

123 & 127 N West St, Wheaton Buildings

WHEATON, IL



OFFERING MEMORANDUM

KW COMMERCIAL
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123 & 127 N WEST ST, WHEATON BUILDINGS

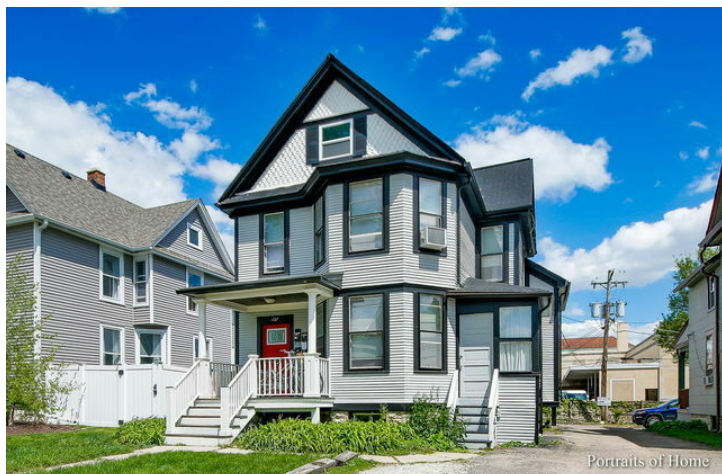
PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

Property Summary



PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity at 123 & 127 N West St, Wheaton, IL. These historic buildings, constructed in 1895, each feature 4 units and are attractively zoned C4. Perfect for the astute Multifamily investor, these well-maintained properties offers a unique blend of charm and potential. With a strategic location in the vibrant Wheaton area, this investment presents an exciting prospect for those seeking to capitalize on the growing demand for multifamily housing in the local market.

PROPERTY HIGHLIGHTS

- 8 units
- Built in 1895
- Zoned C4
- Ideal for Multifamily investor

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	8
Lot Size:	11,970 SF
Building Size:	3,729 SF
NOI:	\$106,166.00
Cap Rate:	7.08%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	801	1,741	5,557
Total Population	1,810	4,098	15,790
Average HH Income	\$176,917	\$185,112	\$169,890



Property Details

Sale Price

\$1,500,000

LOCATION INFORMATION

Building Name	123 & 127 N West St, Wheaton Buildings
Street Address	123 & 127 N West St
City, State, Zip	Wheaton, IL 60187
County	DuPage
Township	Milton

BUILDING INFORMATION

Building Size	3,729 SF
NOI	\$106,166.00
Cap Rate	7.08
Tenancy	Multiple
Number of Floors	3
Year Built	1895
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	C4
Lot Size	11,970 SF
APN #	0516300002; 0516300003
Lot Frontage	90 ft
Lot Depth	133 ft

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	10



123 & 127 N WEST ST, WHEATON BUILDINGS

UNIT PHOTOS

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123 1F

123 1R

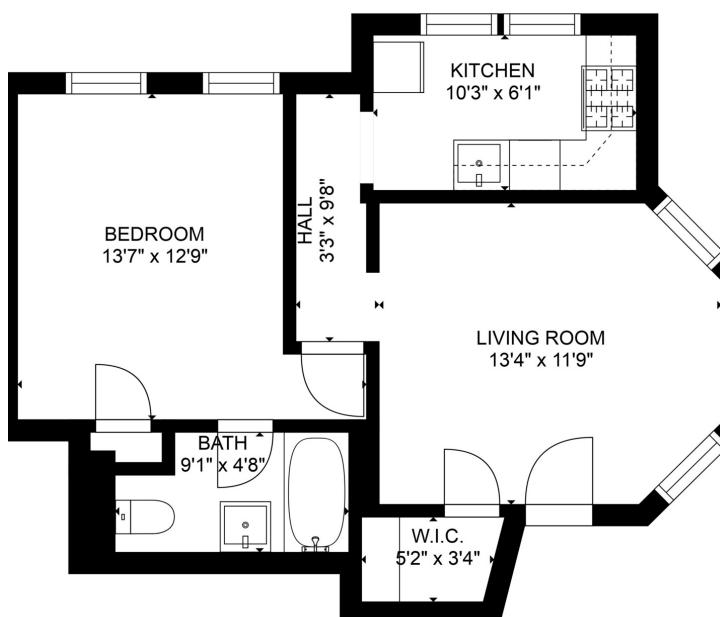
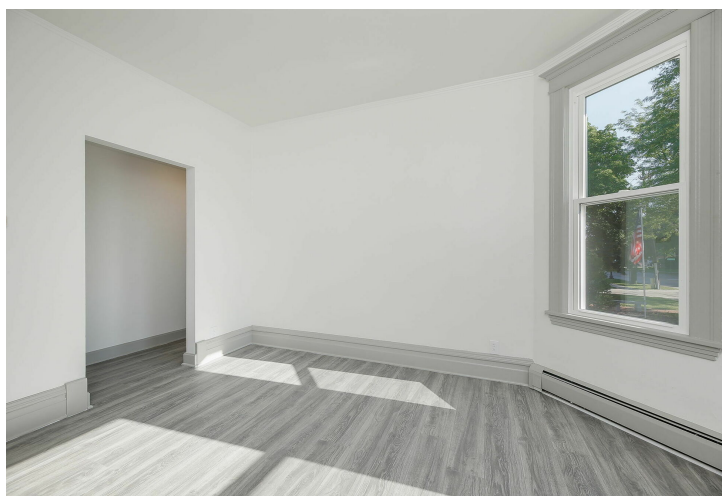
123 2F

123 2R

127 1 F

127 3

123 1F

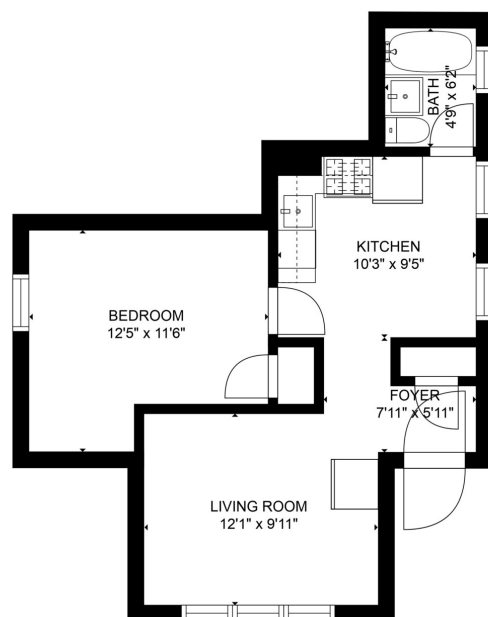


Total scanned area: 552 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



123 1R

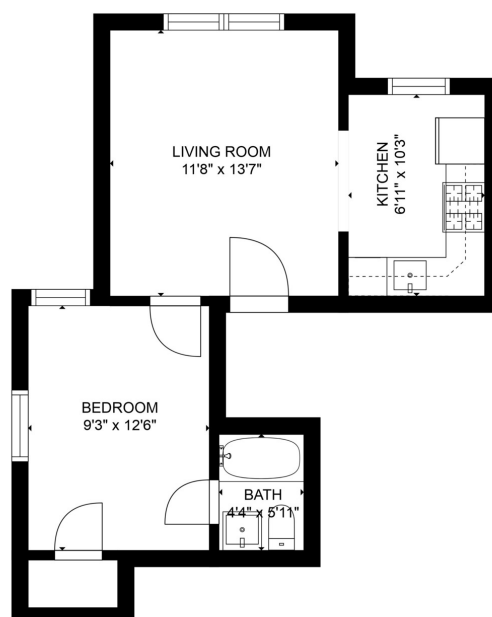
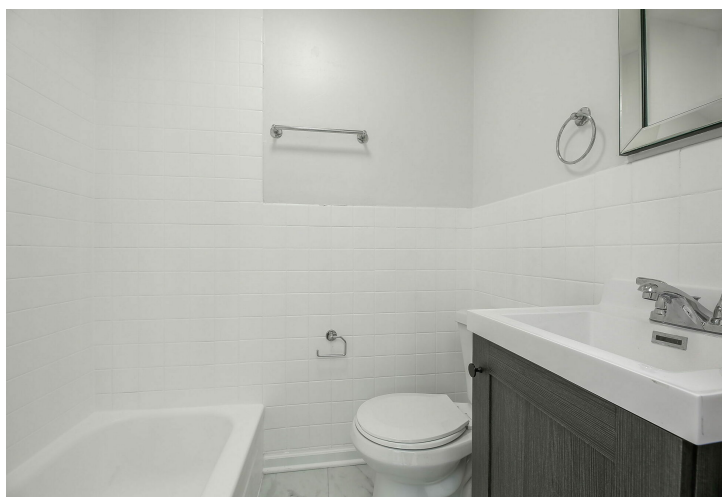


Total scanned area: 526 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



123 2F



Total scanned area: 492 sq. ft

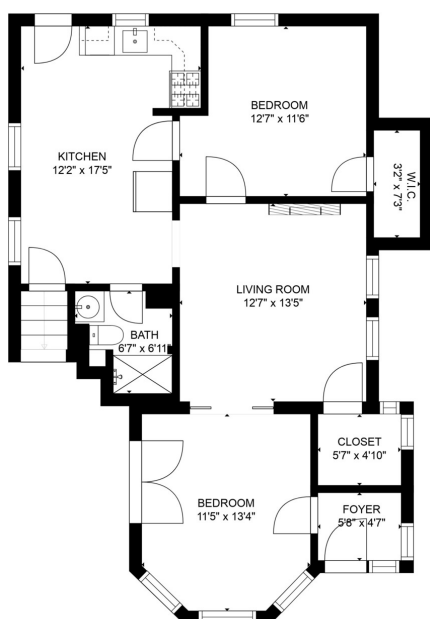
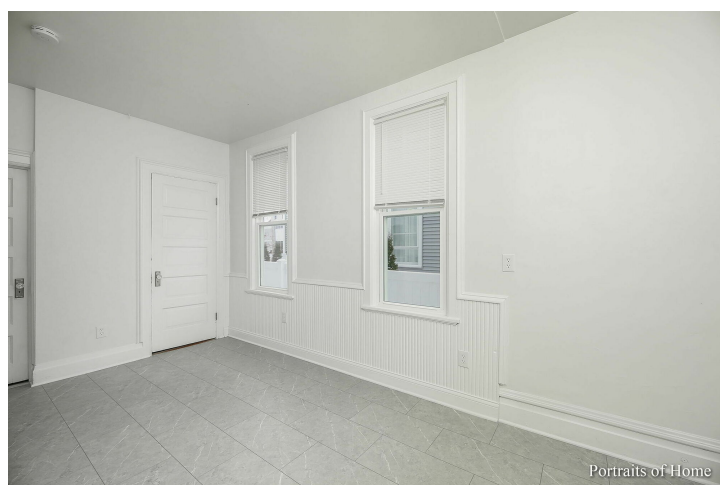
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



123 2R



127 1 F

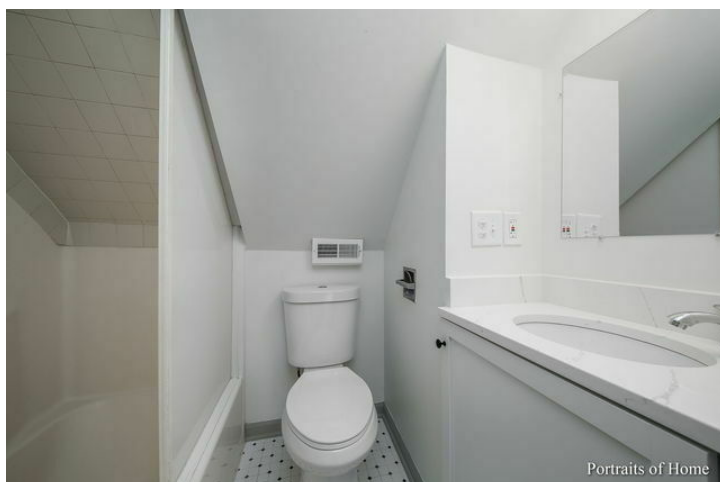


Estimated areas
GLA FLOOR 1: 930 sq. ft, excluded 0 sq. ft
Total GLA 930 sq. ft, total scanned area 930 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



127 3



123 & 127 N WEST ST, WHEATON BUILDINGS

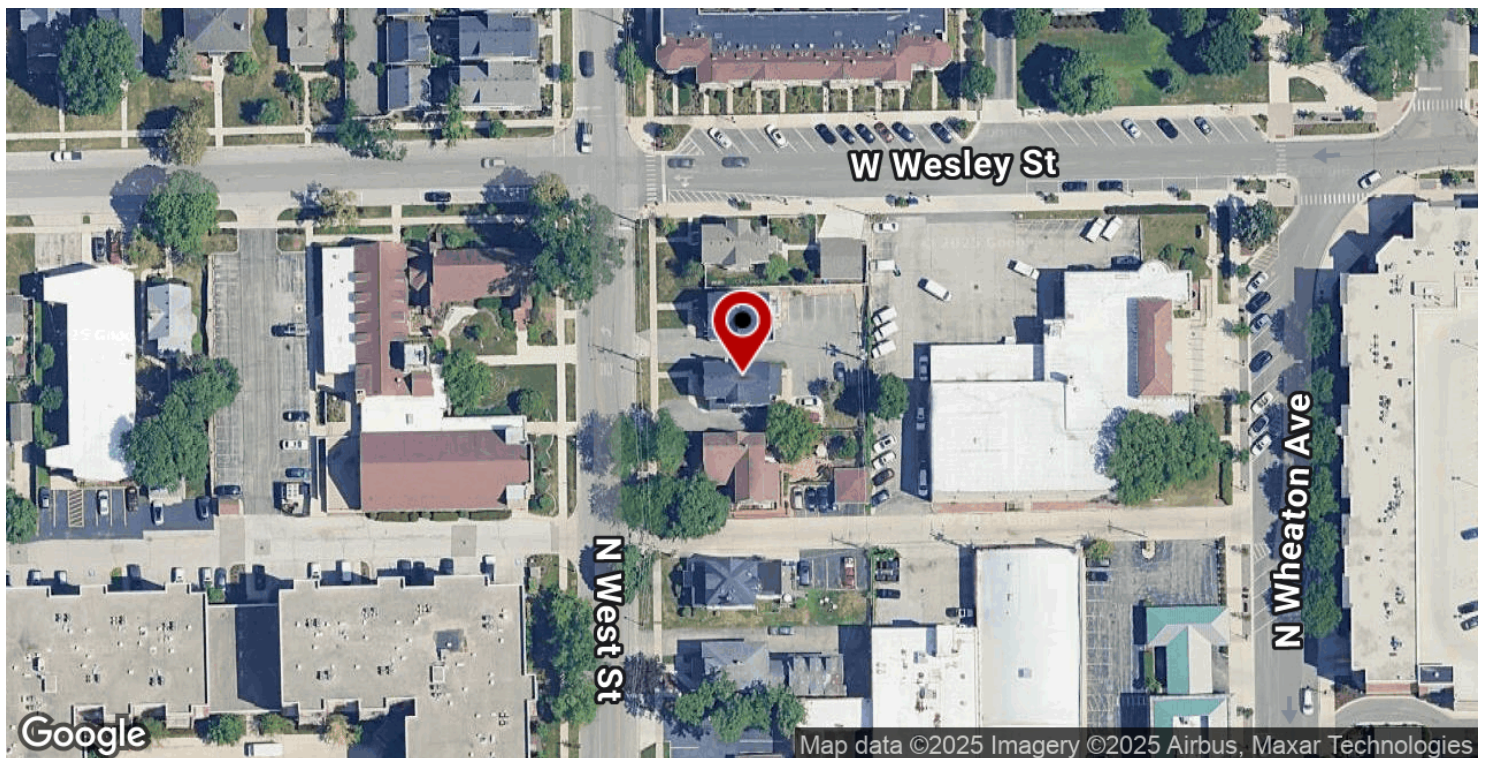
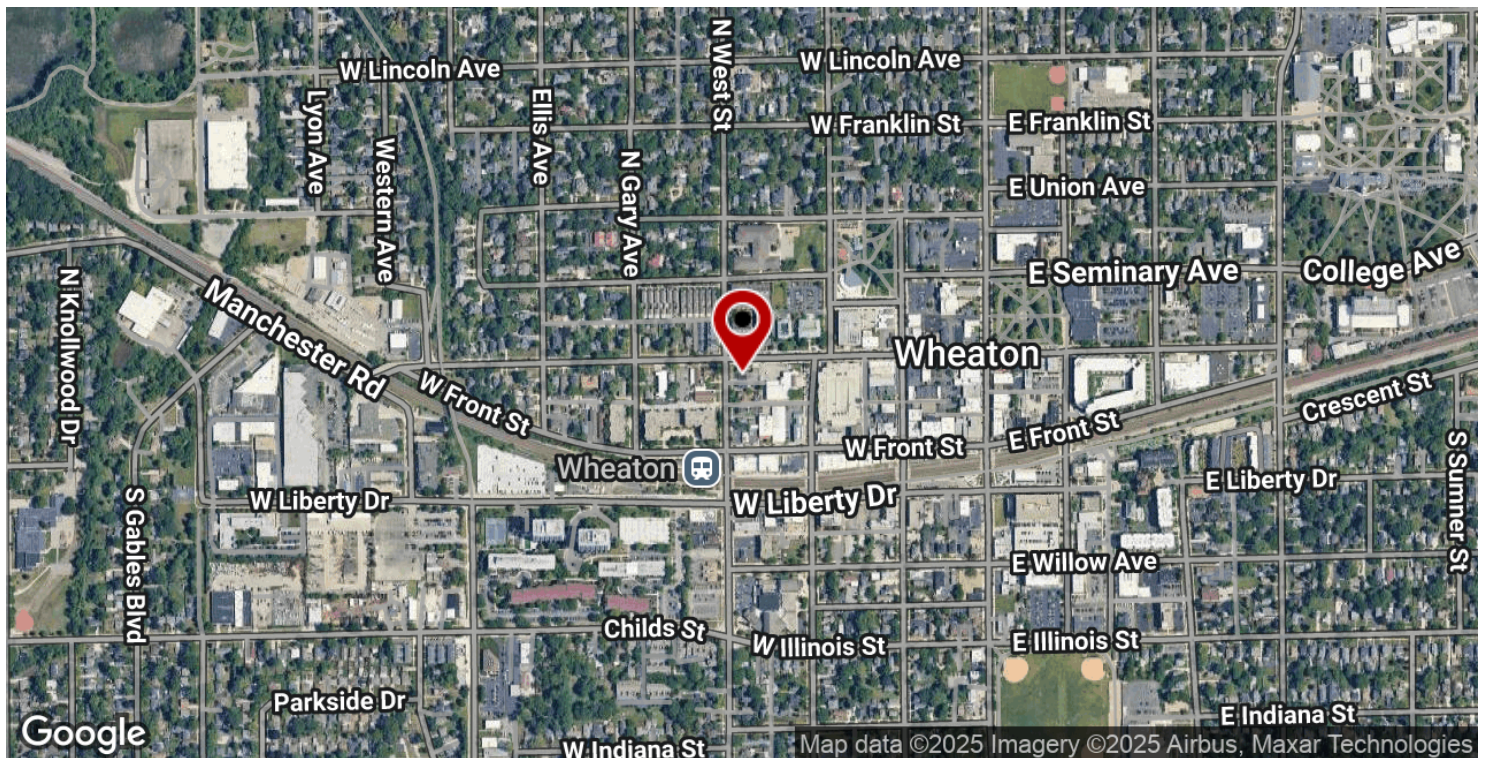
LOCATION INFORMATION

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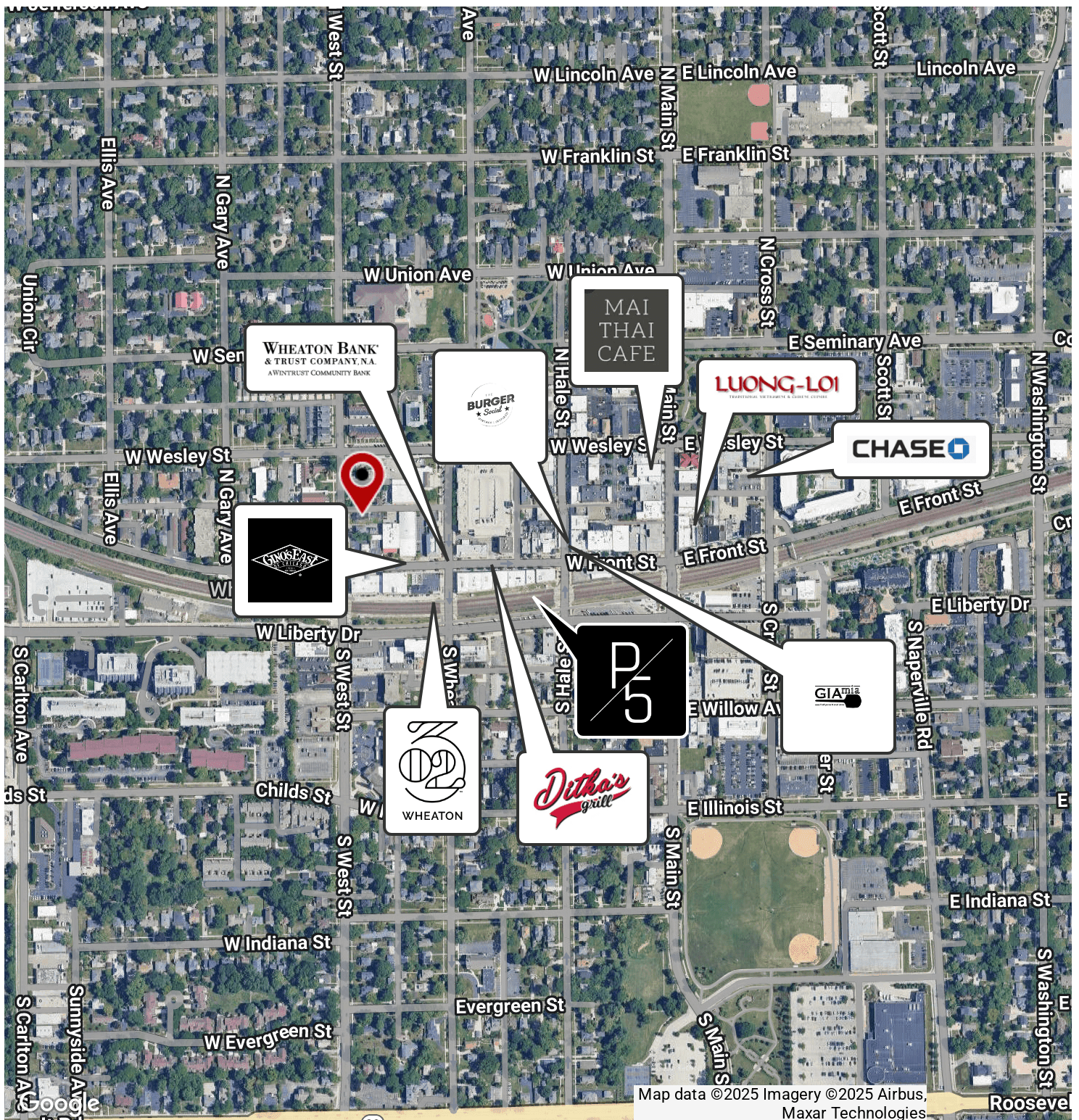
LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



123 & 127 N WEST ST, WHEATON BUILDINGS

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT ROLL

Financial Summary

123-127 N West Wheaton			
Price:	\$1,500,000.00		
	Monthly:	Annual:	
Gross Income:	\$13,350.00	\$160,200.00	\$160,200.00
123 1F	\$1,680.00	\$20,160.00	
123 1R	\$1,650.00	\$19,800.00	
123 2F	\$1,680.00	\$20,160.00	
123 2R	\$1,525.00	\$18,300.00	
127 1	\$2,105.00	\$25,260.00	
127 2F (Studio)	\$1,080.00	\$12,960.00	
127 2R	\$1,805.00	\$21,660.00	
127 3 (Attic)	\$1,625.00	\$19,500.00	
Laundry	\$200.00	\$2,400.00	
Total:	\$13,350.00	\$160,200.00	
Op Exp:			
Taxes	\$1,147.50	\$13,770.00	
Insurance	\$333.33	\$4,000.00	
Scavenger	\$120.00	\$1,440.00	
Gas/Heat	\$500.00	\$6,000.00	
Water	\$300.00	\$3,600.00	
Electric	\$333.33	\$4,000.00	
Lawn/ Snow	\$166.67	\$2,000.00	
M&R	\$534.00	\$6,408.00	
MGMT	\$667.50	\$8,010.00	
VAC	\$400.50	\$4,806.00	
Total Expense		\$54,034.00	\$54,034.00
		Monthly	Annual
NOI		\$8,847.17	\$106,166.00
CAP RATE	7.08%		
GRM	9.4		



Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE START	LEASE END
123 1F	1	1	\$1,680	\$1,595	10/01/2025	09/30/2026
123 1R	1	1	\$1,650	\$1,595	10/01/2025	9/30/2026
123 2F	1	1	\$1,680	\$1,650	04/30/2025	04/30/2026
123 2R	1	1	\$1,525	\$1,495	08/18/2025	08/31/2026
127 1F	2	1	\$2,105	\$2,025	08/06/2024	07/31/2026
127 2F	-	1	\$1,080	\$1,050	05/24/2025	05/31/2026
127 2R	2	1	\$1,805	\$1,725	07/15/2024	07/31/2026
127 3	2	1	\$1,625	\$1,595	12/27/2023	02/28/2026
TOTALS			\$13,150	\$12,730		
AVERAGES			\$1,644	\$1,591		



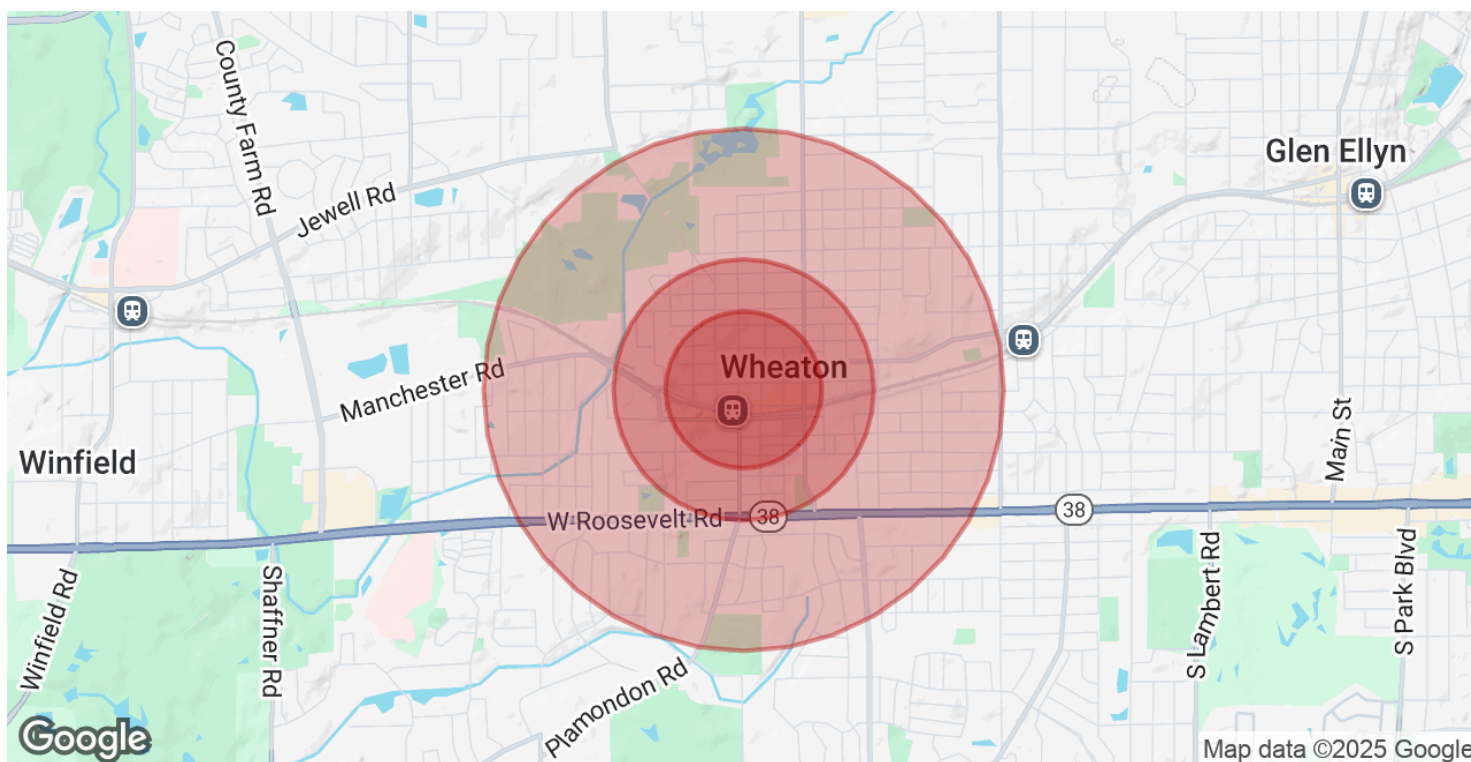
123 & 127 N WEST ST, WHEATON BUILDINGS

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,810	4,098	15,790
Average Age	42	42	38
Average Age (Male)	41	41	38
Average Age (Female)	43	43	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	801	1,741	5,557
# of Persons per HH	2.3	2.4	2.8
Average HH Income	\$176,917	\$185,112	\$169,890
Average House Value	\$485,084	\$501,369	\$529,852

Demographics data derived from AlphaMap

