

940 E Ash St, Canton, IL, 61520

Offering Memorandum

Purchase Price: \$70,000

Single Family Home Investment Opportunity - Tenant Occupied  
SFR | Strong Cap Rate (Current = 12.2% | Pro Forma = 17.4%)

Investment Summary

We are pleased to present a single-family residence located in Canton, a smaller town with a strong rental demand driven by limited housing supply. This charming 1913-built home offers investors stable cash flow from day one, with potential for future appreciation through rent increases in line with historically rented amounts.

Property Type: Single-family residence  
Layout: 3 bedrooms, 1 bathroom  
Square Footage: 650 sq ft  
Year Built: 1913  
Occupancy: MTM lease present as a stop gap - enabling new tenant to be added at higher rent value  
Current Rent: \$900/month  
Tenant Utilities: Tenant pays Electric, Gas & Trash  
Landlord Expenses: Water, taxes and insurance  
Condition: Well-maintained  
Market Insight: Canton’s rental demand exceeds supply, supporting continued tenant stability and potential rent growth

Property Highlights

Low Operating Costs: Tenant is responsible for all utilities except water  
Rent Increase opportunity: Current rent amounts low due to aiding tenant with issues caused at other property (Bats at 804 S Main St)  
Undersupplied Market: Canton’s limited rental inventory creates strong tenant retention and demand  
Easy Management: Single-family asset with low maintenance requirements

Investment Rationale

This property represents an ideal opportunity for a buy-and-hold investor seeking reliable cash flow and opportunity to increase rent. The constrained rental market in Canton creates a favorable environment for future rent growth. With modest capital improvements, there is room to increase both the property's value and return. While lower than potential, the current lease structure supports a strong cap rate with minimal landlord responsibilities, making this an attractive, low-touch investment.



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List of potential work / repairs

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Key potential repairs:  
No known repairs needed

Opportunities:  
New tenant to increase rent / lease - currently doing a favor to tenant.

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**Financials & Income Statement** - Based on R-10 months (Nov 24 - Aug 25)

	Current (R10)		ProForma	
	Monthly Operating	Annual Operational	Monthly Operating	Annual Operational
<b>INCOME</b>				
Rents (Based on Current Occupancy)	900	10,800	1,275	15,300
<b>Total Rental Income</b>	<b>\$ 900</b>	<b>\$ 10,800</b>	<b>\$ 1,275</b>	<b>\$ 15,300</b>
<b>TOTAL INCOME</b>	<b>\$ 900</b>	<b>\$ 10,800</b>	<b>\$ 1,275</b>	<b>\$ 15,300</b>
<b>OPERATING EXPENSES</b>				
General Repairs & Maintenance	44	527	44	527
Gardening & Landscaping	30	354	30	354
<b>Total Repairs &amp; Maintenance</b>	<b>\$ 73</b>	<b>\$ 881</b>	<b>\$ 73</b>	<b>\$ 881</b>
Rental Dwelling	40	480	40	480
<b>Total Insurance</b>	<b>\$ 40</b>	<b>\$ 480</b>	<b>\$ 40</b>	<b>\$ 480</b>
Property Taxes	98	1,181	98	1,181
<b>Total Taxes</b>	<b>\$ 98</b>	<b>\$ 1,181</b>	<b>\$ 98</b>	<b>\$ 1,181</b>
Electric	-	-	-	-
Garbage & Recycling	-	-	-	-
Water & Sewer	50	600	50	600
<b>Total Utilities</b>	<b>\$ 50</b>	<b>\$ 600</b>	<b>\$ 50</b>	<b>\$ 600</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 188</b>	<b>\$ 2,261</b>	<b>\$ 262</b>	<b>\$ 3,142</b>
<b>NET OPERATING INCOME</b>	<b>\$ 712</b>	<b>\$ 8,539</b>	<b>\$ 1,013</b>	<b>\$ 12,158</b>

**ProForma** includes the following assumptions: Rent increased to \$1275 a month, which is what it was previously rented for when we first owned the building.

**Current** is calculated from the months Nov 24 - Aug 25 (BW Properties Ownership) average monthly expenses.

**Updates:** Portion of Sewer line replaced

Tenant pays all utilities except water which is paid by landlord.

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Rent Roll as of September 9th 2025

Unit	Bed / Bath	Current Tenant	Rent	Deposit	Balance Due	Move-In	Lease Start	Lease Expires
940 E Ash St								
House	3 / 1	Amanda Hinderhan	900.00	1,200.00	-	8/1/2025	MTM*	MTM*
TOTAL		Occupancy: 100%	900.00	1,200.00	-			

\*MTM - Moved from 804 S Main St given some bats with reduced rent temporarily