



WONDER LAKE MARINA

4019 E LAKE SHORE DR
WONDER LAKE, IL 60097

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PROPERTY INFORMATION

1

Property Summary
Property Description
Complete Highlights
Condo Photos

LOCATION INFORMATION

2

Regional Map
Location Maps
Aerial Map
Plat Survey

FINANCIAL ANALYSIS

3

Deal Story
Financial Summary

SALE COMPARABLES

4

Sale Comps
Sale Comps Summary
Sale Comps Map

DEMOGRAPHICS

5

Demographics Report
Demographics Map

ADVISOR BIO

6

Advisor Bio
Disclaimer

1 PROPERTY INFORMATION

4019 E Lake Shore Dr
Wonder Lake, IL 60097

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,199,999
Lot Size:	14,877ft
Year Built:	1964
Building Size:	12,500 SF
Market:	Northwest Illinois
Price / SF:	\$96.00

PROPERTY OVERVIEW

Wonder Lake Marina has been owned and operated seasonally by current ownership since 2002. They are the only Marina on Wonder Lake and they provide full service Marina services for the residents in Wonder Lake. The property has been significantly upgraded since they purchased it including a large approximately 1500 apartment on premise, roof replaced in 2015, most of the property has been repaved, they have a barge and crane to facilitate putting docks in an out of the water, commercial kitchen for making food for patrons and much more.

Current Ownership has run the Marina seasonally, however, there is plenty of opportunity to keep the facility open year around. A large portion of the residents in Wonder Lake live on the lake year around and when the boats are put away in October many of the lake residents trade them for snow mobiles. Current Ownership would be willing to stay on for a period of time to work with new owners and transfer knowledge and business.

Property Description



LOCATION OVERVIEW

Wonder Lake is a town located in McHenry Township. Founded in 1974 the town had a population of just over 1400 people in 2010 and now the estimated population is over 4000 year around residents which is a growth of over 200%. Wonder Lake is 61 miles northwest of downtown Chicago and the closest train into the city is located 8 miles away in Woodstock, Illinois.

Wonder Lake is 832 acre lake making it the largest private lake in Illinois. It is approximately 3 miles long with 7 miles of shoreline. Average depth is 6 1/2 feet with the deepest part of the lake, 14 feet, near the dam. There are 6 islands and 14 boat ramps. Each subdivision has their own beach, and those beaches are for use of residents with lake rights that do not have lake shore property. There are a total of 20 subdivisions and approximately 4000 deeded parcels that have lake rights.

Sale Highlights

SALE HIGHLIGHTS

- Only Marina on Wonder Lake
- Largest Private Lake in Illinois
- Only deeded owners can use the lake
- Approximately 4000 current owners with lake rights
- 2 new subdivisions in Phase 1 of development adding 750+ deeded lake right owners
- Liquor License could be obtained for the property
- Additional revenue streams not being utilized
- Same owners for 18 years
- Environmental NFR letter on the property
- New Roof 5 years ago
- New Pavements on 75% of the property
- Assets totaling over \$250K come with real estate and business
- Very little deferred maintenance
- Full Service Marina and Gas Station

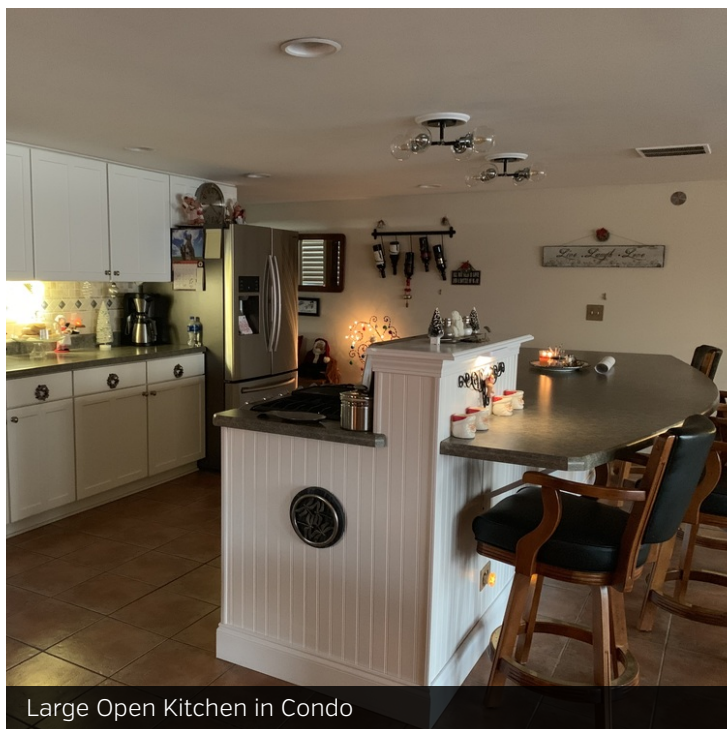




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Great Room leading to Deck at Condo



Large Open Kitchen in Condo

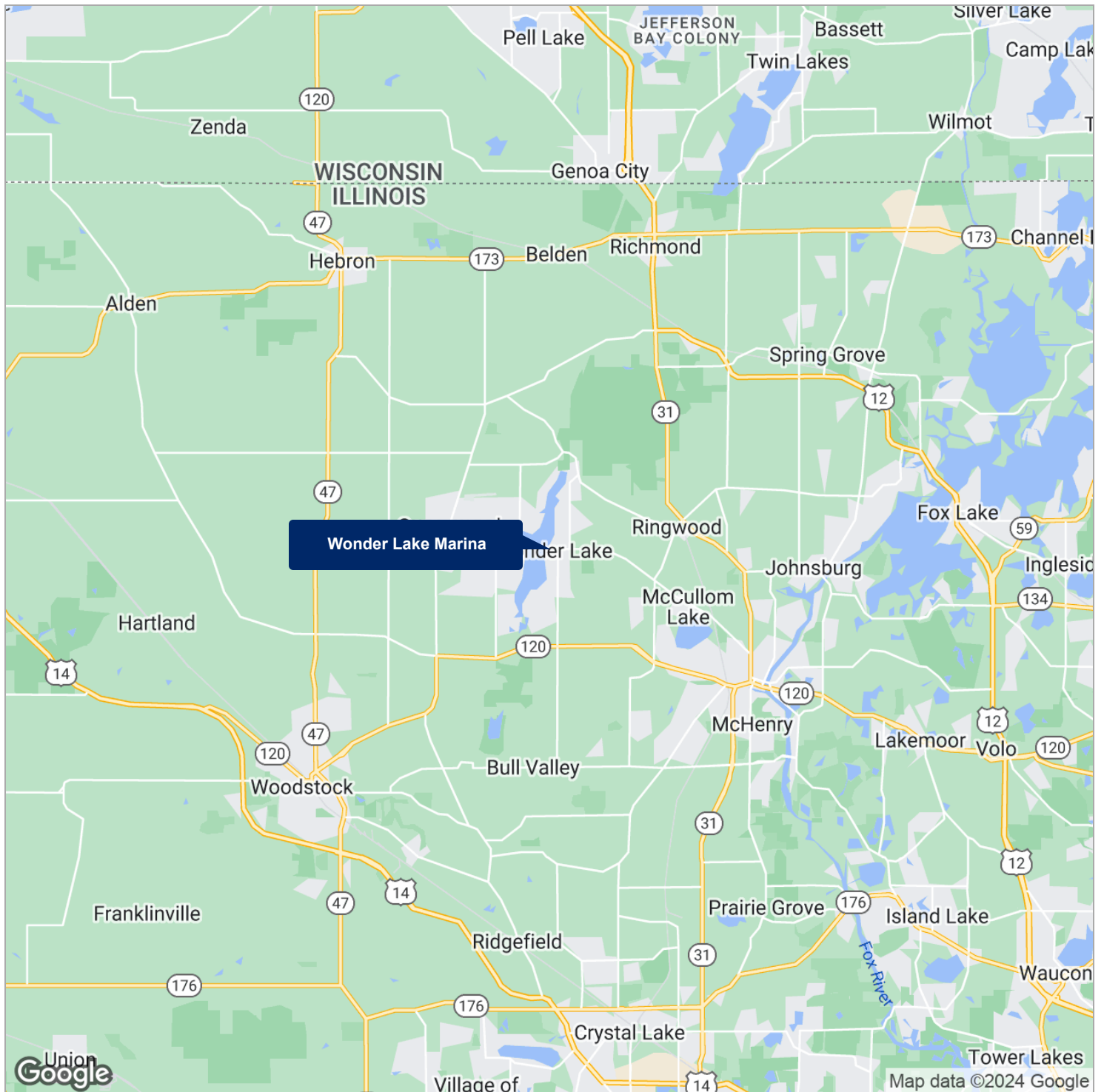


Grill with lake view from Condo

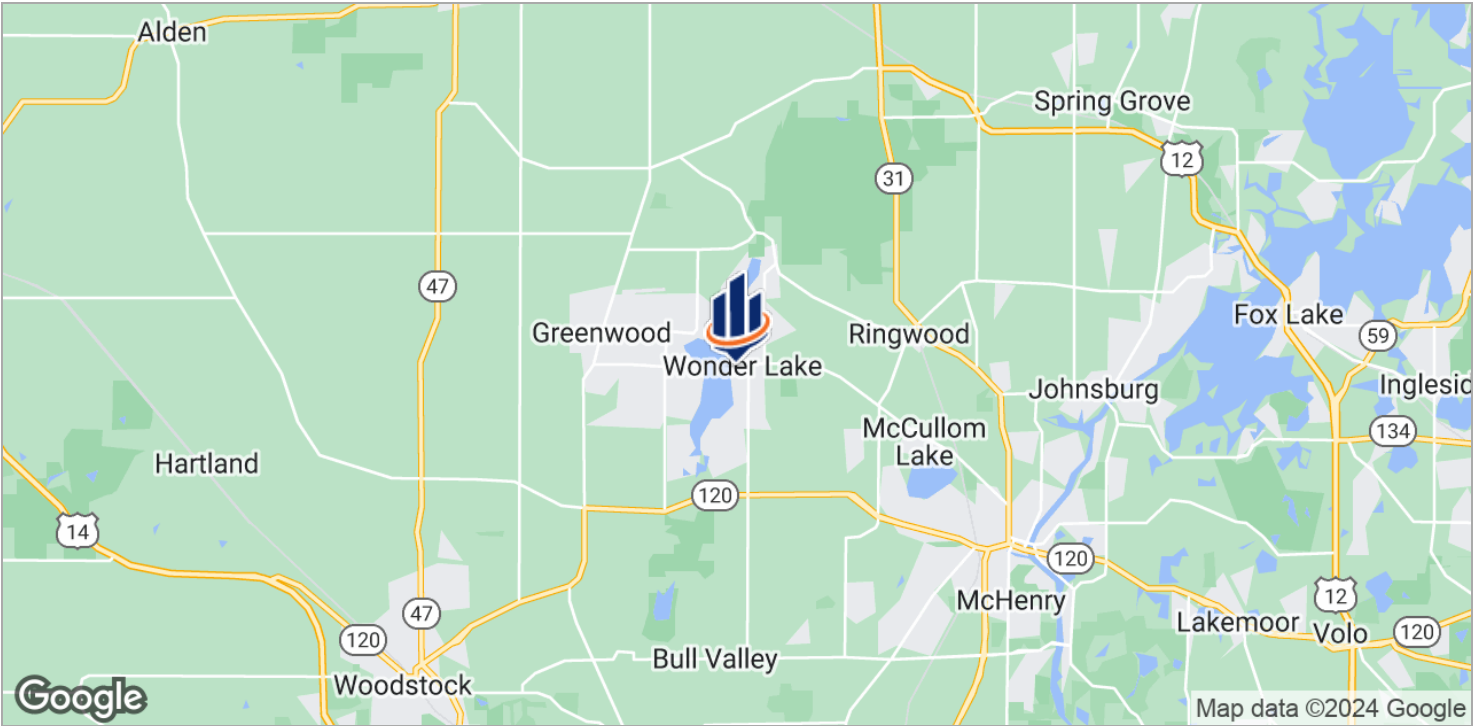
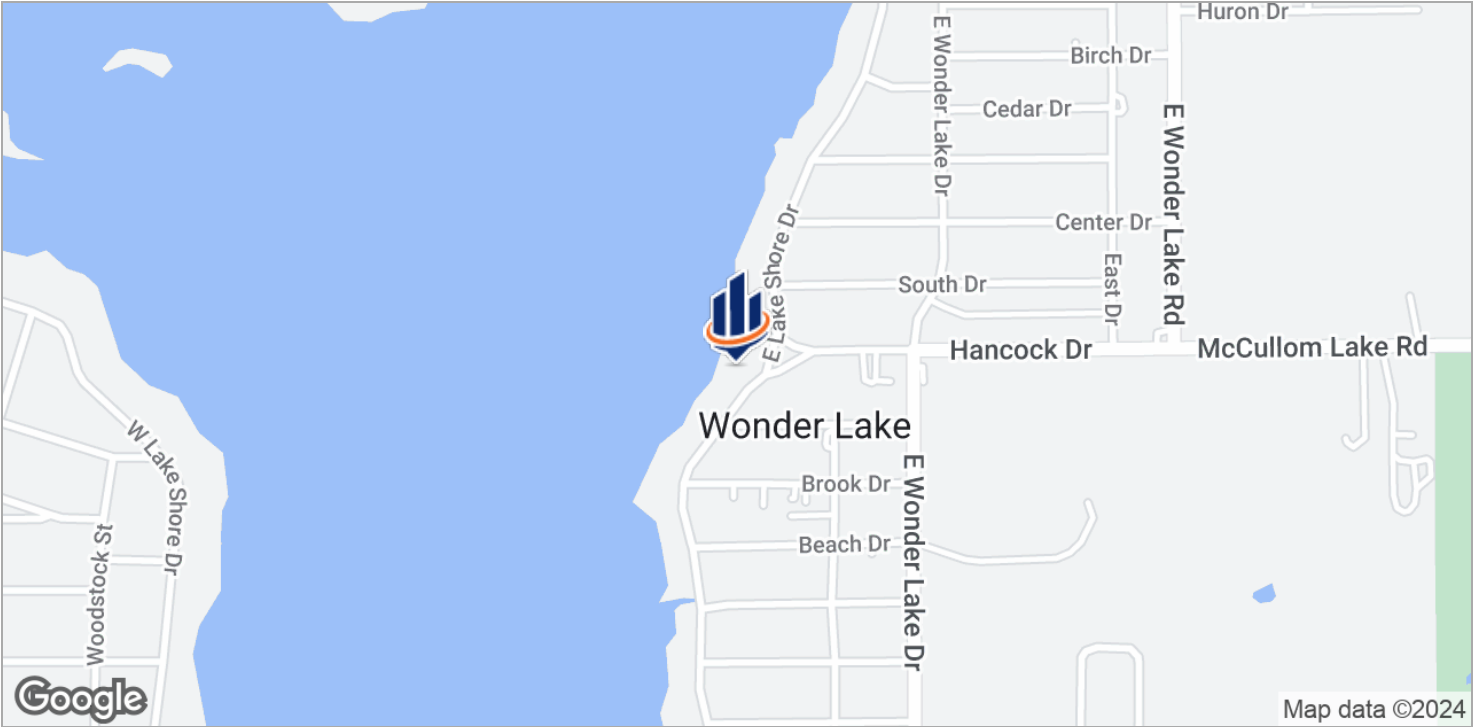
2 LOCATION INFORMATION

4019 E Lake Shore Dr
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Regional Map



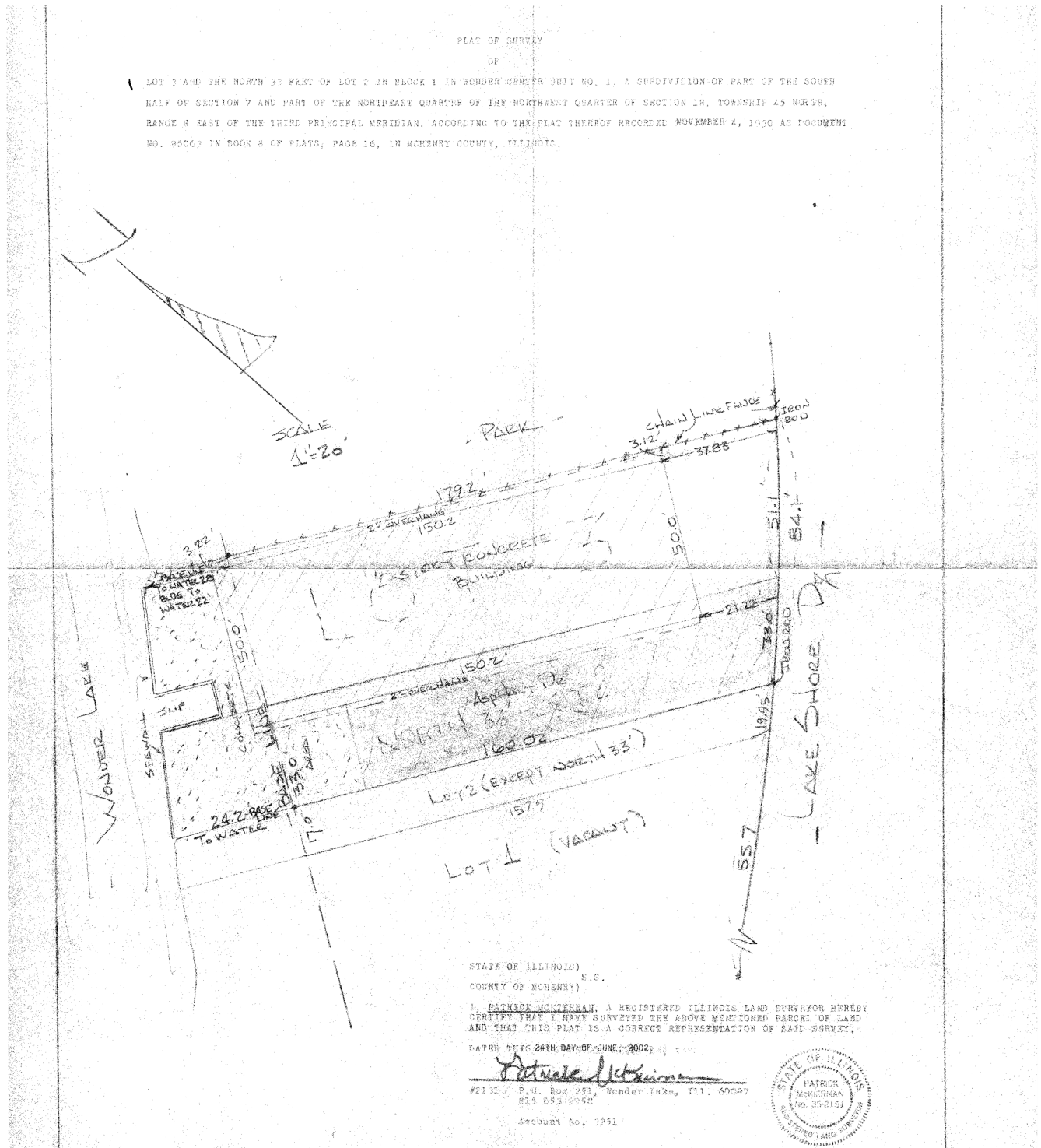
Location Maps



Aerial Map



Plat Survey



3 FINANCIAL ANALYSIS

4019 E Lake Shore Dr
Wonder Lake, IL 60097

WONDER LAKE MARINA

4019 E Lake Shore Dr, Wonder Lake, IL 60097



PROPERTY OVERVIEW

Sale Price:	\$1,199,999
Lot Size:	14,977ft
Market:	Northwest Illinois
Submarket:	McHenry County

DEAL OVERVIEW

The Opportunity

SVN Chicago Commercial is pleased to offer for sale Wonder Lake Marina. The sale will include the real estate, business and business assets. The real estate includes a nearly 15,000ft lot with a 12,500 square foot building on two floors. The building has a retail store, a small commercial kitchen, approximately 1500ft open concept condo, boat storage and repair. The business and business assets includes but is not limited to access to tax returns and full asset list of the business, including barge, crane and lifts with signed CA.

The Offering Memorandum

The offering memorandum will describe the real estate as an investment opportunity for a new owner/ user. The \$1,400,000 sale price includes the price of the real estate, the operating business and all assets related to the business and real estate.

The Future

The current Marina operation is seasonal and profitable it is important to know that the business could easily be a year around operation. Wonder Lake is the largest private lake in Illinois and has the same number of snow mobile owners and ice fisherman as boaters, wave and water skiers. There are several other opportunities that the current owners have chosen not to pursue, for example; the property would be able to obtain and liquor license and they currently only do boat repair and don't do wave runners and jet ski's.

Looking to the future for Wonder Lake and this property its exciting that there are 750+ new homes with lake rights being added to inventory and the Wonder Lake Marina is the only Marina on the lake.

Financial Information

REAL ESTATE OVERVIEW

WONDER LAKE MARINA

Average price per foot for industrial property Wonder Lake 2012-2018	\$65/ft
Average price per foot for Retail Property in Wonder Lake 2012-2018	\$90/ft
2017 County Assessed Land + Property + condo total	\$726,936.00
2017 Property Taxes	\$14,678.00

BUSINESS OVERVIEW

WONDER LAKE MARINA

Income 2015	\$292,512.00
Adjusted Ordinary Income	\$91,104.00
Income 2016	\$299,895.00
Adjusted Ordinary Income	\$99,333.00
Income 2017	\$367,400.00
Adjusted Ordinary Income	\$90,393.00

ASSET OVERVIEW

WONDER LAKE MARINA

Asset Total Value	\$266,600.00
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It is important to note that Marinas are complicated businesses as they are a combination of many businesses each with their own benchmarks, not to mention that they are difficult to start from scratch so buying a Marina that is operational and healthy is ideal. The other item of significance to remember is that Wonder Lake Marina is currently operating seasonally and is profitable. There are just over 11,000 total marina's in the USA [according to the Business Reference guide 2018 28th Edition], the average profit margin is around 15% and the average number of employees / owner is three people. Wonder Lake Marina is operating at a higher profit margin than the national average and is only seasonal currently.

NOTE: Business Tax Returns, Asset List break down and additional Wonder Lake Real Estate information can be sent upon request with a signed CA.

4 SALE COMPARABLES

4019 E Lake Shore Dr
Wonder Lake, IL 60097

Sale Comps



★ Subject Property

4019 E Lake Shore Dr, Wonder Lake, IL 60097

Sale Price: \$1,199,999 **Lot Size:** 0.344 Acres
Year Built: 1965 **Building SF:** 12,500 SF
Price PSF: \$96.00



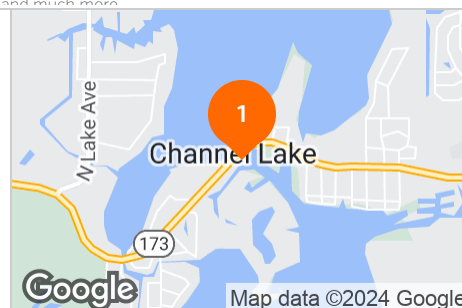
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1 Your Boat Club

25837 W IL Route 173 | Antioch, IL 60002

Sale Price: \$1,200,000 **Lot Size:** 110,000 SF
Building SF: 12,453 SF **Price PSF:** \$96.36
Closed: 10/01/2017



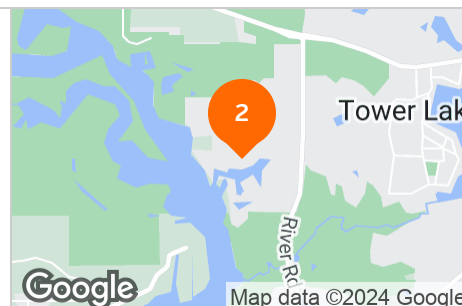
Small Marina on Channel Lakes



2 Port Barrington Motor Sports

99 Kazimour drive | Lake Barrington, IL 60010

Sale Price: \$1,060,000 **Lot Size:** 77,000 SF
Building SF: 11,700 SF **Price PSF:** \$90.60
Closed: 01/29/2003



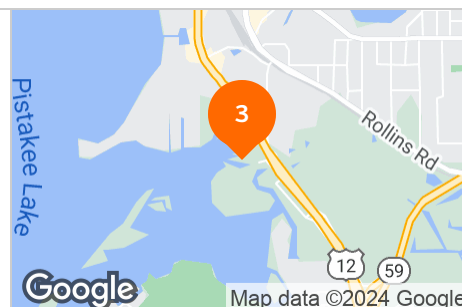
Small Marina on the Fox River



3 Five Star Boat Center

410 Kings Rd | Fox Lake, IL 60020

Sale Price: \$1,000,000 **Lot Size:** 128,555 SF
Building SF: 17,280 SF **Price PSF:** \$57.87
Closed: 06/27/2002



Small Marina on Pistakee Lake

Sale Comps Summary



Your Boat Club

25837 W IL Route 173
Antioch, IL 60002

\$1,200,000

12,453 SF

\$96.36

10/01/2017

1



Port Barrington Motor Sports

99 Kazimour drive
Lake Barrington, IL 60010

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Five Star Boat Center

410 Kings Rd
Fox Lake, IL 60020

\$1,000,000

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3



Wonder Lake Marina

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\$1,199,999

12,500 SF

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SALE COMPS

PRICE

BLDG SF

PRICE/SF

CLOSE

PRICE

BLDG SF

PRICE/SF

CLOSE

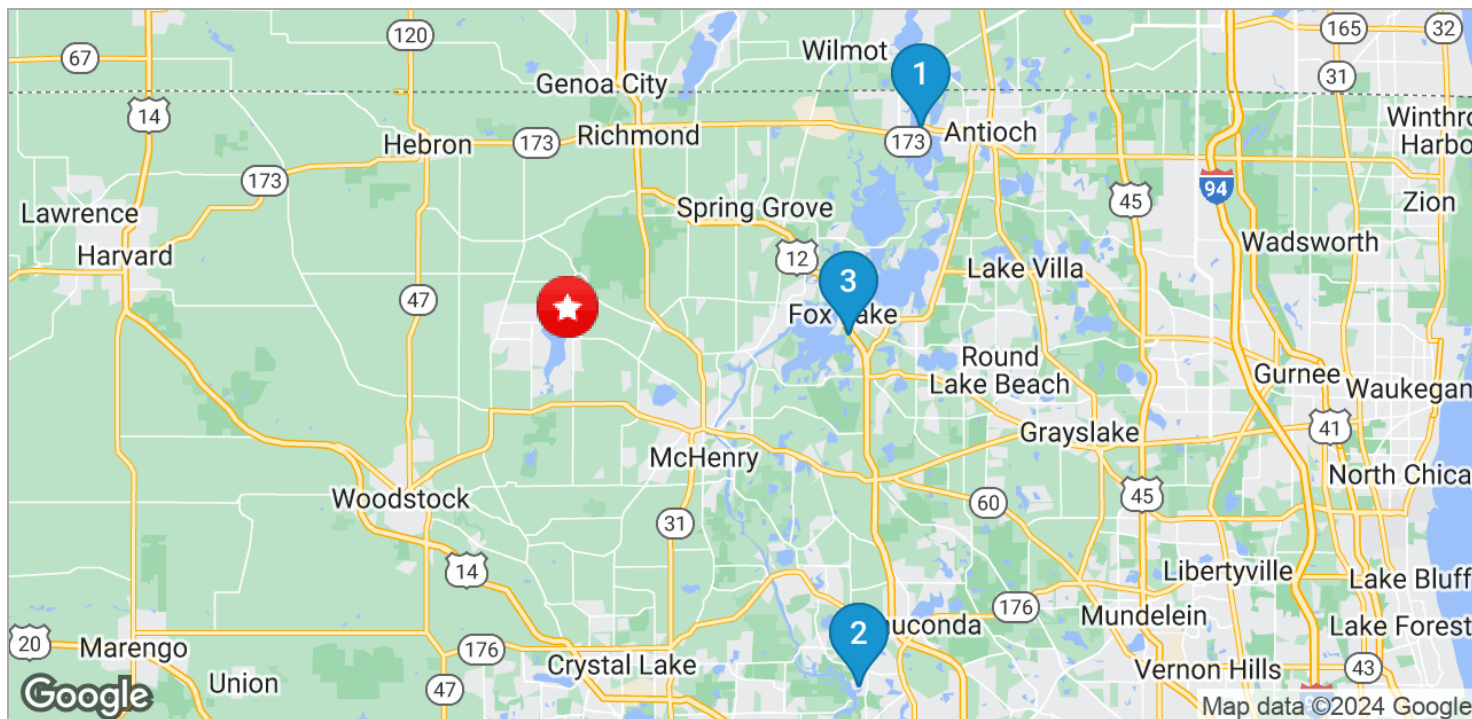
Totals/Averages

\$1,086,667

13,811 SF

\$78.68

Sale Comps Map



SUBJECT PROPERTY

4019 E Lake Shore Dr, Wonder Lake, IL 60097



1

YOUR BOAT CLUB

25837 W IL Route 173
Antioch, IL 60002



3

FIVE STAR BOAT CENTER

410 Kings Rd
Fox Lake, IL 60020



2

PORT BARRINGTON MOTOR SPORTS

99 Kazimour drive
Lake Barrington, IL 60010

5

DEMOGRAPHICS

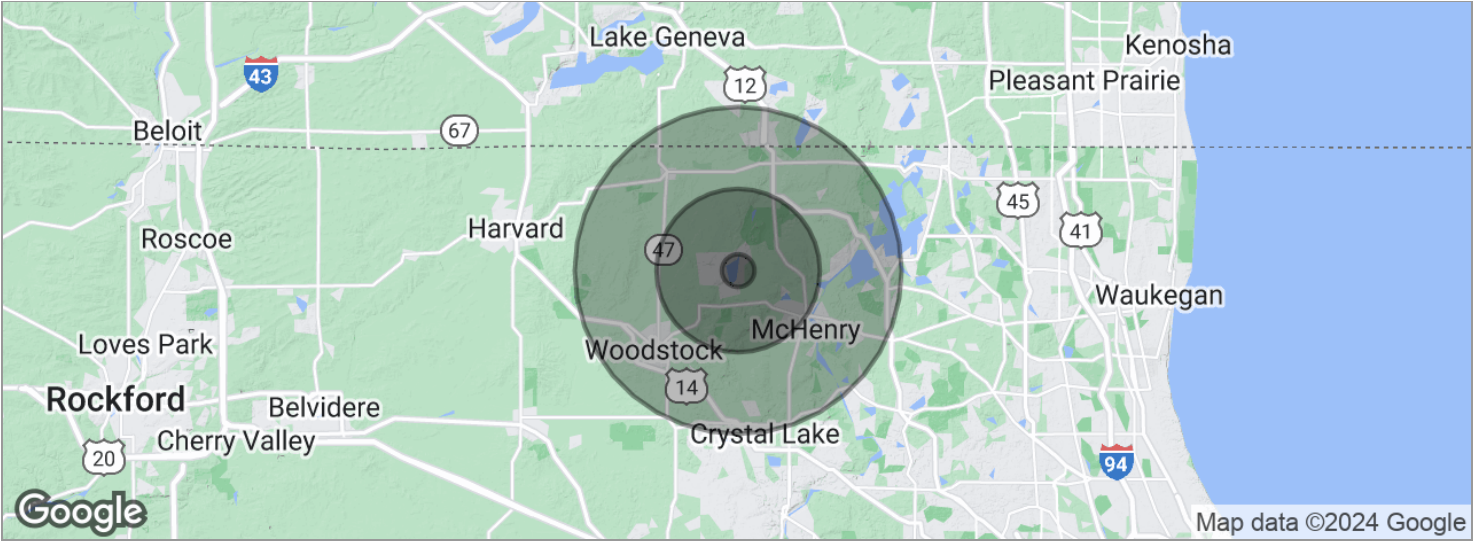
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,919	38,069	154,838
Median age	35.7	36.5	37.8
Median age (male)	37.9	37.1	37.1
Median age (female)	34.2	36.0	38.3
	1 MILE	5 MILES	10 MILES
Total households	696	13,874	56,935
Total persons per HH	2.8	2.7	2.7
Average HH income	\$85,488	\$81,232	\$82,619
Average house value	\$287,217	\$291,606	\$298,923

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,919	38,069	154,838
Median age	35.7	36.5	37.8
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Median age [Female]	34.2	36.0	38.3
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6 ADVISOR BIO

4019 E Lake Shore Dr
Wonder Lake, IL 60097

Advisor Bio

MICHAEL THANASOURAS

Managing Director

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Chicago, IL 60607
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michael.thanasouras@svn.com

PROFESSIONAL BACKGROUND

Michael Thanasouras MBA, serves as a managing director for SVN | Chicago Commercial, where acts as CFO and COO. In addition Thanasouras specializes in investment sales throughout the greater Chicago, Illinois Metropolitan Area.

Prior to joining SVN, Thanasouras gained industry experience as an asset manager for Connaught Real Estate Finance, LLC, in Chicago, providing mezzanine financing for developers. Previously, he served as chief financial officer and director of operations for Conlon & Co. in Chicago. While there Thanasouras' responsibilities included: acquisition analysis, disposition analysis, asset management, financial management, and operations management. Prior to joining Conlon & Co., Thanasouras was a top producing agent and one of the cornerstone members in the successful launch of the company that became SVN in Chicago, now SVN Chicago Commercial.

Before entering the real estate industry Thanasouras spent 14 years in the banking industry as an assistant vice president [AVP] of Small Business Commercial Lending for LaSalle Bank N.A. (now Bank of America). As AVP, Thanasouras oversaw commercial loan business development and underwriting for 15 different branches, gaining valuable experience working in consumer lending and trust.

Thanasouras earned a Master of Business Administration in Marketing from the Keller Graduate School of Management in Chicago and a bachelor's degree in Finance from Eastern Illinois University in Charleston, Illinois. Thanasouras is an accomplished runner, having completed five marathons. Outside of the office, Thanasouras spends his free time with his wife and two daughters, running, cycling or training for the next event.

EDUCATION

Eastern Illinois University-Finance
Keller Graduate School of Business-MBA

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors
Chicago Association of Realtors
Goldie Initiative Board Member and Mentor
SIOR Member Candidate



Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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