

**BEST RETAIL CORNER
IN SOUTH ELGIN!**



PROPERTY SPECIFICATIONS

| | | | |
|-----------------------|---------------------|---------------------------|-----------|
| PROPERTY TYPE: | Neighborhood Center | CAP RATE: | 7.0 % |
| BUILDING SIZE: | 9,976 SF | NOI: | \$308,061 |
| PRICE: | \$4,400,870 | REAL ESTATE TAXES: | \$82,405 |

The Chipotle Center is currently a 100% leased neighborhood center, anchored by Chipotle and Heartland Dental, dba Dental Care of South Elgin. It is located at the best retail intersection in South Elgin, McDonald and Randall Road, with 45,000 VPD. The trade area includes South Elgin, Elgin and St. Charles. Adjacent retailers include Kohl's, TJMaxx, Home Depot and Jewel.

Please fill out attached confidentiality agreement to receive full offering package.

Presented By:

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Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin IL 60102



Investment Offering

617 Church Rd.
Elgin, IL 60123

RENT ROLL

| TENANT | STORE SIZE (SF) | BASE RENT PSF | ANNUAL BASE RENT | PRIMARY TERM LEASE EXPIRATION |
|---------------------------|-----------------|---------------|------------------|-------------------------------|
| Chipotle | 2,590 | \$36.30 | \$94,017 | 7/31/18 |
| Brad Olsen Hair/Tanning** | 3,885 | \$25.00 | \$97,125 | one year from closing |
| Heartland Dental* | 3,543 | \$33.00 | \$116,919 | 9/14/24 |
| | | | \$308,061 | |

*dba Dental Care of South Elgin

**owner/seller will vacate earlier if needed

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CONFIDENTIALITY AGREEMENT AND DISCLAIMER

Acceptance hereof is acknowledgment that this is a Confidential Offering Presentation prepared solely for the use of prospective investors in determining their intention with respect to the acquisition of the above referenced property.

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Realty Metrix Commercial reserves the right to request the return of the Presentation and Offering Material at any time. Realty Metrix Commercial has been retained by Owner as the Exclusive Sales Agent and will, as such, act in a fiduciary manner on behalf of the Owner.

AGREED TO AND ACCEPTED

This ___th day of _____, 20__.

Signature: _____

Name (please print): _____

Company: _____

Title: _____

Return signed document to: Dave Schmidt at Realty Metrix Commercial
Address: 2390 Esplanade Dr. Algonquin, IL 60102
Phone: 847-404-3851 **Fax:** 815-572-8759 **Email:** dschmidt@realtymetrix.com