



McCOLLY BENNETT
COMMERCIAL *advantage*



655
Mulberry St.

655 Mulberry St
Manteno, IL 60950

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PROPERTY INFO:

- ◆ **PURCHASE PRICE:**
\$3,250,000.00
- ◆ **PROPERTY ADDRESS:**
*655 MULBERRY ST
MANTENO, IL 60950*
- ◆ **PROPERTY SIZE:**
50,000 SQ. FT.
- ◆ **LAND SIZE:**
10.26 ACRES

**655
MULBERRY
ST.**

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
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PROPERTY OVERVIEW

MANTENO, IL - NNN Investment Property for Sale!

\$19,576 / MONTH NET INCOME with over 6 years remaining on the lease (with 2 - 5 year options).

Grade "A" Manufacturing Tenant!

Offered at a 7.2 Cap Rate, this fully leased 50,000 square foot facility is for Sale in Manteno Diversatech Campus.

This site provides large open warehouse / manufacturing space, 3 docks, a receiving area and office space.

The building is in good condition top to bottom! Great Investment Property!

655
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Manteno IL 60950



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

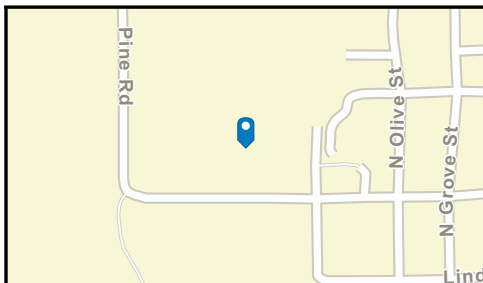
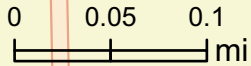
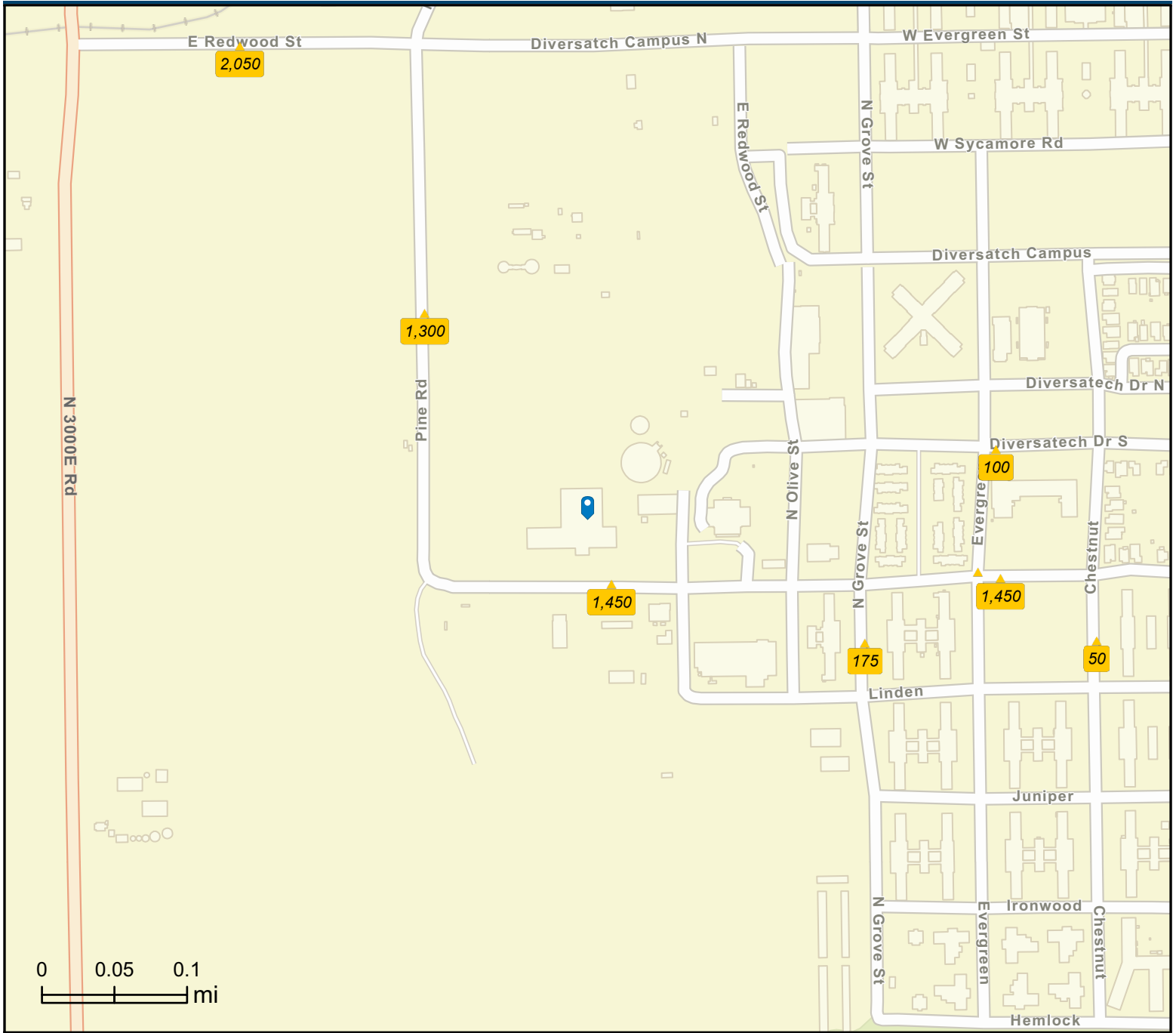




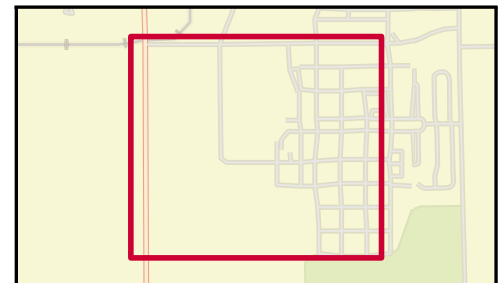
Traffic Count Map - Close Up

655 Mulberry St, Manteno, Illinois, 60950
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.23166
Longitude: -87.81242



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

Executive Summary - Call Outs

655 Mulberry St, Manteno, Illinois, 60950 2 (5 miles)

655 Mulberry St, Manteno, Illinois, 60950

Ring of 5 miles

Prepared by Esri

Latitude: 41.23166

Longitude: -87.81242

655 Mulberry St, Manteno, Illinois, 60950 2

Ring of 5 miles

Middleburg

Dominant Tapestry Segment

KEY FACTS



21,014

Total Population



\$244,283

Median Home Value



672

Businesses



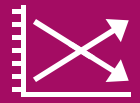
19,045

Daytime Population



40.8

Median Age



-0.07%

2024-2029
Pop Growth Rate



\$44,734

Per Capita Income



2.5

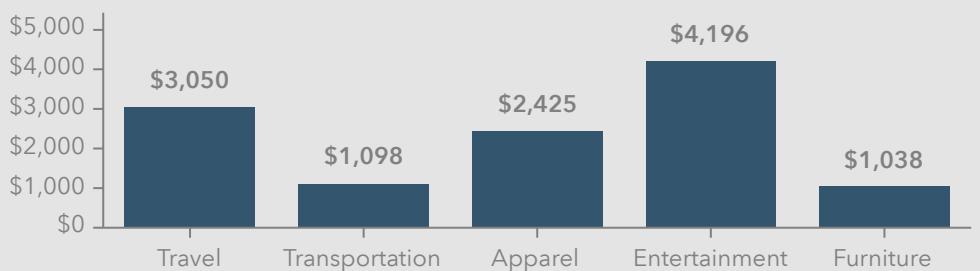
Avg Household Size



\$101,184

Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

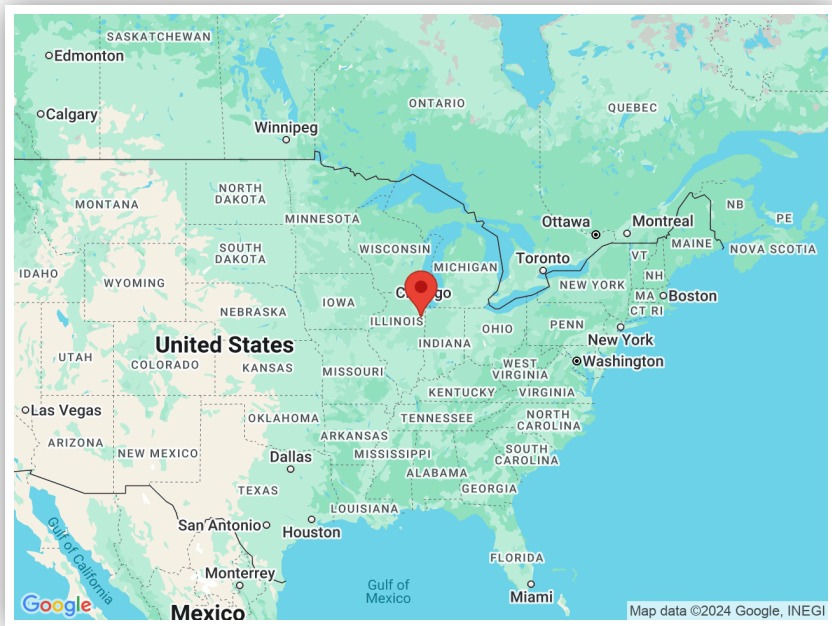
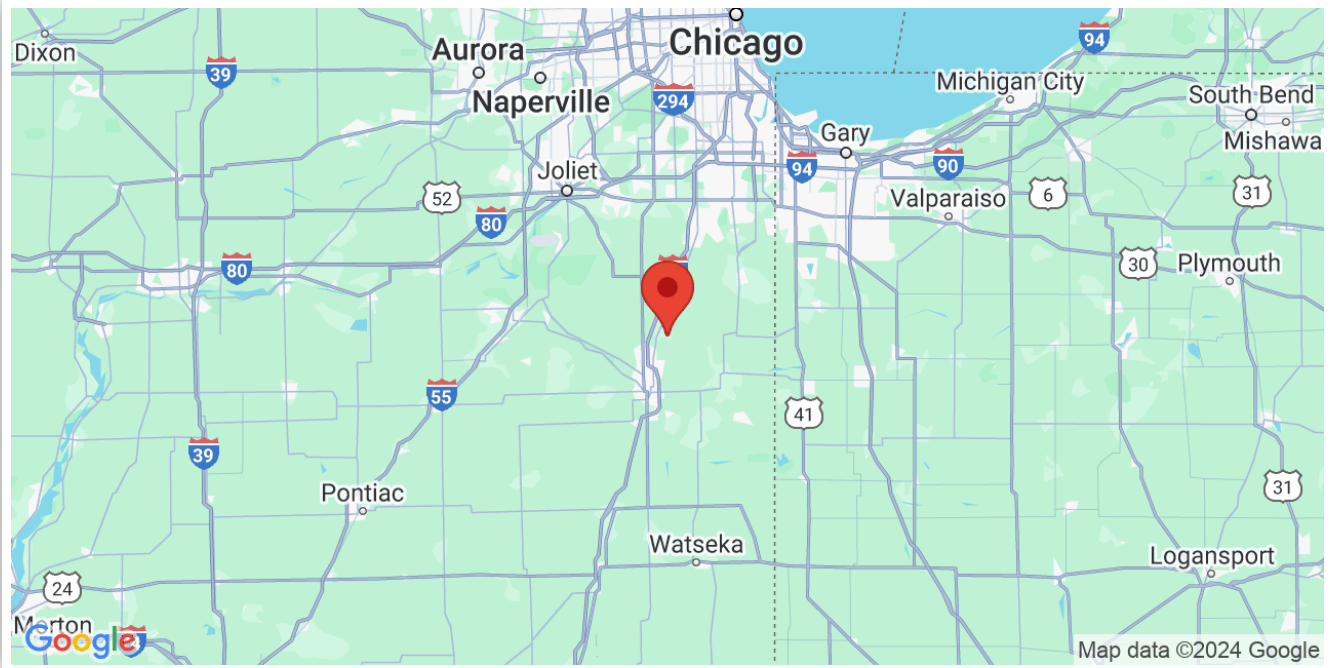
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September 12, 2024

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Fiscal Year Beginning September 2024

INITIAL INVESTMENT

Purchase Price	\$3,250,000
+ Acquisition Costs	\$65,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$3,315,000

MORTGAGE DATA

1ST LIEN

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

CASH FLOW

For the Year Ending	Year 1 Aug-2025	Year 2 Aug-2026	Year 3 Aug-2027	Year 4 Aug-2028	Year 5 Aug-2029
POTENTIAL RENTAL INCOME (PRI)	\$235,000	\$239,700	\$244,494	\$249,384	\$254,372
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$235,000	\$239,700	\$244,494	\$249,384	\$254,372
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$235,000	\$239,700	\$244,494	\$249,384	\$254,372
- Operating Expenses	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$235,000	\$239,700	\$244,494	\$249,384	\$254,372
NET OPERATING INCOME (NOI)	\$235,000	\$239,700	\$244,494	\$249,384	\$254,372
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$235,000	\$239,700	\$244,494	\$249,384	\$254,372
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	7.09%	7.23%	7.38%	7.52%	7.67%
Return on Equity	7.43%	7.43%	7.43%	7.43%	7.43%
Equity Multiple	1.02	1.12	1.21	1.30	1.40

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$3,604,000
Cost of Sale	\$180,200
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$3,423,800

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	7.92%
Acquisition CAP Rate	7.23%
Year 1 Cash-on-Cash	7.09%
Gross Rent Multiplier	13.83
Price Per Square Foot	\$65.00
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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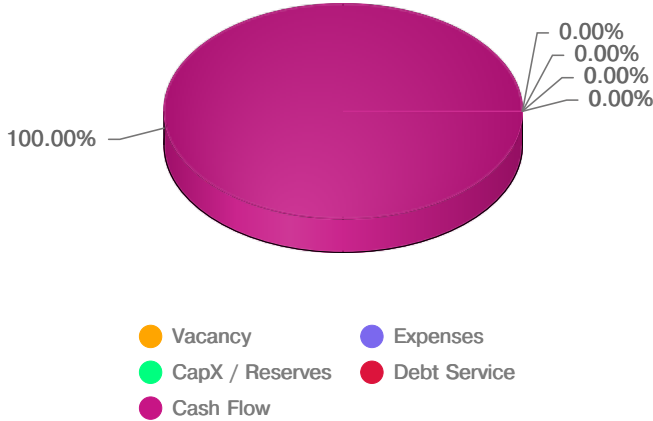


Fiscal Year Beginning September 2024

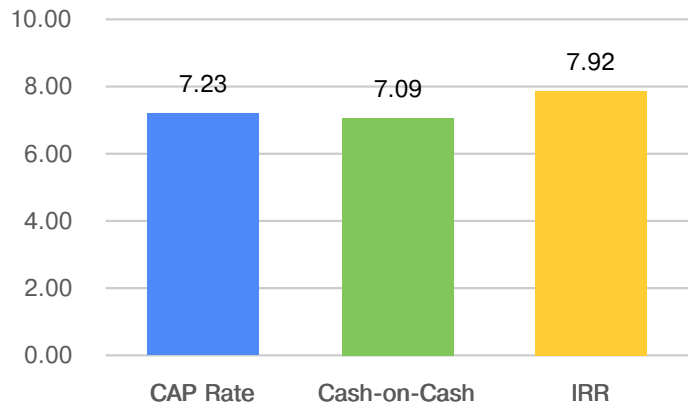
ASSUMPTION / INPUTS

Purchase Price	\$3,250,000
Year 1 Potential Income	\$235,000
Vacancy & Credit Loss	0.00%
Year 1 Expenses	0.00%
Acquisition CAP Rate	7.23%
Sale Price - CAP Rate	7.20%

Acquisition Costs	2.00%
Annual Income Increase	2.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment	
Cash Flow & 5-year Yield		+	& Effective Rate		=	Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$3,315,000)		0	\$0		0	(\$3,315,000)
1	\$235,000		1	\$0		1	\$235,000
2	\$239,700		2	\$0		2	\$239,700
3	\$244,494		3	\$0		3	\$244,494
4	\$249,384		4	\$0		4	\$249,384
5	\$3,678,172		5	\$0		5	\$3,678,172

Property IRR/Yield = 7.92%

Effective Loan Rate = N/A

Equity IRR / Yield = 7.92%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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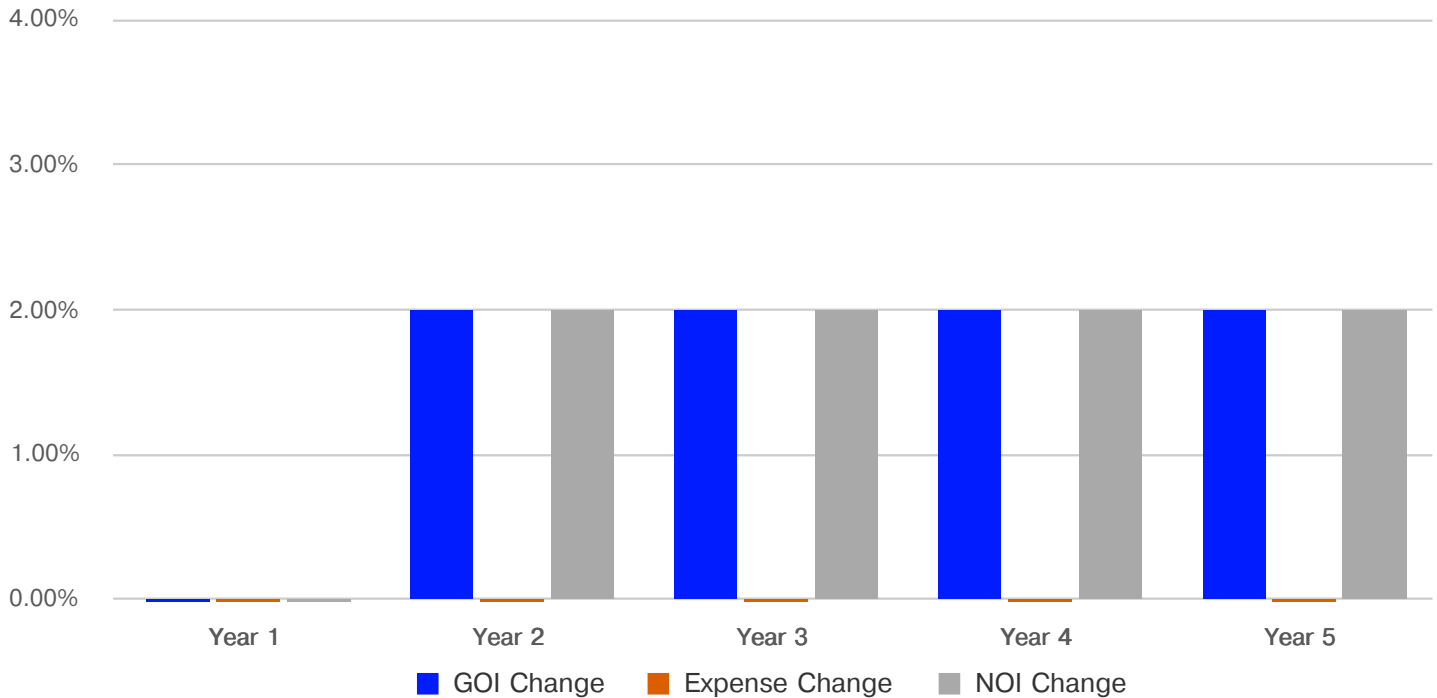
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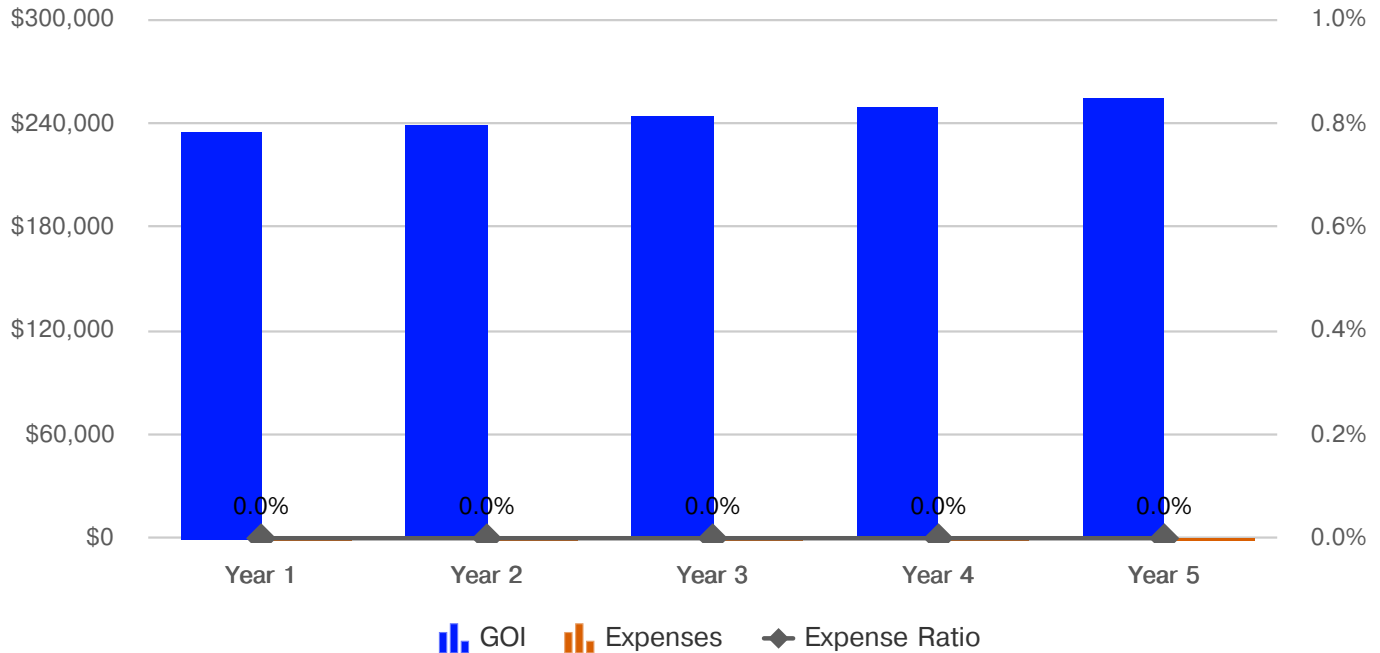


Fiscal Year Beginning September 2024

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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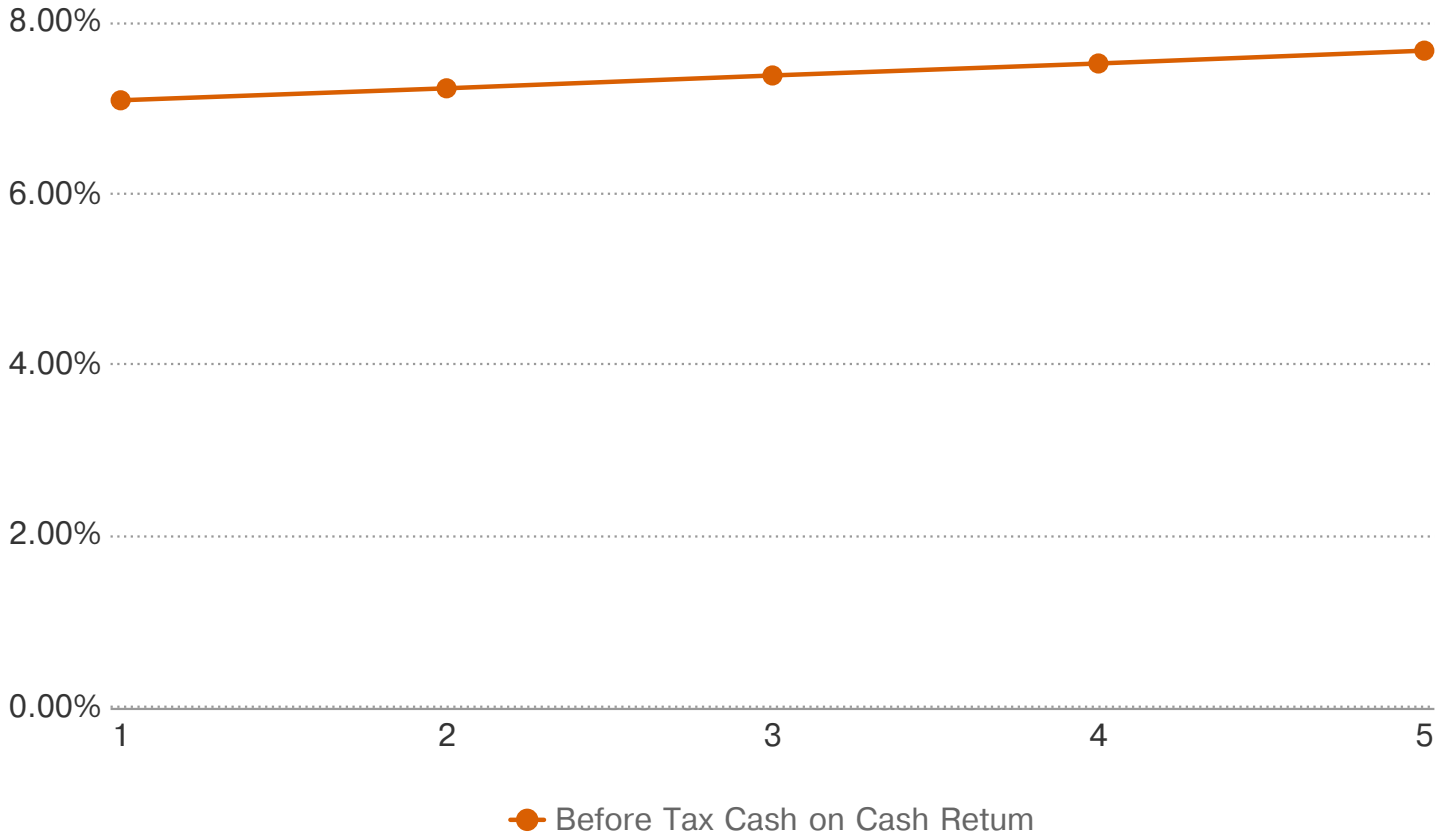
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Fiscal Year Beginning September 2024

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	7.09%	7.23%	7.38%	7.52%	7.67%



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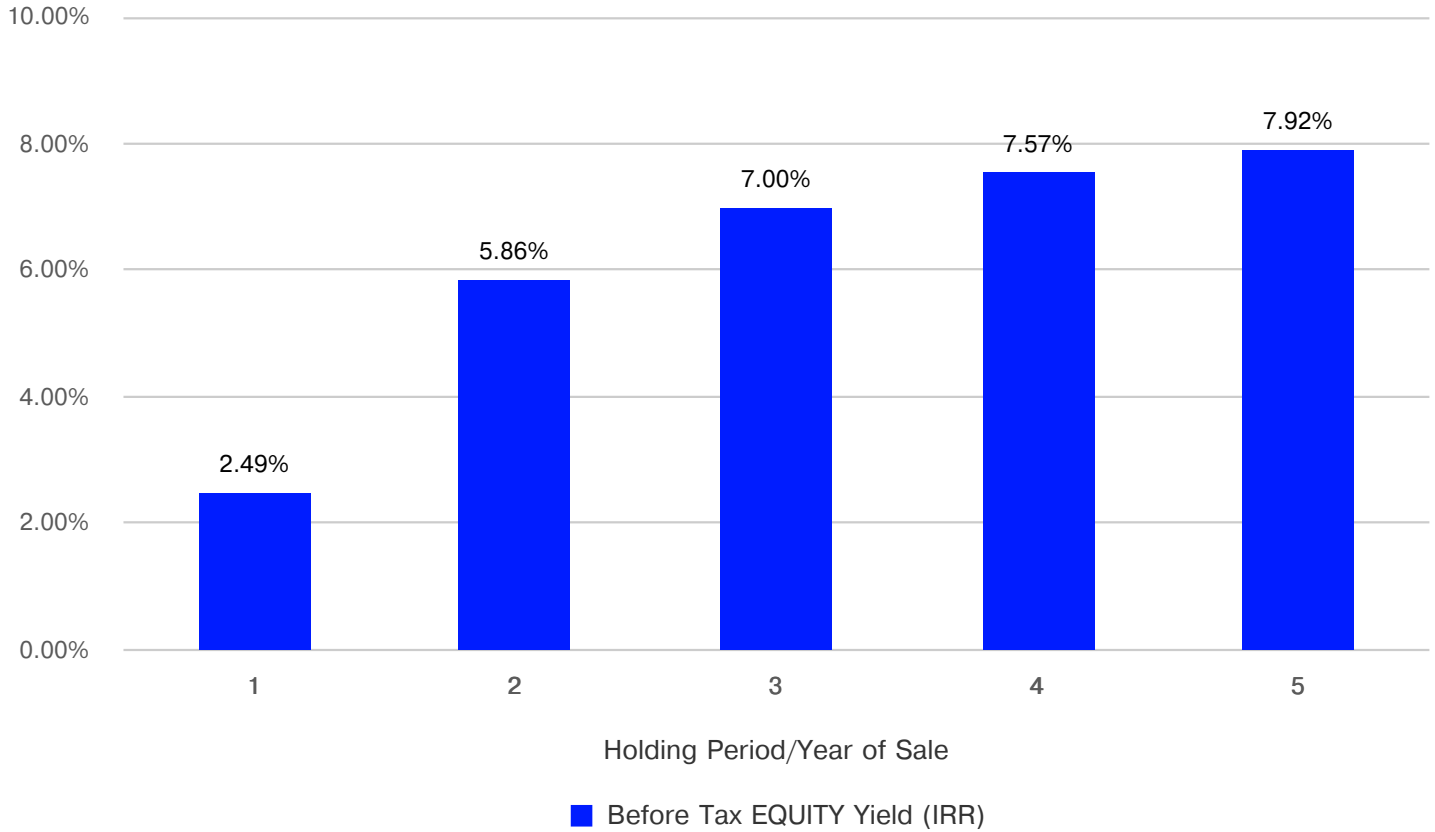
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Fiscal Year Beginning September 2024

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	7.92%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	2.49%	5.86%	7.00%	7.57%	7.92%



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