



## Shoppes at Prime Village

1410-1444 Algonquin Road,  
Schaumburg, Illinois

### *Salient Facts*

**SQUARE FEET**  
— 62,902ft<sup>2</sup>

**ACQUISITION DATE**  
— OCTOBER, 2013

**TYPE**  
— RETAIL

**INVESTMENT TYPE**  
— VALUE ADD

**TOTAL CAPITALIZATION:**  
— \$7,225,000

**OCCUPANCY (CLOSING)**  
— 95%

### *Investment Highlights*

Multi-building retail portfolio at primary in-fill location

Sold off individual buildings to enhance yield and increase returns

Paid off all debt in two years after acquisition, currently own remaining buildings free & clear

Returned 52% of investor equity within two years of acquisition

Shoppes of Prime Village was acquired as an REO asset from a bridge lender.

Shortly after acquisition Integris subdivided the property into separate parcels and formed an owners association. The creation of the subdivision allowed Integris to sell some of the buildings back to their individual users at a price significantly higher than market. Integris maintained a stable cash dividend, paid off the mortgage and returned 52% of investor capital within two years of closing. The remaining building is being brought to market 2<sup>nd</sup> Quarter 2016. Investor returns are anticipated to exceed a 20% IRR.

*For more information, contact David Tomlinson 314.665.3811 or Jason Fine 314.665.3072.*