

Dual-Tenant Retail Building in WalMart's Shadow

1971 W. GALENA BLVD. • AURORA, ILLINOIS

Building Size:

89,000sf

Land Area:

2 acres

Traffic Count:

12,900 vehicles daily

Occupancy:

100%

Tenants:

Big Lots & Hobby Lobby

Property Taxes:

\$131,172.48 ('07)

Price:

\$5,250,000

Cap Rate:

10.19%

For More Information, Contact:

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President

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Demographics:

	Population	Avg. HHI
1-mile	18,227	\$72,937
3-mile	75,799	\$64,697
5-mile	186,500	\$68,085

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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	Big Lots	Hobby Lobby
Leased Space	27,204sf	61,796sf
ProRata Share	30.57%	69.43%
LCD	1/1/01	9/1/00
LED	12/31/11	8/31/10
Options	Opt 1: 1/1/11 - 5/31/14 Opt 2: 6/1/14 - 5/31/19	Opt 1: 9/1/10 - 5/31/14 Opt 2: 6/1/14 - 5/31/20
Monthly Rent:	Current: \$14,735.50 Opt 1: \$15,869.00 Opt 2: \$17,002.50	Current: \$29,611.00 Opt 1: \$30,898.00 Opt 2: \$32,185.00
Annual Rent:	Current: \$176,825.00 Opt 1: \$190,428.00 Opt 2: \$204,303.00	Current: \$355,332.00 Opt 1: \$370,776.00 Opt 2: \$386,220.00
Rent/sf:	Current: \$6.50 Opt 1: \$7.00 Opt 2: \$7.50	Current: \$5.75 Opt 1: \$6.00 Opt 2: \$6.25
Percentage Rent:	2.5% Gross Rent	n/a
Lease Type:	NNN	NNN



NYSE: BIG Big Lots is the nation's #1 closeout retailer, with some 1,350 Big Lots stores (down from a high of 1,500 in 2005) in 47 states. It sells a variety of brand-name products that have been overproduced or discontinued, typically at 20% to 40% below discounters' prices,

as well as private-label items and furniture. Its wholesale division, Big Lots Wholesale, sells its discounted merchandise to a variety of retailers, manufacturers, distributors, and other wholesalers.

2008 Sales: \$4,626.3 (mil) #493 on Fortune 500 S&P 500



PRIVATE Hobby Lobby Stores operates about 400 stores in

more than 30 states and sells arts and crafts supplies, baskets, beads, candles, frames, home-decorating accessories, and silk flowers. The #3 craft and fabric retailer (behind Michaels Stores and Jo-Ann Stores), it prefers to set up shop in second-generation retail sites (such as vacated supermarkets and superstores). Sister companies supply Hobby Lobby stores with merchandise, received from its Oklahoma distribution facility. CEO David Green, who owns the company with his wife Barbara, founded Hobby Lobby in 1972 and operates it according to biblical principles, including closing stores on Sunday.

2007 Sales: \$1,800 (mil)

	2009	2010	2011	2012	2013	2014
Net Operating Income	\$532,158	\$537,306	\$555,537	\$561,204	\$561,204	\$278,148
Less						
Principal on Loan	(\$46,760)	(\$50,015)	(\$53,498)	(\$52,306)	(\$66,894)	(\$71,552)
Interest	(\$294,727)	(\$291,471)	(\$287,989)	(\$284,264)	(\$282,027)	(\$277,369)
Cash Flow After Debt Service	\$190,671	\$195,820	\$214,050	\$224,634	\$212,283	\$229,227
Cash on Cash Return	13.04%	13.39%	14.64%	15.36%	14.52%	15.67%

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

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25% down payment
6.75% interest
4 year balloon
25 year amortization

4-YEAR BALLOON				
Nbr	Payment	Principal	Interest	Ending Principal Balance
				\$4,387,500.00
1	\$28,457.24	\$3,777.55	\$24,679.69	\$4,383,722.45
2	\$28,457.24	\$3,798.80	\$24,658.44	\$4,379,923.65
3	\$28,457.24	\$3,820.17	\$24,637.07	\$4,376,103.48
4	\$28,457.24	\$3,841.66	\$24,615.58	\$4,372,261.82
5	\$28,457.24	\$3,863.27	\$24,593.97	\$4,368,398.55
6	\$28,457.24	\$3,885.00	\$24,572.24	\$4,364,513.55
7	\$28,457.24	\$3,906.85	\$24,550.39	\$4,360,606.70
8	\$28,457.24	\$3,928.83	\$24,528.41	\$4,356,677.87
9	\$28,457.24	\$3,950.93	\$24,506.31	\$4,352,726.94
10	\$28,457.24	\$3,973.15	\$24,484.09	\$4,348,753.79
11	\$28,457.24	\$3,995.50	\$24,461.74	\$4,344,758.29
12	\$28,457.24	\$4,017.97	\$24,439.27	\$4,340,740.32
13	\$28,457.24	\$4,040.58	\$24,416.66	\$4,336,699.74
14	\$28,457.24	\$4,063.30	\$24,393.94	\$4,332,636.44
15	\$28,457.24	\$4,086.16	\$24,371.08	\$4,328,550.28
16	\$28,457.24	\$4,109.14	\$24,348.10	\$4,324,441.14
17	\$28,457.24	\$4,132.26	\$24,324.98	\$4,320,308.88
18	\$28,457.24	\$4,155.50	\$24,301.74	\$4,316,153.38
19	\$28,457.24	\$4,178.88	\$24,278.36	\$4,311,974.50
20	\$28,457.24	\$4,202.38	\$24,254.86	\$4,307,772.12
21	\$28,457.24	\$4,226.02	\$24,231.22	\$4,303,546.10
22	\$28,457.24	\$4,249.79	\$24,207.45	\$4,299,296.31
23	\$28,457.24	\$4,273.70	\$24,183.54	\$4,295,022.61
24	\$28,457.24	\$4,297.74	\$24,159.50	\$4,290,724.87

4-YEAR BALLOON				
Nbr	Payment	Principal	Interest	Ending Principal Balance
25	\$28,457.24	\$4,321.91	\$24,135.33	\$4,286,402.96
26	\$28,457.24	\$4,346.22	\$24,111.02	\$4,282,056.74
27	\$28,457.24	\$4,370.67	\$24,086.57	\$4,277,686.07
28	\$28,457.24	\$4,395.26	\$24,061.98	\$4,273,290.81
29	\$28,457.24	\$4,419.98	\$24,037.26	\$4,268,870.83
30	\$28,457.24	\$4,444.84	\$24,012.40	\$4,264,425.99
31	\$28,457.24	\$4,469.84	\$23,987.40	\$4,259,956.15
32	\$28,457.24	\$4,494.99	\$23,962.25	\$4,255,461.16
33	\$28,457.24	\$4,520.27	\$23,936.97	\$4,250,940.89
34	\$28,457.24	\$4,545.70	\$23,911.54	\$4,246,395.19
35	\$28,457.24	\$4,571.27	\$23,885.97	\$4,241,823.92
36	\$28,457.24	\$4,596.98	\$23,860.26	\$4,237,226.94
37	\$28,457.24	\$4,622.84	\$23,834.40	\$4,232,604.10
38	\$28,457.24	\$4,648.84	\$23,808.40	\$4,227,955.26
39	\$28,457.24	\$4,674.99	\$23,782.25	\$4,223,280.27
40	\$28,457.24	\$4,701.29	\$23,755.95	\$4,218,578.98
41	\$28,457.24	\$4,727.73	\$23,729.51	\$4,213,851.25
42	\$28,457.24	\$4,754.33	\$23,702.91	\$4,209,096.92
43	\$28,457.24	\$4,781.07	\$23,676.17	\$4,204,315.85
44	\$28,457.24	\$4,807.96	\$23,649.28	\$4,199,507.89
45	\$28,457.24	\$4,835.01	\$23,622.23	\$4,194,672.88
46	\$28,457.24	\$4,862.21	\$23,595.03	\$4,189,810.67
47	\$28,457.24	\$4,889.55	\$23,567.69	\$4,184,921.12
48	\$4,208,461.30	\$4,184,921.12	\$23,540.18	\$0.00