



GOLDEN GROUP
REAL ESTATE

OFFERING MEMORANDUM

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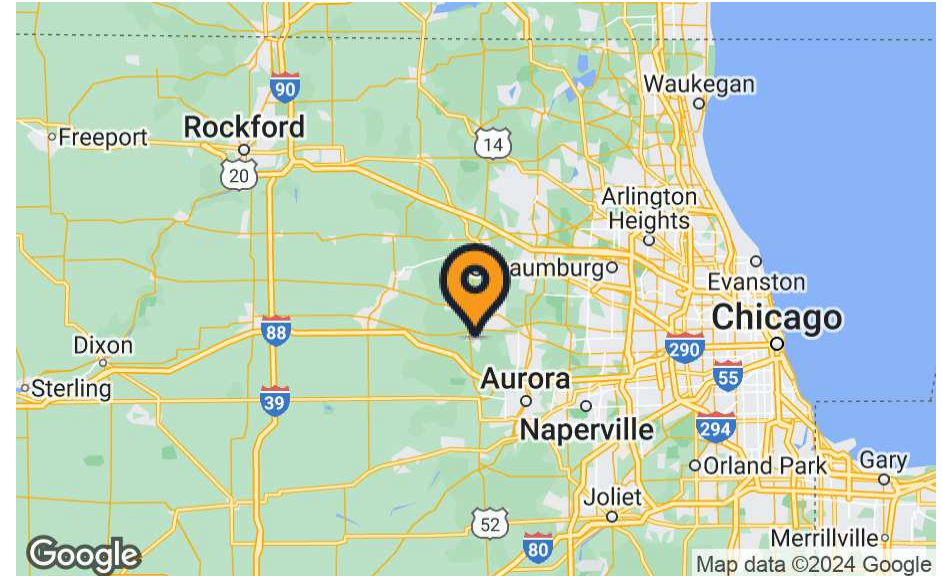
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PROPERTY INFORMATION

OFFERING MEMORANDUM | 825 E North St, Elburn, IL 60119

PROPERTY SUMMARY



EXECUTIVE SUMMARY

Golden Group Real Estate is proud to present a solid 7.65% cap rate investment light industrial/flex opportunity, located in a small village of Elburn, IL, which is 46 miles west of Chicago. The property is near intersection of Rt 38 and Rt 47 with easy access to I-88. It consists of 2 buildings: one-story frame (warehouse) and one-story masonry (office) constructions. The buildings were built in 1996 with renovations taking place in 2014 and 2019. The property is approximately 7,800 SF with about 20 percent of finished office, small kitchenette and 4 bathrooms, with the ceiling heights ranging from 18' to 24' clear. It has 4 drive-in-doors, one is big enough to fit semi-trucks, outside trailer used as office, has power and heat. The property has undergone extensive renovations and updates in the recent years (see full list on page 6). The property is occupied by a single NNN tenant with 1.5 years left on the initial lease with 3% annual escalations. The existing tenant "Water Well Solutions, LLC", a division of "SUEZ Company", is willing to renew for additional 5 years after the initial lease with a few more renewal options. The subject property is zoned CM (Commercial/Manufacturing District) which allows for light industrial and warehouse uses with minimal commercial uses. It's perfect for an investor, owner-user or an industrial developer. Works as a contractor's yard. Heavy truck parking is also allowed.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.59 Acres
Building Size	7,800 SF
Monthly Rent (from 10/01/23 to 09/30/24)	\$7,649.09
Monthly Rent (from 10/01/24 – 09/30/25)	\$7,878.56
NOI	\$91,789.08
Cap Rate:	7.65%
Annual Escalations	3%

PROPERTY DETAILS & HIGHLIGHTS

Property Type	NNN Industrial Investment
Property Subtype	Manufacturing
APN	11-05-253-001
Building Size	7,800 SF
Lot Size	1.59 Acres
Year Built	1996
Year Last Renovated	2019
Zoning	CM (Commercial/Manufacturing District)
Kane County Real Estate Taxes (2022)	\$13,490.16
Ceiling Height	18'-24'
Drive-in-Doors (3 DID 12'x14" and 1 DID (18'x12')	4
Parking	approximately 70 spaces
Power	3 phase
Tenant	Water Well Solutions
Lease Rate	\$11.76 PSF NNN (as of 10/01/2023)
Annual Escalations	3%
Lease Expires	09/30/2025



- Industrial/warehouse/manufacturing investment opportunity
- 100% occupied by NNN national tenant at 7.65% cap rate
- High NOI with 3% annual escalations
- 1.5 years left on initial ease with a possibility to extend for another 5 years with options
- 4 drive-in-doors, 3 phase power
- Ceiling height: 18' - 24" clear
- Lots of renovations done in the last 2 years (see the list on page 6)
- Ample parking: approximately 70 parking spaces
- Located along major industrial corridor near Rt 38 & Rt 47 with easy access to I-88
- Works as a contractor's yard. Heavy truck parking allowed
- Near Metra Elburn Train Yard

LIST OF RECENT RENOVATIONS



Completely renovated warehouse and office buildings



Custom-built furniture, hardwood and ceramic flooring in the offices

RECENT RENOVATIONS:

- New roof installed summer 2022
- New drains in shop with sewers
- New cement floors in the shop (approx. 7'-8' thick with rebar)
- New overhead door (18'x12') for semi-trucks
- New hot water heaters
- New toilets in ADA updated bathrooms
- Additional power - 3 phase
- New hose bibs in the shop
- Updated fire system
- New alarm system with cameras
- New water softener
- New heavy duty sump pump for the shop
- New bib and slab for gas pumps with explosion proof piping for gas pumps (Certified by State of Illinois)
- Additional 12 parking spaces added
- Commercial grade storage racks
- New drains in rear yard with 3" base stone
- New dual furnaces in the shop for heat
- Village approved architectural drawing for wall to split the shop and divide the building
- Custom built desks in both offices
- New ceramic tile throughout the front office area
- New electric in the offices
- New AC units
- New entrance to second office
- New window coverings in the offices
- New patio with planters

ADDITIONAL PHOTOS



The yard has 2 steel overhangs with power



New overhead 18' x 12' overhead door can fit semi-trucks



The back area has a foreman's office with AC, heat and electric



The site can be used as contractor's yard. Heavy truck parking is allowed

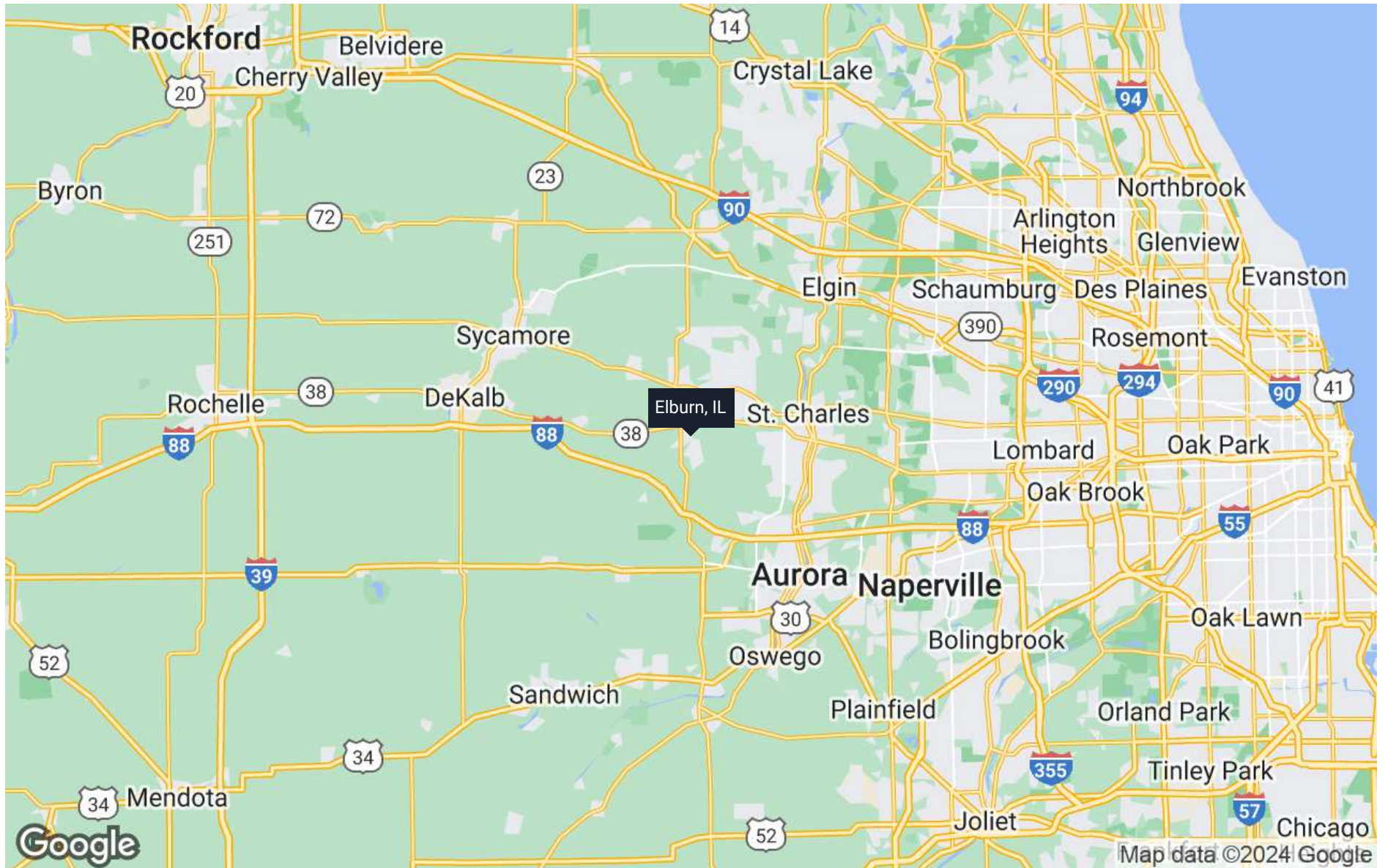
ADDITIONAL PHOTOS



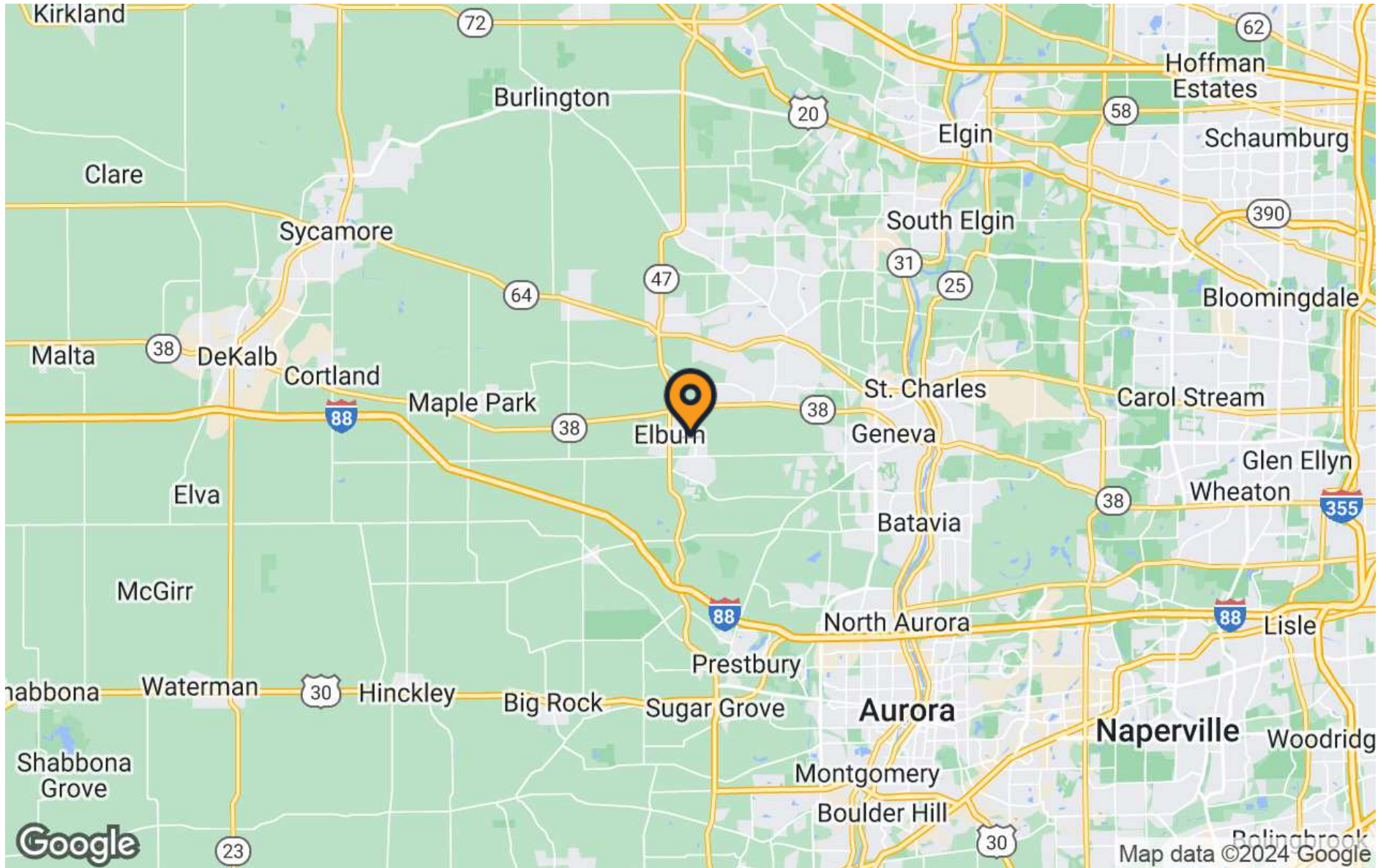


LOCATION INFORMATION

REGIONAL MAP



LOCATION MAP



AERIAL MAP



GIS MAP





SALE COMPARABLES

SALE COMPS



INDUSTRIAL/WAREHOUSE/MANUFACTURING NNN INVESTMENT OPPORTUNITY | 7.65% CAP

825 E North St, Elburn, IL 60119

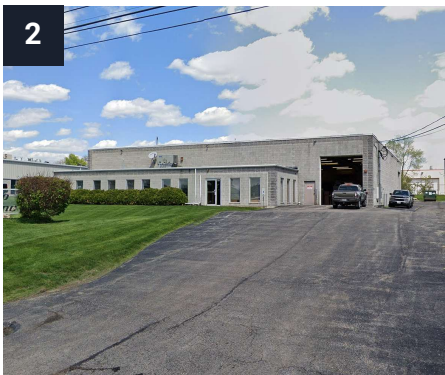
Price:	\$1,200,000	Bldg Size:	7,800 SF
Year Built:	1996	Price/SF:	\$153.85
Occupancy:	100%		



1380 NAGEL BLVD

Batavia, IL 60510

Price:	\$1,400,000	Bldg Size:	13,076 SF
Year Built:	2001	Price/SF:	\$107.07
Occupancy:	100%		



201 POPLAR PL

North Aurora, IL 60542

Price:	\$1,150,000	Bldg Size:	11,500 SF
Year Built:	1991	Price/SF:	\$100.00
Occupancy:	100%		



SALE COMPS



721 AIRPORT RD

North Aurora, IL 60542

Price:	\$1,387,500	Bldg Size:	13,940 SF
Year Built:	1969	Price/SF:	\$99.53
Occupancy:	100%		



1970 ROUTE 30

Sugar Grove, IL 60554

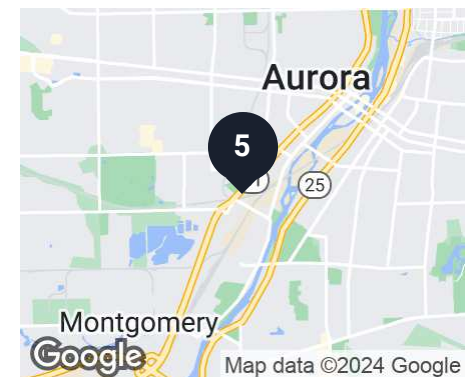
Price:	\$1,870,000	Bldg Size:	13,370 SF
Year Built:	1982	Price/SF:	\$139.87
Occupancy:	100%		



740 S LAKE ST

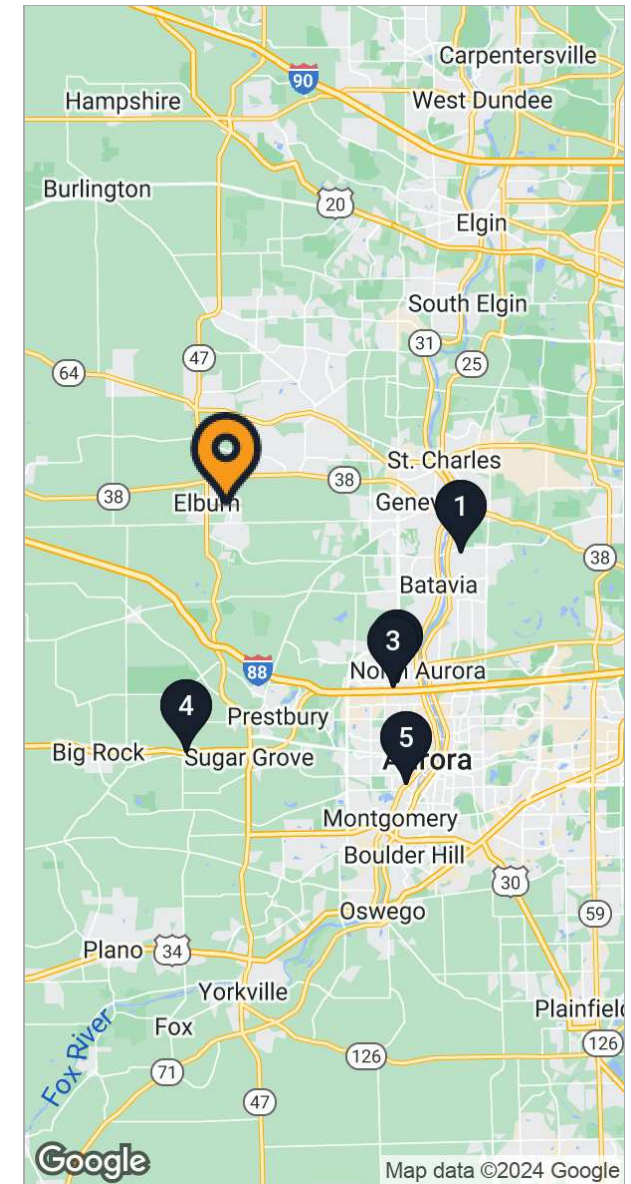
Aurora, IL 60506

Price:	\$1,215,000	Bldg Size:	7,300 SF
Year Built:	1980	Price/SF:	\$166.44
Occupancy:	100%		



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF	DEAL STATUS
★	Industrial/Warehouse/Manufacturing NNN Investment Opportunity 7.65% Cap 825 E North St Elburn, IL	\$1,200,000	7,800 SF	\$153.85	Subject Property
1	1380 Nagel Blvd Batavia, IL	\$1,400,000	13,076 SF	\$107.07	Sold 5/15/2022
2	201 Poplar Pl North Aurora, IL	\$1,150,000	11,500 SF	\$100.00	Sold 12/9/2022
3	721 Airport Rd North Aurora, IL	\$1,387,500	13,940 SF	\$99.53	Sold 9/27/2022
4	1970 Route 30 Sugar Grove, IL	\$1,870,000	13,370 SF	\$139.87	Sold 7/11/2023
5	740 S Lake St Aurora, IL	\$1,215,000	7,300 SF	\$166.44	Sold 4/13/2022
AVERAGES		\$1,404,500	11,837 SF	\$122.58	





DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,170	8,754	30,694
Average Age	44.8	44.9	42.6
Average Age (Male)	49.8	45.9	41.6
Average Age (Female)	43.3	45.4	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	457	3,247	10,643
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$118,778	\$139,604	\$157,632
Average House Value	\$280,171	\$309,127	\$368,156

* Demographic data derived from 2020 ACS - US Census

