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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 September 2010

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FEATURED PROPERTIES

Bank Foreclosure

61-65 Grove St.

Elgin - 8,020 SF mixed use building in downtown with 7,000 SF ground level retail space and 2 - 2nd floor apartments. Full basement. Bank giving it away for \$400,000.



Unique Office

970 McHenry Avenue

Crystal Lake - 11,000 SF 2-level elevator office building with Frank Lloyd Wright flair in park like 2.25 acre setting. Seller paid \$1.8 million but selling for reduced price of \$1,299,000 or will lease for \$13.99 psf net.



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Restaurant/Banquet Hall

11106 Rt. 12

Richmond - Ready to open restaurant/bar banquet facility on 6.81 acres, 17,000 SF in main level. Owner will lease, lease/option, owner finance. Get creative!
\$1,350,000.



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THE HONESTY FACTOR IN COMMERCIAL BROKERAGE (AKA PLEASE DON'T SHOOT THE MESSENGER!)

By Bruce Kaplan

Nearly every day we are called upon to give a prospective client an honest evaluation of market conditions. Most often a property owner will want to know how much money he can get in this market for his property or how long it will take to sell or lease. Sometimes they will tell us how much they WANT, expecting us to nod our heads and tell them what they want to hear. The last couple of years has been a period when we have been forced to be the bearer of bad news as it relates to sales and leasing prices. With prices down 30-40%, owners of commercial property have seen their hard earned equity evaporate before their eyes. Being brutally honest can evoke some depressing reactions.

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NAR'S UPDATED COMMERCIAL REAL ESTATE REPORT

Commercial Real Estate Sectors, hurt by weak job growth, are offering incentives in many areas that are conducive to business expansion, according to The National Association Of Realtors.

Lawrence Yun, NAR Chief Economist, said fallout from the Recession continues to impact Commercial Real Estate. "Vacancy rates are beginning to level off in some sectors, but rent discounts and moderate levels of Landlord concessions are widespread," he said. "this is very much a tenant's market, which is quite favorable for businesses that are considering expansion. It's also encouraging that there is a modest improvement in the sentiment of commercial real estate practitioners." The Society Of Industrial and Office Realtors , in its SIOR Commercial Real Estate Index, an attitudinal survey of more than 600 local market experts, shows vacancy rates remain depressed, and subleasing space is high.

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PERSONAL CORNER

Bruce attended a Cary-Grove Chamber sponsored seminar called "Social Media Bootcamp" on September 9 and will attend an advanced seminar on October 7. Using Facebook, LinkedIn, Twitter and blogs continues to be forces in business development strategies and marketing commercial real estate in general.

RESEARCH FIRM BLOWS HOLE IN BIG PHARMA VACCINATION LIE - September 6, 2010 by Bob Livingston

A study by the independent research firm The Cochrane Library (TCL) reveals that the idea that a person can avoid the flu by taking a flu vaccine is just another big lie to enrich Big Pharma and physicians and clinics administering the drugs.

Two TCL researchers reviewed 50 reports of randomized controlled trials (RCTs) or quasi-RCTs that compared influenza vaccines with a placebo or no intervention in adults and concluded that the vaccines are ineffective 99 percent of the time.

The researchers warn that even that may be an optimistic assessment of the vaccine's success as they relied on 15 trials funded by the pharmaceutical industry and noted that "reliable evidence on influenza vaccines is thin but there is evidence of widespread manipulation of conclusions and spurious notoriety" of the data in industry-funded reports. In other words: Big Pharma manipulates its data.

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