

Bank of America

3210 IL Route 60 | Mundelein, IL



LONG TERM BANK GROUND LEASE FOR SALE

TRANSWESTERN

ASKING PRICE	\$3,509,000
CAP RATE	5.0%
CURRENT RENT	\$175,449.96
INTEREST	Fee Simple Ground Lease
REMAINING LEASE TERM	9 Years
BUILDING SIZE	4,602 SF
LAND SIZE	46,217 SF (1.06 Acres)
METROPOLITAN AREA	Chicago



INVESTMENT HIGHLIGHTS

- Bank of America Ground Lease | \$144B Market Cap | BBB+ Credit (S&P)
- Long Term Absolute Net Ground Lease | No Landlord Responsibilities
- 10% Rent Increases Every Five Years | Five 5-Year Renewal Options
- Located as an Outlot to the Dominant Retail Power Center in the Market
- Average Household Income Greater Than \$120,000 within a 5-Mile Radius
- Strong Branch Deposits | \$45MM Plus

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REQUEST MORE INFO

The Transwestern National Net Lease | Sale-Leaseback team has a combined 28 years of experience. The team has completed more than \$500 million in net-lease sales in more than 150 transactions. The team covers markets in all 50 states and has experience in the sale of single assets and portfolio assets valued between \$1 million and \$50 million.

If you are an owner who is considering selling your Property, please contact our team for a complimentary market and property analysis.

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