



Evanston Office Building Available



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Millennium Properties, Inc.
Two First National Plaza
20 South Clark Street
Suite 630
Chicago, Illinois 60603

1227 Dodge Avenue Evanston, Illinois

perfect opportunity
for users and investors

Disclaimer: Information contained herein has been obtained from the owner and other sources which appear reliable. However, Millennium Properties R/E, Inc. is acting as owner's agent and the agent listed above is the owner's designated agent, and makes no warranties or representations as to the accuracy or completeness of this information.



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the offering

The Martay Building is a unique, multi-tenant office boutique located at 1227 Dodge Avenue in Evanston, Illinois. The Subject is a charming two-story, stone and brick office building was originally built as the corporate headquarters for a manufacturing company.



In recent years, the Property has been renovated. Improvements include the following:

- new decor throughout
- energy efficient electrical wiring
- wired for cable
- lower level conference roof complete with wet bar
- fire and safety throughout the building along with new fire escapes on the south side of the building
- two new furnaces (four total)
- roof replacement in 2006
- new landscaping in 2007
- parking lot repaired in 2007
- new ceiling and lighting in 2008

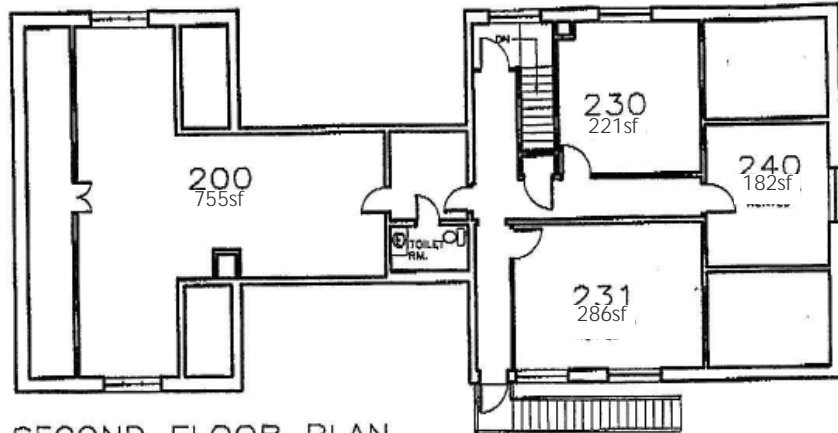
quick stats

building size 4,648sf
lot size 7,825sf
office suites 14
occupancy 94%
parking lot for 8 cars
zoning designation . . C1
year built 1940
property taxes \$23,820.36 ('07)
asking price \$749,000 - owner financing available

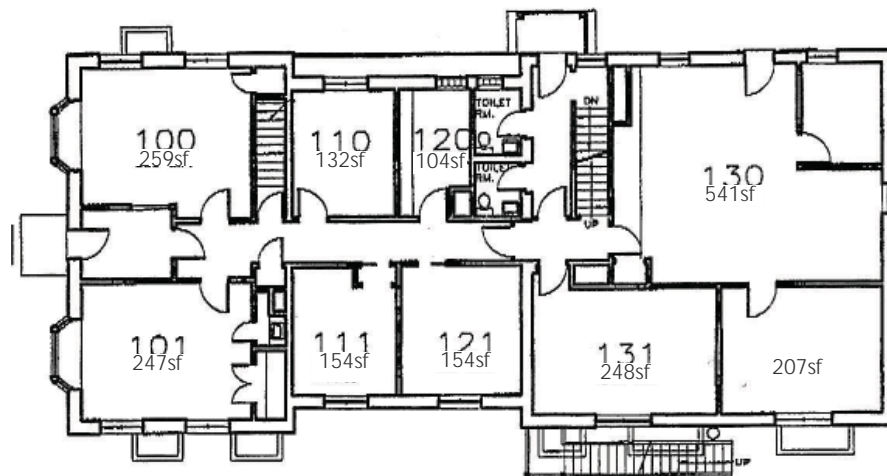


floor plans

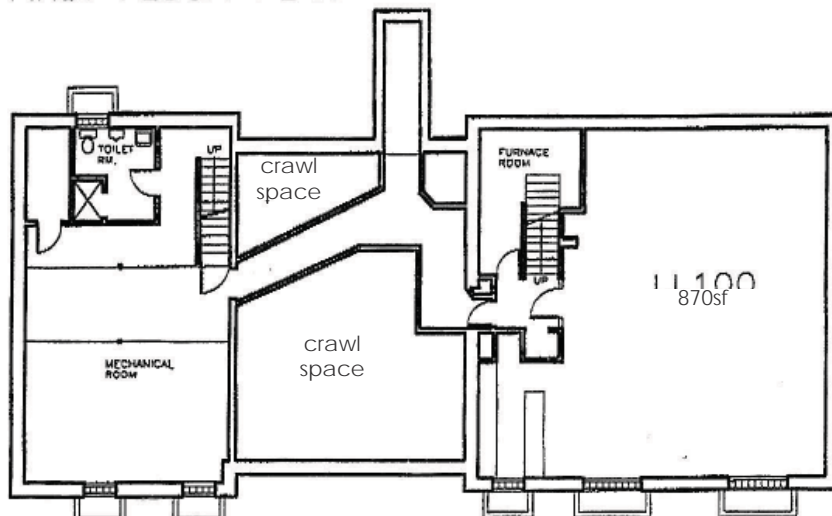
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



LOWER LEVEL PLAN

subject to change without notice



financials

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| Suite | Tenant | Monthly Rent | Annual Rent | Expiration |
|-----------------------------|-------------------------|----------------|-----------------|------------|
| 100 | Alpha Omega Real Estate | \$600 | \$7,200 | 12/31/09 |
| 101 & 111 | Farmers Insurance | \$900 | \$10,800 | 12/31/09 |
| 110 & LL | Haitian Congress | \$800 | \$9,600 | 12/31/09 |
| 130 | North Shore Brickwork | \$530 | \$6,360 | MM |
| 131 | CHS & Associates | \$355 | \$4,260 | MM |
| 132 | Smart Realty | \$600 | \$7,200 | MM |
| 133 | ARM Career Center | \$250 | \$3,000 | MM |
| 200 | Land Connection | \$800 | \$9,600 | 4/30/10 |
| 230 | PJ Library | \$355 | \$4,260 | 8/31/10 |
| 231 | Progress Press | \$600 | \$7,200 | MM |
| 240 | Fay Robinson | \$275 | \$3,300 | MM |
| 120 | Vacant | \$250 | \$3,000 | |
| 121 | Vacant | \$355 | \$4,260 | |
| Gross Income | | \$6,670 | \$80,040 | |
| Less Vacancy | | \$(605) | \$(7,260) | |
| Net Income | | \$6,065 | \$72,780 | |
| Expenses | | | | |
| Maintenance & Supplies | | | \$1,250 | |
| Cleaning | | | \$2,875 | |
| Licenses | | | \$547 | |
| Electricity | | | \$4,783 | |
| Gas | | | \$3,884 | |
| Water | | | \$110 | |
| Internet/Cable | | | \$1,440 | |
| Scavenger | | | \$804 | |
| Insurance | | | \$3,031 | |
| Property Taxes | | | \$16,546 | |
| Total Expenses | | | \$35,270 | |
| Net Operating Income | | | \$37,510 | |



evanston, il



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With its history tied up in that of Northwestern University, Evanston came into being in 1857. It has created an identity of its own, despite its border with Chicago.

Evanston vows to be the “greenest city in America.” An Evanston Strategic Plan was passed on March 27, 2006 to create the most livable city in America and to promote the highest quality of life for all residents.

One goal is to create and maintain functionally appropriate, sustainable, accessible high quality infrastructure and facilities. This includes continual development of an environmentally sensitive lakefront and implementation of a comprehensive long-range infrastructure plan.

Another goal is to protect the city’s natural resources and to build environment, not destroy it. The city also wants to improve its transportation resources to be more safe, integrated, accessible, responsive, and energy-efficient. Currently, alternative modes of transportation include CTA/PACE buses, CTA/Metra trains, and miles of sidewalks and bicycle lanes.

The Evanston Climate Action Plan passed in November 2008, which is a unified effort to make Evanston a more sustainable place. Its main goal is to reduce carbon emissions with respect to transportation, buildings, energy sources, waste, and food production through a variety of methods. These methods include supporting mixed-use, green, high-performing, transit-oriented development, and encouraging car-sharing and Eco-Pass programs.[48]

Evanston is home to Northwestern University’s Ford Engineering Design Center and the Jewish Reconstruction Congregation, which are LEED silver and platinum certified buildings, respectively. In addition, Evanston’s green building ordinance adopts LEED certified achievements for new developments of certain building types. Evanston has an environmental board and an office of sustainability.