935 N PLUM GROVE ROAD

Schaumburg, Illinois 60173 | Commercial Investment Offering

$1,200,000	10.05%	$120,600	$10,750
OFFERING PRICE	CAP RATE	ANNUAL NOI	MONTHLY BASE RENT

INVESTMENT OVERVIEW

5,295 SF office condominium investment consisting of Suites A-D. Underwriting assumes total base rental income of $10,750 per month from all tenants, including Unit D. Tenants reimburse modeled real estate taxes and property insurance in addition to base rent. Ownership pays the $700 per month condominium association / HOA fee. CAM has been removed from the underwriting.

INCOME & OPERATING STRUCTURE

Base Rental Income	$10,750/mo	$129,000/yr
Tenant NNN Reimbursements	Additional	Additional
Owner-Paid HOA	($700)/mo	($8,400)/yr
Net Operating Income	$10,050/mo	$120,600/yr
Going-In Cap Rate		10.05%

BASE RENT ALLOCATION

Unit D - Alberto Danial Salon	$1,854/mo	$22,248/yr
Suites A/B/C - One Tenant	$8,896/mo	$106,752/yr
Total Base Rent	$10,750/mo	$129,000/yr
A/B/C Base Rent PSF		$24.57/SF/YR

EXPENSE / NNN BREAKDOWN

Real Estate Taxes - Tenant Reimbursed	$31,042/year
Property Insurance - Tenant Reimbursed	$2,383/year
Estimated Tenant NNN Reimbursements	$33,425/year
Condominium Association / HOA - Owner Paid	$8,400/year
CAM	Removed

ILLUSTRATIVE FINANCING & LEVERAGED RETURNS

Financing assumes 70% LTV, an 8.00% interest rate and 20-year amortization with monthly principal and interest payments. Financing terms are illustrative and subject to lender underwriting and approval.

FINANCING ASSUMPTION	AMOUNT
Purchase Price	$1,200,000
Loan-to-Value	70%
Loan Amount	$840,000
Equity / Down Payment	$360,000
Interest Rate	8.00%
Amortization	20 Years
Monthly Principal & Interest	$7,026.10
Annual Debt Service	$84,313.16
Property NOI	$120,600.00
DSCR	1.43x
Annual Cash Flow After Debt	$36,286.84
Monthly Cash Flow After Debt	$3,023.90
Cash-on-Cash Return	10.08%

INVESTMENT RETURN SNAPSHOT

10.05%	$3,024	1.43x	10.08%
GOING-IN CAP	MONTHLY CASH FLOW	DSCR	CASH-ON-CASH

UNDERWRITING NOTES

*Underwriting assumes tenants reimburse modeled real estate taxes and property insurance in addition to $10,750 per month of base rent. Ownership pays the $700/month condominium association/HOA fee. The prior $1,324 annual CAM line item has been removed. Cash flow and cash-on-cash return are before non-reimbursable repairs, capital expenditures, reserves, acquisition closing costs, lender fees and income taxes. Prospective purchasers should independently verify all lease reimbursement obligations and actual expenses.

CHARLES PATAWARAN, CCIM | RE/MAX Commercial Real Estate Advisors | 773.387.9168 | charles@remaxcreatx.com | www.remaxcreatx.com