



<< 1 of 4 >>

Industrial

MLS #: **07067252** Status: **ACTV** CTGF:
 Rent Price: Lease Type: **N/A** List Price: **\$899,901**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **410 E North Ave**
 City: **Streamwood** Zip: **60107** Area #: **107**
 Subdivision:
 Unincorporated:
 County: **Cook** Township: Yr. Built: **2002**
 Parcel ID#: **06352010280000** Multiple PIN: **N**
 Coordinates: North: **8** South: **0** East: **0** West: **29**
 Directions: **ROUTE 20 WEST OF COUNTY FARM ROAD TO NORTH AVE TO PROPERTY**

Property Information And Description

Subtype: **Other**
 Min Avail Rent Sq Ft: **0** Max Avail Rent Sq Ft: **0** Loss Factor:
 Est CAM/SqFt: Est Tax/SqFt: Zoning: **Industrial / 5-83**
 # Stories: **1** # Units: # Tenants:
 # Pkg Spaces: Call Broker for Confidential Rent Roll:
 Lot Dimensions: **144X624X75X620** Acreage: **1.6**
 Apx Tot Bldg SqFt: **5160** Apx Office SqFt: Land Sq. Ft: **69696**
 # Truck Level Docks: **0** # Drive In Door: **2** Door Dimension:
 Max Ceil Height: **16'0"** Min Ceil Height: **16'0"** Clear Span:
 # Freight Elevators: Bay Size: Extra Storage Space:
 Approximate Age: **1-6 Years**
 Air Conditioning: **Central Air**
 Backup Package:
 Client Needs:
 Client Will:
 Construction:
 Current Use:
 Water Drainage:
 Docks: **None**
 Electrical Svcs: **Circuit Breakers**
 Building Exterior:
 Floor Finish:
 Foundation:
 Fire Protection: **Other**
 Frontage Acc:
 Heat/Ventilation: **Forced Air, Gas**
 Information: **None**
 Known Encumbrances:
 Location:
 Lock Box:
 Misc. Inside:
 Misc. Outside:
 Type Ownership:
 Indoor Parking:
 Outdoor Parking:
 Possession:
 Potential Use:
 Roof Coverings:
 Roof Structure:
 Tenant Pays: **Other**
 Terms:
 Utilities To Site:
 Geographic Locale: **Northwest Suburban**

MLS #: **07067252** Address: **410 E North Ave, Streamwood, 60107**

Income Data

Tenant Name Sq. Ft Lease Exp. Dt. Lease Type Monthly Reimbursed Exp. Monthly Income.

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

Annual Operating Expenses

	Amount	Source
Real Estate Taxes: (Tax Year: 2007)	21,057	
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:	Less Total Annual Expenses:
	Net Operating Year:	Net Operating Income:
	Cap Rate:	

Remarks: **THIS 5100 sq. ft 6 YEAR OLD PRECAST CONCRETE BUILDING SITS ON 1.60 OF LAND WITH FENCED IN YARD. PRESENTLY USED AS A OWNER OCCUPIED LANDSCAPE BUSINESS. BUILDING FEATURES 2 OVERHEAD DOORS, 2 BATHROOMS, CAFETERIA, 8 OFFICES, AND MUCH MORE. ALL OFFICE FURNITURE OPTIONAL. GREAT PROPERTY! PRICED TO SELL!**

Agent Remarks:

Broker Information

Special Comp. Info.: **None** Listing Type: **Exclusive Right To Sell**
Co-Operative Compensation: **2.5%**
Other Compensation:
Agent Owned/Interest: **N**
Broker: **Vestuto Real Estate Corp.** ID#: **149** Office Phone: **(630) 377-2336**
Agent: **Marvin Vestuto** ID#: **573** Agent Phone: **(630) 365-6180**
Co-Lister:
Agent Additional Info:
Agent E-mail: **vestuto@foxvalley.net** Alternate Phone Number:
Office URL:

Listing Information

MLS #:	07067252	Status:	ACTV	List Price:	\$899,900
List Date Received:	11/06/2008	List MT:	203	Original List/Rent Price:	\$899,900/
Listing Date:	11/06/2008	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:	11/12/2008	Update Date:	05/05/2009		

Copyright 2009 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

Prepared By: Marvin Vestuto - Vestuto Real Estate Corp. 05/27/2009 03:53 PM