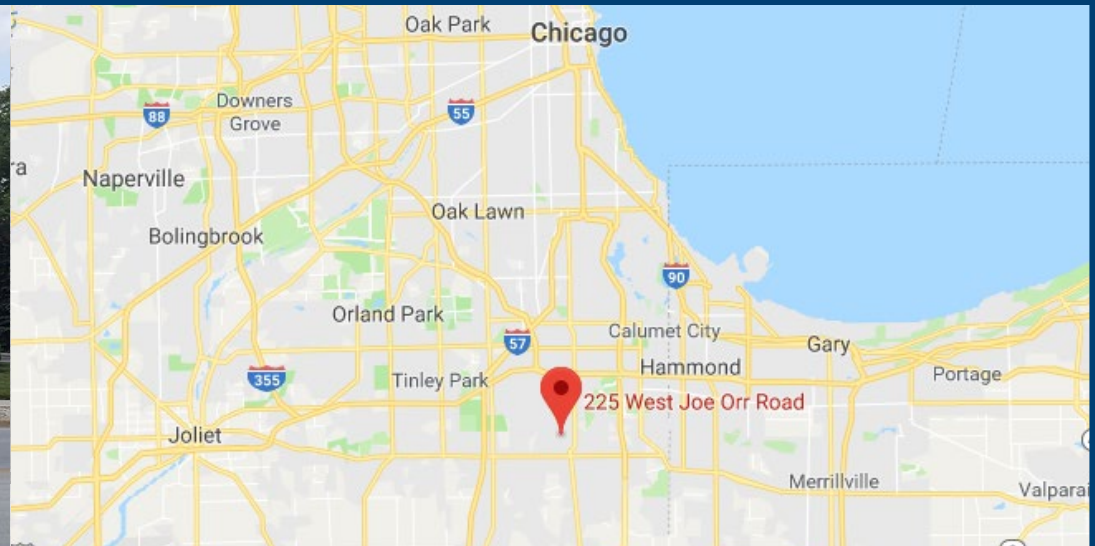


BANK OWNED

LIST PRICE: \$110,000

LIST PRICE IS 75% OFF APPRAISED VALUE¹

±3,290 SF FREESTANDING RETAIL/OFFICE BUILDING W/ PARKING
225 W JOE ORR ROAD, CHICAGO HEIGHTS, IL 60411



[WWW.225WESTJOEORROAD.COM](http://www.225WestJoeOrrRoad.com)

KENNEDY WILSON

MARTY CLOUSER

KENNEDY WILSON
mclouser@kennedywilson.com
(800) 522-6664

DANIEL SCHIMDT

KENNEDY-WILSON PROPERTIES, LTD
dschmidt@kennedywilson.com
(312) 608-6161

SUBMIT ALL OFFERS

- ±3,290 SF on 0.94 Acres
- Finished Basement with Elevator
- 33-Car Parking (plus land for additional parking)
- Zoned B1
- Drive Through Lanes

OFFERING SUMMARY

List Price:	\$110,000
Appraised Value:	\$440,000
Offering Website:	www.225WestJoeOrrRoad.com
Property Documents:	Prospective buyers may inspect the Property documents online at www.225WestJoeOrrRoad.com . Property documents include a phase I, FEMA map, appraisal, title policy, ALTA survey, utility bills and offering documents. To view the Property documents online go to the offering website and click on the Data Room link.
Contingency Period:	10 days from Contract Date
Closing Date:	15 days from Contract Date
Offering Terms:	AS-IS WHERE-IS, OFFER MUST BE ON SELLER'S FORM OF PURCHASE AGREEMENT, AND INCLUDE PROOF OF FUNDS
Required Deposit:	\$20,000 upon opening escrow
Buyer's Premium:	10% of Purchase Price (Buyer's Premium is included in List Price of \$110,000)
Buyer's Closing Costs:	Title endorsements and extended coverages, buyer's premium, recording costs and transfer taxes, prorated share of real estate taxes/special assessments and property operating expenses shall be prorated to the closing date. Other closing costs shall be between Buyer and Seller in accordance with local customs.

For complete details of the Property and this offering and to access the data room, due diligence materials and bidder package go to:

www.225WestJoeOrrRoad.com

PURCHASE PROCESS:

1. Review due diligence materials
2. Inspect property
3. Submit offer using Seller provided Bidder package
4. Closing period - 15 calendar days

