

# ANDERSON LAND COMPANY

"PROVIDING QUALITY FARMLAND REAL ESTATE SERVICES"

6826 ILLINOIS RTE 78 MT CARROLL, ILLINOIS, 61053

## James J. Anderson

Managing Broker  
815-718-1878

## Cindy Hook

Broker  
815-291-6767

## COMMERCIAL PROPERTY

### MOUNT CARROLL LUMBER MART

LOCATED AT THE SW CORNER OF HIGHWAYS 64 (52) &  
78 INTERSECTION

WELL ESTABLISHED LUMBER YARD, HARDWARE STORE  
COMPLETE LINE OF BUILDING SUPPLIES

DO IT BEST FRANCHISE.

TAXES: \$1,756 Residential \$5,398.44 Commercial  
OWNERS WILLING TO STAY ON FOR TRAINING  
PURPOSES IF NECESSARY

MAIN BUILDINGS	\$350,000.
INVENTORY AT COST	\$850,000.
APARTMENT NEXT DOOR	\$100,000.
EQUIPMENT	\$200,000.
TOTAL:	\$1,500,000.

INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED

AVERAGE GROSS SALES	\$1,500,000.
RENTAL EQUIPMENT INCOME	\$ 100,000.
AVERAGE GROSS PROFIT	\$ 350,000.
8 EMPLOYEES WAGES AND BENEFITS	\$ 170,000.
UTILITY BILLS	\$ 12,000.
INSURANCE	\$ 6,500.
MISC. EXPENSES AVG UNDER	\$ 10,000.
BAD DEBT WRITE OFF	\$ 0.
Apartment rent, utilities included	\$ 850.

Actual inventory number at cost to be used  
Complete inventory of equipment and rental tools