

VALUE ADD INVESTMENT

1975 Melissa Ln., Aurora, IL 60506



OF
CATON
COMMERCIAL
REAL ESTATE GROUP



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LISTED BY:

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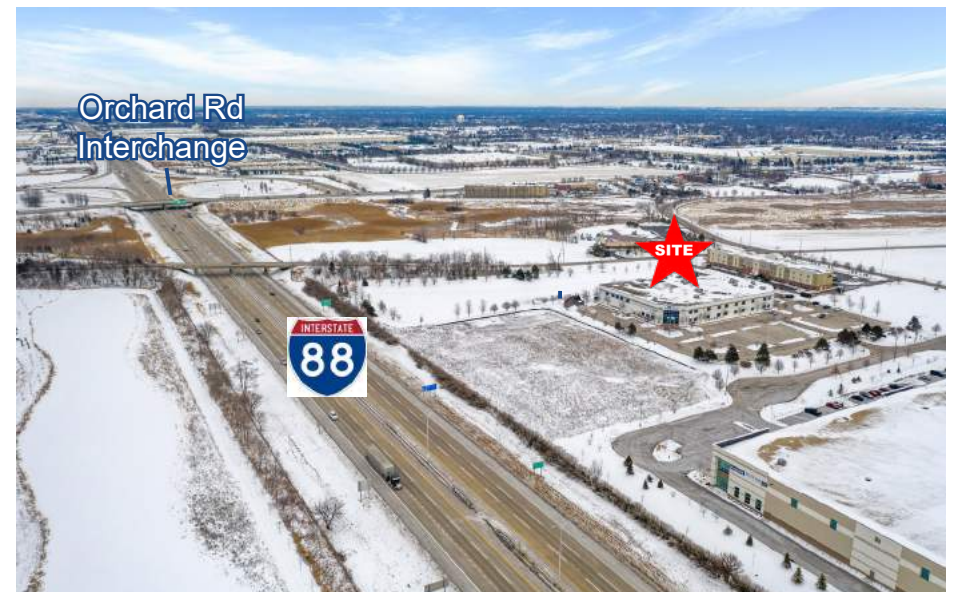
INVESTMENT SUMMARY

Price:	\$4,750,000
Operating Income:	\$403,809
Operating Expense:	\$277,007
NOI:	\$176,802
Lease Type:	MG
GLA:	62,347 SF
Site Area:	4.24 Acres
Property Type:	Commercial (Healthplex), Medical Office, Industrial Conversion/Repurpose



HIGHLIGHTS

- Great owner/user potential
- Visibility from I-88
- Less than a mile to I-88 Orchard Rd interchange
- Ample parking - 214 space



EXECUTIVE SUMMARY

The Dolan and Murphy Team of Caton Commercial has been retained to exclusively offer for sale, 61,347 SF building at 1975 Melissa Ln., Aurora IL. The property sits on 4.24 acres. Adjacent to the high-tech corridor and I-88. Area companies include Toyota, Hyundai, Kraft, Nestle and Nissan. Just 45 miles west of downtown Chicago.

- 12,410 SF medical office space leased by Amita Health through 2/28/22 with two five year extensions
- 8,500 SF pool area leased month to month by Swim With Bill LLC with long term lease potential
- 6,500 SF basketball court area leased month to month by Orchard Gym Pickleball Club
- 34,397 SF former health club space available
- Property could be converted to an industrial use. Two new industrial developments in the immediate area
- Aurora is the second most populous city in the state of Illinois



Amita Health

PROPERTY INFORMATION

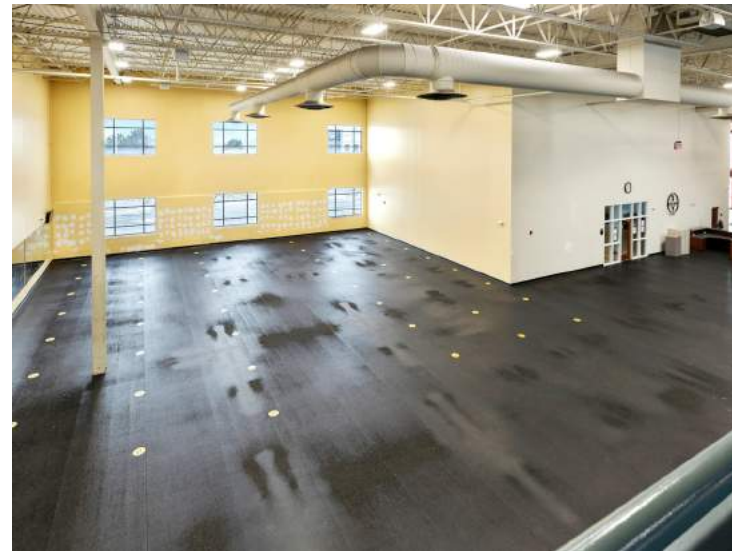


County:	Kane
GLA:	62,347 SF
Site Area:	4.24 Acres
Ownership:	Fee Simple
Tax Parcel ID:	14-12-225-003
Zoning:	ORI
Year Built:	2006
Taxes (2019):	\$87,489
Occupancy:	Multi-Tenant
Parking Spaces:	214
Signage:	Facade

INTERIOR PICTURES



INTERIOR PICTURES



TENANT OVERVIEWS



Amita Health

Medical

No. of Employees - 17,260

Headquarters - Lisle, IL

www.amitahealth.org

Amita Health operates several hospitals and hundreds of medical offices, among other facilities. Amita Health was created in February 2015 as a joint venture between Alexian Brothers Health System and Adventist Midwest Health.

Amita Health Rehabilitation Services Aurora offering occupational therapy, physical therapy, speech therapy and rehabilitation services.



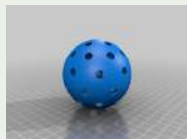
Swim With Bill

Swim Instruction

No. of Locations - 4

www.swimwithbill.com

For over 25 years, Swim With Bill's professionally trained instructors have been teaching kids how to swim and be safe in the water. Offering lessons to all age groups from tots to adults, private lessons and swim clinics.



Orchard Gym Pickleball Club

No. of Locations - 1

Orchard Gym Pickleball Club on a month to month lease of the basketball courts.

RENT ROLL

Unit	Tenant	Status	SF	Rent	Lease From	Lease To
Amita Health	Amita Health	Current	12,410	\$ 20,235.24	3/1/2007	2/28/2022
Gym	Orchard Gym Pickleball Club Inc.	Current	6,500	\$ 2,700.00	11/1/2020	MTM
Pool	Swim With Bill LLC	Current	8,500	\$ 7,000.00	4/1/2020	MTM
Vacant		Vacant	34,937			
4 units		36% Occupied	62,347	\$ 29,935.24		



Strong Upside Value Add Opportunity



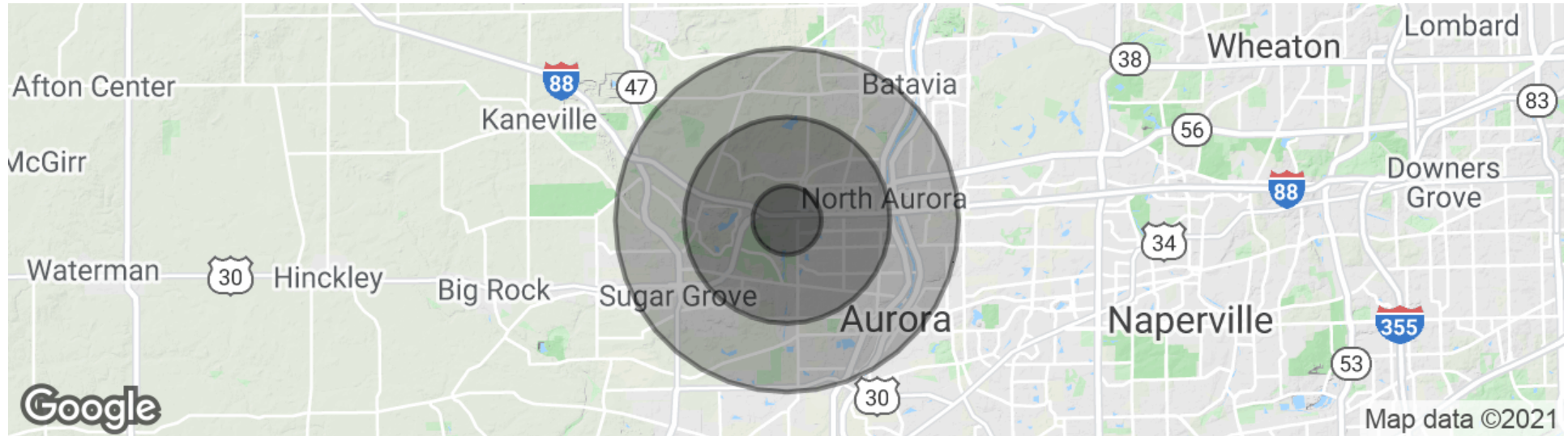


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DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	2,037	40,381	114,415
	Average Age	35.9	35.1	34.9
	Average Age (Male)	35.0	34.4	34.1
	Average Age (Female)	36.9	35.7	35.7
HOUSEHOLDS	Total Households	695	14,331	39,732
	# of Persons per HH	2.9	2.8	2.9
	Average HH Income	\$94,259	\$78,386	\$79,549
	Average HH Value	\$401,796	\$311,947	\$277,373



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AURORA, IL

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The City of Aurora is located 35 miles west of Chicago and is the second largest city in Illinois. Situated along the Fox River and the East-West Tollway (I-88), Aurora is accessible through 5 interchanges. The City has two Metra train station locations along the Burlington Northern Santa Fe Railway and multiple Pace bus routes.

Top employers include Caterpillar, Rush Copley Medical Center, Hollywood Casino, and MetLife. Downtown Aurora is home to Hollywood Casino a riverboat casino located on the Fox River and Paramount Theatre a live performance theater on the National Register of Historic Places.

Chicago Premium Outlets located in Aurora has over 170 stores such as Adidas, Coach, Nike, Tommy Hilfiger, Vera Bradley, Restoration Hardware Outlet and more. With amenities such as fireplaces, art installations, a play area, and reflecting pond, Chicago Premium Outlets is more than a shopping center, but truly a destination for shoppers and tourists visiting the Chicago area. Conveniently located off I-88 at the Farnsworth Avenue North exit, it is easily accessible for local shoppers and tourists coming from downtown or O'Hare and Midway International Airports.

The top two segments that make up the consumer trade area with-in a 3 mile radius of the property are:

1. American Dreamers - own their homes, primarily single family - younger married couple families with children and frequently grandparents
2. Soccer Moms - affluent, family-oriented, partial to new housing away from the bustle of the city



OFFER PROCEDURE

An Investor will be selected based on the ability and willingness of the Investor to close the transaction swiftly. The Investor's ability to close the transaction will be evaluated using a number of factors including:

1. Available financial resources for the transaction
2. Level of discretion to invest funds
3. Experience in closing similar transactions
4. Ability to source and place debt
5. Onsite visit and inspection before contract phase
6. Willingness to commit adequate resources necessary to close the transaction

Offers should include, at minimum, the following transaction framework:

1. Purchase price
2. Earnest money deposit
3. Name of the ultimate beneficial owner(s)/purchaser
4. Respective interests if more than one owner/partnership
5. Evidence of financial ability to complete the transaction
6. Method of financing
7. Terms and conditions of closing
8. Due diligence and closing periods

Submit Offers To:

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630-272-2134

JD.DOLANMURPHYTEAM@CATONCOMMERCIAL.COM