



Investment Property for Sale

528 South Fifth Street, Springfield, IL



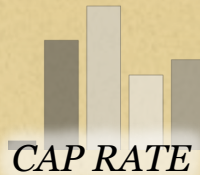
Price	\$1,100,000.
Cap Rate	9%
Building Size (Sangamon Co Assessor)	+/- 21,464 Sq. Ft.
Lot Size (Sangamon Co Assessor)	80 x 144; 90 x 40
Zoning (City of Springfield)	S-1
Multi Tenancy	Data Center, Law Firm, Government Agencies
Lease Type	Modified and Gross
Parcel Numbers	14-34.0-180-041; 14-34.0-180-029



Exceptional income producing property! Multi-tenant office building including a data center, law firm, and several government agencies on a major thoroughfare. Tenants enjoy the walkability at this location, with the beautiful newly renovated Governor's Mansion across the street. Located in the heart of the action, yet the beneficiary of ample green space with the Y Block across the street - host of many outdoor events including the Levitt Amp concerts. Centennial Plaza is also a nearby outdoor gathering space, along with easily accessible neighbors such as Obed & Isaac's, Springfield Carriage Co., Wm Vann's Coffee, Loukinen's on 4th, INB Bank and more! A small parking lot is included and on street and nearby surface lots are also available.



\$1,100,0000



9%



\$100,018

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NOTICE OF AGENCY: **Todd P Smith Real Estate, Inc.** is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

Income/Expense Sheet

528 S 5th St., Springfield, IL

Pro-Forma Income & Expenses:

Gross Rental Income	\$188,081
Operating Expenses	\$88,063
NOI	\$100,018
Cap Rate	9%
Vacancy	+/- 22%

Real Estate Tax	\$21,591
Prop Ins	\$3,542
Maintenance & Repairs	\$12,539
Janitorial	\$7,152
Utilities	\$20,852
Property Management	\$10,484
Commissions	\$4,368
Elevator/Alarm Contracts	\$4,710
Pest Control Contract	\$544
Trash	\$1,381
Snow Removal	\$900
Total Expenses	\$88,063

Estimates for this Pro-Forma are based on the average of 2021 and 2022 property income & expenses, not including Capital Expenditures.

Rent Roll:

Square Feet: Lease Exp. Date:

Suite 100*	7,661 SF	10/31/27
Suite 101**	2,340 SF	Vacant
Suite 200	905 SF	3/31/25
Suite 201	1,200 SF	1/14/24
Suite 209	3,618 SF	5/1/27
Suite 211	1,419 SF	1/31/25
Suite 212	401 SF	Vacant
Suite 214	1,435 SF	Vacant
Total Leasable	18,979 SF	+/- 78% occupancy

*Tenant pays separately metered electric.

**New Carpet & Paint, first floor suite



Suite 101

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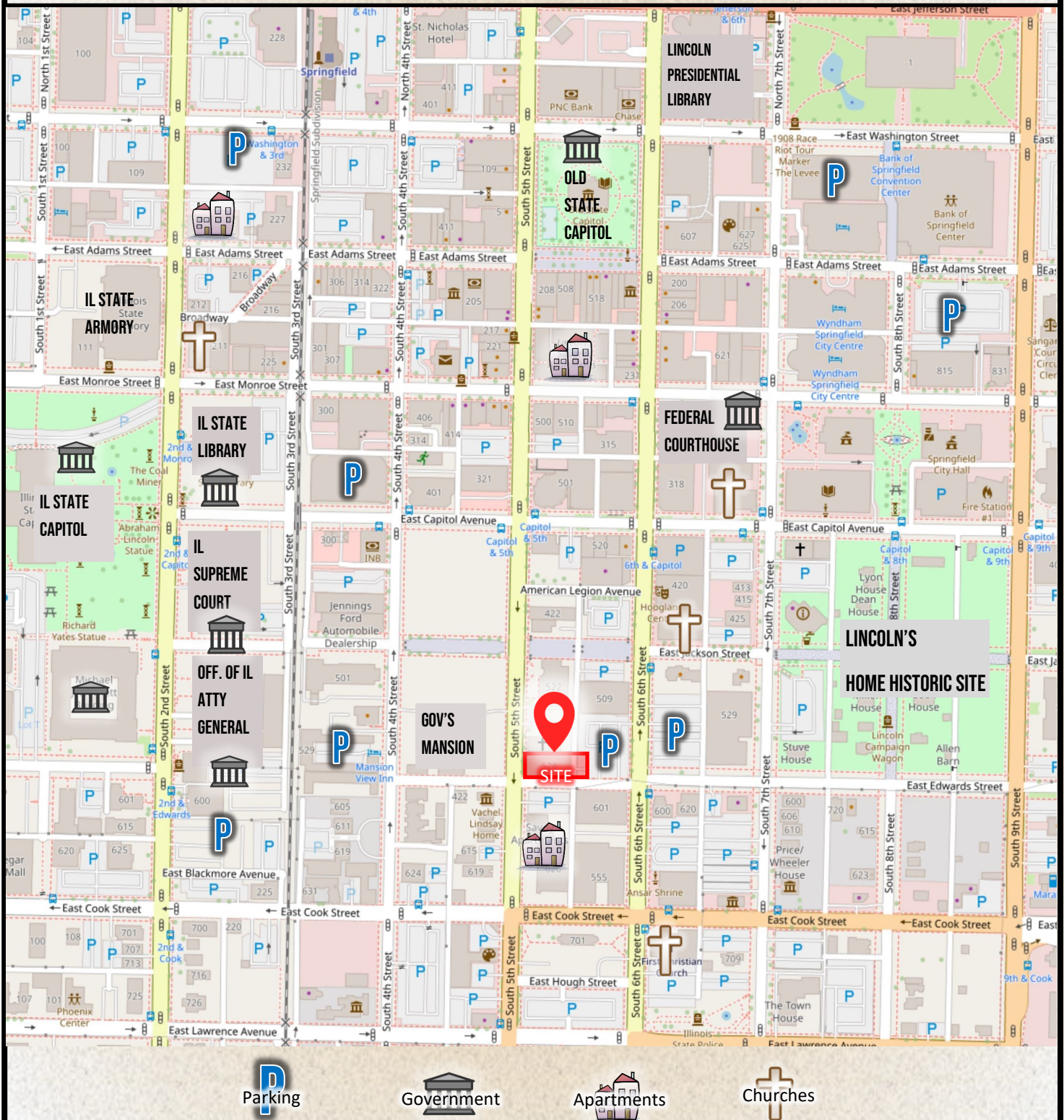
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COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

528 S. 5th Street, Springfield, IL Area Map



Contact Todd Smith at 217-441-8000 | Todd@TPSmithRE.com