

# Aurora Industrial Complex

VALUE-ADD MULTI-TENANT  
INVESTMENT OPPORTUNITY

CHICAGO MSA (AURORA, IL)



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# Investment Highlights



Offered at an Extremely Low Price Per SF of Just \$41.13 (Well Below Replacement Value)



Value-Add Opportunity – Current Rents are Approximately 66% Below Market



Multiple Short-Term or MTM Leases Allow Investors Immediate Access to Available Upside

## Excellent Value-Add Opportunity

- ▶ Anchored by Apex Warehouse Systems, a Premier Service Provider of Warehouse Design, Automation Solutions and Storage Systems. **Apex has Exhibited Ongoing Facility Commitment with Recent and Consistent Expansions**
- ▶ The Remaining **35% of the GLA is Currently on MTM or Short Term Leases with No Options**
- ▶ **Below Market Rents** – Market Rent is in Excess of \$5.50/SF/Year, While the Subject Property Currently Averages Just \$3.30/SF/Year
- ▶ Additional Opportunity to Add Value by **Utilizing Available Land for Industrial Outdoor Storage (IOS)**

## Strong Real Estate Fundamentals

- ▶ **18 Drive-In Doors** and **14 Dock-High Doors**
- ▶ The Majority of the Property Benefits **from High Ceiling Clearance Ranging from 18ft to 34ft**
- ▶ Hard to Find Crane Facility – Operational but Not in Use
- ▶ 13 Different Sprinkler Risers
- ▶ Brick Building Reinforced with Metal and Concrete Masonry

## Pride of Ownership in Aurora, IL

- ▶ Ideally Located Within the **Heart of Aurora - Illinois's Second-Largest City**
- ▶ Strategically Positioned Among the **Nation's Top 5 Industrial Markets** Boasting Unparalleled Connectivity to Key Arterials
- ▶ Generational Asset – **First Time being Sold in 30 Plus Years**
- ▶ **Favorable Property Taxes – Situated in Kane County**



# Tenant Overview

## Apex Warehouse Systems

Apex Warehouse Systems is a full-service resource for pallet rack & automation solutions – design, engineering & installation.



Apex stands as a premier service provider in the realm of warehouse solutions, offering an array of services including innovative warehouse design, cutting-edge automation solutions, advanced storage systems, top-tier material handling equipment, and unparalleled expertise in service and repair.

At the core of their approach lies the art of seamlessly designing and harmoniously integrating systems and warehouse operations, all in the pursuit of elevating efficiency. This mission is undertaken with a meticulous selection of tools, ranging from the vanguard of modern technology to the steadfast and proven solutions, equipment, and processes.

Through their adeptness, they orchestrate the optimization of pallet rack configurations, storage layouts, and material handling systems, culminating in a warehouse efficiency that is truly second to none. Leveraging the forefront of engineering and design technology, including 3D AutoCAD and advanced modeling tools, Apex crafts a future where warehouses operate at the pinnacle of performance.

Website	www.apex-cos.com
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Lease Expires	03/31/2028
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## MVP Metals

This reputable company has carved out a niche in the industry, specializing in the distribution and provision of value-added services for special bar products. With a steadfast commitment to customer satisfaction, they offer a diverse array of customized solutions, meticulously crafted to address the unique requirements and preferences of each individual client.

Lease Expires	10/31/2025
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## US Specialty Packaging

With a rich history dating back to 1990 at their current location, this company has firmly established itself as a leader in the field of packaging solutions. Their area of specialization lies in precision cutting and intricate customization of cardboard and paper products, where their seasoned experts bring forth not only decades of experience but also an unwavering commitment to delivering the highest standards of craftsmanship in every project they undertake.

Lease Expires	MTM
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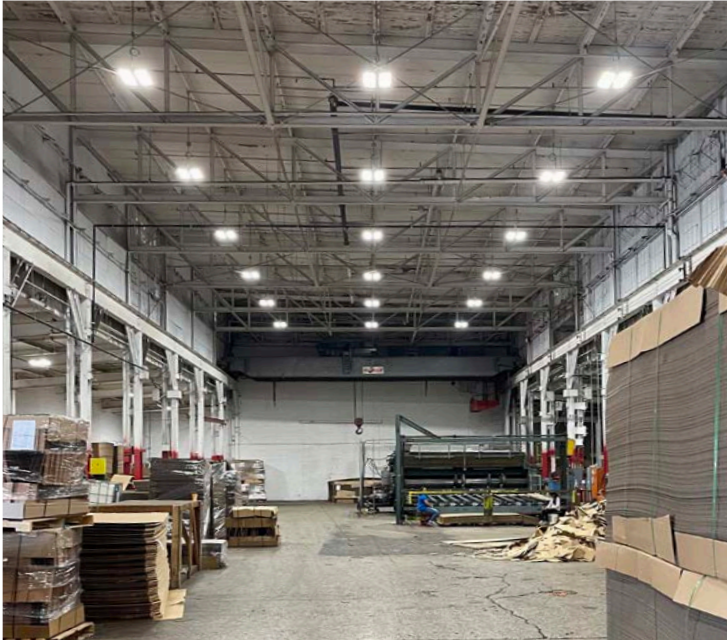
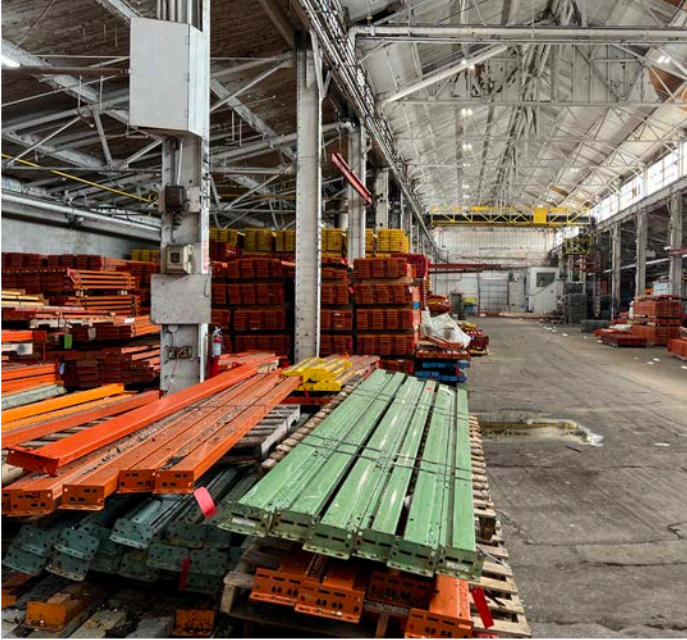
# Parcel Map



NOTE: All property boundary lines on OM are estimated and must be independently verified by potential Buyers.



# Interior Photos





# Exterior Photos



# Financial Analysis

## Offering Summary

Property Name	Aurora Industrial Building
Property Address	631 W. Park Avenue Aurora, IL 60506
Assessor's Parcel Number	15-21-126-009, 15-16-378-006
Current Occupancy	96%
Year Built	1950
Gross Leasable Area (GLA)	±341,810 Square Feet
Lot Size	±17.34 Acres (±755,330 Square Feet)

## Pricing

Price	\$14,060,000
Cap Rate	6.49% Current   12.07% Pro Forma
Price Per Square Foot	\$41.13

## Proposed Financing Information

Down Payment	40% / \$5,624,000
LTV/Loan Amount	60% / \$8,436,000
Interest Rate	6.75%
Amortization	25-Year
Fixed Period	5 Year

## Annualized Operating Data

	Current	Pro Forma
Gross Potential Rent	\$1,255,164	\$1,830,415
Gross Potential Income	\$1,255,164	\$2,165,316
Vacancy/Collection Allowance	0%/\$0	5%/(108,266)
Effective Gross Income	\$1,255,164	\$2,057,050
Total Expenses	(\$342,255)	(\$359,512)
<b>Net Operating Income</b>	<b>\$912,909</b>	<b>\$1,697,537</b>
Debt Service	(\$699,424)	
Net Cash Flow After Debt Service	\$213,485	
Debt Coverage Ratio	1.31	
Year 1 Principal Paydown	\$134,092	
<b>Total Return</b>	<b>\$347,577</b>	<b>6.18%</b>

## Expenses

	Current	Pro Forma
Property Taxes	\$84,000	\$84,000
Insurance	\$45,000	\$45,000
Janitorial	\$8,600	\$8,600
Electricity, Water, Gas	\$17,000	\$17,000
Repairs & Maintenance	\$150,000	\$150,000
Property Management (3% GPR)	\$37,655	\$54,912
<b>Total Expenses</b>	<b>\$342,255</b>	<b>\$359,512</b>
Expenses/SF	\$1.00	\$1.05



# Rent Roll

Tenant Name	GLA	Percent of GLA	Expiration	Annual Rent	Annual Rent/SF	Increases
Apex Material Handling	224,600	65.71%	3/31/2028	\$855,768	\$3.81	5% Annual
US Packaging	67,810	19.84%	MTM	\$224,460	\$3.31	None
MVP Metals	26,000	7.61%	10/31/2025	\$95,784	\$3.68	None
United Services (1 Acre Land)	0	0.00%	MTM	\$30,900	N/A	N/A
Truck Parking (.5 Acres)	0	0.00%	MTM	\$18,960	N/A	N/A
FJ Masonry	2,400	0.70%	MTM	\$4,800	\$2.00	None
Vacant, Leased 7 Months A Year	14,000	4.10%	7 Months A Year	\$24,492	\$1.75	None
Office	5,000	1.46%	N/A	\$0.00	\$0.00	None
Maintenance	2,000	0.59%	N/A	\$0.00	\$0.00	None
				<b>\$1,255,164</b>		



# Market Overview

Aerial Photo

North Aurora Towne Center



Ascension Hospital



Demographics - 5-Mile Radius  
Population: ±238,362  
Households: ±77,817  
Avg. HH Income: \$105,129

**SUBJECT PROPERTY**

Northgate Shopping Center

Aurora University



Downtown Aurora

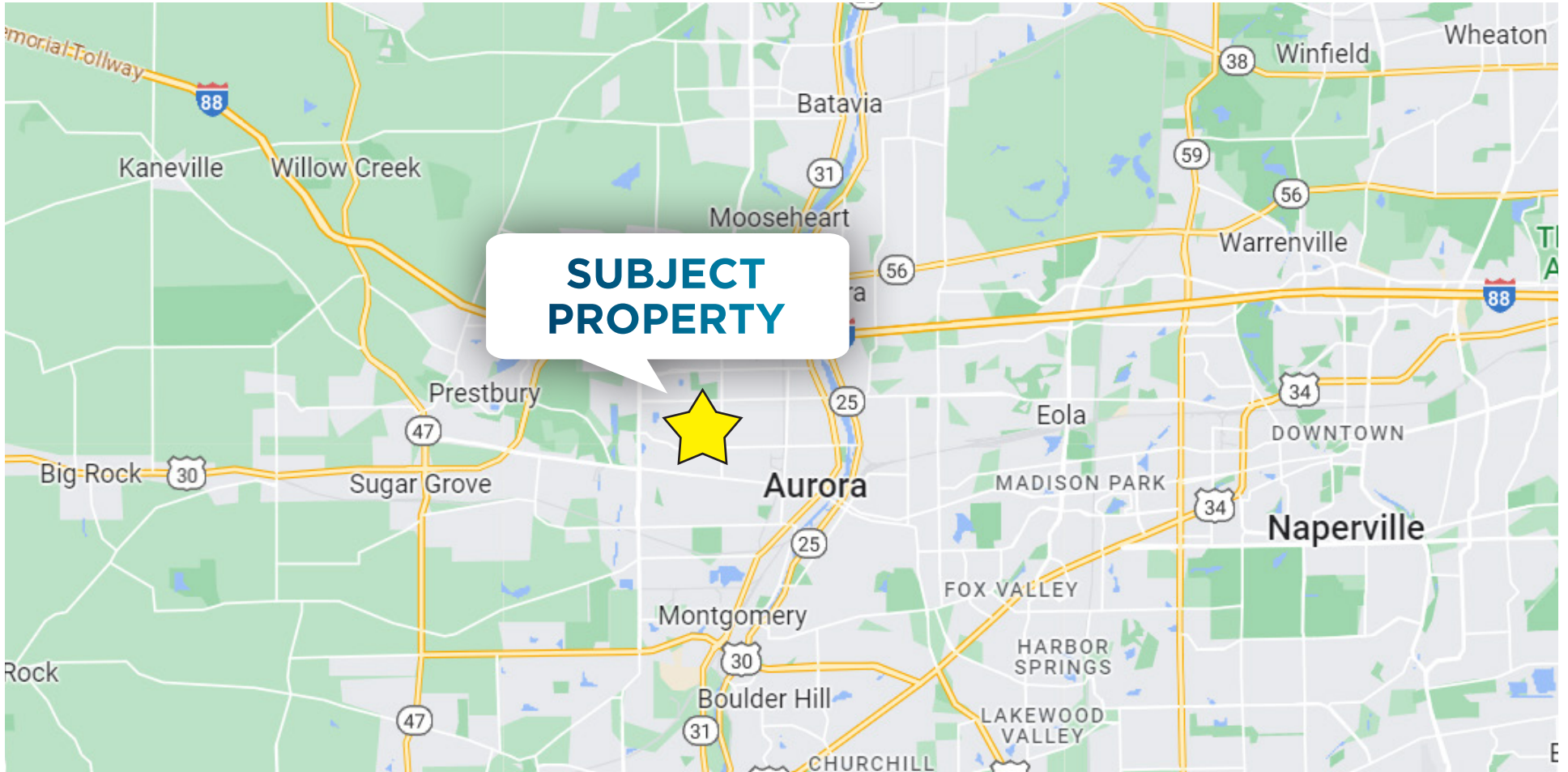


BRAND SOURCE



# Market Overview

## Regional Map



**±9 MILES**

TO THE CITY OF  
NAPERVILLE, IL



**±1 MILE**

TO BUSTLING DOWNTOWN  
AURORA



**±30 MILES**

TO THE CITY OF  
CHICAGO, IL



# Market Overview

## The City Of Aurora, IL

Aurora, nestled in the northeastern region of Illinois just west of Chicago, is a dynamic city characterized by its diverse population of approximately 200,000 residents. This thriving urban hub has cultivated a rich blend of cultures, resulting in a vibrant and inclusive community that stands as a testament to the city's openness and acceptance.



The city's economic landscape is a tapestry woven with various industries. While manufacturing has historical significance, Aurora has diversified into sectors such as healthcare, technology, and education. This diversified economy has attracted a range of businesses, contributing to the city's robust growth and vitality.

Education plays a significant role in Aurora's identity, with Aurora University offering a comprehensive range of academic programs.

Cultural experiences abound in Aurora. The Paramount Theatre, a historic gem, hosts an array of performances that span from Broadway productions to captivating concerts. Meanwhile, the Aurora Historical Society diligently preserves and shares the city's history, offering a glimpse into its evolution over the years.

Transportation options ensure connectivity and convenience for residents. Major highways, including Interstate 88, streamline access to Chicago and nearby locales. Additionally, the Metra commuter rail system presents a seamless commuting option, connecting Aurora to the heart of the Windy City.

## City Highlights

- ▶ **Paramount Theatre Gem:** The historic Paramount Theatre shines as a cultural centerpiece, hosting a range of captivating performances.
- ▶ **Nature-Infused Lifestyle:** With the Fox River and abundant parks, Aurora offers a perfect blend of urban convenience and natural beauty.
- ▶ **Aurora University:** Aurora University is a private institution in Aurora, Illinois, offering diverse undergraduate, graduate, and doctoral programs, fostering an engaged student community, and emphasizing community involvement and academic excellence.



Paramount Theatre



Downtown Aurora





# Market Overview

## Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	18,864	129,154	239,930
2022 Population	19,009	129,263	238,362
2010 Population	19,462	131,090	236,456
2000 Population	18,650	108,096	173,815

Households	1-Mile	3-Miles	5-Miles
2027 Households	6,015	39,274	78,668
2022 Households	6,178	34,160	57,109
2010 Households	6,110	39,091	75,904
2000 Households	6,178	34,160	57,109
2027 Owner Occupied Housing	53.6%	60.7%	69.7%
2027 Rent Occupied Housing	46.4%	39.3%	30.4%
2022 Owner Occupied Housing	53.8%	60.9%	69.7%
2022 Renter Occupied Housing	46.2%	39.1%	30.3%
2010 Owner Occupied Housing	58.7%	64.9%	72.7%
2010 Renter Occupied Housing	41.3%	35.1%	27.3%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	9.7%	8.5%	5.7%
\$ 15,000 - \$24,999	10.5%	9.6%	6.6%
\$ 25,000 - \$34,999	10.4%	9.3%	6.7%
\$ 35,000 - \$49,999	16.9%	16.5%	12.2%
\$ 50,000 - \$74,999	20.3%	19.5%	17.4%
\$ 75,000 - \$99,999	11.9%	13.1%	13.4%
\$100,000 - \$124,999	8.8%	9.8%	12.2%
\$125,000 - \$149,999	4.2%	5.3%	8.3%
\$150,000 - \$200,000	4.2%	5.3%	9.2%
\$200,000 to \$249,999	1.2%	1.3%	3.7%
\$250,000 +	1.9%	2.0%	4.7%
2022 Median Household Income	\$53,167	\$57,933	\$77,486
2022 Average Household Income	\$71,989	\$75,887	\$105,129



**\$105,129**

2022 AVERAGE HOUSEHOLD INCOME  
(5-MILE RADIUS)



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