

# Property Details

CONTROL: Buyers Broker VALUE: \$1,800,000  
LOAN: \$675,000  
EQUITY: \$1,125,000

TITLE: Immaculate Auto Repair Naperville/Aurora  
TYPE: Retail/Commercial

HAVE: Four Bay Auto Repair (3800 SF) in Prime location on Eola between Naperville and Aurora. Flexible use on high traffic route between largest suburb cities in Illinois.

ADDRESS: 2940 Weber, Aurora, Illinois

BENEFITS TO NEW OWNER: High Traffic Road Between Two largest Chicago suburbs Established Client Base Value add opportunities Flexible Commercial Use

GROSS SCHEDULED INCOME: \$900,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$500,000  
NOI: \$400,000  
DEBT SERVICE: \$37,000  
CASH FLOW: \$363,000  
CAP RATE: 22.22%



- Turn Key Business and Real Estate
- Positive Cash Flow
- Superior location between Naperville & Aurora
- On High Traffic Count Eola South of I-88
- Newer Immaculate Facility
- All Updated Equipment
- Established Client Base
- Value Add Opportunities
- Possible Seller Financing

2940 WEBER AURORA  
AUTO REPAIR

TRELLEUM  
630-715-9999

MOTIVATION: Owner Retiring

CAN ADD: House in Sugar Grove

REMARKS: Owner would consider exchange moving to resort area southern belt states. Difficult to put together actual NOI because of how owner reported for tax purposes. Property is underutilized. Loan @ 3.75% but not written assumable.

OWNER:

COUNSELOR: Theresa Mueller Cell: 630-715-9999  
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