



Retail/Stores

MLS #: **07322431** Status: **NEW** CTGF:
 Rent Price: Lease Type: **N/A** List Price: **\$749,000**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **500 Ela Rd**
 City: **Lake Zurich** Zip: **60047** Area #: **47**
 Subdivision:
 County: **Lake** Township: **ELA** Yr. Built: **1981**
 Parcel ID#: **14203010020000** Multiple PIN: **Yes**
 Coordinates: North: **22** South: **0** East: **0** West: **23**
 Directions: **Southeast Corner of Main (Rt. 22) & Ela**

Property Information And Description

Subtype: **Restaurant**
 Lot Dimensions: **134 X 264 + 66 X 132**
 Est CAM/Sq Ft:
 Gross Rentable Area:
 Zoning: **Retail / B1** # Stories: **2** # Units:
 # Drive In Door: **0**
 # Of Tr Lev Doors:
 Approximate Age: **16-25 Years**
 Air Conditioning: **Central Air**
 Backup Package: **Backup Package**
 Client Needs: **Acquire Other Equity, Cash, New Opportunity, Out of Management, Passive Investment**
 Client Will: **Other**
 Construction: **Brick, Other/Unknown**
 Current Use: **Commercial**
 Water Drainage:
 Docks:
 Electrical Svcs: **Circuit Breakers**
 Building Exterior: **Brick, Frame**
 Floor Finish:
 Foundation: **Concrete, Other**
 Fire Protection:
 Frontage Acc: **City Street, County Road, Public Road, Signal Intersection**
 Heat/Ventilation: **Forced Air, Gas**
 Information: **Show-Call Listing Office**
 Known Encumbrances: **Other**
 Location: **Corner**
 Lock Box:
 Misc. Inside:
 Misc. Outside: **Security System, Storms & Screens (as exist), Sun Deck**
 Type Ownership: **Corporation**
 Indoor Parking:
 Outdoor Parking:
 Possession: **Closing, Immediate**
 Potential Use: **Commercial, Office and Research, Retail**
 Roof Coverings: **Wood Shakes**
 Roof Structure: **Pitched**
 Tenant Pays: **Varies by Tenant**
 Terms: **Conventional**
 Utilities To Site:
 Geographic Locale: **Northwest Suburban**

Avl Rent SqFt Min: **0** Avl Rent SqFt Max: **0**
 Land Sq. Ft: **18069** Apx Tot Bldg SqFt: **2640**
 Est Tax/Sq Ft:
 Net Rentable Area: Extra Storage Space:
 # Parking Spaces: #Tenants:
 Approximate Ceiling Ht:
 Docks/Delivery:

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Address: 500 Ela Rd, Lake Zurich, 60047

Income Data

Tenant Name	Sq. Ft	Lease Exp. Dt.	Lease Type	Monthly Reimbursed Exp.	Monthly Income.
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If For Rent, Amounts are for: Individual Spaces: Total Building:

Total Montly Income:

Gross Rental Income:
 Effective Gross Income:
 Miscellaneous Income:
 Total Annual Income:

Annual Operating Expenses

	Amount	Source
Real Estate Taxes: (Tax Year: 2007)	\$14,094	
Janitor	\$0	
Management	\$0	
Fuel	\$0	
Electric	\$0	
Water	\$0	
Scavenger	\$0	
Insurance	\$0	
Repairs-Decorating	\$0	
Association Fee	\$0	
Elevator	\$0	
Supplies	\$0	
Advertising	\$0	
Vacancy	\$0	
Other Expenses	\$0	
Expense Year:	Expense Source:	Less Total Annual Expenses:
	Net Operating Year:	Net Operating Income:
	Cap Rate:	

Remarks: **Excellent corner Restaurant Building with adaptive use. Potential Bank, Professional Offices, Retail, etc. 5 parcels. Parking on site & additional lot at rear High Traffic area.**

Agent Remarks:

Broker Information

Special Comp. Info.: None	Listing Type: Exclusive Right to Sell
Co-Operative Compensation: 2.5	Agent Owned/Interest: No
Other Compensation:	Office Phone: (847) 259-9500
Broker: Liberty Investment Group, Inc	Agent Phone: (630) 443-4751
Agent: Dennis Gillig	Agent Additional Info:
Co-Lister:	Alternate Phone Number:
Agent E-mail: dennis@lreg.net	
Office URL:	

Listing Information

MLS #: 07322431	Status: NEW	List Price: \$749,000
List Date Received: 09/11/2009	List MT: 4	Original List/Rent Price: \$749,000/
Listing Date: 09/11/2009	List Office #: 8049	Sale Price:
Off Market Date:	List Agent #: 81398	Rented Price:
Contract Date:	Sale Office #:	Financing:
Closed Date:	Sale Agent #:	Points:
Status Date: 09/11/2009	Update Date: 09/11/2009	

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Prepared By: Dennis Gillig - Liberty Investment Group, Inc 09/14/2009 01:08 PM