



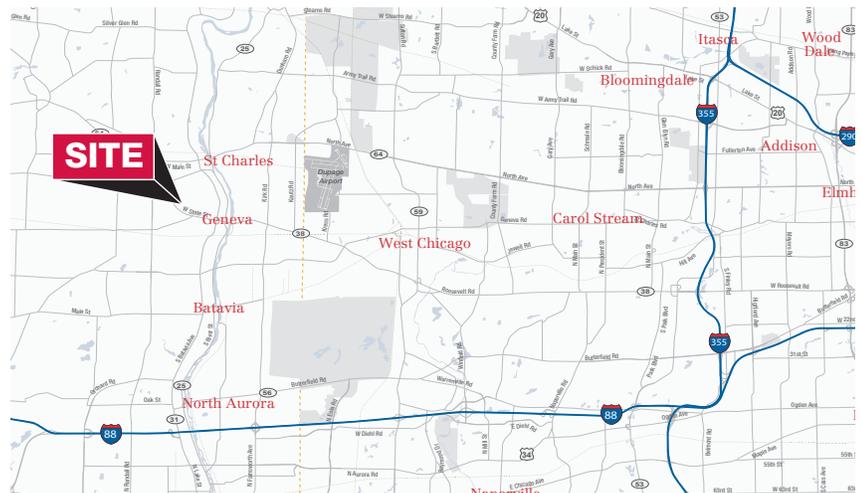
1500 Lincoln Highway St. Charles, Illinois

16,945 NRSF, 100% Leased

Investment Highlights

- » 100% leased to 4 tenants
- » Offered at 8% cap rate
- » Bank*-anchored asset
- » \$48M in deposits
- » Existing financing in place
- » Asking Price: \$2,650,000 / \$156 PSF
- » OPB: \$2,006,865 (7/1/14)

* US Bank to acquire Charter One - Lease assignment, June 2014



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Property Highlights

Address/County:	1500 Lincoln Highway, St. Charles, Kane County, IL
Township:	St. Charles
Location:	The site is located on the north west corner of Lincoln Highway and S. 14th St.
Site Size/PIN:	Gross Site: 2.38 acres or 103,802 SF: PIN: 09-33-329-054
Site Coverage:	5.74%
Improvements:	One two-story office building with finished basement
Land-to-Building Ratio:	17.4 to 1
Zoning:	BR
Year Built:	1989
Parking:	74 surface spaces (4.4 / 1,000 SF of NRSF)
Building Area:	18,423 GSF (16,945 NRSF)





Location Highlights

- » Affluent western Chicago suburb with an \$85K median household income within a 5-mile radius
- » Located within the Randall Road Corridor which has grown 32% since 2000
- » Kane County real estate taxes

