

OFFICE BUILDING FOR SALE

1110 Arbor Drive

Decatur, IL 62526

**MAIN
PLACE**
REAL ESTATE

PRESENTED BY

Zane Peterson || 217.422.3335

1110 Arbor Drive

Decatur, IL 62526



OFFERING SUMMARY

Sale Price:	\$479,000
Building Size:	4,996 SF
Lot Size:	1.79 Acres
Price / SF:	\$95.88
Cap Rate:	8.8%
NOI:	\$42,160
Year Built:	1999
Renovated:	2021
Zoning:	BUS

PROPERTY OVERVIEW

Investment Opportunity - Excellent Neighborhood Office Building. Built in 1999 and situated on large corner lot in high neighborhood traffic corridor. Close proximity to the mall, quality residential housing, restaurants, and I-72 interstate! Four office spaces total, all occupied. New roof and parking lot resurface in 2020. Many units have been remodeled in recent years. Excess land available on north end of lot, perfect for a second building development. Contact commercial broker for all details and inquiries!



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Managing Broker, CCIM
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INCOME SUMMARY

Vacancy Cost	\$0
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NET INCOME	\$62,156
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EXPENSES SUMMARY

Property Taxes	\$11,781
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Insurance	\$2,002
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Lawn Care & Snow Removal	\$3,405
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Repairs Maintenance*	\$976
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Utilities	\$531
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Trash Removal	\$893
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OPERATING EXPENSES	\$19,588
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NET OPERATING INCOME	\$42,161
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INVESTMENT OVERVIEW

Price	\$479,000
Price Per SF	\$96
Price Per Unit	\$119,750
GRM	7.71
CAP Rate	8.80%
Cash-On-Cash Return (Yr 1)	8.80%
Total Return (Yr 1)	\$42,161

OPERATING DATA

Gross Scheduled Income	\$62,156
Total Scheduled Income	\$62,156
Gross Income	\$62,156
Operating Expenses	\$19,588
Net Operating Income	\$42,161
Pre-Tax Cash Flow	\$42,161

FINANCING DATA

Down Payment	\$479,000
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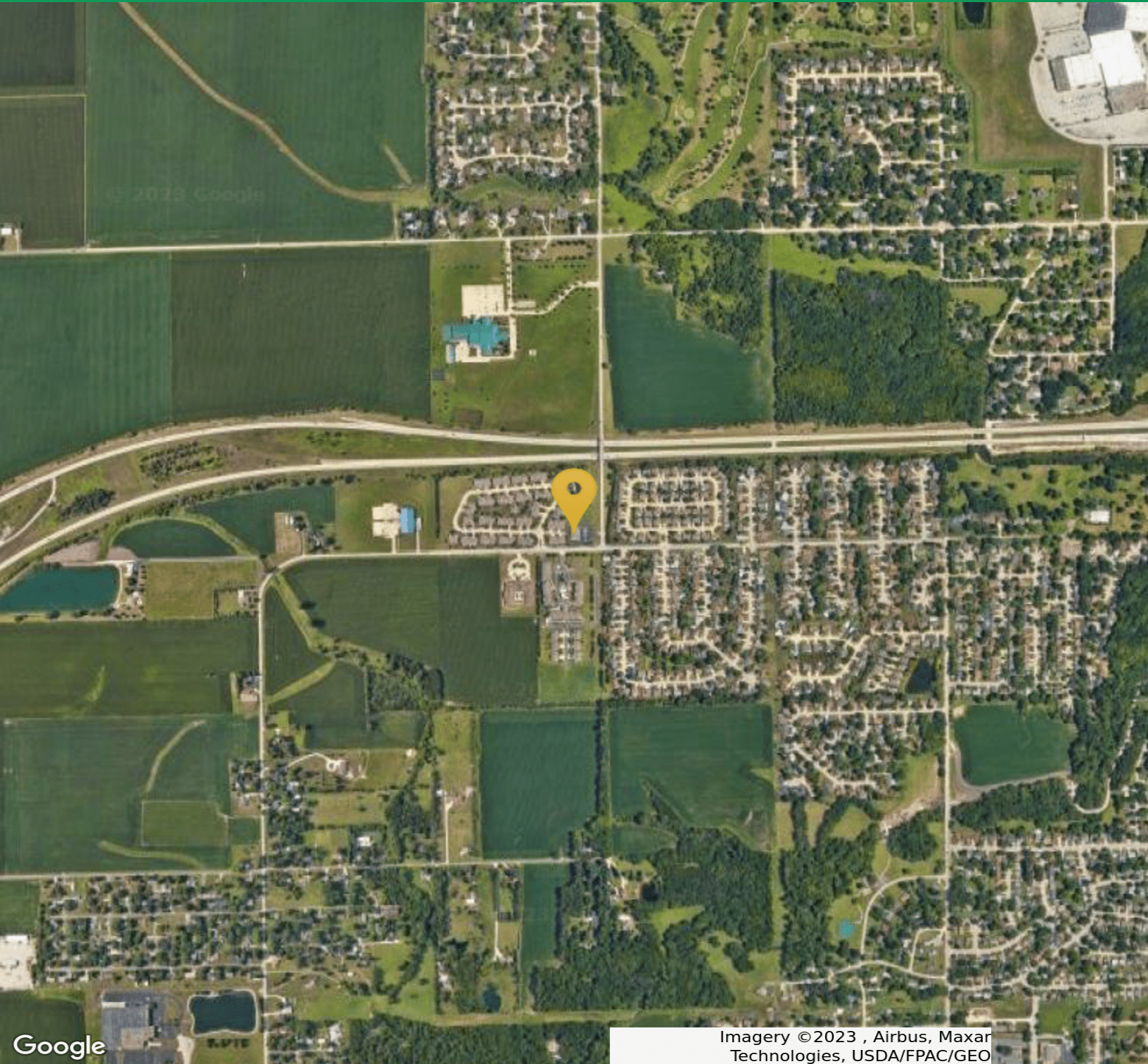


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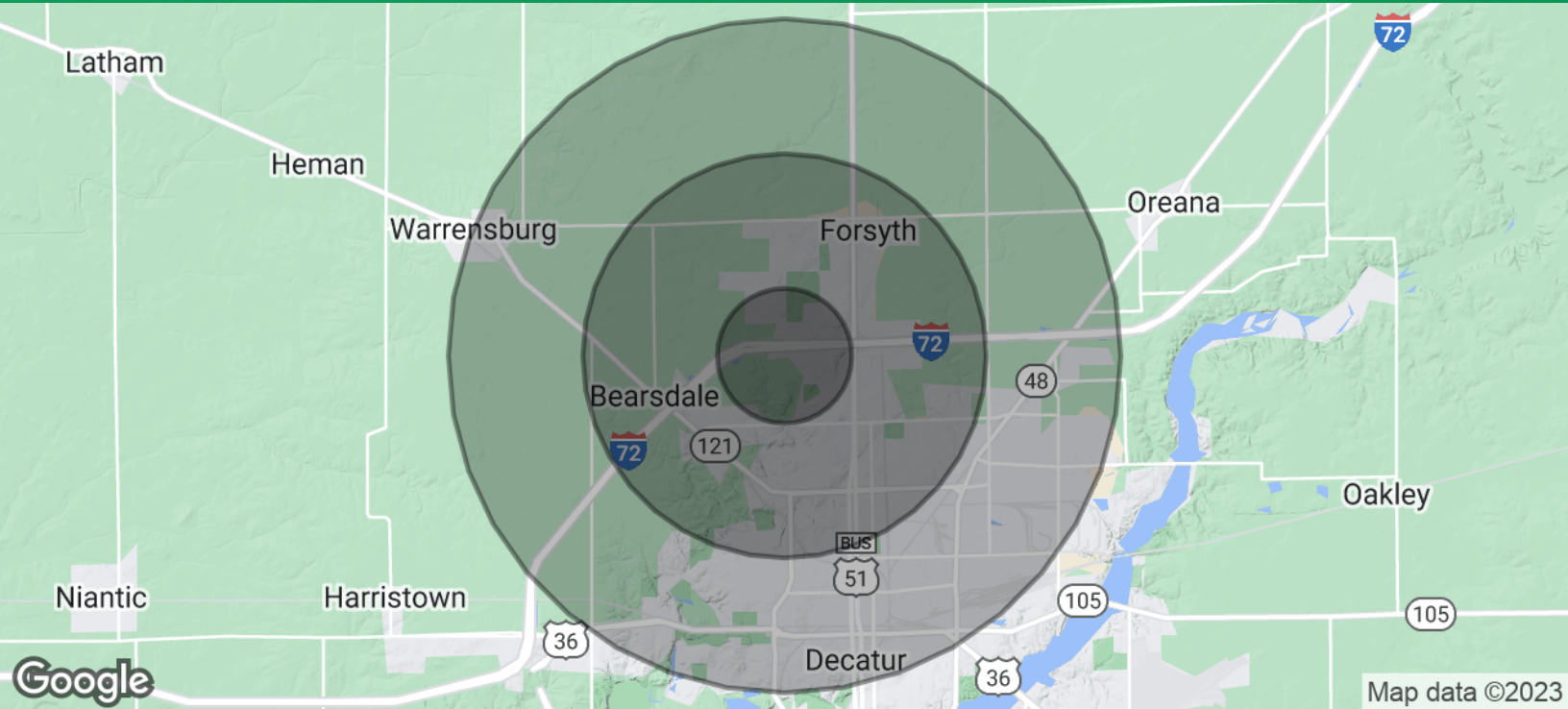
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,697	24,029	64,087
Average Age	47.3	44.1	38.1
Average Age (Male)	45.1	41.8	37.2
Average Age (Female)	47.7	45.6	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,233	10,320	25,453
# Of Persons Per HH	2.2	2.3	2.5
Average HH Income	\$71,727	\$61,696	\$54,879
Average House Value	\$258,759	\$134,088	\$132,180

* Demographic data derived from 2020 ACS - US Census



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT WITH BROKERS BELOW FOR MORE DETAILS.



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