



DEERFIELD BUSINESS CENTER

FREESTANDING OFFICE BUILDING FOR SALE

1101 LAKE COOK ROAD
DEERFIELD, IL 60015

Olivia Czyzynski
Vice President
O: 312.676.1862
olivia.czyzynski@svn.com

Nathalie Fisher
Advisor
O: 312.414.0602
nfisher@svn.com

Jennifer Hopkins
Vice President
O: 312.676.1865
jennifer.hopkins@svn.com

Transaction Guidelines



THE OPPORTUNITY:

This sales opportunity is being exclusively offered by SVN Chicago Commercial. The prospective purchaser will be selected by the owner in its sole and absolute discretion. The following factors will be considered when reviewing offers:

1. Offer price and terms
2. Financial strength of prospective purchaser
3. Ability to close in timely manner
4. Experience and industry reputation

ASSUMPTIONS FOR UNDERWRITING:

1. Real Estate Taxes will be prorated on a cash basis for the calendar year of closing.
2. Closing Costs for Seller including: Cook County and State of Illinois transfer Taxes and standard title insurance policy.
3. Typical buyer's closing costs along with endorsements and municipal transfer taxes.

TERMS:

This property is being offer on an "As-Is, Where is" basis without structural, economic or environmental representations.

PROPERTY TOURS:

Property/market tours will be available upon request. Per the terms of the confidentiality agreement, you agree to direct all questions to the broker and not contact the Owner, the tenants or the property management staff of the property or to tour the property without being accompanied by a representative of the broker.

Executive Summary



EXECUTIVE SUMMARY

Deerfield Business Center is comprised of six buildings located in Deerfield, IL in the County of Cook. This is an opportunity to purchase 1101 Lake Cook Road, which is part of the Deerfield Business center. The entire complex is managed by a common association. The subject property is 21,138 square feet with one tenant occupying 3,009 square feet and 18,129 square feet is vacant. This building is ideal for an owner/user, who could occupy the entire building. Additionally, this building is a good option for a corporate headquarters. Deerfield is currently home to many corporate offices, and provides for a very business friendly Village.

The asking price is \$2,219,490 or \$105 per square foot for this property. The current real estate taxes for 2018 payable in 2019 are \$122,600 [\$5.80 psf]. Recently, this building was part of a real estate PIN with another building which was sold, and this property has a newly created PIN. The estimated CAM for 2019 is \$81,593 [\$3.86 psf]. The CAM has been very stable for many years and is not expected to increase in the near future.

The building is fully built-out, with high end finishes. There is one small tenant occupying 3,009 square feet. This tenant can be relocated to building 1121, if a buyer wants to occupy the entire building. The lease rate for the vacancy is listed at \$19.75 per square foot on a modified gross lease structure.

This property can also be combined and sold as a portfolio with the adjacent building, 1121 Lake Cook Road. Building 1121 is currently 73% occupied and provides for a stabilized NOI [at 90% occupied] of \$223,219 including a 10% discount factor and \$0.20 psf in reserves. Please contact the listing brokers for more information regarding the investment portfolio sale.

The property is in excellent physical condition. The roofs were replaced between 15 and 20 years ago, are in good condition and have been regularly maintained. Over the last five years, the owners spent \$250,000 of capital improvements for the property including patching and seal coating the parking lots, all new LED lighting in the parking lots, replacement of concrete walk ways, new brick pavers, and fence enclosures for all of the refuse containers. The HVAC top units have also been well maintained, with two-thirds of the units being replaced over the last five years.

BUILDING CONSTRUCTION

The building is constructed of steel frame and pre-fab aggregate panels. The windows are thermal glass panes with reflective coating and bronze anodized aluminum window frames. The roofs are single ply roofing typical for commercial buildings. All of the tenant suites boast 9' ceilings throughout, and all of the suites' gas and electric utilities are separately metered. There is very minimal common area for the property, consisting of storage areas and shared vestibules for a few of the tenants. This property does not have interior, enclosed lobbies or hallways, and the tenants have separate entrances along with their own in-suite restrooms. This provides for a lot less maintenance for the owner and is not typical for other similar properties with a modified or gross rent structure.

The buildings in Deerfield Business Center share the exterior common areas and landscaping. This is well maintained by the association, whereby each owner contributes equally. The property is well landscaped and a very tranquil setting for all of the tenants.

Executive Summary C'td



PROPERTY HISTORY

Originally developed in 1986, Deerfield Business Center is a single-story office development which includes six multi-tenant office buildings. In January 2007, three of the buildings were sold to Congregation B'Nai Jehoshua Beth Elohim ("BJBE"). These buildings were redeveloped and are used for their place of worship, assembly and education for the synagogue, after relocating from their former home at 901 Milwaukee Avenue in Glenview. All of the renovations made by BJBE are complementary to all of the existing buildings in the complex.

BJBE has 155 dedicated parking spaces, and their services do not infringe on the subject properties parking. As part of the Village of Deerfield's approval for BJBE, they were required to obtain a parking study by Gewalt Hamilton Associates, Inc. BJBE entered into agreements with adjacent owners including Hellenic American Academy, Rochelle Zell Jewish High School and Walgreens to accommodate parking for special events and holidays.

KGH Consultation & Treatment, a therapy center providing comprehensive services for Autism Spectrum Disorders, purchased the fourth building in June 2017. The complex is currently comprised of three owners and the buildings have been parceled out to each owner. The subject property, 1101 Lake Cook Road, is identified with a new PIN.

Property Highlights

- Opportunity to Lease or Purchase a 21,138 SF Freestanding Office Building
- 18,129 SF Fully Built-Out Space (Vacant)
- Landlord has Relocation Rights for 3,000 SF Tenant, Which Could Provide Buyer the Entire Building to Occupy
- Direct Access off Lake Cook Road
- Excellent Visibility from Lake Cook Road
- Building and Monument Signage Available with Visibility From Lake Cook Road
- Less than 1/2 of a Mile to Full Interchange for I-94/294
- Professionally Managed Center
- Ceiling Height- 9 Ft.
- Newly Seal Coated and Striped Parking Lot
- 4.4/1000 SF Parking Ratio
- Atrium & Landscaping with Outdoor Sitting Areas
- Individually Controlled 24/7 Access
- Minimal Loss Factor for Building



Property Summary



OFFERING SUMMARY

Sale Price:	\$2,219,490 [\$105/SF]
Lease Price:	\$19.75/SF
Building Size:	21,138 SF (18,129 SF avail.)
Lot Size:	2.39 Acres
Year Built:	1980
Zoning:	I-1
CAM:	\$81,593 [\$3.86/SF]
2018 Taxes:	\$122,600 [\$5.80/SF]
PIN:	04-05-200-018-0000
Market/Sub-Market:	Chicago/Central North
County:	Cook
Ceiling Height:	9 FT
Traffic Count:	34,700
Parking:	4.4/1000 SF

PROPERTY DESCRIPTION

Deerfield Business Center is a six-building complex located on Lake Cook Road in the Village of Deerfield, IL in Cook County. The opportunity includes 1101 Lake Cook Road, a single story office building within this complex available for sale or lease. This is an excellent opportunity for an Owner/User who could occupy the entire building or lease as an anchor tenant.

The complex features paved and landscaped outdoor sitting areas, newly seal coated and striped parking lot with ample parking, and high visibility building signage facing Lake Cook Road.

The sale opportunity is as follows:

1101 Lake Cook Road is a 21,138 SF freestanding office building with 18,129 SF vacant and 3,009 SF leased to a tenant who has been in the building for many years. The Landlord has the opportunity to move this tenant out of the building in the event a buyer wants to occupy the entire building either as an owner/user or tenant.

1121 Lake Cook Road is also available for sale. It is a 20,957 SF, 73% occupied multi-tenant investment opportunity. Two suites ranging in size from 1,850 sf - 3,855 sf are available for lease from \$19.75/sf - \$20.00/sf. Further details are available upon request.

Lease Vs. Buy Scenario

Lease	
Premises Square Footage	21,138
Rent on Modified Gross Lease Structure	\$ 19.75
Total Rent First Year	
	\$ 417,476
<i>Taxes Included in Rent Payment</i>	<i>\$ 122,600</i>
<i>CAM Included in Rent Payments</i>	<i>\$ 81,593</i>
Total Rent Payment Year 1	\$ 417,476
Total Monthly Payments Year 1	\$ 34,790
Total Estimated Payments to Rent 10 years	
Total Rent for 10 year Term (3% annual increases)	\$ 5,088,793
Total Real Estate Tax Estimate Overage payment from base year (3% annual increases)	\$ 28,061
Total CAM paid for 10 years - stays consistent, no increase	\$0
Total Rent Payment, Real Estate Taxes and CAM for 10 years	\$ 5,116,854

Buy	
Property Square Footage	21,138
Sales Price	\$ 2,219,490
Down Payment (25%)	\$ 554,873
Total Loan Payment Year 1 (P&I) 4% interest rate, 25 year	\$ 105,438
Taxes	\$ 122,600
CAM	\$ 81,593
Total Payment including Taxes and CAM Year 1	\$ 309,631
Total Monthly Payments Year 1	\$ 25,803
Total Estimated Payments to Purchase 10 years	
Total loan payment for 10 years	\$ 1,054,380
Total Real Estate Tax Estimate for 10 years (3% annual increases)	\$ 1,045,026
Total CAM Estimate for 10 years (no escalations)	\$ 815,930
Total Loan Payment, Real Estate Taxes and CAM for 10 years	\$ 2,915,336

2019 Building Expenses

2019 Estimated Expenses	
Cleaning	\$ 3,171
Main/Repair	\$ 28,536
Utilities	\$ 3,171
Roads and Grounds	\$ 7,398
Administrative	\$ 1,057
Association	\$ 10,569
Management Fee (5%)	\$ 23,252
Insurance	\$ 4,439
Total Estimated Operating Expenses	\$ 81,593
Real Estate Taxes	\$ 122,600
Total 2019 Expenses	\$ 204,193
Total 2019 PSF Expenses	\$ 9.66

Sale Comp



★ Subject Property

1101 Lake Cook Road, Deerfield, IL 60015

Sale Price: \$2,219,490 **Lot Size:** 2.39 Acres
Year Built: 1980 **Building SF:** 21,138 SF
Price PSF: \$105.00



1 1161 Lake Cook Road

Deerfield, IL 60062

Sale Price: \$2,775,000 **Year Built:** 1986
Building SF: 20,900 SF **Price PSF:** \$132.78
Closed: 06/07/2017



Building had several suites leased to various tenants; however, buyer bought the building as an owner/user play with the intent to vacate all tenants and occupy the full building themselves. A \$50,000 credit was awarded toward building improvements, making the net effective sale price \$130.38/sf.

Sale Comps Summary



1161 Lake Cook Road
Deerfield, IL
60062

\$2,775,000

20,900 SF

\$132.78

06/07/2017

SUBJECT PROPERTY

PRICE

BLDG SF

PRICE/SF



**Deerfield Business Center-
Freestanding Office Building for Sale**
1101 Lake Cook Road
Deerfield, IL 60015

\$2,219,490

21,138 SF

\$105.00

SALE COMPS

PRICE

BLDG SF

PRICE/SF

CLOSE

PRICE

BLDG SF

PRICE/SF

CLOSE

Totals/Averages

\$2,775,000

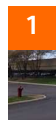
20,900 SF

\$132.78

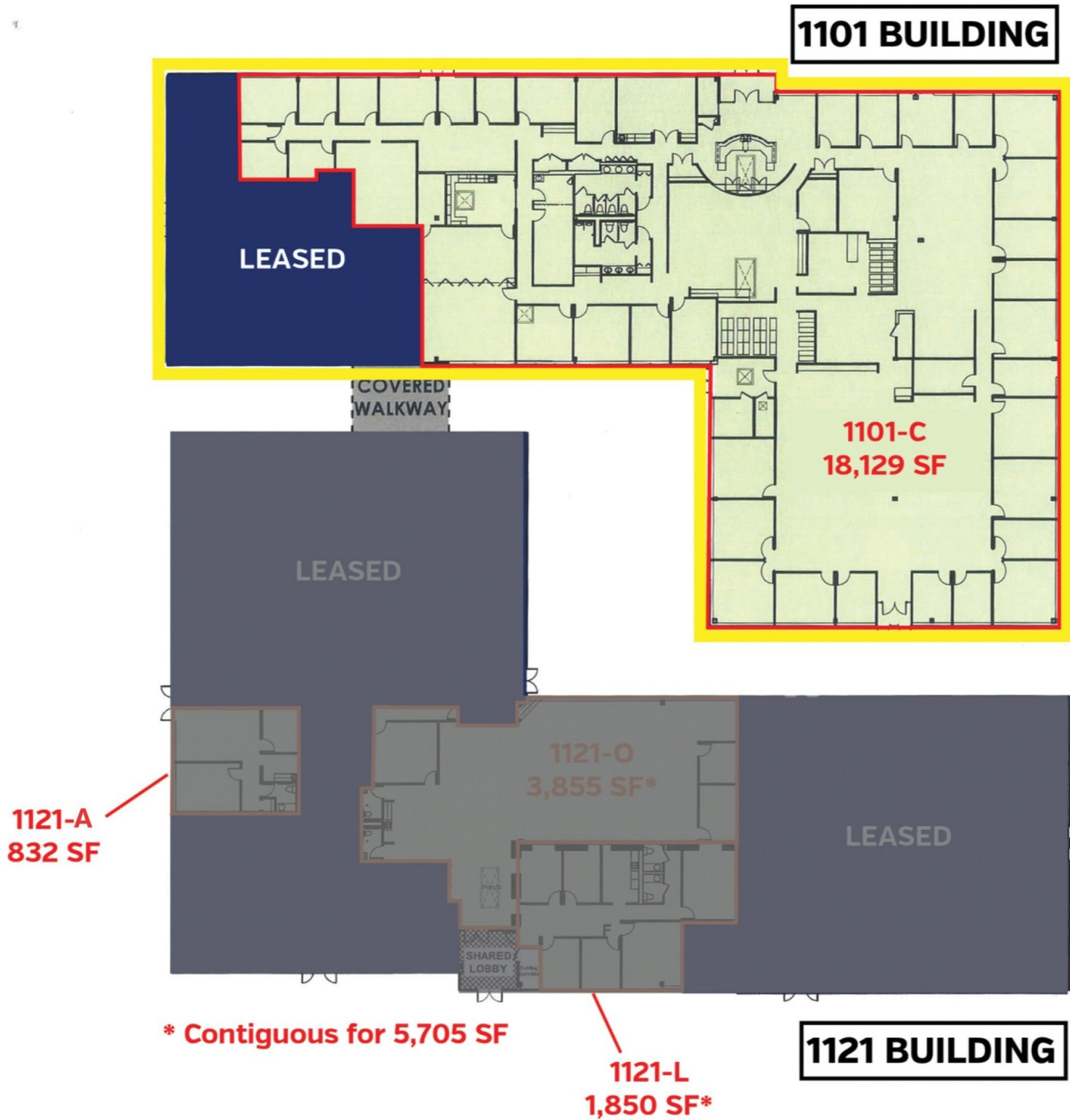
Sale Comps Map



 **SUBJECT PROPERTY**
1101 Lake Cook Road, Deerfield, IL 60015

 **1161 LAKE COOK ROAD**
Deerfield, IL
60062

Floor Plans



Additional Photos



Location Overview



The Village of Deerfield is a north suburb of Chicago, located in both Cook and Lake Counties. Located between I-94/294, and IL Rts. 22 and 41, with IL Rt. 43 running through the middle, the Village is a quick drive to downtown Chicago, only 28 miles to the south.

There are 67,477 people within a 3 mile radius of the subject property, with an average household income of \$160,705. Deerfield is home to the many headquarters including Walgreens, Baxter Healthcare, Business Technology Partners, Caterpillar, APAC Customer Services, Fortune Brands Home & Security, Consumers Digest and Mondelez International, providing for a very business friendly community. Deerfield is often listed among some of the wealthiest and highest earning communities in Illinois and the Midwest.

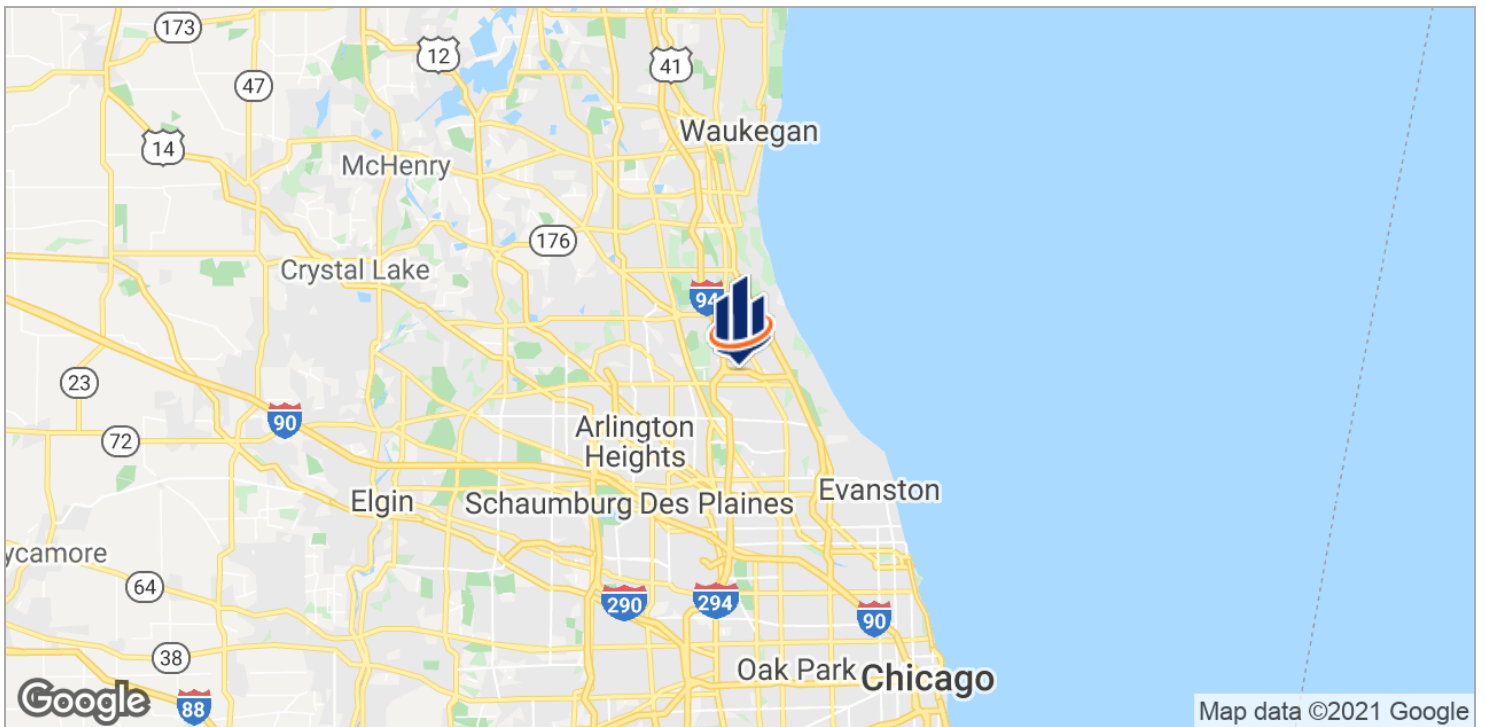


The property is located directly on Lake Cook Road between Rochelle Zelle Jewish High School and Oracle. The full interchange for I-94/294 is 3/4 of a mile to the east, and the property is visible from I-94 directly on Lake Cook Road.



This is a very desirable market which attracts many businesses. The subject property is extremely well located, providing for an excellent opportunity for both small businesses and/or a headquarters location.

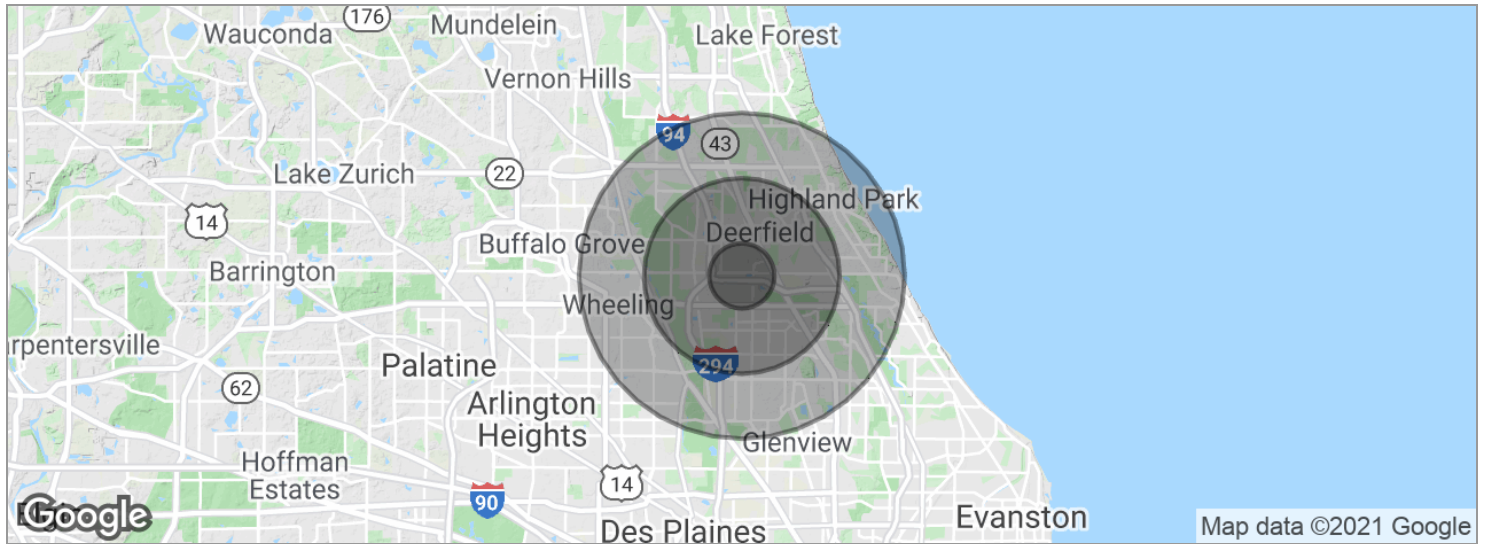
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,784	67,477	178,603
Median age	41.8	44.6	43.0
Median age [Male]	40.4	42.9	41.8
Median age [Female]	42.8	45.7	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,157	24,547	67,092
# of persons per HH	2.8	2.7	2.7
Average HH income	\$163,267	\$160,705	\$143,229
Average house value	\$573,094	\$615,646	\$575,261

* Demographic data derived from 2010 US Census

Disclaimer



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