



BROKERED BY
exp[®]
REALTY

105 IL-71

Newark, Illinois



INFO@TheAxonGroup.com

DISCLAIMER

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This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein. It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment. eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum.

eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or noninfringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net. The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived. The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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Property Information

EXECUTIVE SUMMARY

Great NNN Triple Net lease for a landlord or opportunity for an owner/operator to take over a massive retail space in the growing city of Newark. Impeccably maintained and well run, this property is in a prime location off of Rte. 71 and walking distance to downtown Newark. Boasting a solid 7.16% cap rate, this single tenant opportunity on a turnkey property is not to be missed. Owner is open to staying on and continuing to operate for new landlord or vacating for an owner/operator. Come see this asap!



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BUILDING DESCRIPTION

Lot dimensions	78137
Yr Built	2007
Zoning	B-2
Parking Spaces	26



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FINANCIAL ANALYSIS

Cash on Cash Return Calculator			
Property: IL-71		Property Class:	
# of Units =	1	Property Value Per Unit=	\$1,995,000.00
Purchase Price =	\$1,995,000.00		
Income		Pure Cash Flow	
Rental Income	\$142,800.00	MCFPU=	\$2,139.84
Laundry (Coin) Income	\$0.00	(Monthly Cash Flow Per Unit)	
Parking Income	\$0.00	Total Monthly Pure Cash Flow	
Other Income	\$0.00	\$2,139.84	
Total Income	\$142,800.00	Total Annual Pure Cash Flow =	
		\$25,678.09	
Expenses		Cash-On-Cash Return	
City Permits		Down Payment	\$698,250.00
Utilities	\$0.00	Closing Costs	\$12,967.50
Clean/Snow/Landscaping	\$0.00	Initial Repairs	
Property Taxes	\$0.00	Total Investment =	\$711,217.50
Insurance	\$0.00		
Property Management	\$0.00	CoC Return =	3.61%
Mortgage Payment	\$109,981.91		
Vacancy Expense	\$7,140.00	NOI (Net Operating Income) =	\$135,660.00
Repairs	\$0.00		
Capital Expense (CapEx)	\$0.00	Property Value (purchase price) =	\$1,995,000.00
Other Services	\$0.00		
Total Expenses	\$117,121.91	Cap Rate =	6.80%

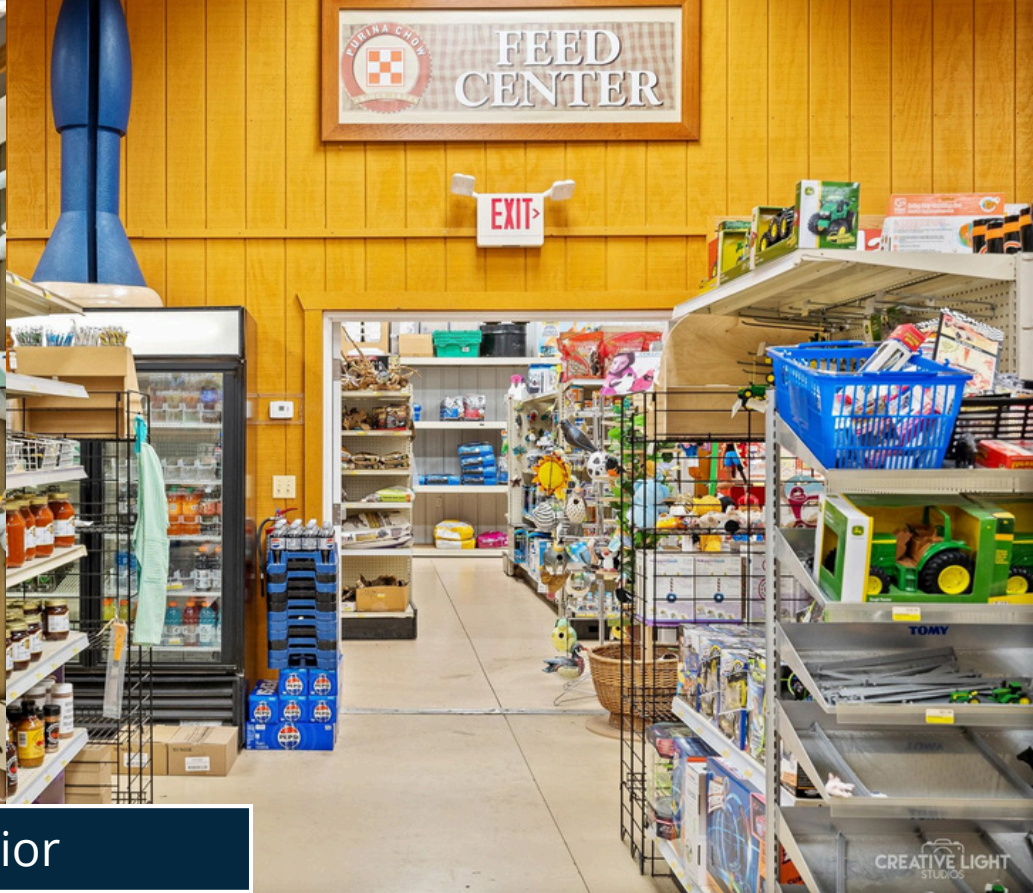
The background is a solid dark blue color. A faint, light blue grid pattern is visible, consisting of vertical and horizontal lines. A curved line, resembling a quarter-circle or a similar arc, is drawn across the right side of the image, starting from the bottom and curving upwards and to the right. The word "Photos" is written in a bold, white, sans-serif font in the lower-left corner.

Photos



Exterior





Interior

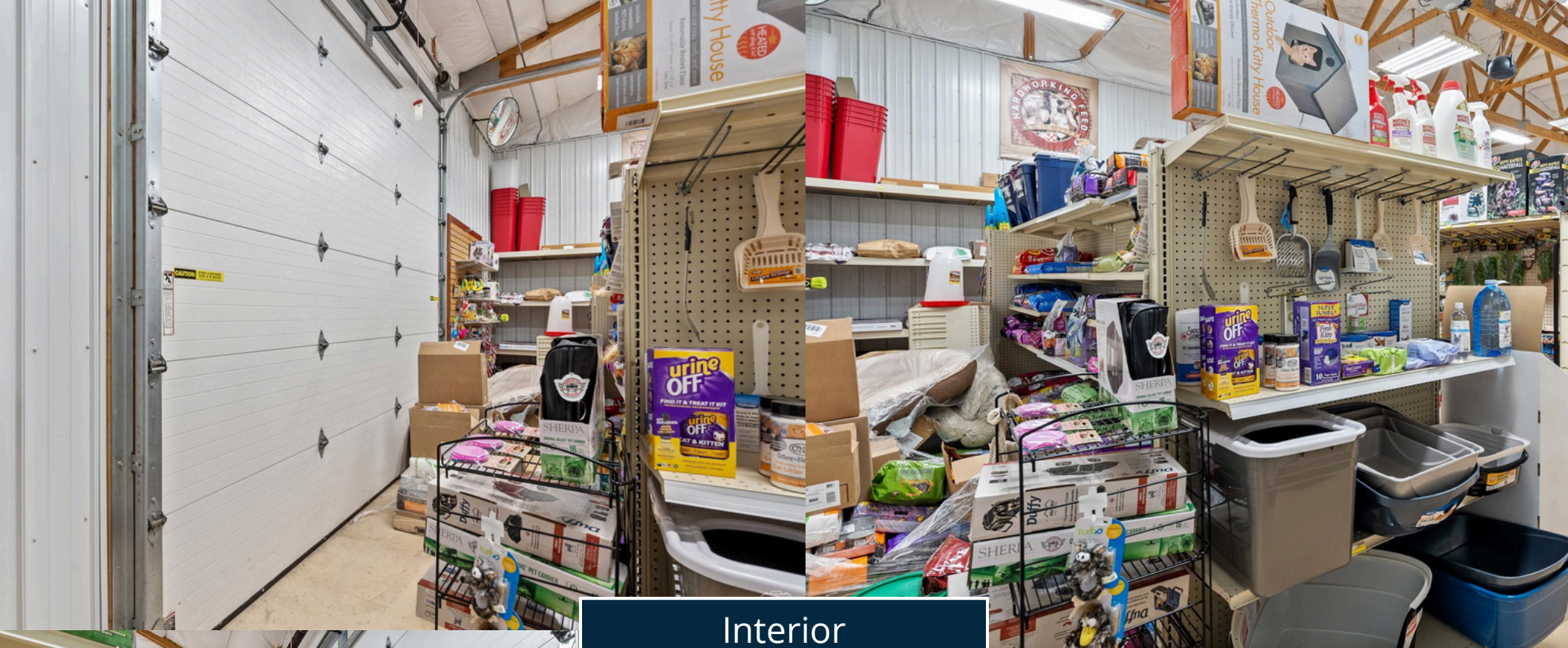


CREATIVE LIGHT STUDIOS

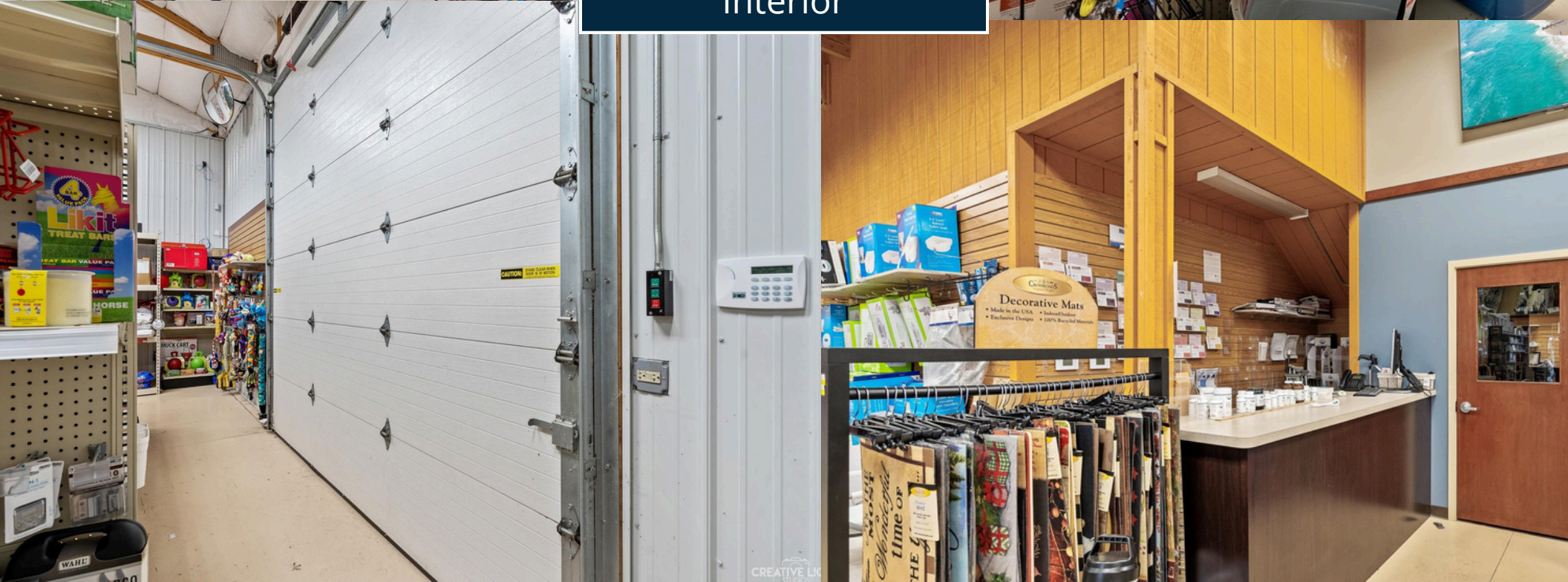


Interior





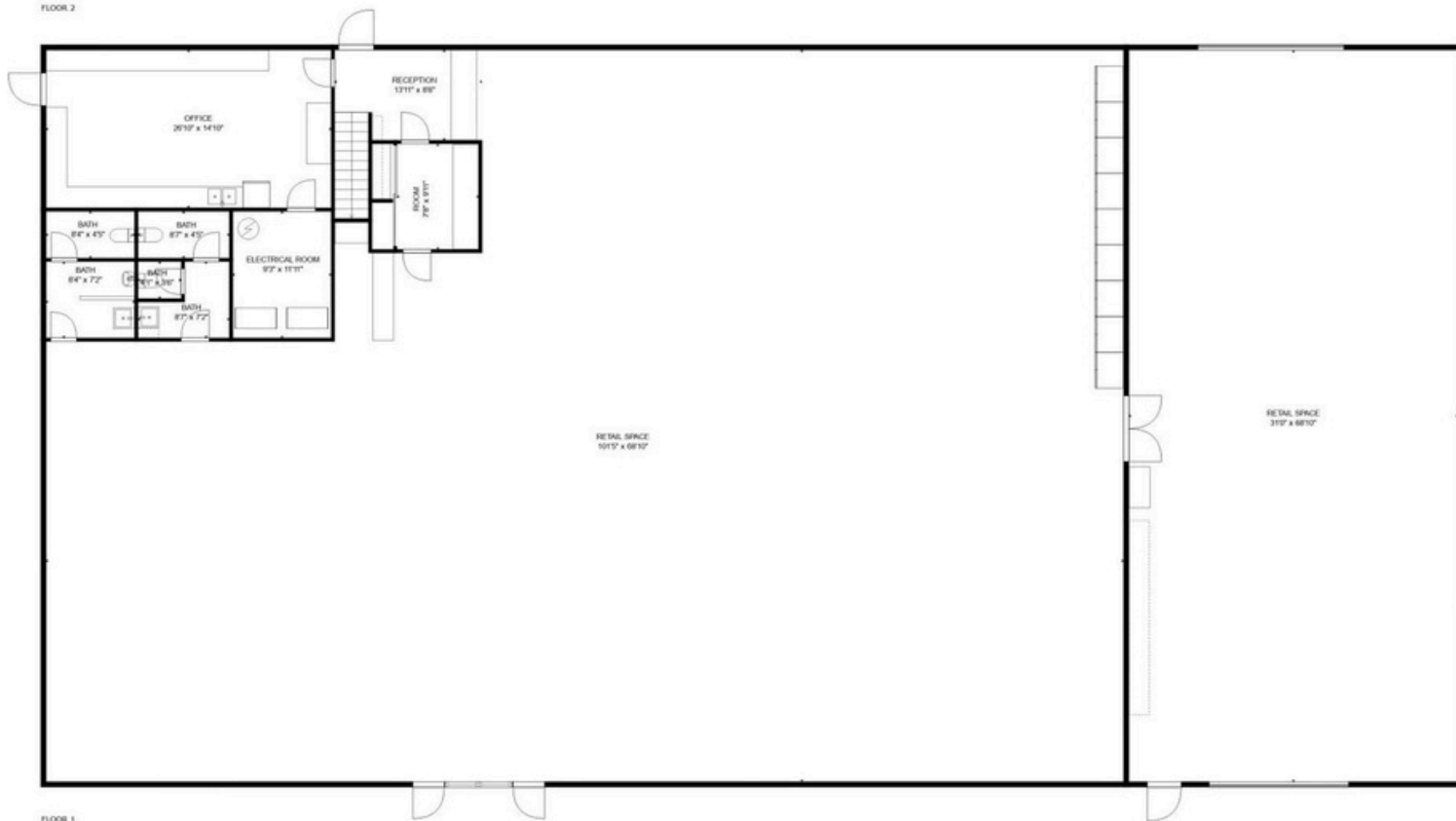
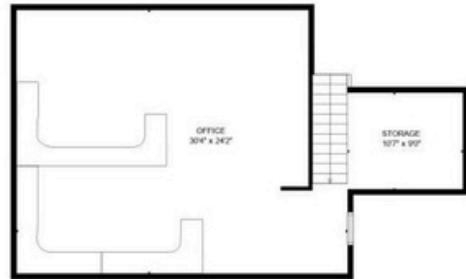
Interior





Interior





Total scanned area: 10221 sq. ft



Location Information

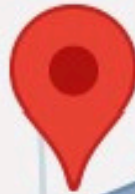
NEIGHBORHOOD OVERVIEW



Nestled in the heart of Kendall County, Newark, Illinois, exudes a quaint charm and tight-knit community spirit. Steeped in history, this small village boasts well-preserved architecture and historic landmarks like the Newark Fire Museum. Residents enjoy a serene lifestyle surrounded by picturesque rural landscapes, with opportunities for outdoor recreation abound, from fishing on the nearby Fox River to exploring hiking trails in the Silver Springs State Fish and Wildlife Area. Newark's economy, rooted in agriculture, is supplemented by small businesses, while its proximity to larger cities like Aurora and Joliet offers job opportunities for commuters. Throughout the year, the village comes alive with events and festivals, fostering a strong sense of belonging and camaraderie among its residents.

105 IL-71

Newark, Illinois



Martin Avenue Shops

4

Newark Rd

Greenhouse Rd

AREA HIGHLIGHTS

- Cushing Field Airport
- Growing downtown 🚗
- Stable population



Comparables

105 IL-71

Newark, Illinois

Sales Comparable

106-IL 71, Newark



Type: Retail (Dollar General)

Sold Price: \$1,590,000

\$/sq ft: \$164.63



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CONFIDENTIAL OFFERING MEMORANDUM



OFFERING TERMS

All offers must be presented with proof of funds showing amount and client/entity name. Please include a brief description of the client's experience.



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