



**GREAT AMERICAN INSURANCE**  
**1315 WEST COMMERCE**  
**PEORIA, IL 61615**

### OFFERING SUMMARY

Price	\$1,976,810
Down Payment	30% / \$593,043
Loan Amount	\$1,383,767
Loan Type	Proposed New
Interest Rate / Amortization	4.25% / 25 Years
Rentable SF	12,165
Year Built	2003
Lot Size	1.15 Acre(s)
Price/SF	\$162.50

### PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	8%	8%
Net Operating Income	\$158,145	\$158,146
Net Cash Flow After Debt Service	\$68,189	\$68,189
Total Return	16.87% / \$100,062	17.11% / \$101,443

### INVESTMENT HIGHLIGHTS

- Lease Backed by International Publicly Traded Company
- Ideally Located Adjacent to the Peoria Airport and Routes 6 and 40
- NNN Lease | Landlord has Roof and Parking Lot Replacement Responsibility
- Meticulously Maintained Property
- Single-Tenant Office Building | 12,165 Square Feet
- Build-To-Suit in 2003



### EXCLUSIVELY LISTED BY:

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REVENUE				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$158,145	\$13.00	\$158,145	\$13.00
Expense Reimbursement Income	\$29,412	\$2.42	\$29,924	\$2.46
Potential Gross Revenue	\$187,557	\$15.42	\$188,069	\$15.46
<b>Effective Gross Income</b>	<b>\$187,557</b>	<b>\$15.42</b>	<b>\$188,069</b>	<b>\$15.46</b>

EXPENSES				
CAM	\$4,563	\$0.38	\$4,610	\$0.38
Real Estate Taxes	\$21,611	\$1.78	\$22,043	\$1.81
Insurance	\$3,238	\$0.27	\$3,271	\$0.27
<b>Total Expenses</b>	<b>\$29,412</b>	<b>\$2.42</b>	<b>\$29,923</b>	<b>\$2.46</b>

NET OPERATING INCOME				
<b>Net Operating Income</b>	<b>\$158,145</b>	<b>\$13.00</b>	<b>\$158,146</b>	<b>\$13.00</b>