



10% CAP STAND ALONE MEDICAL OFFICE FOR SALE | HEALTH SYSTEM ANCHOR

3S517 WINFIELD ROAD
WARRENVILLE, IL 60555

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1 PROPERTY INFORMATION

3S517 Winfield Road
Warrenville, IL 60555

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,498,000
Lot Size:	1.85 Acres
Year Built:	2001
Building Size:	11,921 SF
Zoning:	B-4, Motorist Service District
Submarket:	Western East/West Corridor
Price / SF:	\$125.66

PROPERTY OVERVIEW

Introducing 3S517 Winfield Road, a +/- 11,921 square foot Multi-tenant Medical Office Building on 1.85 acres in the City of Warrenville, DuPage County, Illinois. This property is less than one mile from the interchange of Interstate 88. This investment property has approximately 11,659 net rentable square footage in 5 units, as +/- 8,899 SF above grade and +/- 2,760 SF lower level space built out for office or medical use. Additionally, the lower level has +/- 7,203 square foot partially built-out for storage. This property is easily accessible from all neighboring communities and close proximity to Edward Hospital, Presence Mercy and Rush Copley Medical Centers. Value-add for Buyer with lease-up of remaining lower level suites. Recent reduction in taxes.

PROPERTY HIGHLIGHTS

- 11,921 SF Medical / Office Building
- 1.85 AC with on-site parking
- Edward Neurosciences Institute Anchor Tenant
- 5 Total Tenant Suites
- Well maintained elevator building
- Value Add with Turnkey Medical / Dental or Office Suites
- Monument Signage

2 LOCATION INFORMATION

3S517 Winfield Road
Warrenville, IL 60555

Aerial View



3 FINANCIAL ANALYSIS

3S517 Winfield Road
Warrenville, IL 60555

Financial Summary

STAND ALONE MEDICAL OFFICE FOR SALE | HEALTH SYSTEM ANCHOR | 10% CAP

INVESTMENT OVERVIEW

Price	\$1,498,000
Price per SF	\$125.66
CAP Rate	10.3%
Cash-on-Cash Return (yr 1)	21.65 %
Total Return (yr 1)	\$106,859
Debt Coverage Ratio	2.11

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OPERATING DATA

Gross Scheduled Income	\$236,459
Other Income	-
Total Scheduled Income	\$236,459
Vacancy Cost	\$0
Gross Income	\$236,459
Operating Expenses	\$82,350
Net Operating Income	\$154,109
Pre-Tax Cash Flow	\$81,072

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FINANCING DATA

Down Payment	\$374,500
Loan Amount	\$1,123,500
Debt Service	\$73,037
Debt Service Monthly	\$6,086
Principal Reduction (yr 1)	\$25,786

Financials

Unit	Annual Income 2021
Suite A	\$133,259.88
Suite B	\$55,200.00
Suite C	\$48,000.00
Suite D	\$0.00
Suite E	\$0.00
Total	\$236,459.88
Category	Expense (Est)
Taxes	\$38,000.00
Insurance	\$2,700.00
Property Mgt	\$6,250.00
Snow/Landscape	\$8,700.00
Waste Mgt	\$5,400.00
Electric	\$7,800.00
Water/Sewer	\$1,900.00
Gas	\$3,400.00
Fire Security	\$2,200.00
Elevator	\$3,500.00
Repairs/Maintenance	\$2,500.00
Total	\$82,350.00
Gross Income	\$236,460.00
Expenses	\$82,350.00
NOI	\$154,110.00
Cap	10.29%
Price	\$1,498,000.00

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE [SF]	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR	RECOVERY TYPE	COMMENTS
Edward Health Ventures- NNN	A	4,599	6/25/2012	6/24/2027	Current	\$133,279	38.58	\$28.98	NNN	Annual Increase of Lower of CPI or 2.5% \$49,146.60 [\$4,095.55/month]
Whole Health Chicago- NNN	B	2,000	9/01/2020	08/31/2024	Current	\$55,200	16.78	\$27.60	NNN	Annual Increase of 4.0% Renewal Options: Two (2) four-year periods Annual reimbursements \$15,000.00 [\$1,250.00/month]
Premier Physical-Gross Therapy	C	2,300	3/01/2017	MTM	Current	\$47,978	19.29	\$20.86	Gross	
Vacant Lower Level	D	2,454			Current	\$0	20.59	\$0.00		
Vacant Lower Level	E	306			Current	\$0	2.57	\$0.00		
Totals/Averages		11,659				\$236,457		\$20.28	\$0	\$0

Suite Description

Property Suite Description:

Suite A

- Large Lobby and Reception Area
- 10 Exam Rooms
- Procedure and Consultation Rooms
- Conference and Break Rooms
- Laboratory
- 3 Restrooms
- 6 Executive Offices
- Storage room

Suite B

- Private Lobby and Reception Area
- 6 Exam Rooms
- Conference Room
- 2 Executive Offices
- Laboratory
- Sterilization Room
- Storage Rooms
- 2 Restrooms
- Break room with outdoor patio

Suite C

- Private Entrance
- Large Lobby and Reception Area
- Open therapy room
- Executive Office
- 2 Restrooms

Suite D and E (Lower Level)

- Private Lobby Areas
- Exams Rooms
- 4 Restrooms
- Breakroom
- 3 Executive Offices
- Open work spaces
- Storage areas

Suite A Photos



Large Lobby



Reception Area



10 Exam Rooms



Laboratory



Consultation Room

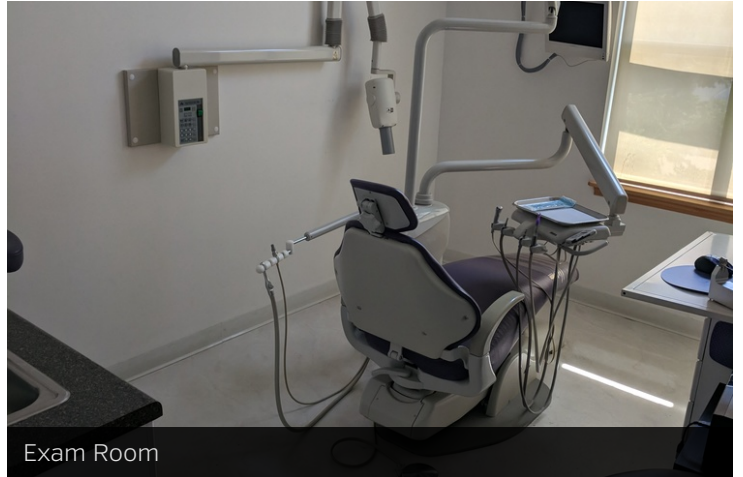


Conference Room

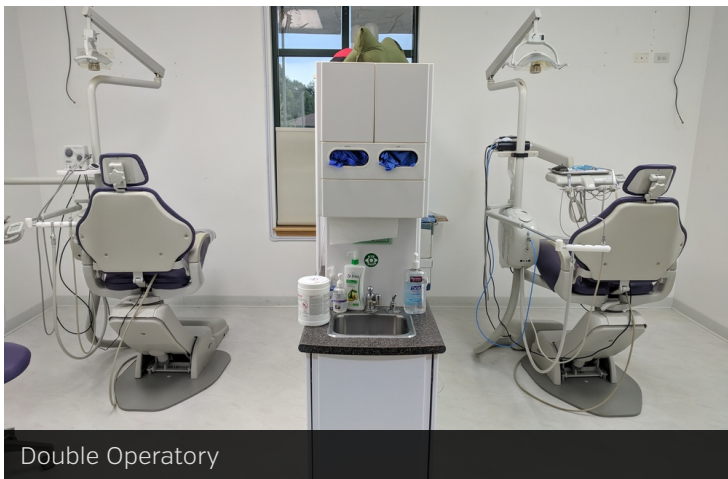
Suite B Photos



Lobby



Exam Room



Double Operatory



Laboratory / Sterilization Rooms

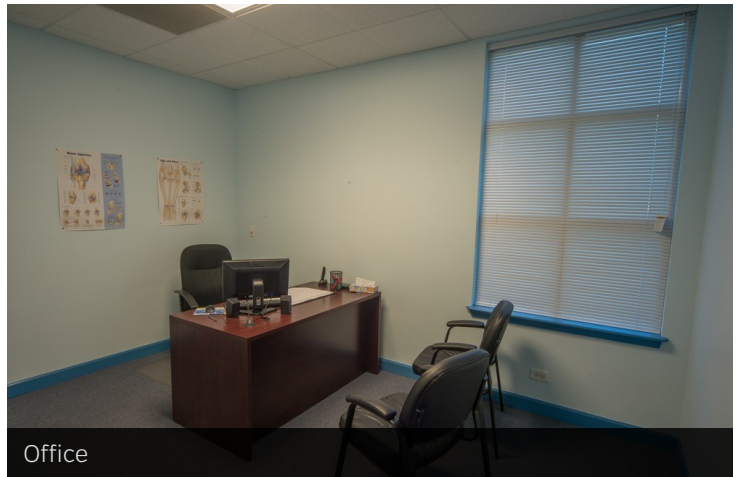
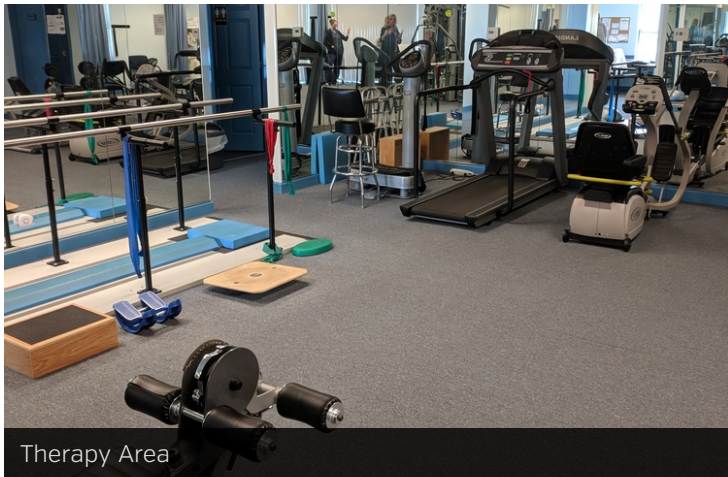


Offices



Break room with Outdoor Patio

Suite C Photos



Suite D & E Photos



Hallway to rooms



Lobby



Reception / Office area



Open work area



Breakroom

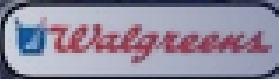


Suite E

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DEMOGRAPHICS

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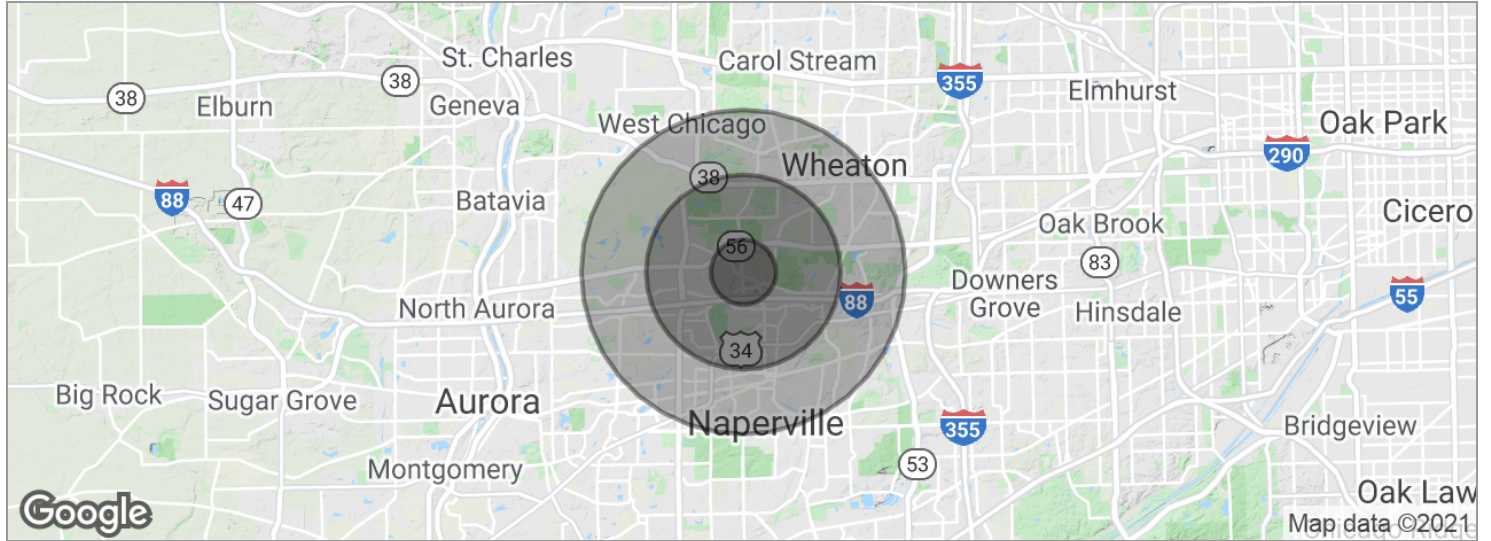


21,200 VPD

Warrenville

Winfield Rd

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,147	51,863	179,945
Median age	37.3	39.4	38.0
Median age [Male]	34.3	37.0	36.8
Median age [Female]	40.1	41.4	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,976	20,394	67,435
# of persons per HH	2.6	2.5	2.7
Average HH income	\$90,372	\$101,223	\$110,006
Average house value	\$328,153	\$409,125	\$427,692

* Demographic data derived from 2010 US Census

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