

# Portfolio of 10 Single-Tenant Townhomes Available For Sale



Townes At Kendall Portfolio For Sale  
Buildings 24 & 25



# Executive Summary



<b>Price:</b>	\$3,000,000
<b>Number of Units</b>	10
<b>Building SF:</b>	1,696
<b>Price / Unit:</b>	300,000
<b>Appraisal Value</b>	320,000- \$340,000
<b>NOI:</b>	\$212,970
<b>CAP Rate:</b>	7.1%
<b>GRM:</b>	14.09
<b>Approx. Lot Size Per Unit:</b>	1,980 SF 33' x 60'
<b>Year Built:</b>	2025

## Property Highlights

- This offering presents a rare opportunity to acquire two fully completed townhome buildings within a larger master-planned residential community. Buildings 24 and 25 consist of a total of ten units and represent the only two buildings currently available for bulk purchase within the development.
- Units within Buildings 24 and 25 remain customizable on the interior, including flooring, countertops, cabinet finishes, and carpet selections, allowing investors to align finishes with their target tenant profile or resale strategy. Other units throughout the community have already been completed and sold individually, resulting in scattered ownership, which further enhances the value and rarity of this consolidated offering.
- The portfolio includes a mix of end units and interior units. End units within the community have recently sold and appraised in excess of \$340,000 depending on upgrades, while interior units have sold and appraised around \$320,000 and above. Bulk pricing for this offering has been approved at \$300,000 per unit, providing investors with immediate equity relative to current market values.
- Units are well suited for long-term rental ownership, resale, or a hybrid investment strategy. Estimated market rents are approximately \$2,750 per month per unit. The HOA structure is favorable for investors, covering exterior maintenance and common insurance, thereby limiting ongoing operational responsibilities. HOA dues are currently \$207 per month per unit.
- Projected real estate taxes are estimated at approximately \$8,000 annually per unit and are not expected to take effect until Spring 2027, creating enhanced yield during the initial hold period. Estimated insurance costs for owners are approximately \$1,200 annually per unit.
- At the approved bulk pricing of \$300,000 per unit, the portfolio generates a stabilized cap rate of approximately 7.10% percent based on current assumptions. Financing scenarios demonstrate competitive cash-on-cash returns with conventional leverage, with additional upside potential through lender underwriting based on market value rather than acquisition cost.
- This offering is well suited for private investors, small funds, or 1031 buyers seeking scale, predictability, and a low-maintenance residential asset. While individual unit purchases may be available subject to inventory, Buildings 24 and 25 represent the only opportunity to acquire complete buildings within the development.
- All financial information provided is for illustrative purposes only and subject to verification by the buyer. Prospective purchasers are encouraged to conduct their own independent analysis and due diligence.

# Business Map



Hacienda Real

The Home Depot

NCG Cinemas - Yorkville + Xtreme

Kohl's

Target

Costco Wholesale

ACE Ace Hardware

Planet Fitness

Rush Copley Walk In Care

Walgreens

Yorkville High School

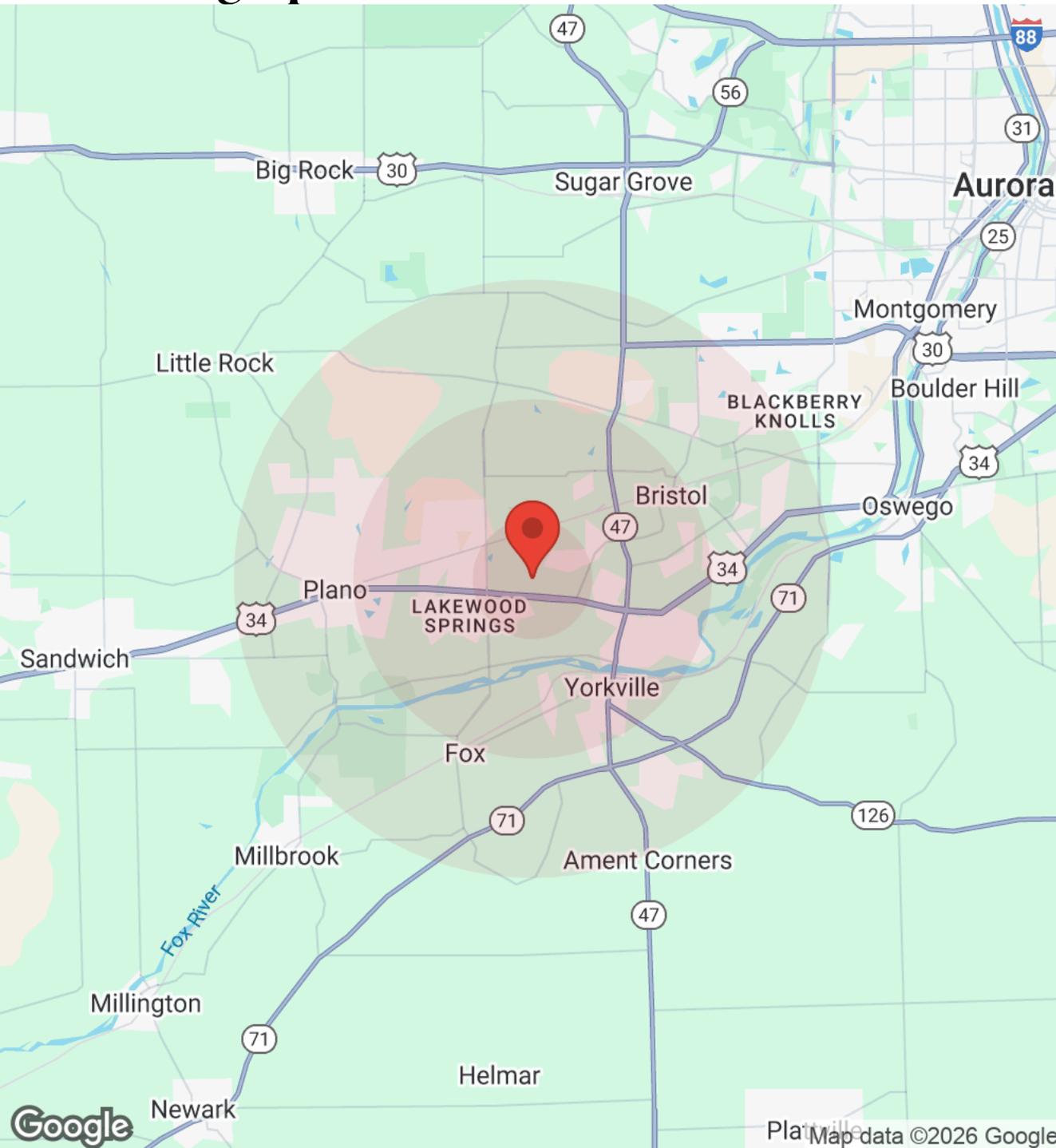
Jewel-Osco

Yorkville Public Library

Panera Bread

Chase Bank

# Demographics



Population	1 Mile	3 Miles	5 Miles
Male	1,786	11,764	25,804
Female	1,614	11,809	26,082
Total Population	3,400	23,574	51,885

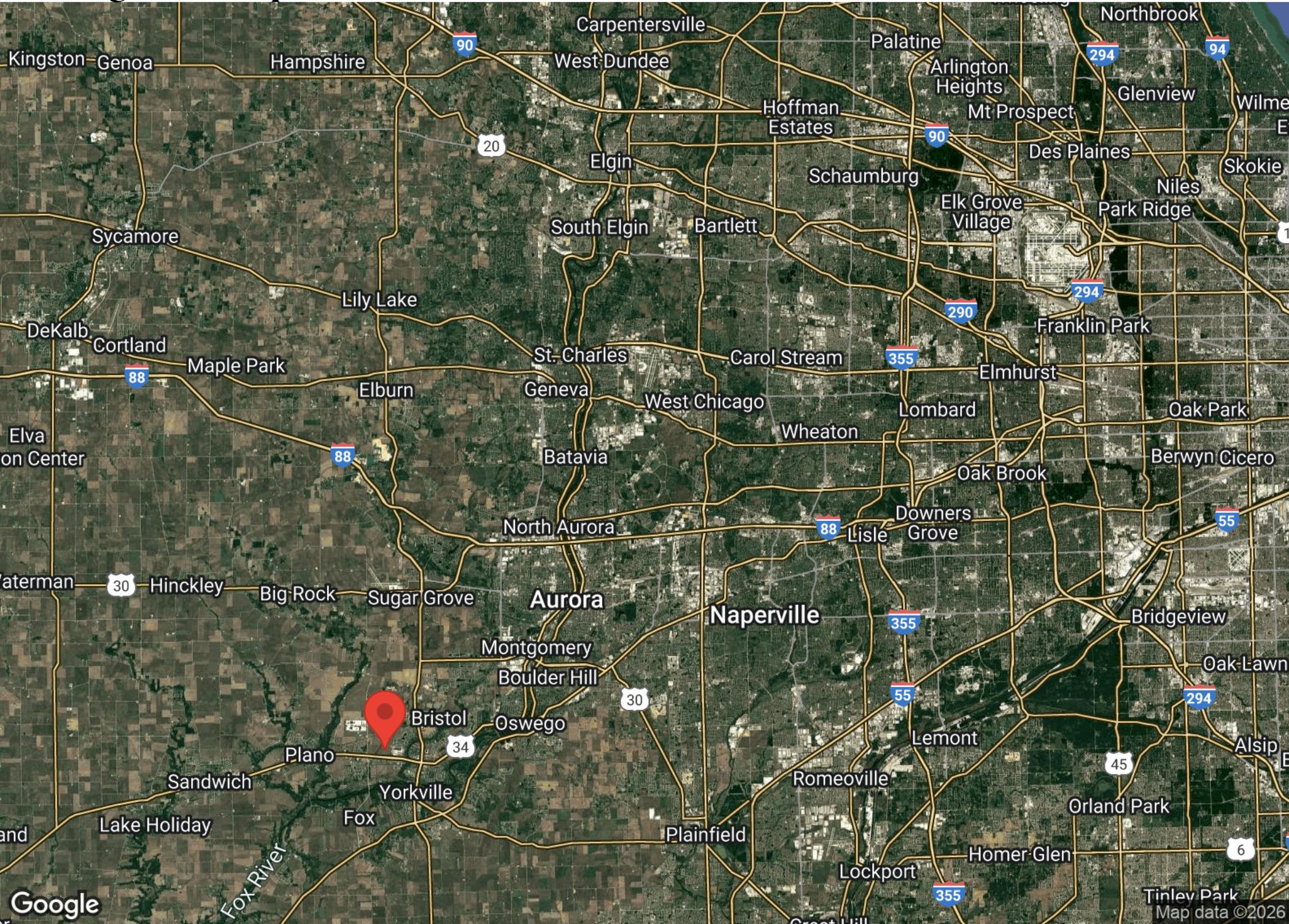
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	711	4,740	10,670
Ages 15-24	447	3,169	6,991
Ages 25-54	1,487	9,589	21,699
Ages 55-64	338	2,670	5,684
Ages 65+	418	3,405	6,842

Race	1 Mile	3 Miles	5 Miles
White	2,203	15,278	32,750
Black	284	1,961	4,312
Am In/AK Nat	N/A	9	16
Hawaiian	N/A	N/A	N/A
Hispanic	763	5,316	12,281
Asian	68	533	1,422
Multi-Racial	79	464	1,069
Other	2	12	36

Income	1 Mile	3 Miles	5 Miles
Median	\$110,232	\$106,904	\$109,129
< \$15,000	3	120	353
\$15,000-\$24,999	2	417	540
\$25,000-\$34,999	22	256	551
\$35,000-\$49,999	102	497	1,051
\$50,000-\$74,999	193	1,606	3,055
\$75,000-\$99,999	94	871	2,362
\$100,000-\$149,999	372	2,070	4,508
\$150,000-\$199,999	93	889	2,500
> \$200,000	212	1,529	2,922

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,113	8,398	18,138
Occupied	1,094	8,257	17,841
Owner Occupied	957	6,349	14,224
Renter Occupied	137	1,908	3,617
Vacant	20	141	296

# Regional Map



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Exclusively Listed by

Sergio Lopez - KW Member

 (630) 776-9082

 ERTcommercial@gmail.com

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