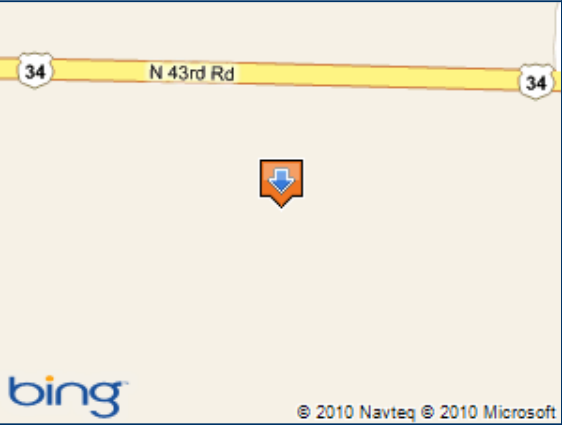




Retail/Stores

Status: **PCHG** MLS #: **07426566** List Price: **\$399,000**
 Area: **347** List Date: **01/27/2010** Orig List Price: **\$499,999**
 Address: **1811 S 13th ST , Mendota, Illinois 61342** List Dt Rec: **01/27/2010** Sold Price:
 Directions: **Rt. 251 South out of Mendota**
 List. Mkt Time: **440** Rented Price:
 Closed Date: Contract: Lease Price SF/Y: **\$0**
 Off Mkt Date: Points: Mthly. Rnt. Price:
 Township: Unincorporated: CTGF:
 Coordinates: Subdivision: County: **La Salle**
 Year Built: **2000** PIN #: **0609314000**
 Zoning Type: **Commercial** Multiple PINs: **Yes**
 Actual Zoning: **B-3** Min Rentbl. SF: **0**
 Subtype: **Out Lot** Max Rentbl. SF: **0**
 Lot Dimensions: **0 0 0 0** Apx. Tot. Bldg SF: **8800** # Stories: **1**
 Land Sq Ft: Gross Rentbl. Area: # Units:
 Net Rentable Area: # Tenants: Lease Type: **N/A**
 Estimated Cam/Sf: Est Tax per SF/Y:



Remarks: **Many possibilities with this recently remodeled commercial building that has approximately 8800 sq. ft of space. 12' side eaves, concrete floors, showroom, offices, restrooms and shop space.**

Approximate Age: **7-15 Years**
 Type Ownership: **In Acquisition**
 Frontage Acc: **State Road**
 Current Use: **Commercial**
 Potential Use:
 Known Encumbrances:
 Client Needs:
 Client Will:
 Location:
 Geographic Locale: **Far West**
 # Drive in Doors: **4**
 # Trailer Docks:
 Ceiling Height:

Construction: **Steel**
 Exterior:
 Foundation: **Concrete**
 Roof Structure: **Metal Decking**
 Roof Coverings:
 Docks:
 Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking:
 Extra Storage Space Available:
 Misc. Inside:
 Floor Finish:

Air Conditioning: **Central Air**
 Electricity:
 Heat/Ventilation: **Forced Air**
 Fire Protection:
 Water Drainage:
 Utilities To Site:
 Tenant Pays: **Other**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession:

Financial Information

Gross Rental Income/Month: **\$0**
 Annual Net Operating Income: **\$0**
 Real Estate Taxes: **\$2,341**
 Tax Year: **2008**

Individual Spaces (Y/N):
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses: **2341**
 Expense Source:

Total Building (Y/N):
 Total Income/Annual: **0**
 Cap Rate:
 Expense Year:
 Loss Factor:

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