

Address 1030 Higgins Rd, Ste 210, Park Ridge, IL 60068
 Tenant Chicago Title & Trust
 Square Feet 4,161
 Lease Expiration 3/31/2022
 Lease Type Modified Gross
 List Price \$430,000

	Annually - Cash Return						5-Year Average
	2017	2018	2019	2020	2021	2022**	
Base Rent (\$/SF/Yr)	22.25	22.75	23.25	23.75	24.25	24.75	23.50
Base Year RE Taxes (\$/SF/Yr) *	7.50	7.50	7.50	7.50	7.50	7.50	7.50
Base Year Op Costs (\$/SF/Yr) *	6.18	6.18	6.18	6.18	6.18	6.18	6.18
NOI (\$/SF/Yr) *	8.57	9.07	9.57	10.07	10.57	11.07	9.82
Base Rent (\$/Yr)	\$92,582	\$94,663	\$96,743	\$98,824	\$100,904	\$102,985	\$97,784
Base Year RE Taxes (\$/Yr) *	\$31,208	\$31,208	\$31,208	\$31,208	\$31,208	\$31,208	\$31,208
Base Year Op Costs (\$/Yr) *	\$25,697	\$25,697	\$25,697	\$25,697	\$25,697	\$25,697	\$25,697
NOI (\$/Yr) *	\$35,677	\$37,758	\$39,838	\$41,919	\$43,999	\$46,080	\$40,879
Cap Rate	8.3%	8.8%	9.3%	9.7%	10.2%	10.7%	9.5%

* Tenant is responsible for any increases in Taxes and Operating Costs over the Base year (2016, taxes payable in 2017)

** Lease ends March 31, 2022, but 2022 \$s are shown annualized for consistency