



**2025 LAKE COUNTY BOARD OF REVIEW
COMMERCIAL/INDUSTRIAL BUILDING VACANCY AFFIDAVIT**

PROPERTY NAME: LOF #2570, LLC

PIN: 16-33-303-042

ADDRESS: 570 Lake Cook Rd. Deerfield IL 60015

I, Michael Pontarelli, being duly sworn, state that I am an authorized agent for Bradford Allen Investment Advisors as agent, the owner, tenant, or taxpayer of the subject property and that in said capacity I have sufficient knowledge of the above referenced property to state that for 2024/2025 the total net rentable square footage which was vacant and which no rent was

MONTH	YEAR	TOTAL RENTABLE SQUARE FOOTAGE	SQUARE FOOTAGE PHYSICALLY VACANT IN WHICH NO RENT WAS COLLECTED
JANUARY*	2024	137,493	28,542
FEBRUARY*	2024	137,493	28,542
MARCH*	2024	137,493	25,308
APRIL*	2024	137,493	22,736
MAY*	2024	137,493	15,613
JUNE*	2024	137,493	7,516
JULY	2024	137,493	7,516
AUGUST	2024	137,493	6,447
SEPTEMBER	2024	137,493	6,447
OCTOBER	2024	137,493	6,447
NOVEMBER	2024	137,493	5,235
DECEMBER	2024	137,493	5,235
JANUARY	2025	137,493	6,781
FEBRUARY	2025	137,493	8,732
MARCH	2025	137,493	8,732
APRIL	2025	137,493	8,732
MAY	2025	137,493	8,732
JUNE	2025	137,493	8,732
TOTALS		1,649,916	87,768
		WEIGHTED VACANCY FACTOR	5.32%

* Vacancy totals only include 6 months before and after lien date of January 1, 2025. January-June of 2024 are informational only.

Michael Pontarelli

07/21/2025

(Signature of Affidavit)

(Date)

2025 LAKE COUNTY BOARD OF REVIEW VACANCY REDUCTION

DATE:

PROPERTY NAME: LOF #2570, LLC

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ADDRESS: 570 Lake Cook Rd. Deerfield IL 60015

CONTACT: Michael Pontarelli

COMPANY: Bradford Allen Investment Advisors as agent

PHONE: (312) 994-5791

EMAIL:

VACANCY FACTOR CALCULATIONS

WEIGHTED VACANCY (FROM VACANCY AFFIDAVIT).....	5.32%
	X 50.00%
VACANCY ADJUSTMENT FACTOR.....	2.66%

CURRENT ASSESSED VALUE

LAND AV.....	\$ 1,268,580
CURRENT BUILDING AV.....	\$ 4,209,475
CURRENT TOTAL AV	\$ 5,478,055

BUILDING VALUE ADJUSTMENT

CURRENT BUILDING AV.....	\$ 4,209,475
VACANCY ADJUSTMENT FACTOR.....	X 2.66%
REDUCTION FOR VACANCY.....	\$ 111,972
ADJUSTED BUILDING AV.....	\$ 4,097,503

ASSESSED VALUE ADJUSTED FOR VACANCY

LAND AV.....	\$ 1,268,580
ADJUSTED BUILDING AV.....	\$ 4,097,503
ADJUSTED TOTAL AV.....	\$ 5,366,083