

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, Apartment, & Equipment	\$1,200,000
INVENTORY Estimated	\$800,000
TOTAL:	\$2,000,000

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 LESS THAN	\$ 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