

# FOR SALE

1918 GREEN BAY ROAD

EVANSTON, IL 60201

**\$2,025,000**

5,080 SF Bldg  
19,517 SF Lot

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# DISCLAIMER

1918 GREEN BAY ROAD EVANSTON, IL 60201

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THIS MEMORANDUM CONTAINS SELECTED INFORMATION PERTAINING TO THE PROPERTY AND DOES NOT PURPORT TO BE A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR THE OWNER OF THE PROPERTY (THE "OWNER"), TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OR PART OF THE INFORMATION WHICH PROSPECTIVE INVESTORS MAY REQUIRE TO EVALUATE A PURCHASE OF REAL PROPERTY. ALL FINANCIAL PROJECTIONS AND INFORMATION ARE PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY AND ARE BASED ON ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, MARKET CONDITIONS, COMPETITION AND OTHER FACTORS BEYOND THE CONTROL OF THE OWNER AND CONROY COMMERCIAL, INC. THEREFORE, ALL PROJECTIONS, ASSUMPTIONS AND OTHER INFORMATION PROVIDED AND MADE HEREIN ARE SUBJECT TO MATERIAL VARIATION. ALL REFERENCES TO ACREAGES, SQUARE FOOTAGES, AND OTHER MEASUREMENTS ARE APPROXIMATIONS. THE PHOTOGRAPHS HEREIN MAY HAVE BEEN ENHANCED OR OTHERWISE MODIFIED FOR THE PURPOSE OF PROVIDING A CLEARER VIEW OF THE SUBJECT PROPERTY. ADDITIONAL INFORMATION AND AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE TO INTERESTED AND QUALIFIED PROSPECTIVE PURCHASERS. IN THIS MEMORANDUM, CERTAIN DOCUMENTS, INCLUDING LEASES AND OTHER MATERIALS, ARE DESCRIBED IN SUMMARY FORM. THESE SUMMARIES DO NOT PURPORT TO BE COMPLETE NOR NECESSARILY ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS REFERENCED. INTERESTED PARTIES ARE EXPECTED TO REVIEW ALL SUCH SUMMARIES AND OTHER DOCUMENTS OF WHATEVER NATURE INDEPENDENTLY AND NOT RELY ON THE CONTENTS OF THIS MEMORANDUM IN ANY MANNER. NEITHER THE OWNER OR CONROY COMMERCIAL, INC. NOR ANY OF THEIR RESPECTIVE DIRECTORS, OFFICERS, AFFILIATES OR REPRESENTATIVES MAKE ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS MEMORANDUM OR ANY OF ITS CONTENTS (INCLUDING WITHOUT LIMITATIONS THE PHOTOGRAPHS CONTAINED HEREIN), AND NO LEGAL COMMITMENT OR OBLIGATION SHALL ARISE BY REASON OF YOUR RECEIPT OF THIS MEMORANDUM OR USE OF ITS CONTENTS; AND YOU ARE TO RELY SOLELY ON YOUR INVESTIGATIONS AND INSPECTIONS OF THE PROPERTY IN EVALUATING A POSSIBLE PURCHASE OF THE REAL PROPERTY. THE OWNER EXPRESSLY RESERVED THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY, AND/ OR TO TERMINATE DISCUSSIONS WITH ANY ENTITY AT ANY TIME WITH OR WITHOUT NOTICE WHICH MAY ARISE AS A RESULT OF REVIEW OF THIS MEMORANDUM. THE OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY ENTITY REVIEWING THIS MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL WRITTEN AGREEMENT(S) FOR THE PURCHASE OF THE PROPERTY HAVE BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNER AND ANY CONDITIONS TO THE OWNER'S OBLIGATIONS THEREIN HAVE BEEN SATISFIED OR WAIVED. BY RECEIPT OF THIS MEMORANDUM, YOU AGREE THAT THIS MEMORANDUM AND ITS CONTENTS ARE OF A CONFIDENTIAL NATURE, THAT YOU WILL HOLD AND TREAT IT IN THE STRICTEST CONFIDENCE AND THAT YOU WILL NOT DISCLOSE THIS MEMORANDUM OR ANY OF ITS CONTENTS TO ANY OTHER ENTITY WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE OWNER OR CONROY COMMERCIAL, INC. YOU ALSO AGREE THAT YOU WILL NOT USE THIS MEMORANDUM OR ANY OF ITS CONTENTS IN ANY MANNER DETRIMENTAL TO THE INTEREST OF THE OWNER OR CONROY COMMERCIAL, INC. IF AFTER REVIEWING THIS MEMORANDUM, YOU HAVE NO FURTHER INTEREST IN PURCHASING THE PROPERTY, KINDLY RETURN THIS MEMORANDUM TO CONROY COMMERCIAL, INC. THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE CONROY COMMERCIAL, INC. DOES NOT DOUBT ITS ACCURACY, CONROY COMMERCIAL, INC. HAS NOT VERIFIED IT AND MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

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# INVESTMENT SUMMARY

1918 GREEN BAY ROAD EVANSTON, IL 60201



**Conroy Commercial Inc.** is proud to offer the fee simple sale of **1918 Green Bay Road** in Evanston, Illinois. There are two national tenants, Hertz Rental Car and Sherwin Williams. Hertz is one of the largest worldwide rental companies and Sherwin Williams' net sales increased 17% in 2019 to \$17.53 Billion.

This property is adjacent to Northwestern University, one of the country's leading colleges. Over 21,000 students attend the university.

The 19,517 Sq. Ft. lot currently has an abundance of parking and current tenants are responsible for all expenses. The landlord is responsible for the roof.

This is a great opportunity for an investor. This is an attractive net lease asset for those who are seeking a lower price point but still want high credit grade tenants.

# PROPERTY DESCRIPTION

1918 GREEN BAY ROAD EVANSTON, IL 60201



**PROPERTY ADDRESS**

1918 Green Bay Rd.  
Evanston, IL 60201

**PRICE**

**\$2,025,000**

**YEAR BUILT**

1982

**APN**

11-18-106-028

**LOT SIZE**

**19,517 SF**

**ANNUAL INCOME**

\$129,400

**CAP RATE**

6.31%

# LOCATION OVERVIEW

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# FINANCIAL ANALYSIS

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## RENT ROLL

Tenant	Rent	SF	Lease From	Lease To	Increase	Options
Hertz	\$ 2,450.00	1,580	11/1/2012	10/34/2022	Not until next extension	Two (2) Five (5) year Options 1st Option Rent \$2,750 2nd Option Rent \$3,100
Sherwin Williams	\$ 8,333.33	3,500	5/20/2017	5/31/2027	Years 1-5 \$8,333.33 Years 6-10 \$9,166.67	Two (2) Five (5) year Options 1st Option Rent \$10,083.33 2nd Option Rent \$11,091.67



# CONTACT

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