INDUSTRIAL OFFERING MEMORANDUM

BUSINESS AND BUILDING

ESTABLISHED CNC MACHINERY MANUFACTURING

KELLER WILLIAMS INSPIRE
407 S 3rd St # 114
Geneva, IL 60134

RUDY JOHNSON TEAM

Each Office Independently Owned and Operated

PRESENTED BY:

RUDY JOHNSON
Commercial Agent
O: (630) 201-4130
C: (630) 201-4130
rudyjohnson@kw.com
475.139695, IL

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808 HICKS DRIVE

RUDY JOHNSON
COMMERCIAL AGENT
O: (630) 201-4130
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808 HICKS DRIVE

Property Information

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CUSTOM PAGE 1

PROPERTY PHOTOS

Price:	$1,650,000
Building SF:	7000
Price / SF:	$235
NOI:	$319,000
Occupancy:	100
Lot Size:	44,431
Power:	3 Phase 600 amp
Truck Door:	2
Warehouse SF	6,650

Property Overview

Established Machinery Shop, specializing in refined metal components for Aviation Industry. Business and Building for Sale. Existing Contracts, Customer Base, Equipment and 7,000 sq ft 1 Acre Plus Site makes this an enticing opportunity. Located in Elburn IL near Rt 47, 88, Rt 64, Rt 38 and Rt 90 for Transportation convenience. Sitting on over an acre with plenty of outside storage, over 6,600 sq ft of manufacturing warehouse space and 350 sq ft of office. Two bathrooms and a kitchenette for staff. Two Drive in doors with 14 ft clearance. 16 ft clearance throughout the facility. 3 Phase power. The building was designed for the possibility of adding a dock door off the main road. The business has a long history of success with a three year average Gross revenue of $677,176. The adjusted EBITDA over 6.5%.

Property Highlights

- Established Business with Cliuents in The Aviation Industry
- Full Inventory, Machines and Client base Included
- 7,000 sq ft Building with exteriuor Storage Options
- 16 ft Clearance ht in 6,650 sq ft warehouse
- 3 Phase Power
- 2 Drive In Doors 14 ft clearance
- Potential Dock Door
- $680,000 plus 3 year average Gross Revenue
- $300,000 plus NOI
- EBITDA of 6.5%

PROPERTY PHOTOS

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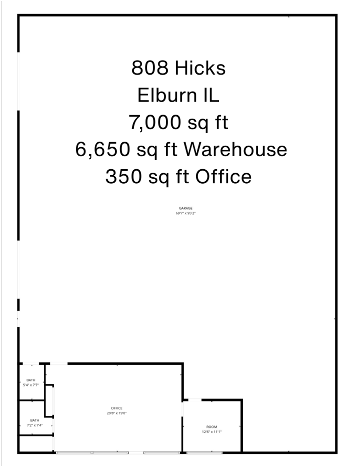

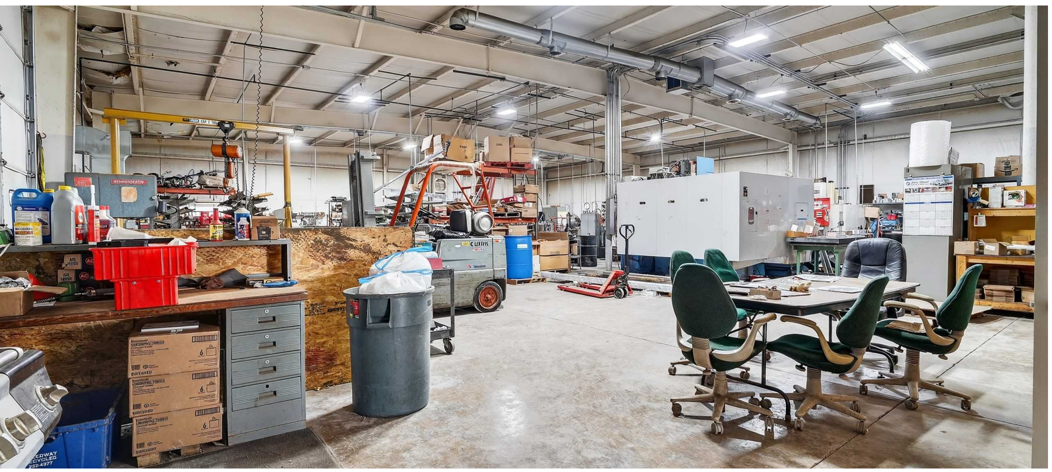

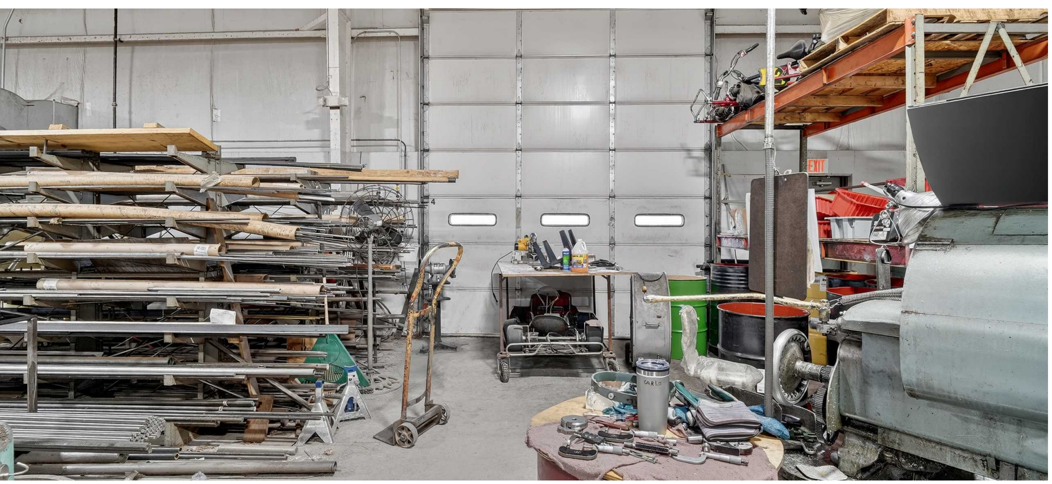

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Location Information

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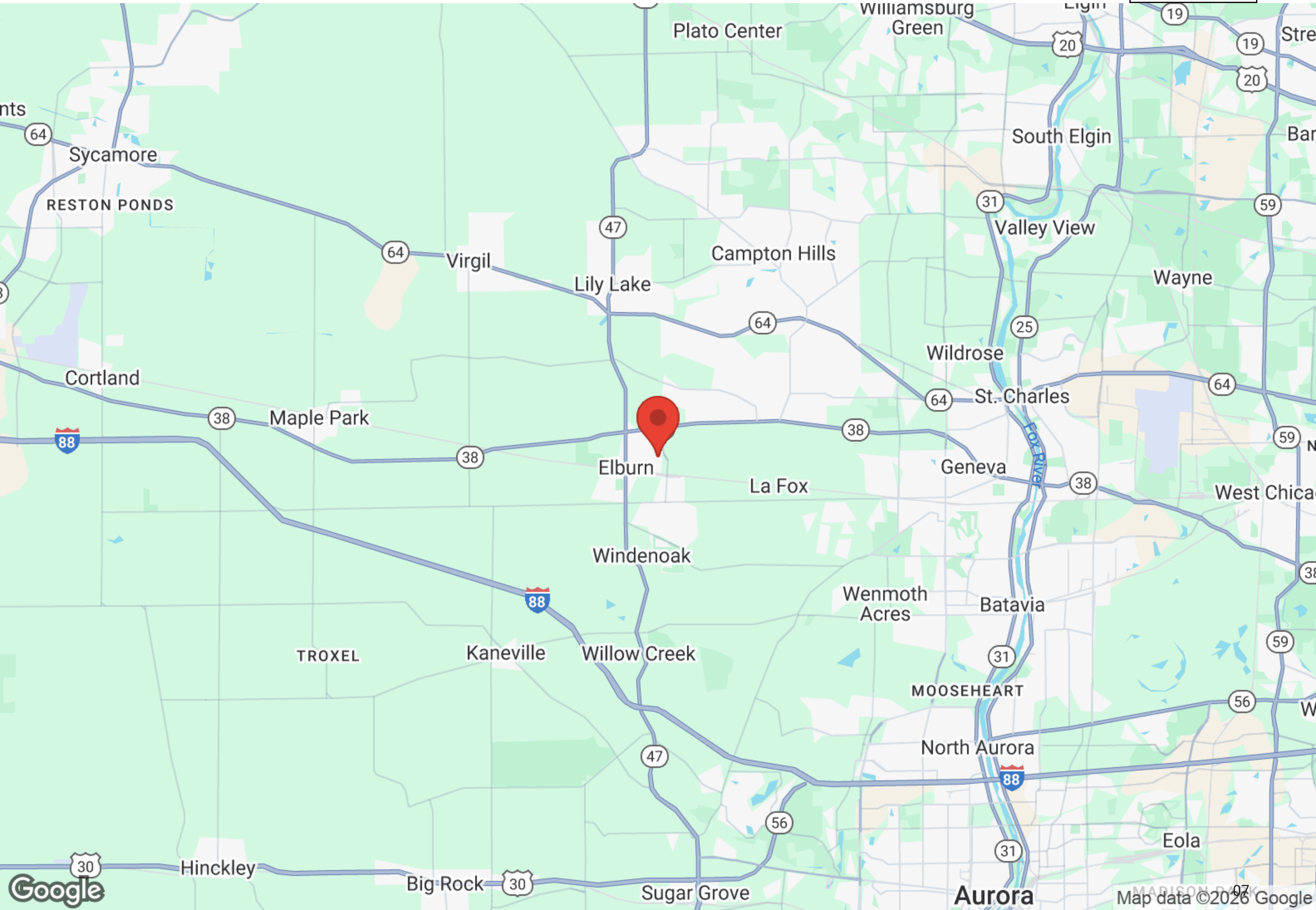
Plato Center
Williamsburg Green
Elgin
South Elgin
Sycamore
RESTON PONDS
Virgil
Lily Lake
Campton Hills
Valley View
Wayne
Wildrose
St. Charles
Cortland
Maple Park
Elburn
La Fox
Geneva
Fox River
West Chica
Windenoak
Wenmoth Acres
Batavia
TROXEL
Kaneville
Willow Creek
MOOSEHEART
North Aurora
Eola
Hinckley
Big Rock
Sugar Grove
Aurora
Map data ©2026 Google

LOCATION MAPS

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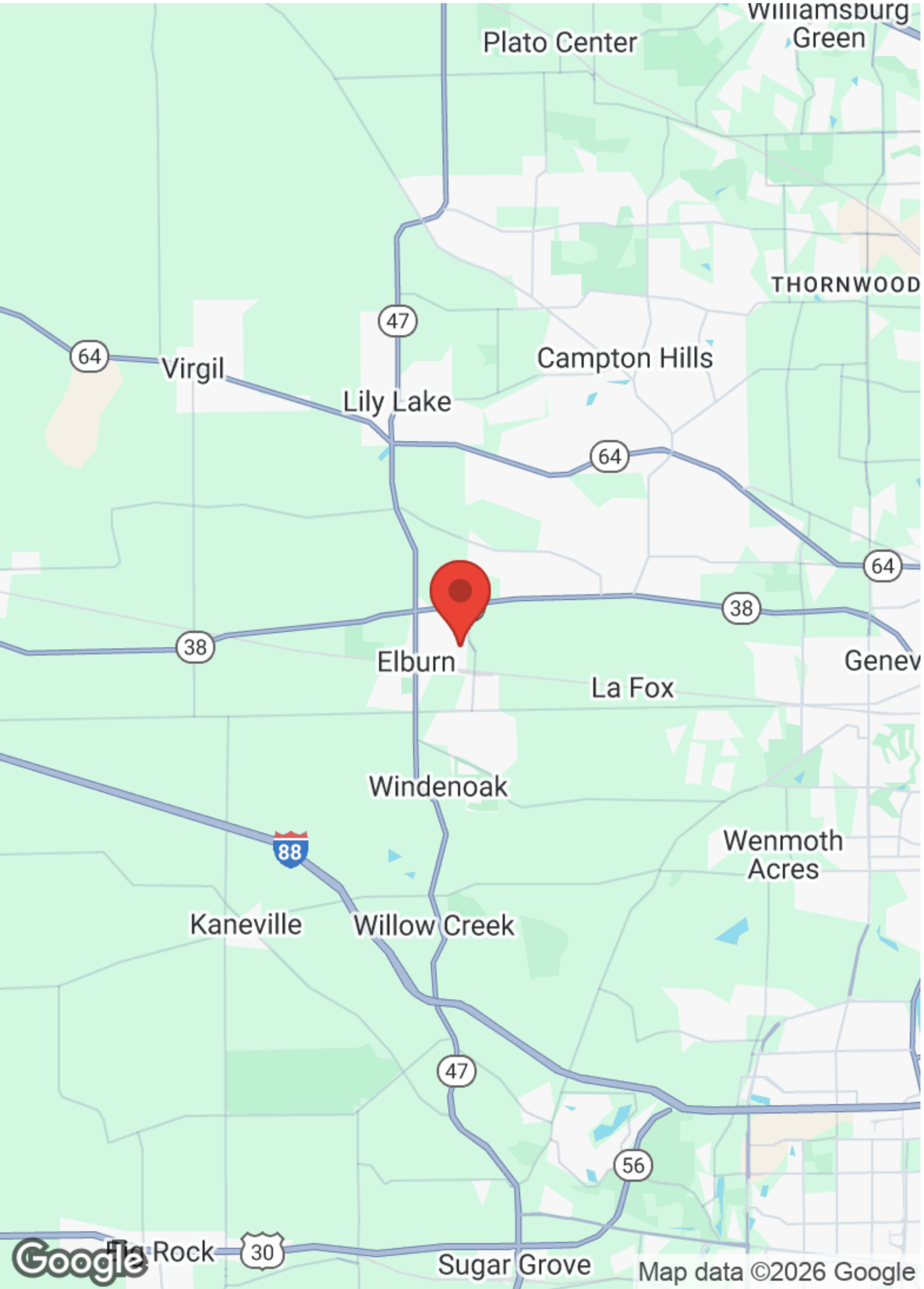
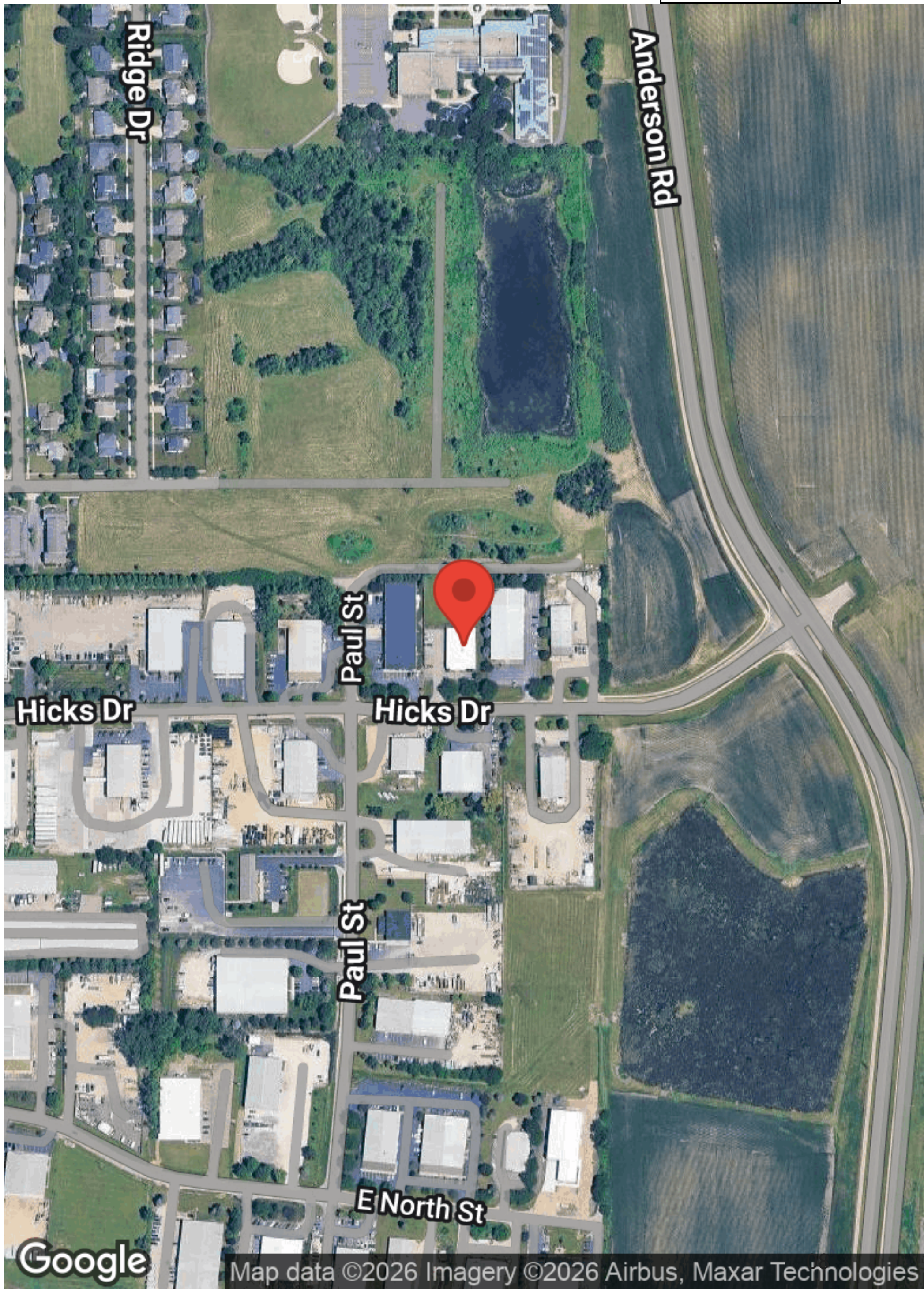
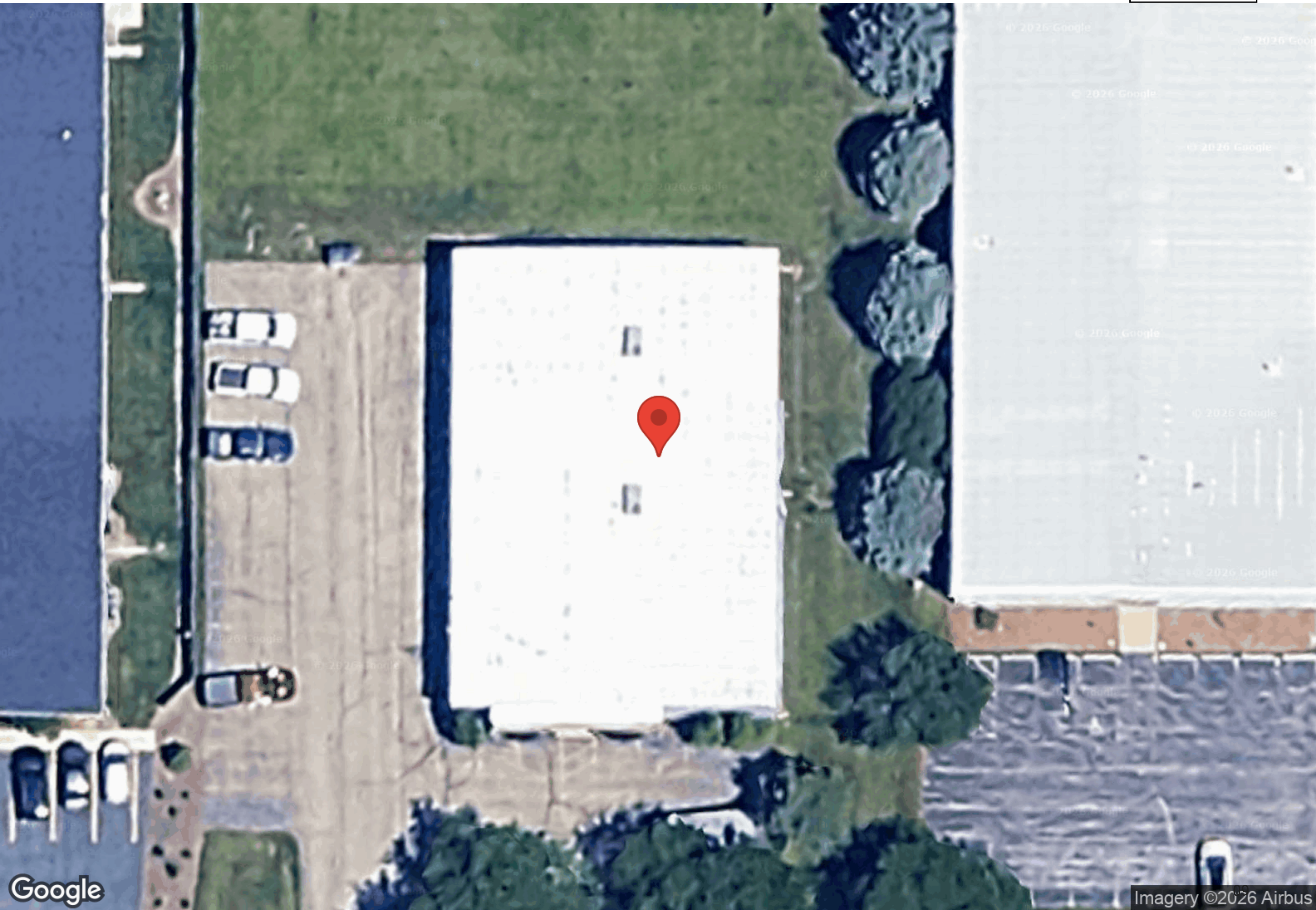
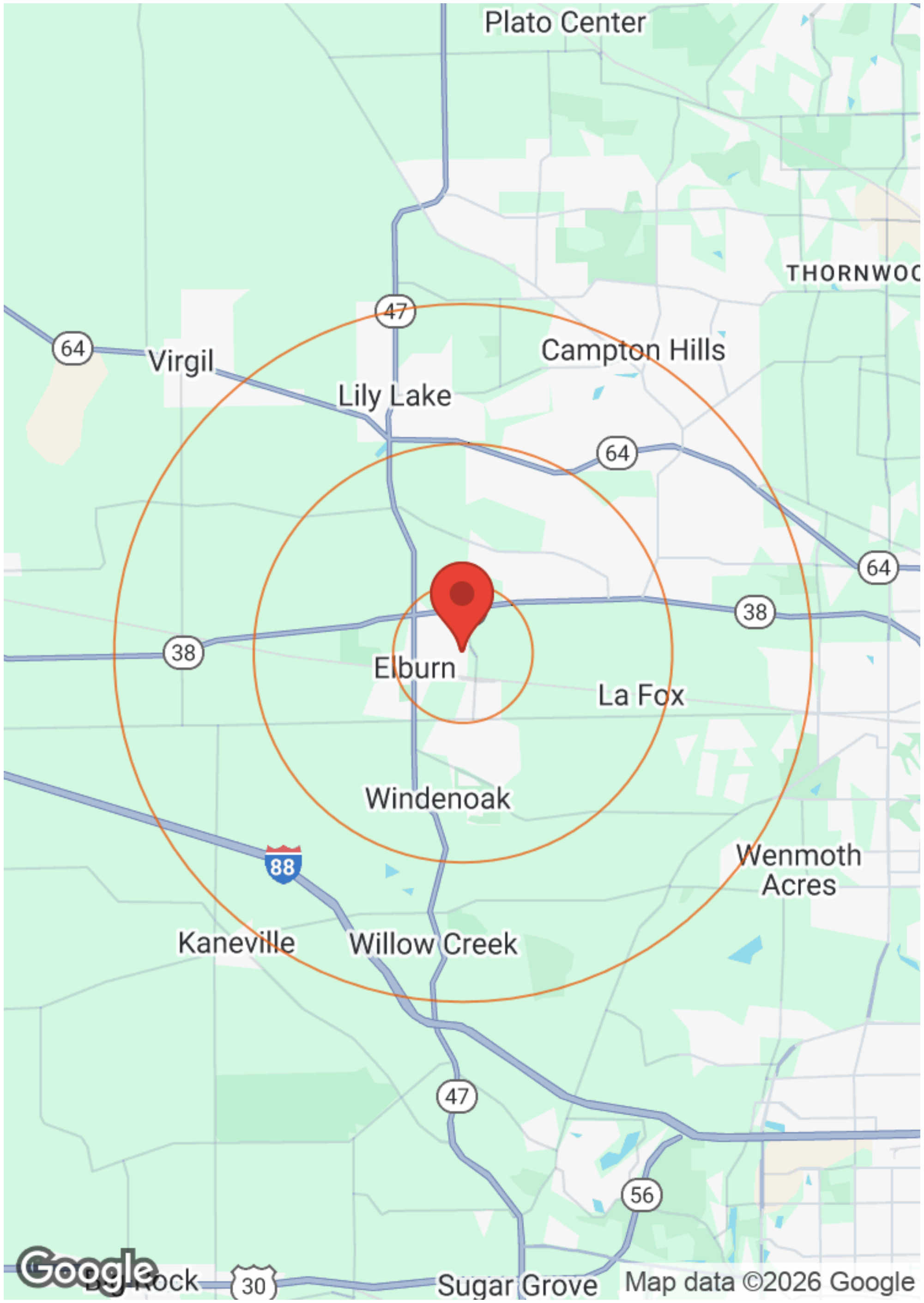




AERIAL MAP

808 HICKS DRIVE





Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,530	5,262	15,317
	Female	1,574	5,224	14,846
	Total Population	3,104	10,486	30,163
Age	Ages 0-14	526	1,932	5,644
	Ages 15-24	383	1,255	3,760
	Ages 25-54	1,086	3,764	10,675
	Ages 55-64	483	1,585	4,545
	Ages 65+	627	1,951	5,539
Race	White	2,435	8,161	23,210
	Black	33	122	468
	Am In/AK Nat	1	4	6
	Hawaiian	N/A	N/A	N/A
	Hispanic	524	1,736	4,853
	Asian	52	276	1,086
	Multi-Racial	60	187	534
	Other	N/A	N/A	3
Income	Median	$99,472	$124,931	$158,452
	< $15,000	73	177	338
	$15,000-$24,999	28	86	160
	$25,000-$34,999	68	207	413
	$35,000-$49,999	76	207	431
	$50,000-$74,999	117	271	799
	$75,000-$99,999	248	614	1,185
	$100,000-$149,999	217	529	1,619
	$150,000-$199,999	135	646	1,728
	> $200,000	248	1,113	3,799
Housing	Total Units	1,247	3,973	10,838
	Occupied	1,211	3,848	10,470
	Owner Occupied	1,028	3,345	9,326
	Renter Occupied	183	503	1,144
	Vacant	36	125	367

KW COMMERCIAL

808 HICKS DRIVE

Financial Analysis

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INCOME STATEMENT
CASH FLOW ANALYSIS
ANNUAL PROPERTY OPERATING DATA
LOAN ANALYSIS
PROFESSIONAL BIO

INCOME STATEMENT
808 HICKS DRIVE

Ralph B. Evans Co Income Statement 2020-2024
Effective Date: December 31, 2024

	Fiscal Year Ending May 31:	2020	2021	2022	2023	2024
Total Revenue		$505,829	$646,097	$582,630	$790,579	$658,320
Cost of Goods Sold						
	Inventory at Beginning of Year	$29,794	$41,036	$27,701	$24,955	$22,709
	Purchases	68,896	85,122	97,752	130,460	99,416
	Subcontractors	32,558	35,308	24,986	18,431	32,404
	Inventory at End of Year	(41,036)	(27,701)	(24,955)	(22,709)	(15,500)
Total Cost of Goods Sold		$90,212	$133,765	$125,484	$151,137	$139,029
Gross Profit		$415,617	$512,332	$457,146	$639,442	$519,291
Expenses						
	Compensation of Officers	$151,860	$226,050	$239,653	$276,500	$319,500
	Salaries and Wages	114,180	121,060	65,325	84,163	86,685
	Repair & Maintenance	6,365	5,497	5,295	5,830	6,508
	Property Taxes	12,825	12,900	13,104	13,408	14,577
	Taxes & Licenses	21,015	27,719	23,985	28,805	46,398
	Depreciation	13,651	8,261	7,771	7,656	7,656
	Alarm Service	1,349	1,381	1,746	1,555	-
	Insurance	84,650	76,174	68,989	80,608	83,752
	Legal and Professional	5,550	3,495	4,875	2,580	4,700
	Office Expense	5,754	3,389	2,951	2,890	5,172
	Supplies	21,320	24,524	14,679	23,835	21,941
	Telephone	4,329	3,078	3,230	3,279	3,395
	Tooling	1,254	1,523	1,518	2,476	2,921
	Utilities	11,514	10,781	9,959	9,282	11,200
Total Expenses		$464,860	$531,279	$472,344	$551,194	$605,706
Operating Income		($49,243)	($18,947)	($15,198)	$88,248	($86,415)
Pre-Tax Income		($49,148)	($18,928)	($15,183)	$89,259	($85,904)
	Add: Interest Expense	$1,234	$396	$772	$0	$0
EBIT - Earnings Before Interest & Taxes		($47,914)	($18,532)	($14,411)	$89,259	($85,904)
	Add: Depreciation & Amortization	$13,651	$8,261	$7,771	$7,656	$7,656
EBITDA - Earnings Before Interest, Taxes, Depreciation & Amortization		**($34,263)**	**($10,271)**	**($6,640)**	**$96,915**	**($78,248)**

RUDY JOHNSON TEAM
COMMERCIAL | RESIDENTIAL | INVESTING

CASH FLOW ANALYSIS

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Before-Tax Cash Flow Year Ending	Year 1 11/2026	Year 2 11/2027	Year 3 11/2028	Year 4 11/2029	Year 5 11/2030
Before-Tax Cash Flow					
Gross Scheduled Income	**$672,000**	**$685,440**	**$699,149**	**$713,132**	**$727,394**
Total Operating Expenses	($360,000)	($367,200)	($374,544)	($382,035)	($389,676)
Net Operating Income	**$312,000**	**$318,240**	**$324,605**	**$331,097**	**$337,719**
Loan Payment	($105,384)	($105,384)	($105,384)	($105,384)	($105,384)
Before-Tax Cash Flow	**$206,616**	**$212,856**	**$219,221**	**$225,713**	**$232,335**
Cash-On-Cash Return	**60.77%**	**62.60%**	**64.48%**	**66.39%**	**68.33%**

ANNUAL PROPERTY OPERATING DATA

808 HICKS DRIVE

Description Year Ending	Year 1 11/2026	Year 2 11/2027	Year 3 11/2028	Year 4 11/2029	Year 5 11/2030
Income					
Rental Income	$672,000	$685,440	$699,149	$713,132	$727,394
Gross Scheduled Income	**$672,000**	**$685,440**	**$699,149**	**$713,132**	**$727,394**
Gross Operating Income	**$672,000**	**$685,440**	**$699,149**	**$713,132**	**$727,394**
Expenses					
Speed Analysis Expenses	($360,000)	($367,200)	($374,544)	($382,035)	($389,676)
Total Operating Expenses	**($360,000)**	**($367,200)**	**($374,544)**	**($382,035)**	**($389,676)**
Operating Expense Ratio	**53.57%**	**53.57%**	**53.57%**	**53.57%**	**53.57%**
Net Operating Income	**$312,000**	**$318,240**	**$324,605**	**$331,097**	**$337,719**

LOAN ANALYSIS

808 HICKS DRIVE

Loan 1 (Fixed)

Debt Service Analysis	Year 1	Year 2	Year 3	Year 4	Year 5
Principal Payments	$13,409	$14,378	$15,417	$16,532	$17,727
Interest Payments	$91,975	$91,006	$89,967	$88,852	$87,657
Total Debt Service	**$105,384**	**$105,384**	**$105,384**	**$105,384**	**$105,384**
Principal Balance Analysis					
Beginning Principal Balance	$1,320,000	$1,306,591	$1,292,213	$1,276,796	$1,260,264
Principal Reductions	$13,409	$14,378	$15,417	$16,532	$17,727
Ending Principal Balance	**$1,306,591**	**$1,292,213**	**$1,276,796**	**$1,260,264**	**$1,242,537**

PROFESSIONAL BIO

808 HICKS DRIVE

Rudy Johnson

Commercial Agent

(630) 201-4130

rudyjohnson@kw.com

475.139695, IL

Over 20 Years of Experience in Real Estate
Member of KW Commercial Mid West Region, KW Commercial National and KW Commercial International
ALC Member KW Inspire Commercial Representative
CoStar Membership
Loopnet Membership
Crexi Pro Membership
MLS Member
National Association of Realtors
Realtor Association of The Fox Valley
Master in Counseling Psychology

Member of Kothe Johnson Collaborative Team
Number 1 Team Keller Williams Geneva
Team Owners Anne Kothe and Rudy Johnson
Over 30 Years Combined Experience