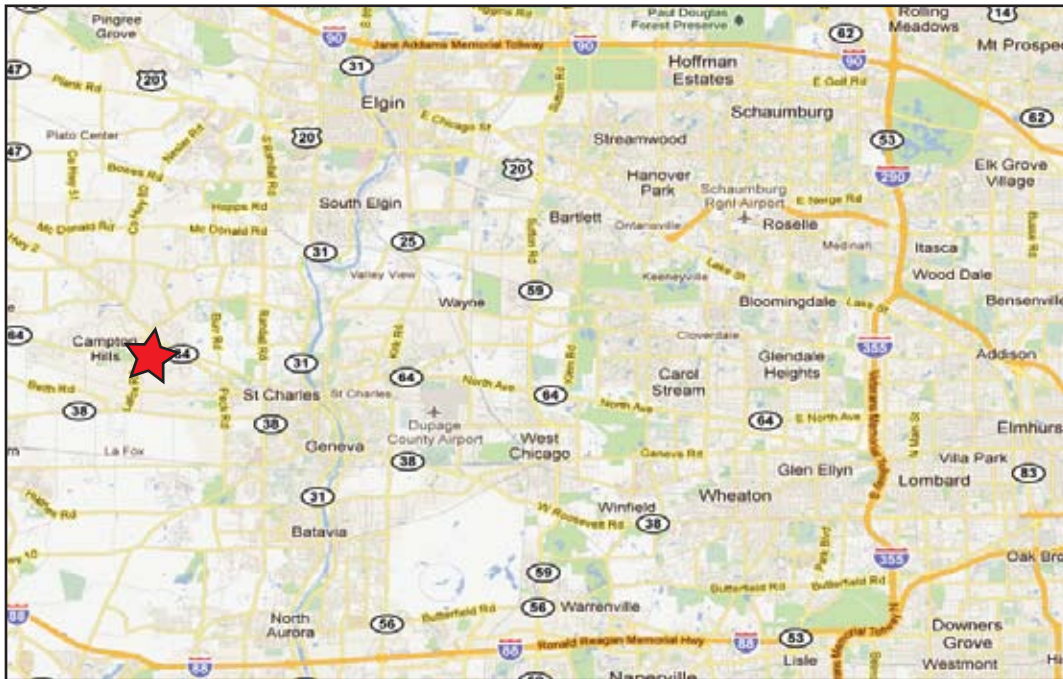
SCHEDULED RENT INCREASE 6/1/12

Milano Restaurant	A,B,C	\$7,452.49	\$1,640.25	\$5,812.24	\$69,746.88
Vacant	D	\$1592 SF. Master Lease 1 Year @ 17/sf		\$2,255.33	\$27,064.00
LPL Financial	E,F	\$4,666.08	\$816.84	\$3,849.24	\$46,190.88
TOTALS				\$11,916.81	\$143,001.72

DESCRIPTION

Great strip center west of St. Charles with a fantastic return on investment. Strip center faces Lafox Road and is located in a high traffic area. Center is in retail complex that is the only commercial/retail area in the area. 3 unit building, Owner will sell with Master Lease. 1 vacant vanilla box unit. Current 7% ROI and 9% ROI in June 2012.

Offered at \$1,950,000



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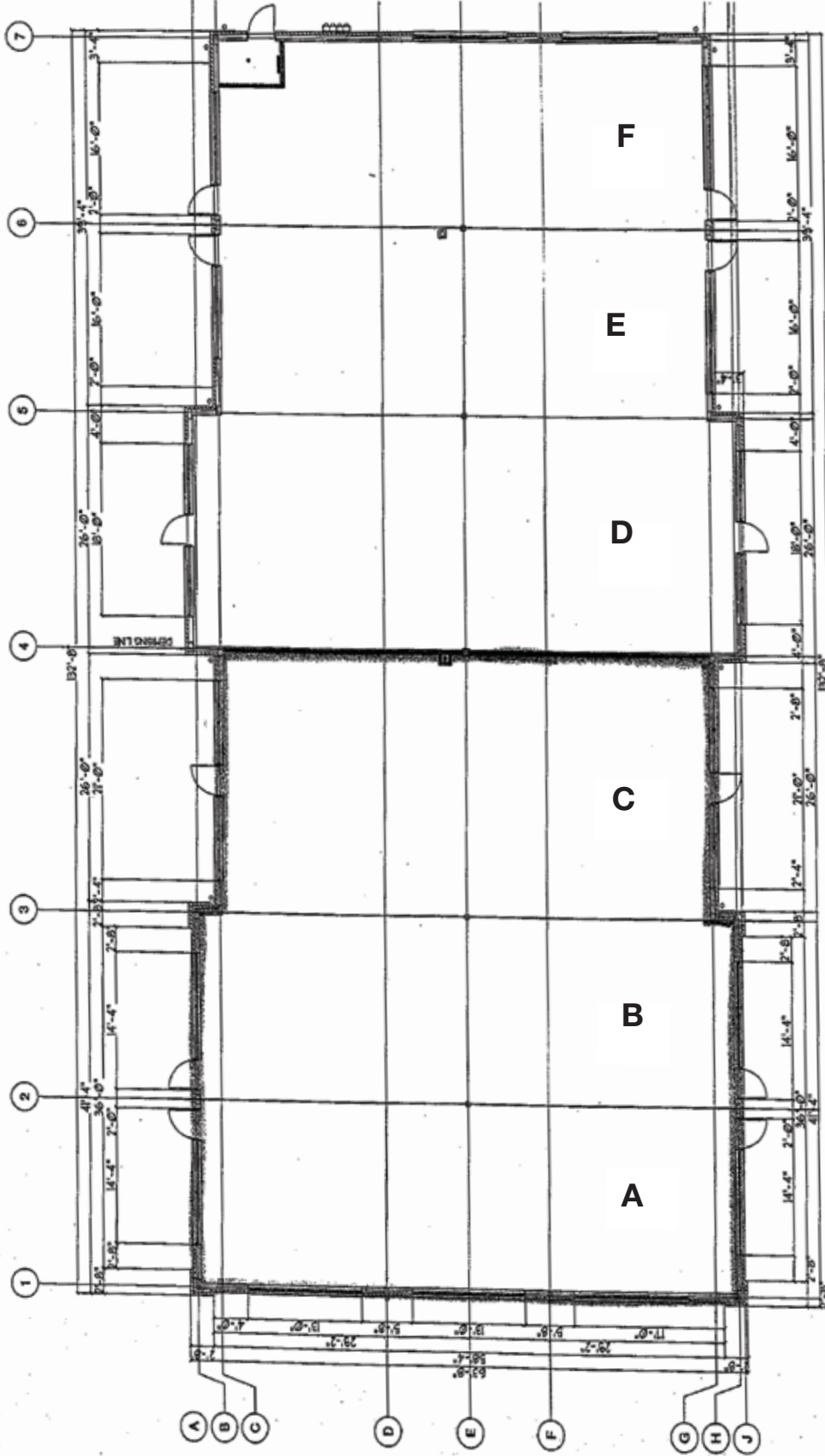
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UNIT LAYOUT

LA FOX ROAD



CAMPTON CROSSINGS