

# Property Details

CONTROL: Exclusive VALUE: \$409,500  
LOAN: \$0  
EQUITY: \$409,500

TITLE: 580 Caton Farm Rd  
TYPE: Development  
HAVE: 5 Acres Commercial Strip Center with 26,500 SF in 3 buildings We have 3 users: Children of America LOI for 10,000 SF, Ice cream concept for 2,400 SF, and 2 restaurants for 3,000 SF each  
ADDRESS: 580 Caton Farm Rd, Plainfield, Illinois

GROSS SCHEDULED INCOME: \$1,000,000 Projected  
VACANCY LOSS: \$100,000  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$15,000  
NOI: \$885,000  
DEBT SERVICE: \$0  
CASH FLOW: \$885,000  
CAP RATE: 216.12%

BENEFITS SOUGHT: Looking for investor to buy the property and fund the construction for \$2,500,000 of equity at 12-15% for 18-24 months to complete the project.

MOTIVATION: Sellers need to close out of an estate. The developer needs the equity in order to get the construction done.

REMARKS: Located next to High School, at expanding markets around Ridge Road and Caton Farm Road. Major North and South highways. Plainfield has the highest number of residential building permits in the State of Illinois.

OWNER:

COUNSELOR: William Caton Phone: 815-370-1236  
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