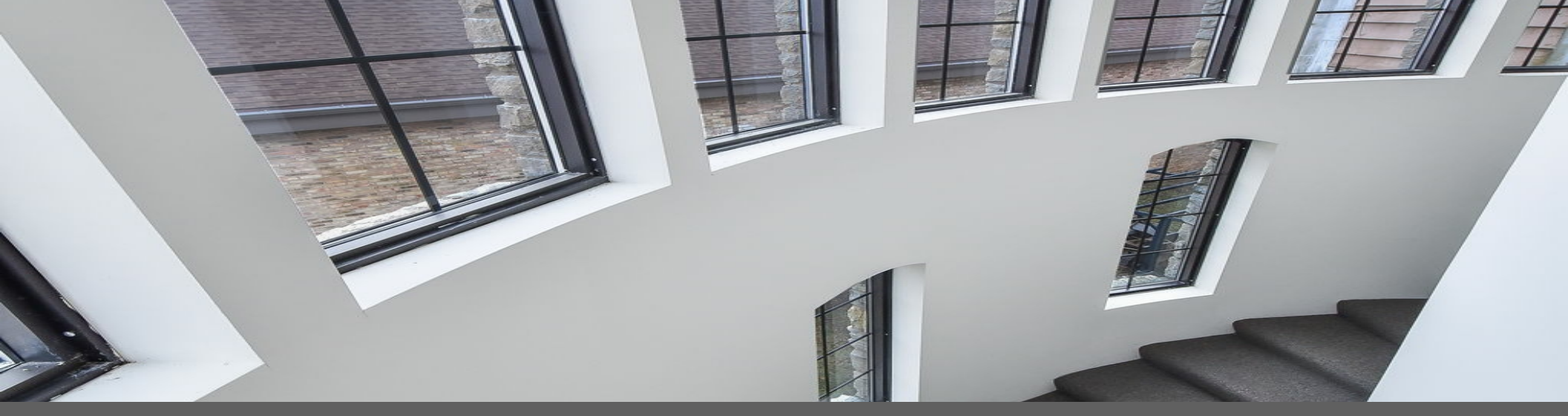




OLD CITY HALL

RD WORD

30 S Shumway Batavia, IL 60510



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### BATAVIA

About Batavia

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# PROPERTY SUMMARY

Offering Price	\$1,750,000.00
Building SqFt	15,074 SqFt
Year Built	1870
Lot Size (SF)	13,913.00 SqFt
Frontage	156.00 Ft
Parcel ID	12-22-257-008
Zoning Type	Commercial DMU
County	Kane
Coordinates	41.849240,-88.307902

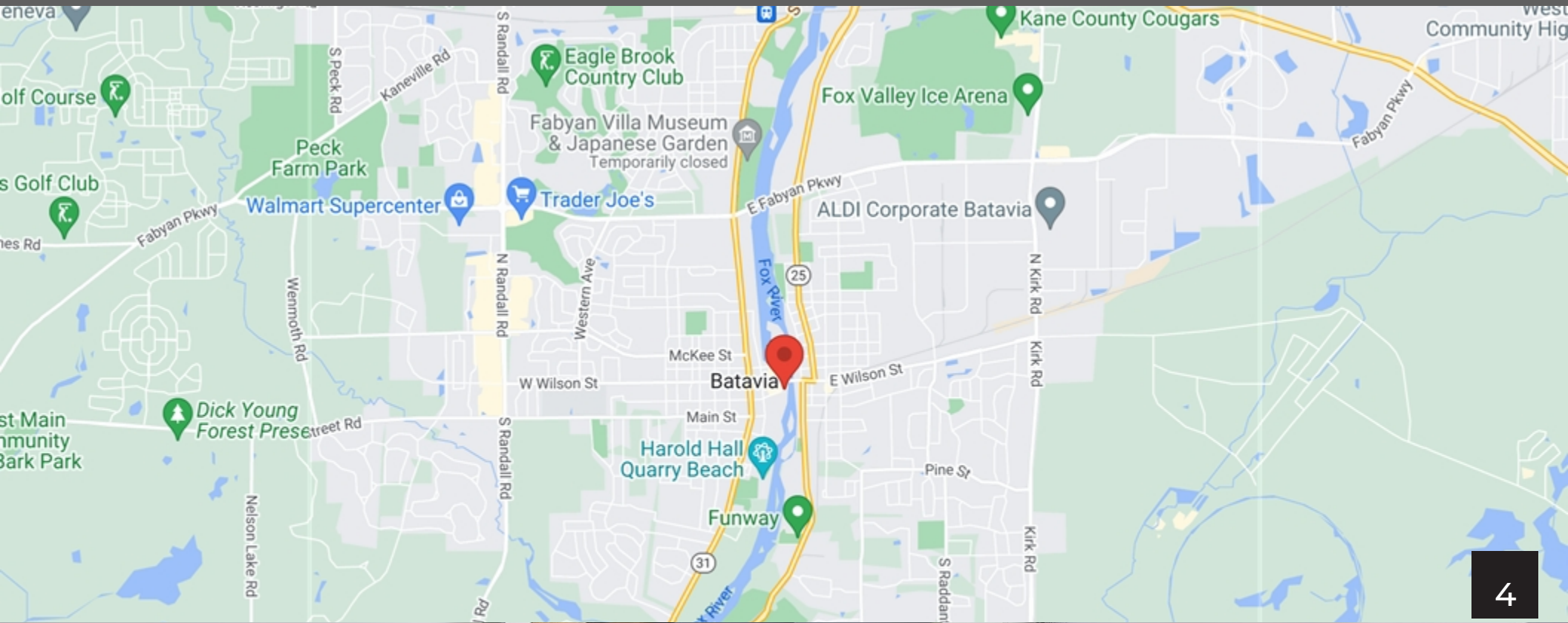
# INVESTMENT SUMMARY

"Old City Hall" -- this iconic, gorgeous, one-of-a-kind riverfront property is a 15,074 mixed use building located at 30 S Shumway, Batavia, IL 60510 in Batavia, IL. Situated in the heart of downtown Batavia, this impeccable asset is a robust owner/user opportunity and also gives investors the ability to purchase with a huge value add potential through soft repositioning and long term leasing strategies. Originally built as Batavia's City Hall, the Property currently contains a multi-tenant office and retail building situated on 0.32 acres. The diligently maintained Property has an open, modern-industrial loft feel inside, with an elevator servicing all 3 levels. 30 S Shumway offers a significant upside opportunity via adaptive re-use with the ability to convert to restaurant, event, medical, and/or semi-residential easily. 30 S Shumway also provides a unique opportunity for owner-occupants to absorb some of the scheduled vacancies while further enhancing via strategic long term leasing strategies at market rates. With ample parking and surrounded by vibrant retail, restaurant, and office in one of the western suburb's most desirable communities, 30 S Shumway is the perfect asset for buyers looking for a value-add opportunity with accessibility to dense residential and Batavia's downtown business district.



# INVESTMENT HIGHLIGHTS

- High-ceilings and highly flexible floor plans offer bright and spacious multi-purpose spaces to realize your business' full potential.
- Fully built-out specialty spaces with private restrooms and kitchens catering to destination tenants as well as traditional retailers.
- Exposed limestone, expansive windows overlooking the Fox River, and custom-milled post and beam offer an urban-rustic vibe.
- Second-floor private deck overlooking the river. Potential for large rooftop deck and outdoor courtyard seating.
- Fully rehabbed and diligently maintained by current owner occupant.
- Elevator and sprinkler system services entire building.
- Zoned for second floor residential option, currently office.





# LOCATION HIGHLIGHTS

- Bordered by the highly trafficked Fox River Trail, 30 S Shumway is centrally-located and highly accessible to pedestrians, cyclists, and motorists, with easy access from I-88 and convenient surface parking options.
- 30 S Shumway is surrounded by multiple new and established arts and cultural venues, providing a vibrant shopping, dining and entertainment environment for tenants and clients.
- Surrounded by dense residential and situated at the main thoroughfare between Kirk Rd and the Randall Road Corridor, with XXX motorists per day.



# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
2E	Harbour International	3,245	\$58,410.00	\$18.00	Other Income - \$0.00	02/25/2023	10/01/2023
1S	Bird Is the Word	2,028	\$34,476.00	\$17.00	Other Income - \$0.00	02/25/2023	06/30/2023
2W	Green Town / Wide Eye Productions	1,246	\$14,952.00	\$12.00	Other Income - \$0.00	02/25/2023	00000000
1W	Project Consulting	1,675	\$15,075.00	\$9.00	Other Income - \$0.00	02/25/2023	00000000
1E	Vacancy	4,200	\$79,800.00	\$19.00			
2C	Vacancy	360	\$6,840.00	\$19.00			
	<b>Total Occupied</b>	<b>8194</b>	<b>\$122,913.00</b>				
	<b>Total Vacant</b>	<b>4560</b>	<b>\$86,640.00</b>				
	<b>TOTAL</b>	<b>12754</b>	<b>\$209,553.00</b>		<b>\$0.00</b>		

# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$1,750,000.00
PRICE PSF	\$137.21
YEAR 1 NOI	\$75,983.34
YEAR 1 CAP RATE	4.34%
YEAR 1 LEVERAGED CASH / CASH RETURN	4.34%

## GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	02/25/2023
MARKET RENT/SF	\$0.00

## EXIT

## EXPENSE BREAKDOWN

PROPERTY TAX	\$17,276.66
MANAGEMENT FEE	\$1,467.00
REPAIRS AND MAINTENANCE	\$14,374.00
UTILITIES	\$9,094.00
PROPERTY INSURANCE	\$4,718.00
TOTAL EXPENSES	\$46,929.66





# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
<b>POTENTIAL GROSS REVENUE</b>		
BASE RENTAL REVENUE	\$209,553.00	\$209,553.00
ABSORPTION & TURNOVER VACANCY	\$(86,640.00)	\$(86,640.00)
SCHEDULED BASE RENTAL REVENUE	\$122,913.00	\$122,913.00
TOTAL POTENTIAL GROSS REVENUE	\$122,913.00	\$122,913.00
EFFECTIVE GROSS REVENUE	\$122,913.00	\$122,913.00
<b>OPERATING EXPENSES</b>		
PROPERTY TAX	\$17,276.66	\$17,276.66
MANAGEMENT FEE	\$1,467.00	\$1,467.00
CAM	\$28,186.00	\$28,186.00
TOTAL OPERATING EXPENSES	\$46,929.66	\$46,929.66
<b>NET OPERATING INCOME</b>	<b>\$75,983.34</b>	<b>\$75,983.34</b>
CAP RATE		4.34%

# TENANT PROFILES

## Harbour International

Harbour International is a global logistics company with locations in Central America and the Caribbean. Harbour is proud to call Batavia their home office.

## Project Consulting

Project Consulting provides professional services for energy infrastructure. With locations across North America, Project Consulting is proud to call Batavia one of their home offices.

## Bird Is the Word

Bird is the word breeds and homes birds, and sells all things bird related.

## Green Town / Wide Eye Productions

Green Town / Wide Eye Productions is a photo and video production studio.

# SALES COMPARABLES

10 S Shumway Ave  
Batavia, Illinois 60510

Built 1880. Building underwent renovation after sale. No useable exterior land.



15 E Wilson Ave  
Batavia, Illinois 60510

Built 1890. No useable land space.



1 E Wilson Ave  
Batavia, Illinois 60510

Built 1895



PRICE	\$1,150,000.00
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SALE DATE	09/01/2021
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BUILDING SIZE	5,743 SQFT
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NUMBER OF UNITS	1.00
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PRICE	\$600,000.00
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SALE DATE	02/01/2021
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BUILDING SIZE	3,960 SQFT
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NUMBER OF UNITS	1.00
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PRICE	\$950,000.00
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SALE DATE	08/01/2021
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BUILDING SIZE	5,504 SQFT
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# SALES COMPARABLES

34 N Island Ave  
Batavia, Illinois 60510

Built 1984. 1 story.



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PRICE	\$950,000.00
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SALE DATE	05/01/2021
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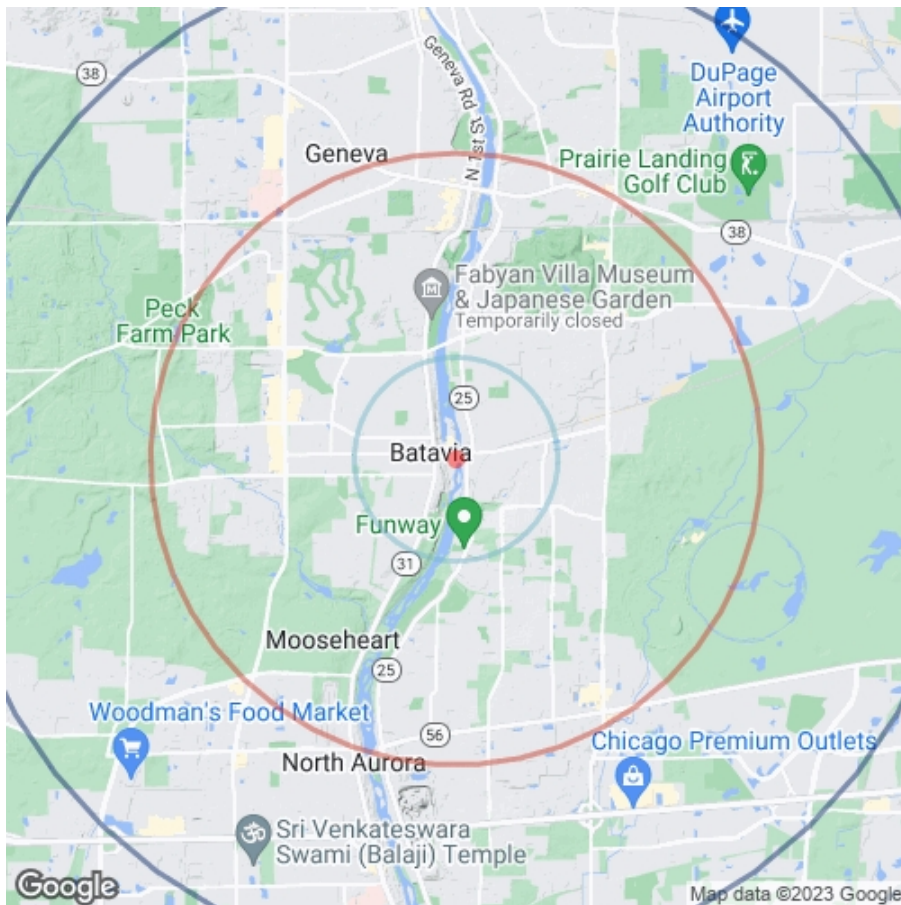
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BUILDING SIZE	7,335 SQFT
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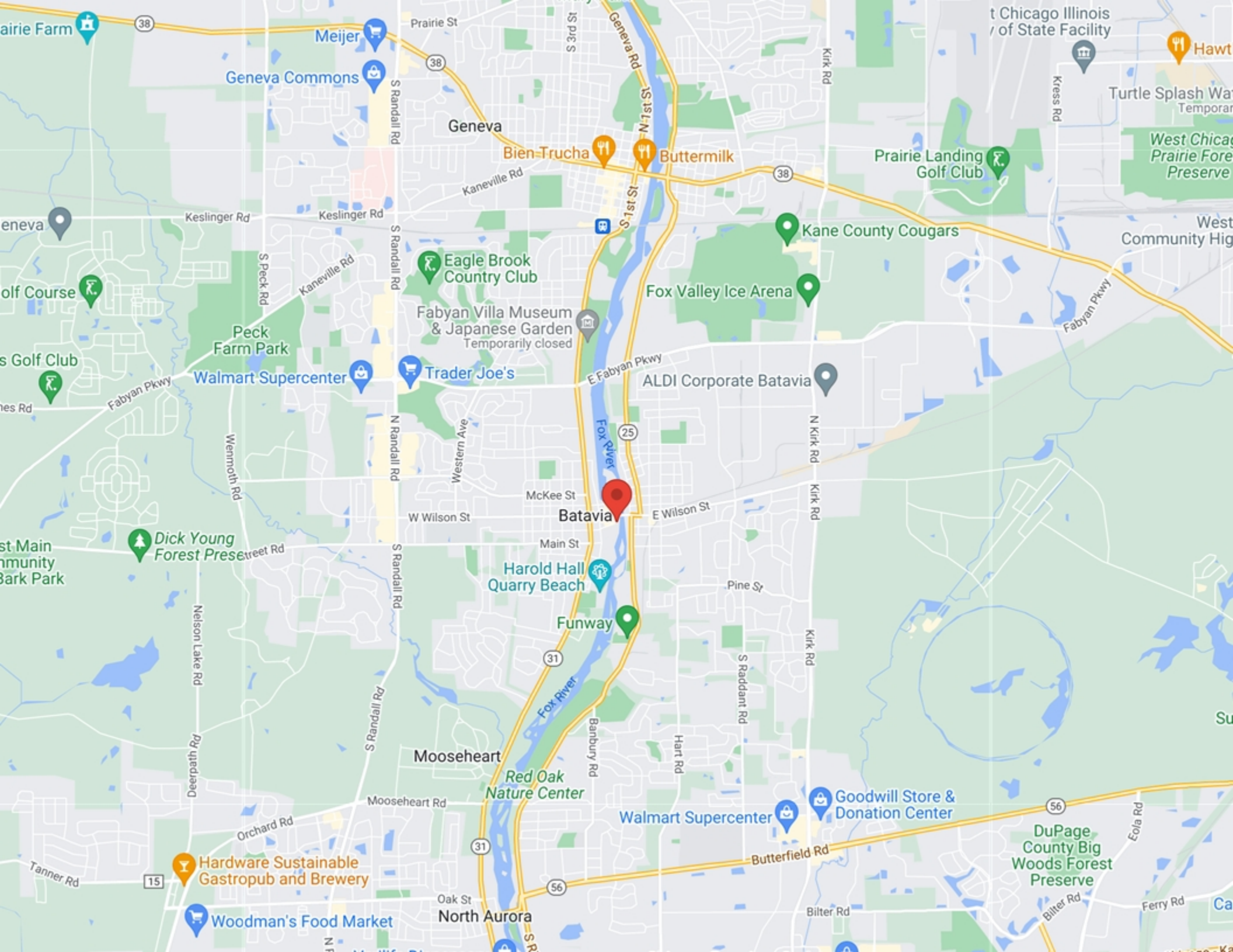
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,570	43,482	97,780
2010 Population	10,642	48,490	122,234
2022 Population	10,326	48,079	122,765
2027 Population	9,998	47,884	121,568
2022-2027 Growth Rate	-0.64 %	-0.08 %	-0.2 %
2022 Daytime Population	9,208	58,274	146,226

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	251	713	1,992
\$15000-24999	282	661	1,988
\$25000-34999	139	598	1,946
\$35000-49999	342	1,179	3,965
\$50000-74999	681	2,513	6,532
\$75000-99999	544	2,302	6,081
\$100000-149999	936	4,270	10,996
\$150000-199999	505	2,429	5,348
\$200000 or greater	493	3,440	7,579
Median HH Income	\$ 91,568	\$ 108,770	\$ 102,003
Average HH Income	\$ 119,225	\$ 145,914	\$ 134,349



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,970	15,161	34,764
2010 Total Households	4,132	17,419	43,670
2022 Total Households	4,174	18,108	46,427
2027 Total Households	4,077	18,150	46,373
2022 Average Household Size	2.47	2.63	2.6
2022 Owner Occupied Housing	2,882	14,586	34,875
2027 Owner Occupied Housing	2,877	14,848	35,230
2022 Renter Occupied Housing	1,292	3,521	11,552
2027 Renter Occupied Housing	1,200	3,302	11,142
2022 Vacant Housing	224	844	2,447
2022 Total Housing	4,398	18,952	48,874



Batavia

Geneva

Buttermilk

Mooseheart

North Aurora

Walmart Supercenter

Trader Joe's

ALDI Corporate Batavia

Walmart Supercenter

Goodwill Store & Donation Center

Woodman's Food Market

Hardware Sustainable  
Gastropub and Brewery

Red Oak  
Nature Center

Harold Hall  
Quarry Beach

Funway

Fox Valley Ice Arena

Kane County Cougars

Eagle Brook  
Country Club

Fabyan Villa Museum  
& Japanese Garden  
Temporarily closed

Peck  
Farm Park

Prairie Landing  
Golf Club

West Chicago  
Prairie Forest  
Preserve

DuPage  
County Big  
Woods Forest  
Preserve

Turtle Splash Water  
Temporarily Closed

West Chicago  
Community High School

Illinois  
State Facility

Hawthorn

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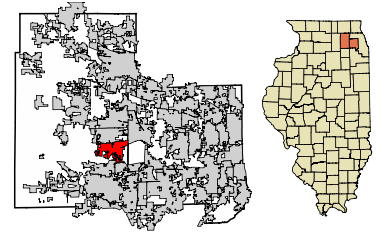
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# ABOUT BATAVIA

♥ **A city of open arms** ♥ Welcome to Batavia, a mid-size town with the local pride of a small town from year's gone by. Batavian **LOVE** Batavia. Batavians *especially* love their downtown, and are loyal and supportive to their mom and pop businesses and restaurants. The Fox River -- it's parks, trails, and recreation -- is the heartbeat that supports the local shops and eateries, drawing tourists from nearby Aurora, Geneva, and more.



## CITY OF BATAVIA

INCORPORATED 7/26/1872

## AREA

## POPULATION

POPULATION 26,098

DENSITY 2,450.52 SQ MI



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