



Retail/Stores
 Status: **ACTV**
 Area: **491**
 Address: **207 E Church St, Sandwich, IL 60548**
 Directions: **Rt, 34 (Church St) Sandwich**
 Sold by:
 Closed Date:
 Off Mkt Date:
 Township: **Sandwich**
 Zoning Type:
 Actual Zoning: **INC**
 Subtype: **Neighborhood Storefront, Other, Shopping Center, Strip Center**
 Lot Dimensions: **217 X 115**
 Apx. Tot. Bldg SF: **13159**
 Land Sq Ft: **24955**
 Net Rentable Area:

MLS #: **11951748**
 List Date: **12/27/2023**
 List Dt Rec: **12/27/2023**
 Mkt. Time (Lst./Tot.): **341/1072**
 Contract:
 Concessions:
 Unincorporated: **No**
 Subdivision:
 Year Built: **2006**
 Relist:
 List Price Per SF: **\$170.97**
 Sold Price Per SF: **\$0**
 Lot Size Source: **County Records**
 # Stories: **2**
 Gross Rentbl. Area:
 # Tenants: **5**
 Estimated Cam/Sf: **\$0**

List Price: **\$1,119,000**
 Orig List Price: **\$1,119,000**
 Sold Price:
 Rented Price:
 Lease Price SF/Y:
 Mthly. Rnt. Price:
 CTGF:
 County: **De Kalb**
 PIN #: **1936106010**
 Multiple PINs: **No**
 Min Rentbl. SF: **1050**
 Max Rentbl. SF: **3054**
 # Units: **8**
 Unit SF: **6545**
 (Leasable Area Units: **Square Feet**)
 Lease Type: **N/A**
 Est Tax per SF/Y: **\$0**

Remarks: **Ideal commercial investment or lease opportunity with high visibility. Traffic counts between 9,600 and 11,000 per day (IDOT) Modern elevator building with ample parking. LOI on file for unit B making this property fully rented with the exception of the basement which has the potential to bring additional income and already has a finished lobby, common bathrooms, and high ceilings make this space an easy build out. Well established tenants are made up of a nationally known company and there is even a federally back leased. No worries here with fly by night tenants. With a cap rate of 8.52%, this money making property would make a great start or addition to your income property portfolio. Income based on current owner doing a lease back on unit B.**

Frontage Acc: State Road	Construction: Wood Frame	Air Conditioning: Central Air
Current Use: Commercial	Exterior: Stucco, Stone	Electricity: Circuit Breakers
Known Encumbrances: None Known	Foundation: Concrete	Heat/Ventilation: Forced Air, Gas
Location: Central Business District	Roof Structure: Wood Joists	Fire Protection: Alarm On Site
# Drive in Doors: 0	Roof Coverings: Shingle Composition	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	# Parking Spaces: 33	Tenant Pays: Varies by Tenant
	Indoor Parking:	HERS Index Score:
	Outdoor Parking: 31-50 Spaces	Green Disc:
	Parking Ratio:	Green Rating Source:
	Extra Storage Space Available: Yes	Green Feats:
	Misc. Inside: Employee Kitchen, Inside Corridor(s), Multi-Tenant, Storage Inside, Basement	Backup Info:
	Floor Finish: Carpet, Concrete, Other	Sale Terms:
		Possession: Closing, Tenant's Rights

Financial Information	Individual Spaces (Y/N): Yes	Total Building (Y/N): Yes
Gross Rental Income: \$154,450	Total Income/Month: \$12,870	Total Income/Annual: \$154,450
Annual Net Operating Income: \$95,362	Net Operating Income Year: 2023	Cap Rate: 8.52
Real Estate Taxes: \$26,629	Total Annual Expenses: \$59,088	Expense Year: 2023
Tax Year: 2023	Expense Source: Actual	Loss Factor:
Special Assessments: No	Frequency: Not Applicable	Water Expense (\$/src): \$5,082/Actual
Fuel Expense (\$/src): \$2,088/Actual	Electricity Expense (\$/src): \$4,524/Actual	Other Expense (\$/src): \$11,836/Actual
Trash Expense (\$/src): \$2,241/Actual	Insurance Expense (\$/src): \$6,688/Actual	

Operating Expense Includes:
 Broker Private Remarks: **Earnest money must be certified funds. Rate escalators in place per lease. Survey, original plans, lease info, and phase 1 environmental assessment under additional information tab. Gross rental income includes seller doing a rent back on unit B at \$1,400/month. Other expenses (\$11,836.) are \$2,331 alarm, \$1,738 phone, \$810 snow removal, \$1,765 cleaning, \$768 lawn, \$4,192 elevator maintenance. \$77 permits, \$155 repairs. Contact listing broker for showings. DO NOT Enter property without an appointment confirmed.**

Internet Listing: Yes	Remarks on Internet?: No	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	
? Where is the Buyer Agency		Call for Rent Roll Info:

Compensation?
 Information: **Non-Disclosure Agreement**
 Showing Inst: **Contact listing broker. DO NOT Enter property without an appointment confirmed.**
 Broker: **Castle View Real Estate (93023) / (815) 748-4663**
 List Broker: **Thomas Vierig (931509) / (815) 508-1918 / realtortomv@gmail.com**
 CoList Broker:
 Cont. to Show?:
 Expiration Date: **12/19/2024**
 More Agent Contact Info:

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 MLS #: 11951748 Prepared By: Thomas Vierig | Castle View Real Estate | Cell: (815) 508-1918 | Email: realtortomv@gmail.com | 12/01/2024 12:25 PM