

Property Details

CONTROL: Partner VALUE: \$4,750,000
LOAN: \$0
EQUITY: \$4,750,000

TITLE: All Pets Wellness Sale and Leaseback
TYPE: Other

HAVE: 61,347 SF Building on 4.24 AC with 7,000 SF pool area leased to a swim club and 33,000 SF leased to All Pets Wellness. Included as well is a 12,000 SF Veterinary clinic.

ADDRESS: 1975 Melissa Ln, Aurora, Illinois

BENEFITS TO NEW OWNER: Control a Value Add \$4,750,000 property. Collect monthly income with annual increases and buy back at market value between \$6,500,000 - \$7,000,000, based on the income approach.

GROSS SCHEDULED INCOME: \$720,935 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$720,935
DEBT SERVICE: \$0
CASH FLOW: \$720,935
CAP RATE: 15.18%



MOTIVATION: All Pets Wellness needs to control the building so they don't lose the 12,000 SF Veterinary Clinic.

REMARKS: All Pets Wellness will have multiple veterinarian and pet services under one roof. Local pet care services will be subleasing space in the building.

OWNER:

COUNSELOR: William Caton Phone: 815-370-1236
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