

## **INDUSTRIAL PROPERTY**



**19,170 SQUARE FEET NEW PRICE \$850,000.00**

**ADDRESS: 5 Duffy Lane Sugar Grove, IL 60554**

**BUILDING: 19,170 SF INDUSTRIAL BUILDING IN SUGAR GROVE BUILT IN 1986,  
STEEL FRAME, METAL SIDED WITH MASONRY FAÇADE  
EXTERIOR. METAL SIDED AND DRYWALL INTERIOR FINISHES  
AND METAL ROOF.  
2 DOCKS EXTERIOR DEPRESSED  
5 DRIVE-IN OVERHEAD DOORS  
14' – 16' FOOT CEILINGS  
ELECTRIC: 800 Amp 480 Volt 3 Phase & 200 Amp 240 Volt 3 Phase  
HVAC: Gas Forced Air & Infrared radiant heat A/C in Office areas only**

**CURRENTLY DIVIDED INTO 3 SPACES AS FOLLOWS:**

- ◆ 14,170 SQUARE FEET, 850 IS OFFICE
- ◆ 2,500 SQUARE FEET, 671 IS OFFICE
- ◆ 2,500 SQUARE FEET, 355 IS OFFICE

**ZONING: M1 Light Industrial**

**UTILITIES: City water, private septic, ComEd Electric, NI Gas**

**PROPERTY: 1.557 Acre or 67,814 Square Ft.**

**2004 TAXES: \$15,154.00**

**CALL TODAY!!**

**Kevin M. Geary (630)389-3006**

# 5 DUFFY LANE SUGAR GROVE INCOME EXPENSE

	Rental Unit A	Rental Unit B	Owner Occupied Unit C	TOTAL
Size	2,500	2,500	14,170	19,170
Rent/ SF	\$6.00	\$6.00	\$6.00	\$6.00
Yearly Income	\$15,000.00	\$15,000.00	\$85,020.00	\$115,020.00
Monthly Income	\$1,250.00	\$1,250.00	\$7,085.00	\$9,585.00
Monthly Taxes	\$164.69	\$164.69	\$933.46	\$1,262.83
Type of Lease	M-M	M-M	-----	
<b>Total Monthly Income</b>				<b>\$9,585.00</b>

<b>Purchase Price</b>	<b>\$850,000.00</b>
<b>20% Down</b>	<b>\$170,000.00</b>
<b>Amount Financed</b>	<b>\$680,000.00</b>

Monthly Mortgage Payment PIT		\$5,374.56
Monthly Tax Bill		\$1,262.83
<b>Total Expense</b>		<b>\$6,637.39</b>

Purchase Price/ SF	\$44.34
Yearly Taxes	\$15,154.00
Taxes/ SF	\$0.79
Gross Rent/ SF	\$6.00

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