



# THE LORD COMPANIES L.L.C.

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| Property Data Sheet     |   |                               |   |
|-------------------------|---|-------------------------------|---|
| <b>Address:</b>         | <b>3330 N Ashland Chicago, IL 60657</b>                           | Description:                  | 35 ft wide building with a 1,500 sq ft New Construction Commercial Condo for sale or for lease. One outdoor deeded parking space included in the sale price. Located just north of the thriving intersection of Lincoln, Belmont and Ashland. Steps from Whole Foods, Bank One, and LaSalle Bank. Ideal for user or investor. Vanilla box delivery. |
| Alderman:               | Tom Tunney  |                               |   |
| Annual Oper. Exp.       | n/a   |                               |   |
| <b>Area:</b>            | <b>Lakeview</b>   |                               |   |
| Assessments:            | \$150 per month   |                               |   |
| Available:              | <30 days  | Net Operating Income:         | n/a   |
| Basement:               | No  | Number Stories:               | 4   |
| Bathrooms:              | 1 ADA washroom  | <b>Other AREA BUSINESSES:</b> | <b>Whole Foods, Xsport Fitness, Bank One, LaSalle Bank, Bank of America, Caribou Coffee, Blockbuster, GAP, Tuesday Morning</b>  |
| Bldg Age:               | New Construction (2006)   | Parking:                      | Parking Available   |
| Bldg Expenses:          | n/a   | Parking Spaces:               | One deeded space included in price  |
| Bldg Type:              | BRICK   | Parking Type:                 | Outdoor   |
| Cap Rate:               | n/a   | Plumbing:                     | New   |
| Ceiling Heights:        | 12 ft   | <b>Property Type:</b>         | <b>Commercial Condo</b>   |
| Ceiling Type:           | DRYWALL   | Repairs/ Maintenance:         | Owner's Responsibility  |
| Cross Streets:          | Ashland & Henderson   | Roof:                         | Rubber  |
| Drive In Doors:         | No  | <b>Sale Price:</b>            | <b>\$349,000</b>  |
| Electric:               | 101-200 Amps  | Security:                     | Owner's responsibility  |
| Elevators:              | No  | Security Deposit:             | Letter of credit or cash security deposit + personal guarantee  |
| Environmental:          | n/a   | SqFt (Buildable):             | 8320  |
| Frontage:               | 35 feet   | SqFt (Max. Bldg):             | 8320  |
| Gross Inc. (Rent Roll): | n/a   | SqFt (per floor):             | 1529  |
| HVAC:                   | Heat: Central Heat/Individual Controls,<br>AC: Central individual | <b>SqFt (Total):</b>          | <b>1,529</b>  |
| Inspection:             | n/a   | Storage:                      | No  |
| Insurance:              | Owner's Responsibility  | Taxes - Annually (Year):      | Estimated at \$3-\$5 per sq ft  |
| Land Area:              | 3,780 sq ft   | Technology:                   | n/a   |
| <b>Lease Rate:</b>      | <b>\$25.00, NNN</b>   | Public Transportation:        | Brown Line El - Paulina Stop (.2 blocks)  |
| Lease Term:             | 5 years +   | Utilities:                    | Electric to site, Gas to site, Sanitary Sewer to site, Water to site  |
| Loading Docks:          | n/a   | Year Built:                   | 2006  |
| Loop Net Number:        | 14805943  | Year Renovated:               |   |
| MLS Number:             | 06281923  | <b>Zoning:</b>                | <b>B3-2</b>   |

Broker deems this information to be acquired from reliable sources, but makes no representation to accuracy. Information is subject to change.