

Executive Summary

Property Name	740 Schneider Industrial Building		
Location	740 Schneider Drive South Elgin, Kane County, IL 60177		
Parcel Number(s)	06-26-303-008, 06-26-303-009		
Client	INB, National Association		
Highest and Best Use			
As If Vacant	Industrial		
As Improved	Industrial		
Property Rights Appraised	Fee Simple Estate		
Date of Inspection	January 22, 2021		
Estimated Exposure Time	6 - 12 Months		
Estimated Marketing Time	6 - 12 Months		
Primary Land Area	2.42 AC	105,197 SF	
Zoning	I, Industrial District		
Improvements			Comments
Property Type	Industrial		(Warehouse/Distribution)
Number of Buildings	1		
Number of Stories	1		
Gross Building Area	40,000 SF		
Clear Height	16' - 19'		
Rail Access	No		
Percent Office	8.8%		
Year Built	1993		
Effective Age	25 Years		
Remaining Economic Life	20 Years		
Condition	Average		
Buyer Profile	Owner-User		
Financial Indicators			
Current Occupancy	100.0%		
Stabilized Occupancy	96.0%		
Stabilized Credit Loss	1.0%		
Overall Capitalization Rate	7.00%		