



AFFINITY

COMMERCIAL REAL ESTATE

Cell Tower Investment

731 South Green Bay Road

Waukegan, IL



Cell Tower Investment Opportunity

- US Cellular Lease
- US Cellular Credit
- 7,500 SF of Land
- Inclusion in land assemblage possible

For further information call:

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Affinity Commercial Real Estate

64 West Seegers Road, Arlington Heights, IL 60005 T 847.407.ACRE (2273) F 847.407.2274
acre.net

Investment Opportunity



Cell Tower Investment Waukegan, IL

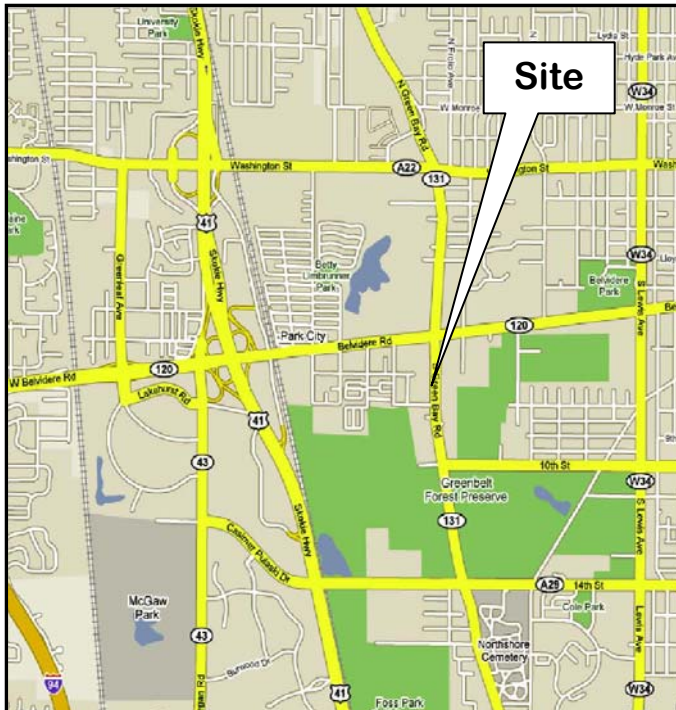
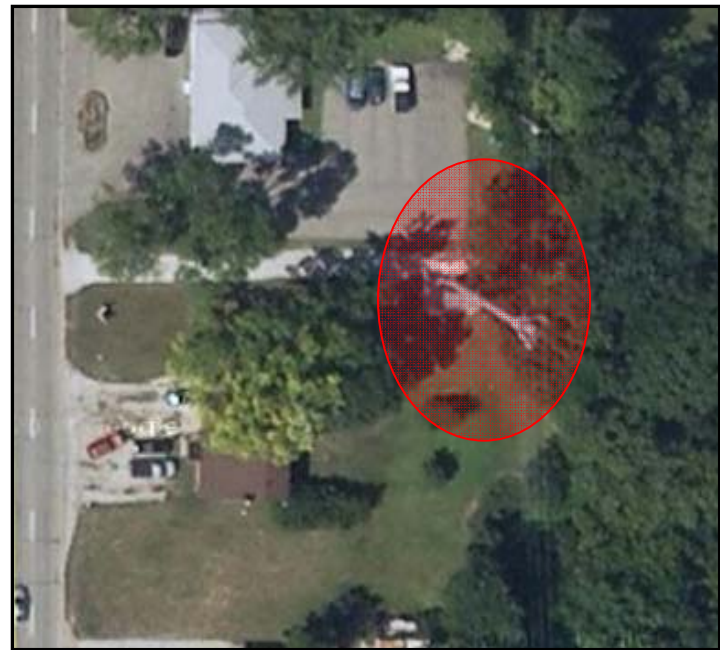
Cell Tower Rents

| Year | Cell Tower Revenue | | Generator Rents |
|--------------|--------------------|----|-----------------|
| 2010 | \$13,824 | 8% | \$3,000 |
| 2011 | \$16,588 | | \$3,600 |
| 2012 | \$16,588 | | \$3,600 |
| 2013 | \$16,588 | | \$3,600 |
| 2014 | \$16,588 | | \$3,600 |
| 2015 | \$16,588 | | \$3,600 |
| 2016 | \$19,905 | | \$4,320 |
| 2017 | \$19,905 | | \$4,320 |
| 2018 | \$19,905 | | \$4,320 |
| 2019 | \$19,905 | | \$4,320 |
| 2020 | \$19,905 | | \$4,320 |
| Total | \$196,289 | | \$42,600 |

*Cell Tower pays
90% of the
tax bill

\$196,298
+ 42,600

\$ 238,898
Total Rent



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