

FOR SALE

\$1,150,000



17,520 SF Industrial Building

695 Sundown Road

South Elgin, Illinois 60177

57,935 SF Lot

PIN 06-27-478-001



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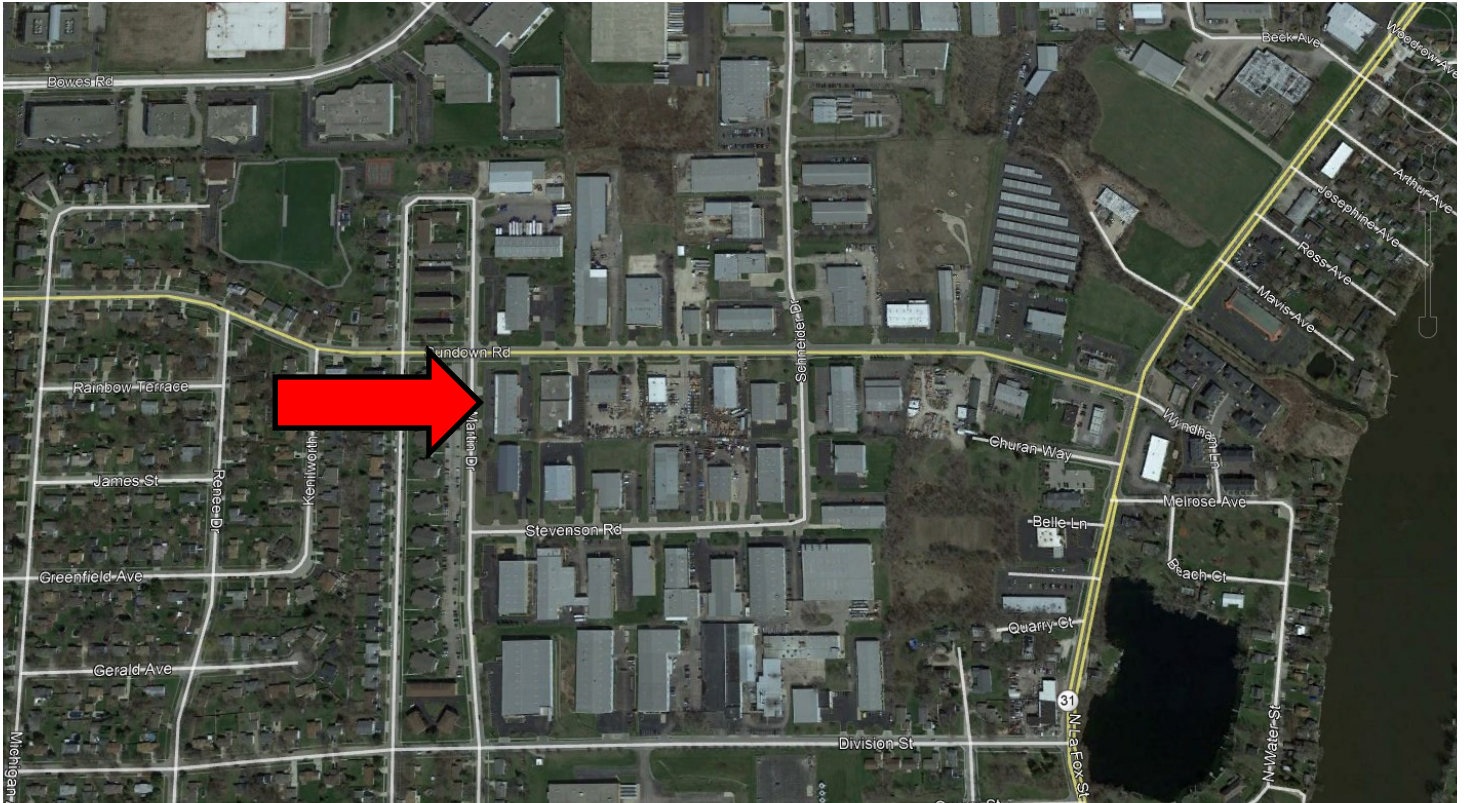
PROPERTY SPECIFICATIONS

Pricing:	<u>For Sale</u>	\$1,150,000	65.64/SF
Location:	695 Sundown Road, South Elgin, Kane County, Illinois		
PIN:	06-27-478-001-0000		
Lot size:	1.33 acres (57,935 SF)		
Building Size:	<u>Total:</u>	17,600 SF	
	Unit A:	4,800 SF +/-	
	Unit B:	4,800 SF +/-	
	Unit C:	4,800 SF +/-	
	Unit D:	3,200 SF +/-	
Base Building:	Constructed in 1988, primary construction is steel fabrication and structural steel roof framing.		
Docks/Doors:	There are a total of 4 drive-in overhead doors 10' X 14' - one per unit. Each unit also has access to an exterior dock at the rear of the building.		
HVAC:	Separate split systems (A/C) and forced air furnaces heat and cool the office areas. Warehouses are not air conditioned. Gas ceiling mount furnaces heat the warehouses in Units A and B. Radiant heat units are installed in Units C and D.		
Electrical Service:	Primary service is 480V/600A 3 phase incoming stepped down to 120/240V 200A service for each unit.		

PROPERTY SPECIFICATIONS

Paving:	The parking and loading areas surrounding the building are paved with asphalt. Parking areas are all in good condition with no crumbling. Concrete sidewalks access the four units on the west side and are in good condition.
Parking:	23 parking spaces are provided front and rear with one handicapped spot
Security:	Coded alarm
Sewer & Water:	City of South Elgin
Office Configurations:	Unit A: 1,750 SF +/- Unit B: 1,100 SF +/- Unit C: 2,220 SF +/- Unit D: 980 SF +/-
Zoning:	I-1 Limited Industrial
Surrounding Uses:	Industrial
Municipality:	Village of South Elgin
Township:	Elgin
Real Estate Taxes:	\$29,943.18 [2017 PAY 2018] (\$1.71/sf)

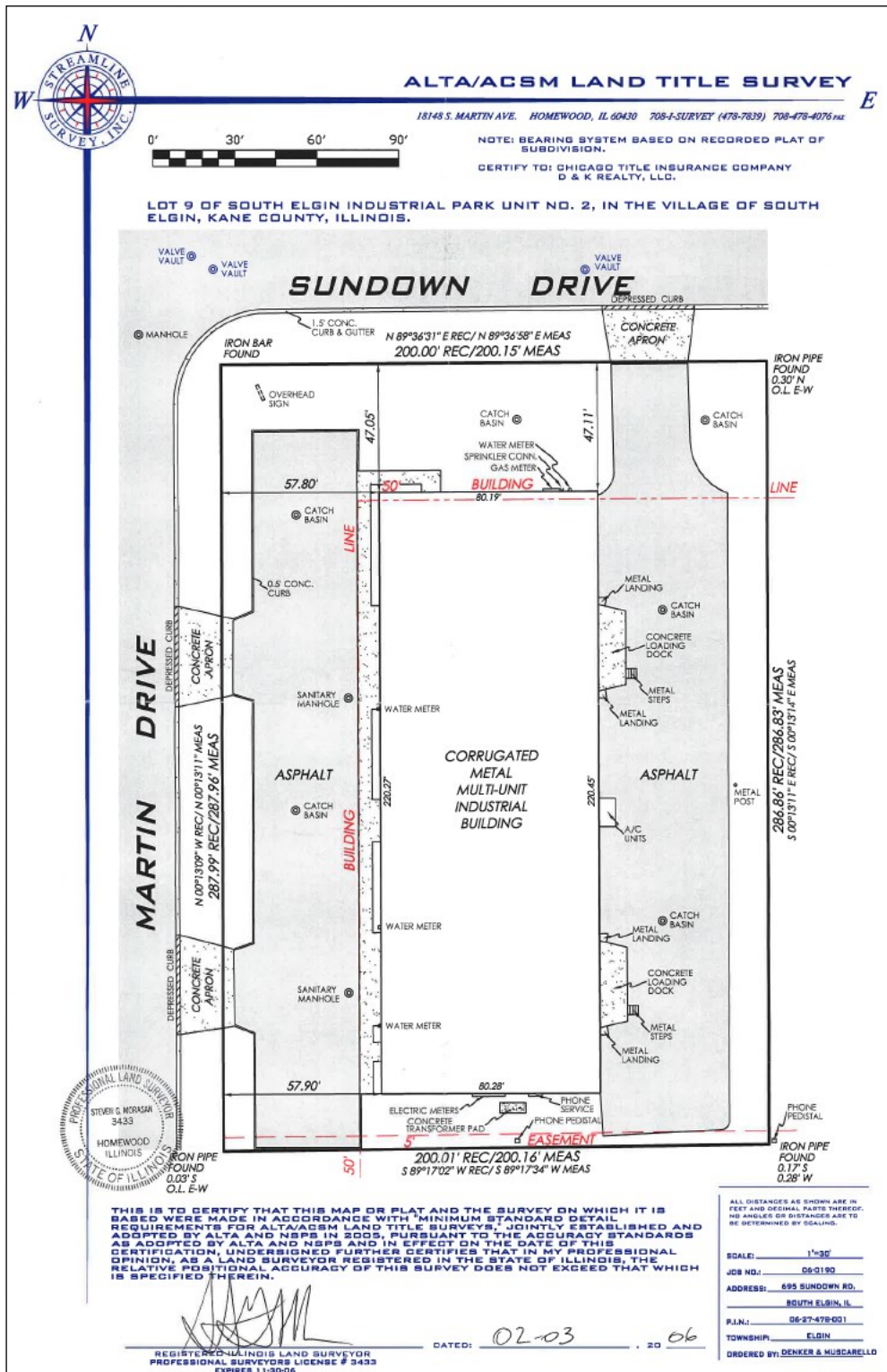
SITE AERIALS



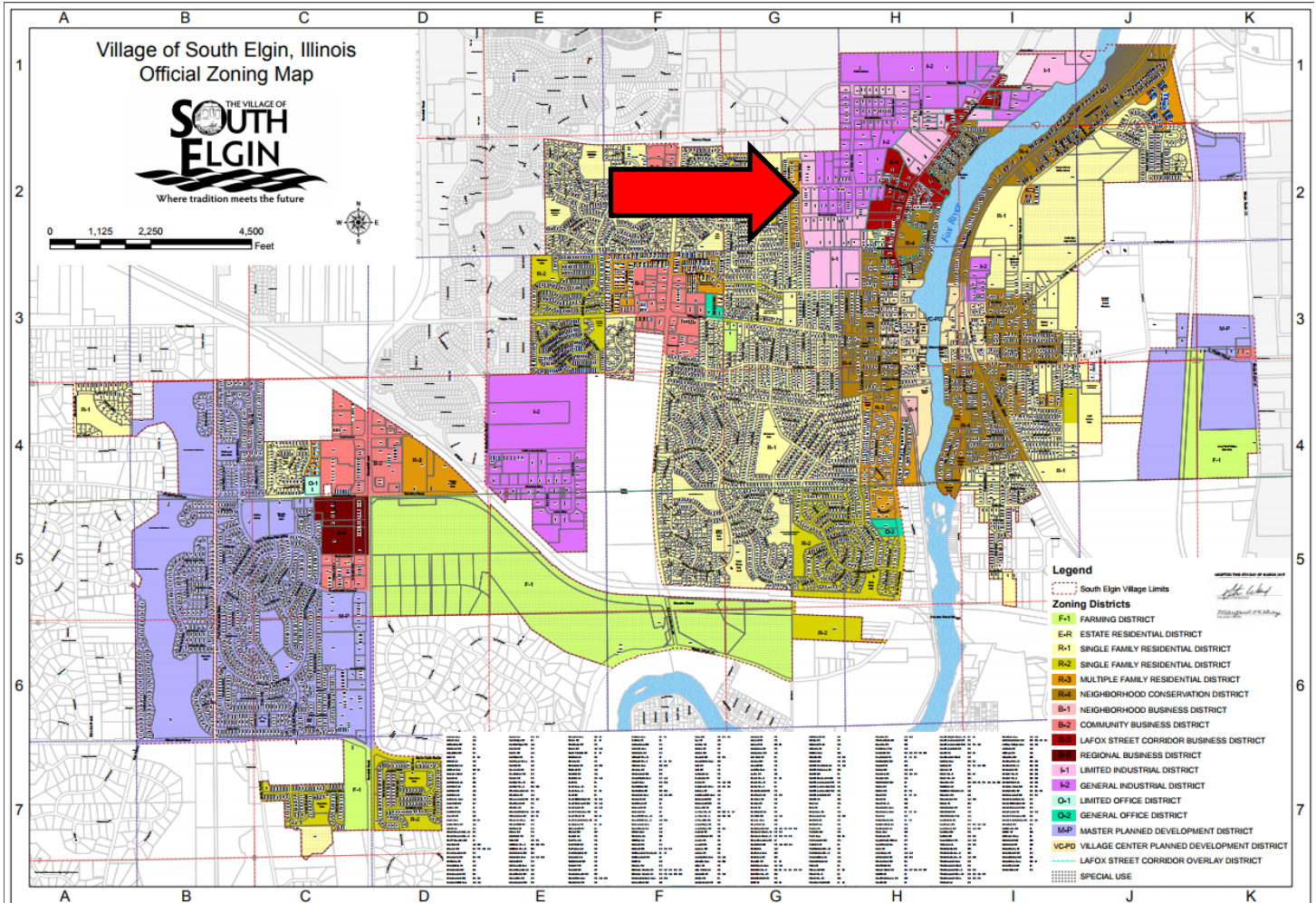
Subject property is located at 695 Sundown Road, South Elgin, Illinois. This industrial park is located just west of Route 31 and approximately 1/2 mile east of McLean Boulevard. The building has excellent access from Route 31 which connects to Interstate 90 to the north and Interstate 88 to the south.

The 17,600 +/- SF building is located on a 1.33 acre parcel at the western most lot of the industrial park. Excellent location for many business types and is ideally set up for an owner occupant light manufacturing or service operation.

SURVEY



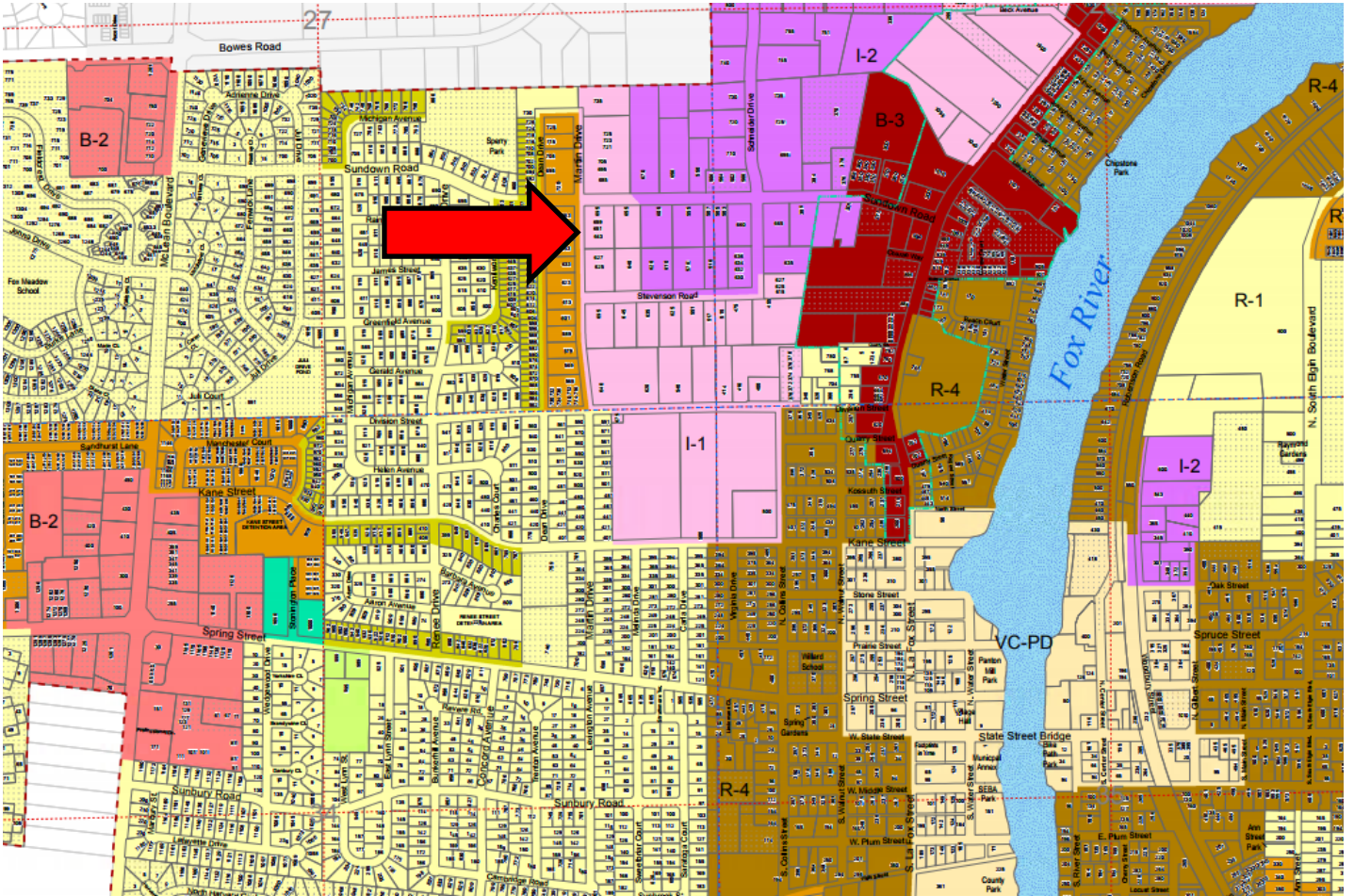
SOUTH ELGIN ZONING MAP



I-1

Limited Industrial

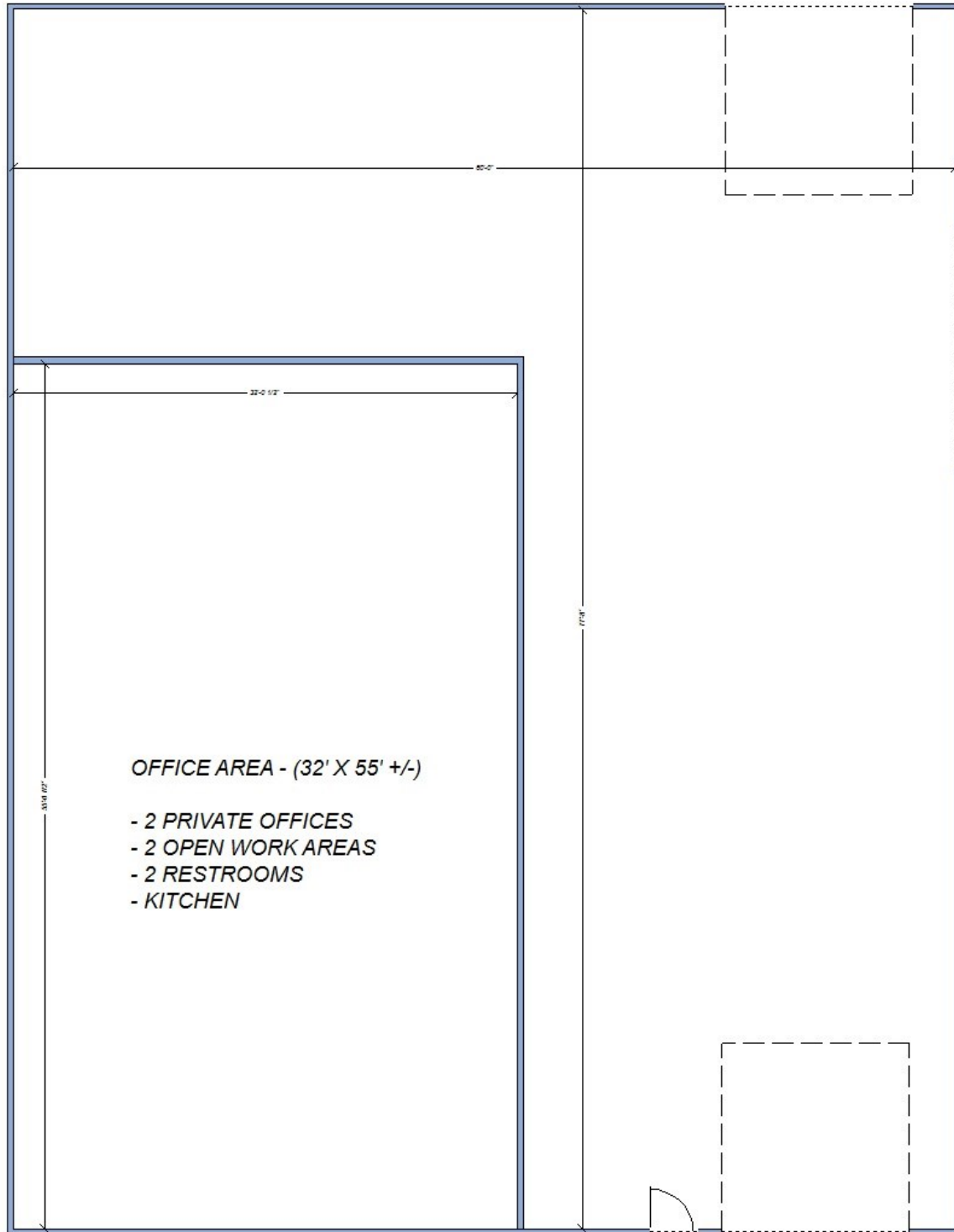
SOUTH ELGIN ZONING MAP



I-1
Limited Industrial

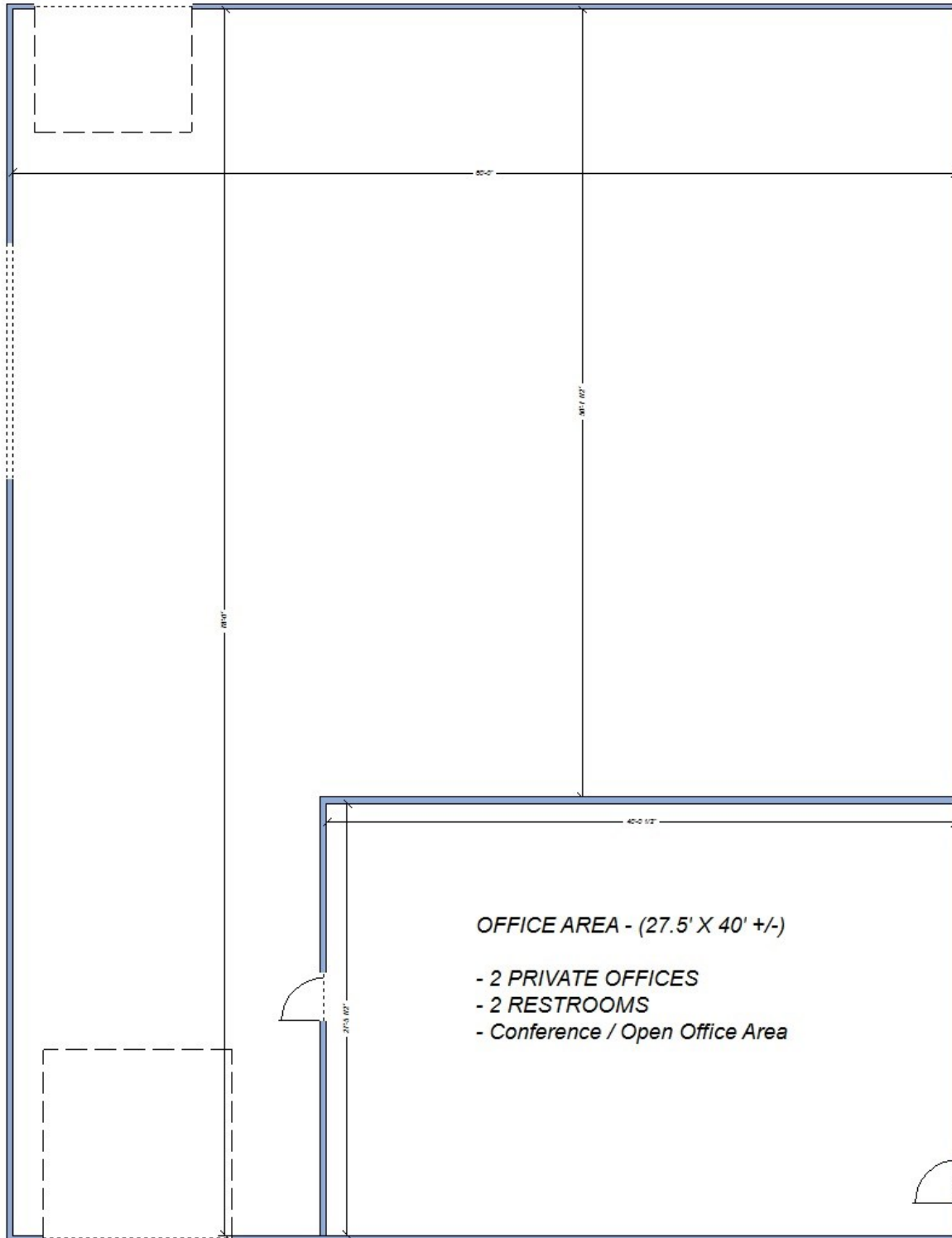
FOOTPRINTS - UNIT A

UNIT A



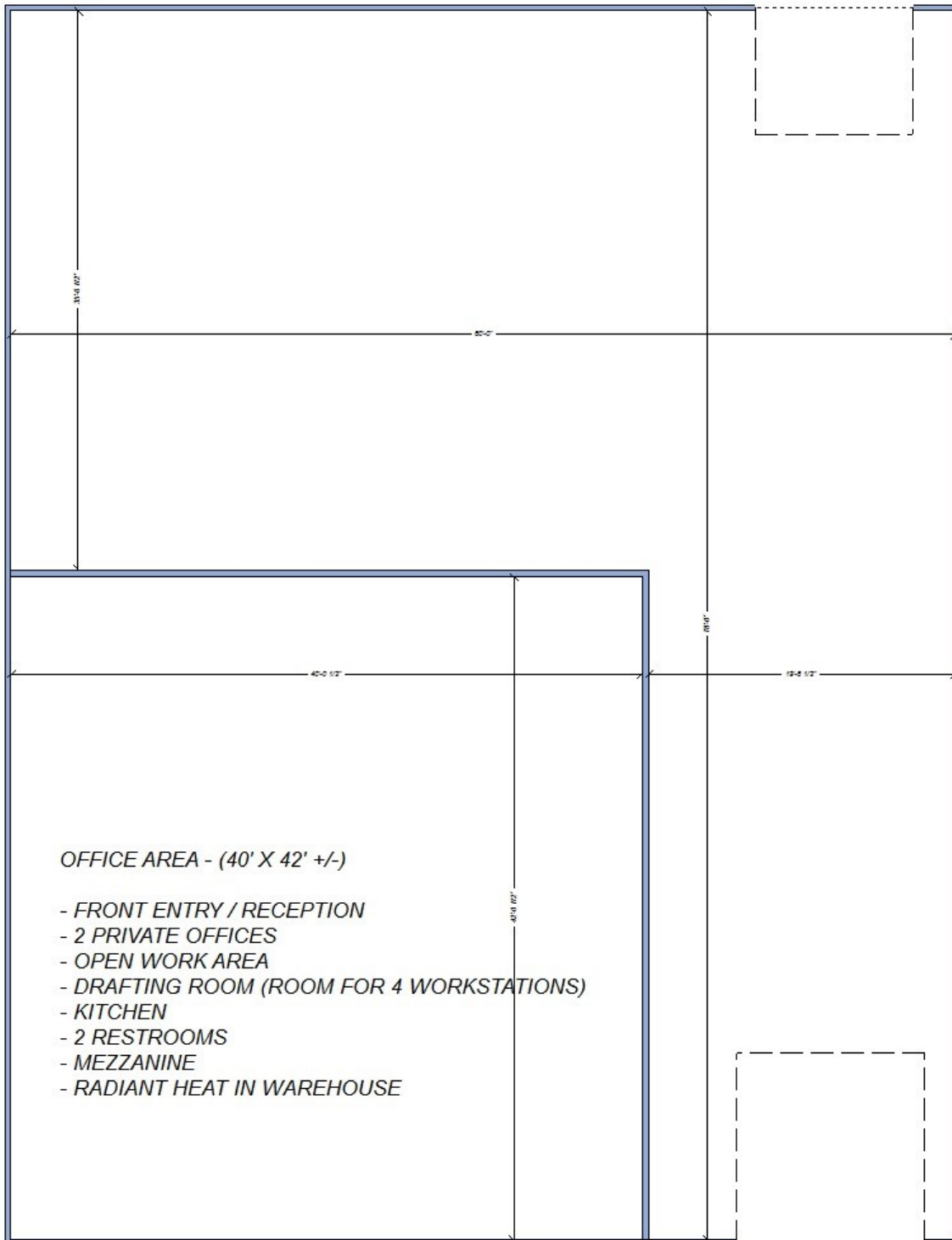
FOOTPRINTS - UNIT B

UNIT B



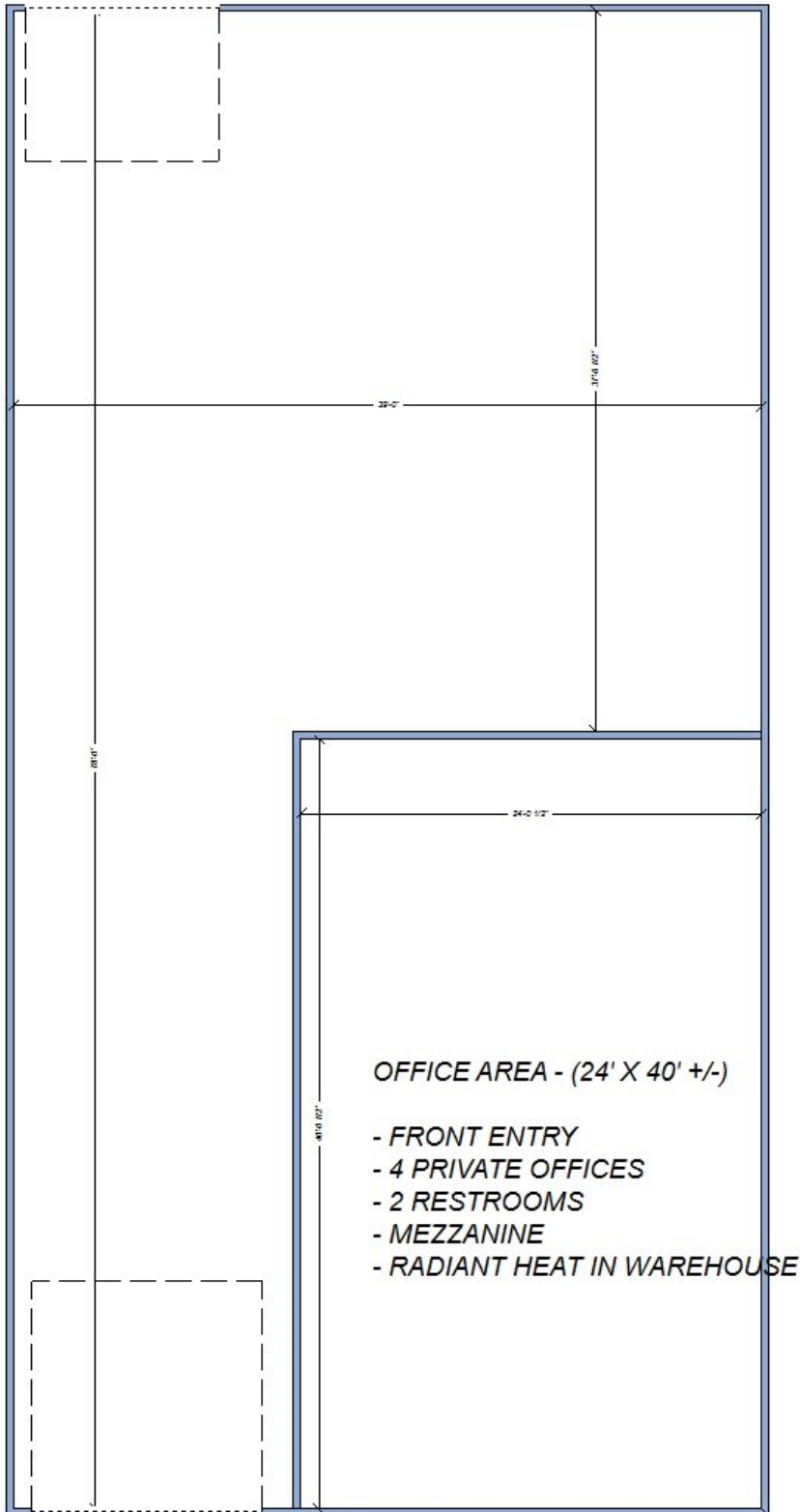
FOOTPRINTS - UNIT C

UNIT C



FOOTPRINTS - UNIT D

UNIT D



PHOTOS—UNITS A/B



PHOTOS—UNITS A/B



PHOTOS—UNITS C



PHOTOS—UNITS D



TAX BILL

David J. Rickert Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: **06-27-478-001**



1st
2
0
1
7

****DUPLICATE****

D & K REALTY LLC
 695 SUNDOWN RD
 SOUTH ELGIN IL 60177-

1ST INSTALLMENT 2017	14,971.59
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	
INSTALLMENT BALANCE DUE DUE BY 06/04/18	\$14,971.59

Remove stub and remit with payment

0627478001200014971590604183

David J. Rickert Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: **06-27-478-001**



2nd
2
0
1
7

****DUPLICATE****

D & K REALTY LLC
 695 SUNDOWN RD
 SOUTH ELGIN IL 60177-

2ND INSTALLMENT 2017	14,971.59
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	
INSTALLMENT BALANCE DUE DUE BY 09/04/18	\$14,971.59

Remove stub and remit with payment

0627478001200014971590904180

Rate 2016	Tax 2016	Taxing District	Rate 2017	Tax 2017	Parcel Number 06-27-478-001		TIF BASE																		
0.340128	\$1,114.93	KANE COUNTY	0.327853	\$1,031.01	Late Payment Schedule <table border="1"> <tr> <td></td> <td>1st</td> <td>2nd</td> </tr> <tr> <td>Jun 5 Thru Jul 4</td> <td>\$15,196.16</td> <td>\$234.74</td> </tr> <tr> <td>Jul 5 Thru Aug 4</td> <td>\$15,420.74</td> <td>\$521.06</td> </tr> <tr> <td>Aug 5 Thru Sep 4</td> <td>\$15,645.31</td> <td>\$0.46</td> </tr> <tr> <td>Sep 5 Thru Oct 4</td> <td>\$15,869.89</td> <td>\$362.86</td> </tr> <tr> <td>Oct 5 Thru Oct 26</td> <td>\$16,094.46</td> <td>\$12.05</td> </tr> </table>			1st	2nd	Jun 5 Thru Jul 4	\$15,196.16	\$234.74	Jul 5 Thru Aug 4	\$15,420.74	\$521.06	Aug 5 Thru Sep 4	\$15,645.31	\$0.46	Sep 5 Thru Oct 4	\$15,869.89	\$362.86	Oct 5 Thru Oct 26	\$16,094.46	\$12.05	N/A
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0.079934	\$262.03	KANE COUNTY PENSION	0.074645	\$234.74			Jun 5 Thru Jul 4 Jul 5 Thru Aug 4 Aug 5 Thru Sep 4 Sep 5 Thru Oct 4 Oct 5 Thru Oct 26		FAIR CASH VALUE																
0.219392	\$718.94	KANE FOREST PRESERVE	0.165993	\$521.06			Payment on or after Oct 5, 2018. Please see Instructions on reverse side for LATE PAYMENTS.		943,510.00																
0.008030	\$19.77	KANE FOREST PRESERVE PENSION	0.000148	\$0.46			Mail To: D & K REALTY LLC 695 SUNDOWN RD SOUTH ELGIN IL 60177-		LAND VALUE																
0.097907	\$320.04	ELGIN TOWNSHIP	0.115387	\$362.86			Property Location: 695 SUNDOWN RD SOUTH ELGIN, IL 60177		73,112.00																
0.004053	\$13.29	ELGIN TOWNSHIP PENSION	0.003831	\$12.05			Township EL Tax Code EL012 Acres Tax Rate 9.521728 Sold at Tax Sale Forfeited Tax		* BUILDING VALUE																
0.076502	\$250.78	ELGIN TWP ROAD DIST	0.073870	\$232.30			First Installment Tax 14,971.59 Second Installment Tax 14,971.59		241,360.00																
0.002008	\$6.58	ELGIN TWP ROAD DIST PENSION	0.001940	\$6.10			Adjustment Penalty		- HOME IMPROVEMENT / VET																
0.305086	\$1,000.09	SOUTH ELGIN VILLAGE	0.294169	\$925.08			Other Fees		0.00																
0.347569	\$1,139.33	SOUTH ELGIN VILLAGE PENSION	0.340692	\$1,071.38	Total Due Due by 06/04/2018		= ASSESSED VALUE																		
8.292509	\$20,627.04	ELGIN SCH DIST U46	6.114816	\$19,228.75	Total Due Due by 09/04/2018		314,472.00																		
0.256219	\$839.89	ELGIN SCH DIST U46 PENSION	0.254960	\$801.78	= NET TAXABLE VAL		314,472.00																		
0.522282	\$1,712.06	ELGIN COLLEGE 509	0.493160	\$1,550.85	= CURRENT TAX		314,472.00																		
0.007295	\$23.91	ELGIN COLLEGE 509 PENSION	0.006758	\$21.25	= NON AD VALOREM TAX		\$0.00																		
0.451232	\$1,479.16	GAIL BORDEN LIBRARY	0.429250	\$1,349.88	= BACK TAX / FORF AMOUNT		\$0.00																		
0.039816	\$126.58	GAIL BORDEN LIBRARY PENSION	0.043624	\$137.18	= ENTERPRISE ZONE		\$0.00																		
0.677801	\$2,221.85	SOUTH ELGIN FIRE DISTRICT	0.655152	\$2,080.27	= TOTAL TAX DUE		\$29,943.18																		
0.087752	\$287.66	SOUTH ELGIN FIRE DISTRICT PENSION	0.095740	\$301.08	= TOTAL TAX DUE		\$29,943.18																		
0.031533	\$103.37	FOX RIVER WATER RECLAM DIST	0.030240	\$95.10	= TOTAL TAX DUE		\$29,943.18																		

2017 Kane County Real Estate Tax Bill
 David J. Rickert, County Treasurer
 719 S. Batavia Avenue, Bldg. A
 Geneva, IL 60134



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ENVIRONMENTAL



1.0 SUMMARY

EPS Environmental Services, Inc. (EPS Environmental) has performed a Phase I Environmental Property Assessment (Phase I Assessment) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-00 of 695 Sundown Road, South Elgin, Kane County, Illinois (Property). Any exceptions to, or deletions from this practice are described in Section 2.3 of this report (Report).

This Phase I Assessment has revealed no evidence of recognized environmental conditions¹ (RECs) in connection with the Property.

However, this Phase I Assessment has revealed the following business environmental risks associated with the Current or Planned Use of the Property:

- It is possible the fluorescent bulbs, high intensity discharge (HID) lamps and thermostats located throughout the Property building contain mercury.
- Air-conditioning units, which contain chlorofluorocarbon (CFC) refrigerant, are located on the Property.

2.0 INTRODUCTION

EPS Environmental was retained to conduct the Phase I Assessment of the Property by Mr. William R. Kohl, Managing Partner with Allcom Products Corporation (Client).

2.1 Purpose

The purpose of the Phase I Assessment was to identify readily apparent, potential sources of environmental liabilities associated with the Property.

2.2 Scope of Services

The scope of services agreed upon by the Client and performed by EPS Environmental is consistent with the recommendations set forth in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (Standard E 1527-00). Moreover, potential environmental business risks are discussed in this Report, which include asbestos-containing material (ACM), lead-based paints, equipment containing hazardous or regulated substances and radon gas levels.

¹ According to ASTM Practice E 1527-00, a recognized environmental condition (REC) means "the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, ground water, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws." Moreover, according to the ASTM E 1527-00, a "historical recognized environmental condition" (HREC) is defined as a condition which in the past would have been considered a REC, but which may or may not be considered a REC currently.

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