



## PROPERTY HIGHLIGHTS:

- Highly visible Dearborn Street corridor location
- Zoned for mixed-use or redevelopment
- Flexible floor plan for multiple tenants or owner-use
- Ample parking in front and rear
- Surrounded by shops, restaurants, and community events

## MONTHLY INCOME & CAP RATE

### CURRENT PERFORMANCE (ACTUAL):

- 2 OF 3 UNITS OCCUPIED
- MONTHLY RENT: \$2,000
- ANNUAL GROSS INCOME: \$24,000
- CURRENT CAP RATE: 4.8%

This property is ideal for an investor seeking value-add potential or an owner-user ready to capitalize on Englewood's downtown revitalization.

## PRO FORMA (FULLY RENTED & BUILT OUT):

Scenario	Rent/Unit	Gross Annual Income	Cap Rate
Low	\$1,500	\$54,000	10.8%
Mid	\$1,600	\$57,600	11.5%
High	\$1,700	\$61,200	12.3%

