



REAL ESTATE CONSULTANTS
OF ILLINOIS, LLC
OFFERING MEMORANDUM

Tin Cup Pass Shopping Center

1544-1590 E. Main Street, St. Charles, Illinois

Prepared by: Real Estate Consultants of Illinois, LLC
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Barrington, Illinois 60010
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www.REC-Illinois.com





FOR SALE

Dear Prospective Purchaser,

This investment memorandum has been prepared in connection with the value add sale of Tin Cup Pass Shopping Center, 1544-1590 E. Main, St. Charles, Illinois. The asking price for this property is **\$3,500,000**.

This investment memorandum has been prepared solely for informational purposes to assist potential purchasers in their analysis of the property. Neither the seller nor broker make any representations or warranties, express or implied, as to the accuracy or completeness of this memorandum or its contents. Interested parties are expected to independently review all documents and other pertinent information related to the property. All financial projections included in this memorandum are provided for general information purposes only and are based on various factors and assumptions that may be subject to material variation.

The property and all improvements are being sold on an “as-is” basis.

We submit this memorandum on a strictly confidential basis. By receiving this memorandum, you agree that you will not use the information contained herein for any purpose other than to evaluate the specific investment described, nor shall you release or disseminate in any manner (including photocopies or other reproductions) this information to any other party.

Please review this memorandum carefully. Should you have any questions or require additional information, please contact us at 630.942.7000.

Sincerely,

REAL ESTATE CONSULTANTS OF ILLINOIS, LLC

Frank R. Bedo

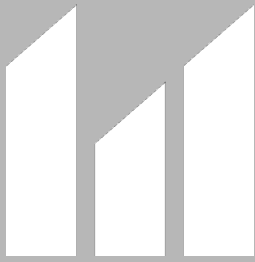
Senior Vice President

630.942.7000 x 2104

Annette J. LaTart

Commercial Consultant

630.942.7000 x 2114



FOR SALE

TIN CUP PASS SHOPPING CENTER

1544 - 1590 E. Main, St. Charles, Illinois

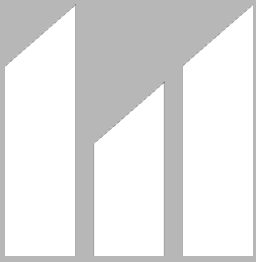
Sale Price: \$3,500,000

\$113.19 PSF



Dated: February 2018

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



FOR SALE

PROPERTY DETAILS

Ownership	Trust
Tenant Information	Multi - Tenant Retail
Year Built	1975
Property Type	Retail
Lot Size	Irregular
Building Size:	30,921 SF
Building Structure	One Story Wood Frame & Glass
Tax ID	Multiple
Highest and Best Use	Retail
Current Zoning	BC - Business Community

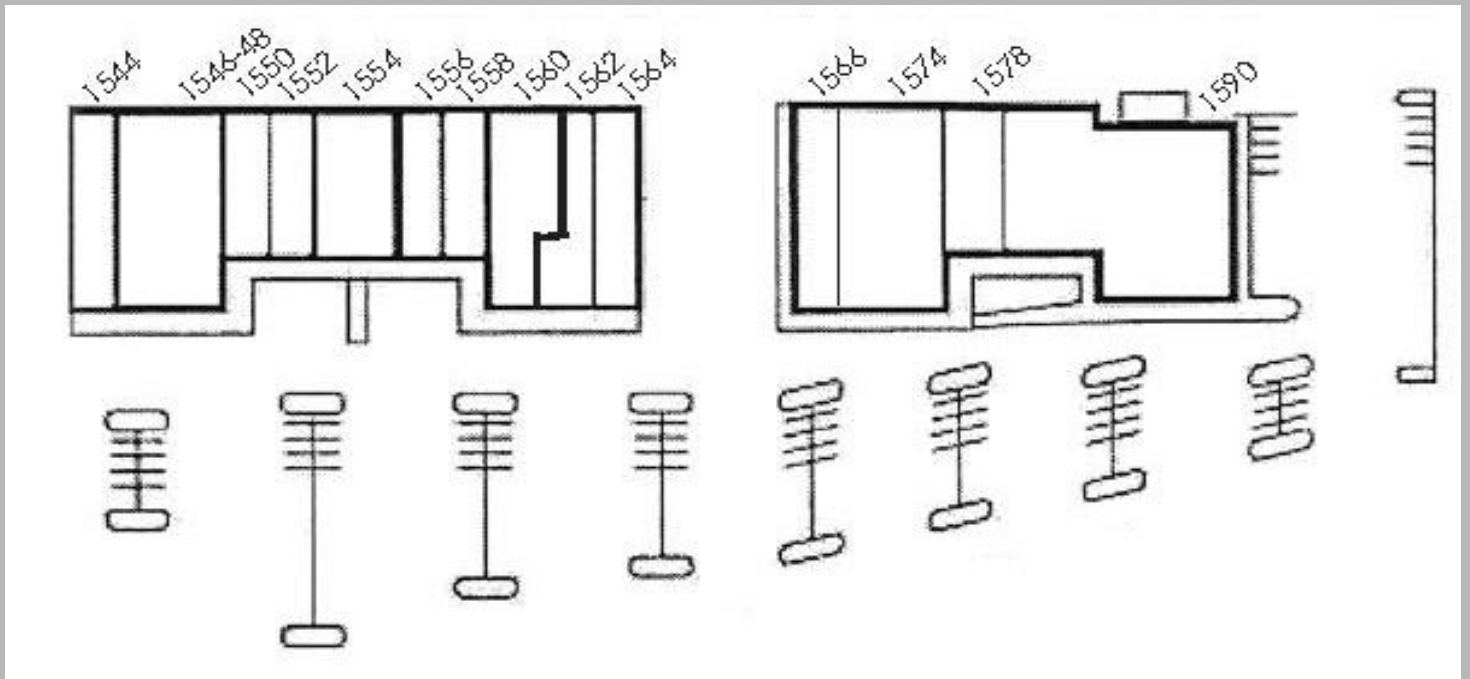
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FOR SALE

SITE PLAN

Tin Cup Pass, St. Charles, Illinois



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FOR SALE

AERIAL MAP



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FOR SALE

FINANCIAL ANALYSIS

Financing Assumptions

LTV	75%
Amortization	25
Interest	6%
Cash Down	\$875,000
Annual Debt	\$202,956
Square Footage	30,921

Breakdown

Income	\$183,0610
Tax/CAM, Recoverables	<u>\$67,205</u>
Current Income	\$250,266
Expenses	\$159,659
Current NOI	\$90,607
Proforma	\$204,444
Tax/CAM Recoverables	<u>\$87,911</u>
TOTAL INCOME	\$382,962

Income & Proforma

NET PROFORMA INCOME	\$382,962
Debt Service	\$202,956
Proforma Cash Flow	\$180,006

Purchase Price / SF

Sales Price	\$3,500,000
Sales Price RSF	\$113.19
Square Footage	30,921

Current Tenants (RSF)

Dunham Cleaners	1,800
Hong Shen (Spa)	1,300
LPD Inc. (Lin Bros.)	1,890
Tobacco & Grill	1,001
Beardsley Barber	1,054
Norasana, Inc. (Yoga)	1,939
4 Seasons Nails	1,800
Dunkin' Donuts	1,800
Curves	1,300

*Cash on Cash Proforma Return	20%
(\$180,006 / \$875,000) = 20% !!!	

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