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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 August 2010

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FEATURED PROPERTIES



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Bank Foreclosure

930 B/C Oak Street

Lake in the Hills- 1,250 SF single story office condo freshly painted. 2 handicapped baths. Can be divided to allow occupying half and lease out other half. Legally rob the bank that owns this for \$129,900.



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Fabulous Sales/Service Facility

**1530 Industrial Drive
Lake in the Hills-** 13,800 SF nearly new steel facility with great exposure on Pyott Rd. High ceilings set up for selling and repairing boats, but suitable for auto, bus, camper/RV sales or recreational use. Priced below owners cost. \$1,299,000.

[Website](#)

[Email Bruce Kaplan](#)

[Email Joseph Billitteri](#)

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Closed Deals In August



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Investment Just Got Better

**271 Country Commons
Cary-** 18-unit renovated historic barn with 8 apartments and 10 store/offices. Scenic setting across from horse paddocks. Motivated owners just dropped price. Ask for rent roll and operating statement. \$1,050,000



Algonquin- 5,314 SF brand new single story retail condo just off Randall Rd. in Esplanade development. Sold for \$585,697.

SIGN A LEASE AND MOVE IN? NOT SO FAST!

By Bruce Kaplan

The days of signing a lease for new commercial space and moving right in are long gone. Life used to be much simpler for commercial real estate brokers. Now we need to be aware of and be prepared to communicate to our clients which Villages and Cities have requirements for Business Licenses and Occupancy/Inspection fees. There appears to be a disturbing trend towards implementing these kinds of fees but some towns are bucking that trend...intentionally. If you think about it, an annually renewable mandatory business license fee is much like a tax on business. As if businesses don't have enough "barriers to entry", some communities have dreamed up a way to make it even more costly to go into business. So, in addition to paying Federal and State income taxes, unemployment taxes, sales taxes, property taxes, utility taxes, they get another tax from their respective municipality JUST BECAUSE they wish to run a business in that town! Today the business license or registration seems to range from zero to \$150 initially with zero to \$60/year annual renewal fee (if you're lucky enough to still be in business after the first year!) Some of the municipalities will argue that they have a sincere desire to know in

Personal Corner

Congratulations to Bruce's daughter, Amy Johnson and her husband Shaun, who just had their first baby girl (August 18), Bruce's 4th grandchild. Name is Jordyn. Everyone is healthy and doing well.

Bruce and Joe are attending a half day seminar on August 31 in Lombard entitled Trends in Commercial Real Estate. Speakers will be Buddy Norman, President of KW Commercial and Kristan Cole. We're always looking for new ideas.

some detail who are the business owners in their town. This information is NICE to know. But does government NEED to know who and where are each and every business? If so, what are they doing with this information this is making life better for its citizens? We suspect not much.

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Commercial Property Sales Start to Rebound

By: Bruce Kaplan

An August 23, 2010 Crains article took me by surprise when it cited data from Real Capital Analytics, Inc showing Chicago area office properties, shopping centers and industrial buildings were selling at a stronger pace this year over last.

The largest increase came from strip centers and malls which posted a dollar volume 329% over the first 6 months of 2009.

For the entire article, [click here](#). It is truly a ray of sunshine.

Walgreens announces flu shot gift card; give the "gift" of a vaccine (opinion)

by Mike Adams, the Health Ranger, NaturalNews Editor

(NaturalNews) Summer isn't even over yet and the big push for the mass vaccination of the entire population is already under way. The CDC started the push by recently urging vaccine shots for everyone -- including infants, pregnant women and immune-compromised people. Adding to the vaccination hoopla, Walgreens has announced something quite bizarre: A flu shot gift card.

Available for \$29.99 at your nearest Walgreens retailer, this gift card is, as Walgreens explains on their website, "a way to help more Americans stay well throughout the upcoming flu season by giving the gift of a flu shot."

See a full-size picture of this flu shot gift card right here: <http://www.naturalnews.com/images/W...>

Of course, if you gave your friends the gift of vitamin D supplements, they wouldn't need a flu shot or a jab in the arm with a sharp needle. Vitamin D has been proven again and again to work better than vaccines at preventing influenza (http://www.naturalnews.com/027385_V...), yet it remains all but ignored by the conventional medical establishment which just happens to be dominated by the financial interests of vaccine manufacturers (pharma companies).

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