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the Power Team

Your Profit...Our Success Commercial · Industrial · Real Estate Brokerage

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The Premier Power Team
 COMMERCIAL REAL ESTATE
 Monthly Newsletter
 November 2010

- [Select Vendors](#) [Active Listings](#) [Sold/Leased](#) [Blog](#) [Website](#)

FEATURED PROPERTIES

Office Bargain

27 Grant Street

Crystal Lake - 3,133 SF brick 2-story office building near the train. Private parking lot. Reduced to \$529,900. Click photo for specs.



Phenomenal Price

56-58 Grove Street

Elgin - 7,000 SF downtown commercial building completely rehabbed with additional 6,000 SF finished lower level. Rear view of Fox River. Price slashed to \$429,000. Click photo for specs.



Bar & Grill Business

11012 N. Rt. 47

Huntley - 84 seat bar & grill on Rt. 47. Remodeled in 2007. 60% food / 40% bar. Great weekend brunch! Business only \$149,900. Click photo for specs.



IN THIS ISSUE

[27 Grant Street](#)

[56-58 Grove Street](#)

[11012 N. Rt. 47](#)

[270 Country Commons](#)

[Transaction of the Month](#)

[Green Cards For Sale- How to Use Commercial Real Estate to Buy Your Way into the U.S.](#)

[Retail Vacancies Drop But So Do Rents](#)

[Landlord Strategies For Handling Rent Relief Requests](#)

[Organic Food No Better Than Regular?](#)

"Live-Work" Property

270 Country Commons

Cary - Former pre-school with owners living quarters in scenic Trout Valley. 5,683 SF plus garage and basement. Needs TLC as price suggests. \$375,000. Click photo for specs.



Transaction of The Month

Sold - 6602 S. Union Road

Union -16,800 SF truck terminal on 8 acres. Sold for \$725,000.



GREEN CARDS FOR SALE-HOW TO USE COMMERCIAL REAL ESTATE TO BUY YOUR WAY INTO THE U.S.

By Bruce Kaplan

Maybe money can't buy happiness but it sure can buy a green card if you have enough of it, say \$500,000 to \$1,000,000. The Immigration Act of 1990 sought to create US jobs (remember those?) by attracting foreign capital to the US by issuing immigrant visas to well off foreign nationals who invest money in certain designated commercial business ventures. EB-5 sounds more like a gasoline additive but it has become known as a legal way to buy your way into the US. Each year the government makes available 10,000 EB-5 green cards, however, only about 10% of those available are actually used. Only about 15% of EB-5 petitions are approved, perhaps due to the red tape involved.

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RETAIL VACANCIES DROP BUT SO DO RENTS

By Eddie Baeb - November 8, 2010

We noticed a November 8, 2010 article in ChicagoRealEstateDaily.com that revealed retail vacancy rates dropped from a first quarter peak of 12.1% to 11.6% in the third quarter. In spite of that, retail rents are down 37% below their peak in 2008. Here's a link to the article.

[Click here to read article](#)

LANDLORD STRATEGIES FOR HANDLING RENT RELIEF REQUESTS

Yvonne Jones at Zifkin Realty Group penned an interesting article for our landlord clients who are being asked by existing tenants for rent concessions. Reprinted with her permission is the following article:

[Click here to read article](#)

[CNBC Squawk On The Street](#)

[Personal Corner](#)



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This video came to us from our friendly competitors at Marcus and Millichap. You might enjoy hearing about their perspective on a commercial real estate turnaround in progress. . .

"CNBC Squawk on the Street"

Tuesday, October 26, 2010

Play
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Nadii

ORGANIC FOOD NO BETTER THAN REGULAR?

November 2, 2010 by Dr. Mark Wiley

We all know how expensive it is to "eat right." A simple trip to Whole Foods or Trader Joe's will eat up an entire paycheck. But we want to be healthy, and eating organic, so we are told, is the way to do it. Or is it?

[Click here to read article](#)

PLAY SEGMENT

PERSONAL CORNER

We hope your Thanksgiving holiday was enjoyable. Bruce still needs some signatures on his petition for Cary Village Trustee, so if you are a registered voter in the Village of Cary, please call Bruce and show your support for his campaign. He was delighted to receive the endorsement of the Cary-Grove Chamber of Commerce Executive Board. He is hoping to get the endorsement of the full Board this month. The Power Team will be refreshing their website in the next 60 days or so. Any input would be welcome. Does this newsletter work? You bet! One of our newsletter recipients saw one of the featured properties in the October newsletter and decided to buy it!

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