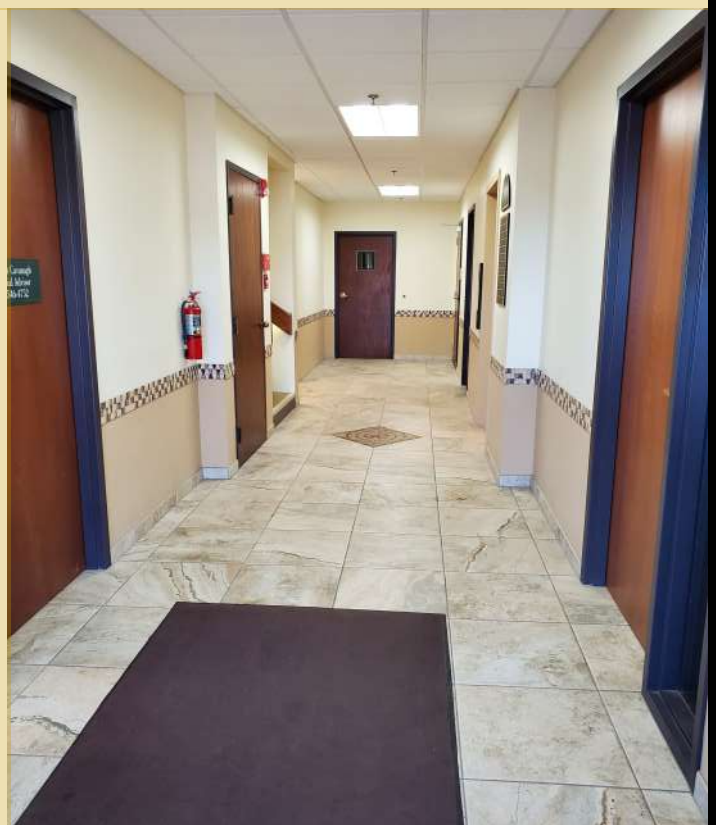


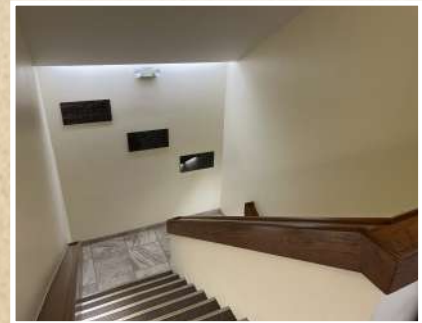


Investment Property for Sale

1999 Wabash Ave, Springfield, IL



Price	\$4,770,000.00
Cap Rate	9.75%
Gross Leasable Area	+/- 51,356 Sq. Ft.
Lot Size	+/- 3.14 Acres (3 Parcels)
Zoning	S-2 (City of Springfield)
Tenant	Multi Tenant
Lease Type	Various (Gross, Modified)



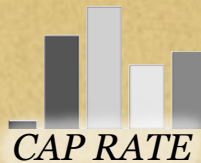
Here is your chance to own a signature property in Springfield, IL. The location of this property has been one of its most positive features. Excellent visibility and access from two arterial roadways and lots of on-site parking. This uniquely designed building offers first-floor businesses direct access to the parking lot and a beautiful, shared atrium for second-floor occupants. All-electric building. Built in 1979. Multiple tenants with varying lease lengths.

Building has space available for Lease.

One of the owners is a Licensed Real Estate Broker in the State of Illinois.



\$4,770,000



9.75%



**Pro-Forma
+/- \$465,275.86**

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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

1999 Wabash Ave., Springfield, IL

Pro-Forma Income:

Space	Leasable Square Footage	Lease Expiration
Leased Suite 100	5,344 SF	05/31/2028
Leased Suite 102	754 SF	09/30/2029
Leased Suite 101/103	2,895 SF	05/30/2030
Leased Suite 105	3,850 SF	12/31/2030
Leased Suite 106	3,864 SF	01/31/2030
Leased Suite 107	5,016 SF	06/30/2027
Leased Suite 110	1,144 SF	02/28/2027
Leased Suite 115	912 SF	01/31/2029
Leased Suite 200	9,478 SF	10/31/2032
Leased Suite 201	3,695 SF	12/31/2029
Leased Suite 202	2,215 SF	05/31/2030
Leased Suite 203/205	3,058 SF	05/31/2029
Leased Suite 205A	1,559 SF	12/31/2026
Leased Suite 206	1,153 SF	11/30/2028
Leased Suite 207	3,786 SF	10/31/2032
Leased Suite 209	313 SF	M2M
Leased Suite 210A	680 SF	12/31/2026
Leased Suite 212	185 SF	12/31/2028
Leased Suite 213	1,133 SF	05/31/2027
Leased Suite 220	445 SF	10/31/2032

Gross Rental Income (Incl. CAM Recapture)	\$911,262.02
Operating Expenses	\$407,397.44
NOI	\$503,864.58
5% Vacancy Factor	\$38,588.72
Adjusted NOI	\$465,275.86
Cap Rate	9.75%
Occupancy/Vacancy	100%

Pro-Forma Expenses:

Real Estate Tax	\$71,000.00
Property Insurance	\$17,300.00
CAM	\$160,642.30
Utilities	\$158,455.14
Total Expenses	\$407,397.44

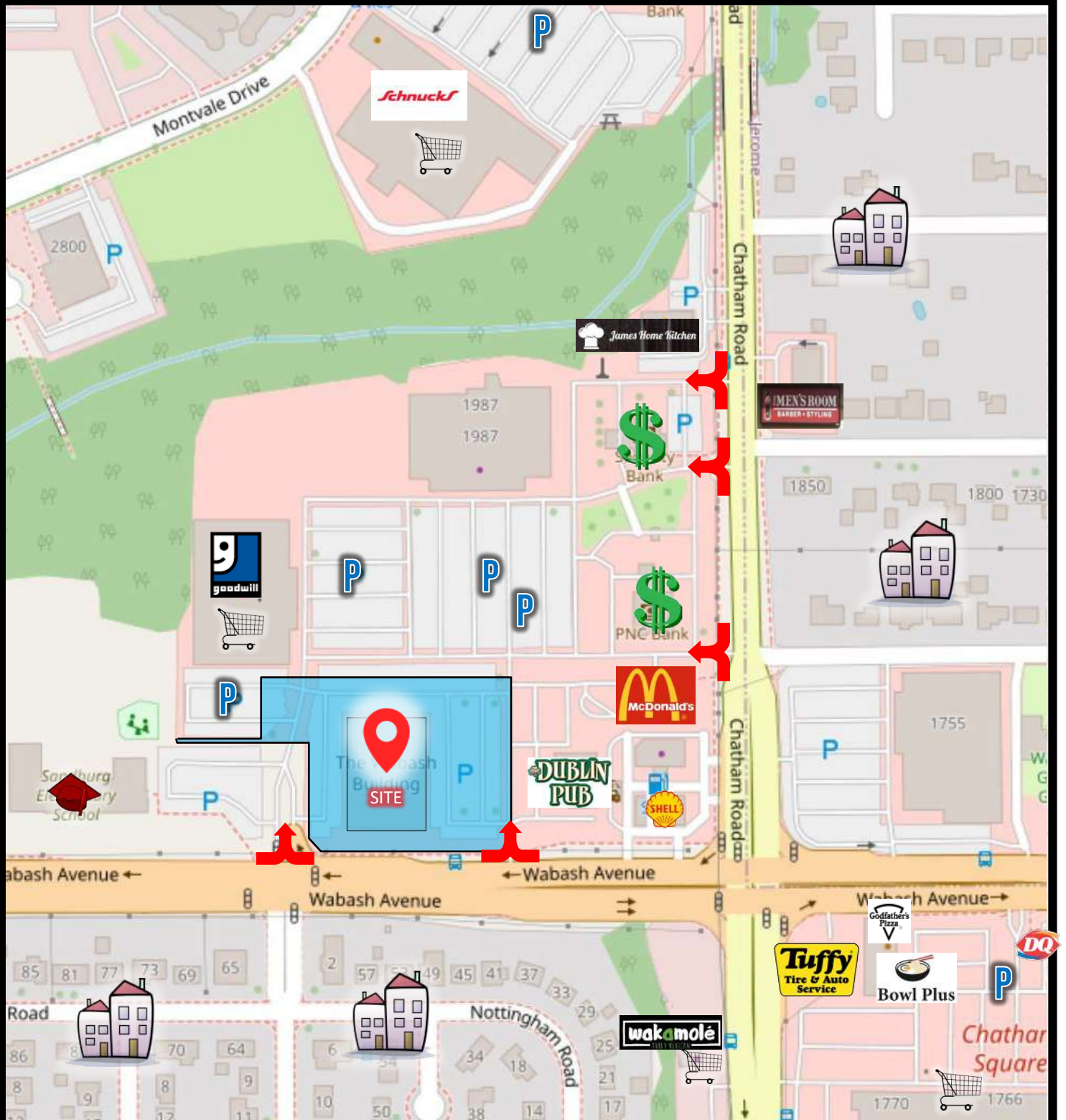


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Street Map of Surroundings

1999 Wabash Ave., Springfield, IL



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