



DALIA DDS · ORLAND PARK, IL

PARASELL, INC. | COSTA MESA, CALIFORNIA | A LICENSED ILLINOIS BROKER #478027307

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TRANSACTION TEAM

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SCOTT REID

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A Licensed Illinois Broker
471020418



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 14+ Years of Lease Term Remaining on an Absolute NNN Lease Guaranteed by Dr. Eric Salud, DDS, a Successful, Established Local Dentist
- Absolute NNN Lease with Zero Landlord Responsibilities, Providing Passive, Predictable Cash Flow for the Full Remaining Term
- Annual 2% Rental Increases, Offering a Built-In Inflation Hedge and Consistent NOI Growth Year-over-Year
- Attractive Price Point: \$800,000 Purchase Price at a 6.08% Cap Rate and \$451.21/SF for a 1,773 SF Medical Condo Asset
- Purpose-Built Medical Office within a Professionally Maintained Complex, Offering Efficient Clinical Layout and Strong Curb Appeal
- Long-Term Tenant Stability: Dentist has Personally Guaranteed the Lease, Strengthening Creditworthiness for an Owner-User Medical Operator

INVESTMENT OFFERING

ADDRESS	10745 WINTERSET DR ORLAND PARK, IL
PRICE	\$800,000
CAP RATE	6.08%
LEASE TYPE	ABSOLUTE NET
TERM REMAINING	14 YEARS



INVESTMENT HIGHLIGHTS



POPULATION

1-MILE 3-MILE 5-MILE

2024 POPULATION

4,649 52,770 156,095

HOUSEHOLDS

2024 HOUSEHOLDS

1,700 19,506 57,815

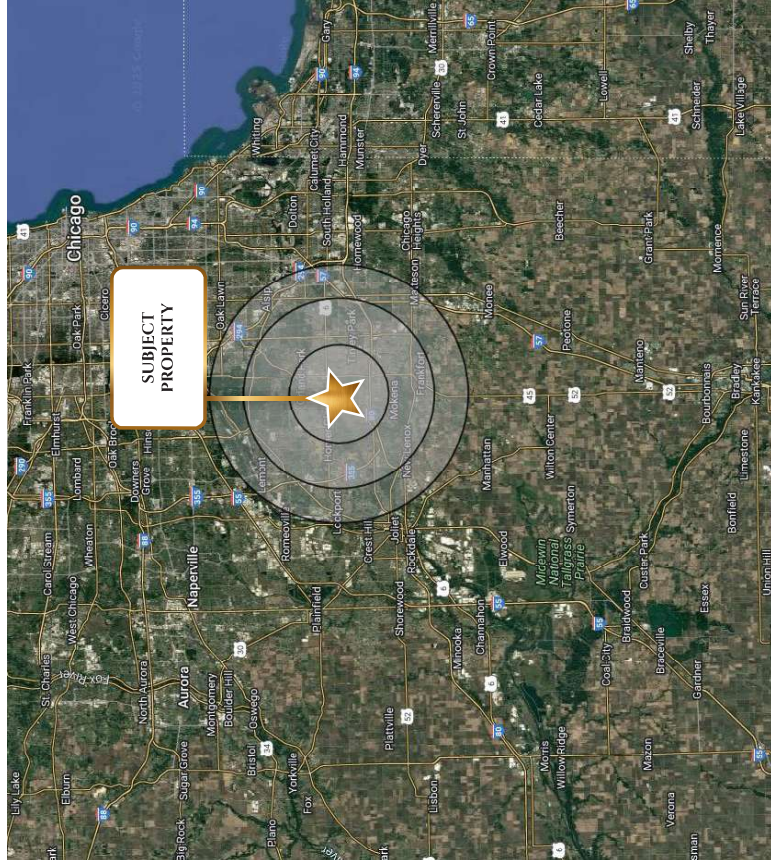
INCOME

AVG HOUSEHOLD INCOME

\$126,712 \$121,379 \$121,907

LOCATION HIGHLIGHTS

- Affluent Demographics: Average Household Income of \$126,712 within a 1-Mile Radius, with Over 52,770 People within 3 Miles and 156,095 within 5 Miles
- Desirable Chicago Submarket: Orland Park is a Well-Established, High-Income Suburb with Strong Retail, Medical, and Residential Density
- Proximity to Major Arterials: Situated in a Highly Connected Suburban Corridor with Strong Access to the Chicago Metro
- Established Surrounding Community: Dense Households (57,815 within 5 Miles) Support Strong, Consistent Patient Demand for Medical Uses
- Stable, Mature Trade Area: The Property Sits within One of the Most Stable Medical-Office Demand Zones in Southwest Chicagoland



TENANT SUMMARY



Dalia Cepele, DDS, PC
Dental Care For The Entire Family

OVERVIEW	
PARENT COMPANY	ERIC SALUD, DDS
HEADQUARTERS	ORLAND PARK, IL
NO. OF LOCATIONS	1
FOUNDED	1991

Dalia Dental is a well-established dental practice serving the Orland Park community, led by Dr. Eric Salud, an experienced clinician who also personally guarantees the lease. The practice provides comprehensive general and cosmetic dentistry services through a high-quality medical office setting. With a long-standing presence and strong patient relationships in the area, the practice benefits from the affluent demographics and dense residential population surrounding the property. The tenant's absolute NNN structure and personal guarantee significantly enhance risk-adjusted returns for ownership, while the 14+ years of remaining term with annual rent increases provide predictable revenue growth. Combined with strong area incomes and an established patient base, the tenancy offers an attractive, long-duration income stream in a high-barrier Chicago suburb.



PROPERTY PRICING



PROPERTY SUMMARY

ADDRESS	10745 WINTERSET DR ORLAND PARK, IL 60467
APN	27-20-410-007-1003
YEAR BUILT	1999
GLA	1,773 SF
BUILDING FEATURES	MEDICAL CONDO

LEASE OVERVIEW

TENANT	ERIC SALUD, DDS
GUARANTOR	PERSONAL
LEASE TYPE	ABSOLUTE NNN
TERM REMAINING	14 YEARS
LEASE EXPIRATION	OCTOBER 31, 2039
RENTAL INCREASES	2% ANNUAL
OPTIONS	NONE

PRICING

PRICE	\$800,000
NOI	\$48,691
CAP RATE	6.08%
PRICE/SF	\$451.21

RENT SCHEDULE

YEAR	ANNUAL RENT	RENT / SF
CURRENT - 10/31/2026	\$47,736	\$26.92
YEAR 2	\$48,691	\$27.46
YEAR 3	\$49,665	\$28.01

2% Annual Rent Increases Continue for Remainder of Lease & Options



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