

# Property Details

CONTROL: Partner VALUE: \$11,429,000  
 LOAN: \$3,630,000  
 EQUITY: \$7,799,000

TITLE: DEV OP READY 2 BUILD 2DAY! 1 of 2  
 TYPE: Multi-Family  
 Project is 30% complete with all the mass earth work, detention completed.  
 Access road completed, foundation, flat work, elevator shafts built, and all  
 HAVE: utilities to the site. The improvements on the site are valued in todays  
 dollars at about \$10,000,000.

WEBSITE URL: <https://catoncommercial.com/inventory/?propertyId=Multi-Family-Development-Site&safari-private=false>  
 ADDRESS: 329 Thomas Lane, Fox Lake, Illinois  
 BENEFITS TO NEW OWNER: Low vacancy rate in the area. City in favor of the development. All  
 Multifamily entitlements are complete. 2 months to complete the final  
 drawings. 10 days for building permit. Adjacent project of 250 units leased  
 up in 18 months, inferior project.

GROSS SCHEDULED INCOME: \$3,249,900 Projected  
 VACANCY LOSS: \$162,120  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$945,589  
 NOI: \$2,142,191  
 DEBT SERVICE: \$1,905,830  
 CASH FLOW: \$236,361  
 CAP RATE: 18.74%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$3	\$13,750	9%	09/30/2024	No

BENEFITS SOUGHT: Investor needed for equity. Will receive a 12-15% return and 30-40% equity in the project, or an out right sale of the property.

MOTIVATION: Debt on the property matures this month. Seller needs to refinance and find a JV partner or buyer for the property.

CAN ADD: GC Expertise, Crew, Equipment, Contacts! THE FINISHED PRODUCT! DEV OP READY 2 BUILD 2DAY! 2 Of 2, Elgin, IL

REMARKS: \$10,000,000 of improvements on the project. Project is 30% complete with mass earth work and detention completed. Service road complete. All utilities are to the site. Foundation and flat work is complete. Elevator towers and all offsite work complete.

OWNER: Franz Villa Apartments, LLC

COUNSELOR: William Caton Phone: 815-370-1236  
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