

#### VALUE ADD OPPORTUNITY



### PROPERTY SPECIFICATIONS

<b>PROPERTY TYPE:</b>	Strip Center	<b>OCCUPANCY:</b>	76%
<b>BUILDING SIZE:</b>	5,340 SF	<b>LAND SIZE:</b>	.71 ACRES
<b>PRICE:</b>	Make Offer	<b>CURRENT NOI:</b>	\$73,864
<b>REAL ESTATE TAXES:</b>	\$19,273 (2017)	<b>PRO FORMA NOI:</b>	\$93,364
<b>PARKING:</b>	26	<b>PIN:</b>	01-23-203-005

Spring Valley Plaza is a 5,347 SF neighborhood center, located on Army Trail Rd., east of Rt 59 at the signalized intersection of Spring Valley Rd. There is one 1,300 SF vacant unit located on the end cap, creating an excellent opportunity for a user/investor. The center has two full access points and shares one with Kinder Care Day care. Current tenants are a liquor store, nail salon, beauty salon and a dental office.

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

#### Presented By:

**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
Algonquin, IL 60102



# Investment Offering

## Spring Valley Plaza

1348 W. Army Trail Rd  
Carol Stream, IL 60188

# PHOTOS



**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
Algonquin, IL 60102

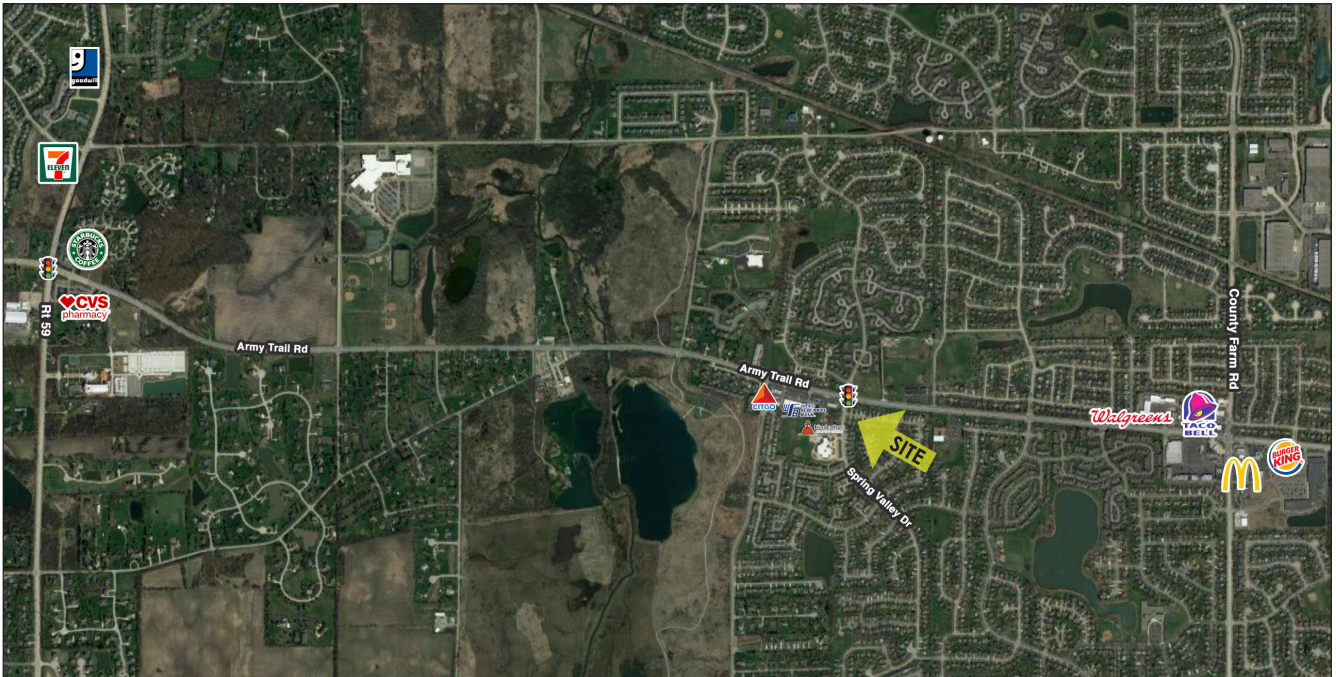


# Investment Offering

## Spring Valley Plaza

1348 W. Army Trail Rd  
Carol Stream, IL 60188

# MAP



**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
Algonquin, IL 60102



**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.

This Presentation was prepared by Realty Metrix Commercial and contains selected information pertaining to the Property, and does not purport to be all-inclusive or to contain all of the information ("Offering Material") which prospective investors may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner, or Realty Metrix Commercial, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents.

The Presentation has been prepared for limited distribution on a Confidential Basis. To respect this desire for confidentiality, the recipient agrees that by receipt hereof, this Presentation and its contents are of confidential nature, that the recipient will hold and treat it in the strictest confidence, and that the recipient will not disclose this Presentation or any of its contents to any other entity without the prior written authorization of the Owner or Realty Metrix Commercial, nor will the recipient use the Presentation or any of its contents in any fashion or manner detrimental to the interest of Owner, its affiliates, or Realty Metrix Commercial.

All Offering Material furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all Offering Material strictly confidential, provided, however, that any of such Offering Material may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

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 \_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_

Name (please print): \_\_\_\_\_

Company: \_\_\_\_\_

Title: \_\_\_\_\_

**Return signed document to: Linda Kost Realty Metrix Commercial**  
**Address:** 2390 Esplanade Dr. Algonquin, IL 60102  
**Phone:** 847-910-8820 **Fax:** 815-572-8759 **Email:**lkost@realtymetrix.com