



INVESTMENT ANALYSIS
SALE / LEASE BACK
4N250 IL ROUTE 47 MAPLE PARK, IL. 60151

BUILDING SIZE: 5,496 sf – 2 Buildings
LAND: 142,877 sf (3.28 Acres)
TENANTS/LEASE TERM: EMERALD ACRES / 5 YEAR LEASE INITIATED DAY OF CLOSING.
PURCHASE PRICE: \$1,300,000 / includes property and buildings, not kitchen equipment.
GROSS RENT: \$9,520.34/MONTH

TOTAL ANNUAL INCOME: \$120,744.00

EXPENSES:

RE Taxes \$20,844.00
Insurance: \$2,400.00
Snow&Lawncare: Paid by Tenants

TOTAL EXPENSES: \$23,244.00

CAP RATE: 7.5%

Net Operating Income (NOI): \$97,500.00

TENANT HAS 1ST OPTION TO BUY BACK IN EVENT OF A SALE.

TENANT HAS OPTION TO BUY BACK AFTER 3RD YEAR: \$1,500,000

TENANT HAS OPTION TO BUY BACK AFTER 4TH YEAR: \$1,550,000

TENANT HAS OPTION TO BUY BACK AFTER 5TH YEAR: \$1,600,000