

# MULTI FAMILY INVESTMENT

## FULLY OCCUPIED

105 N Depot St Somonauk, IL 60552



**SALE PRICE**

**\$479,000**

**Nick Ferro**

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# 10 UNIT MULTI FAMILY

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## PROPERTY DESCRIPTION

This exceptional property presents a prime opportunity for a savvy multifamily/mid-rise investor. With 10 units offering versatile living spaces, this historic gem, originally built in 1920 stands as a testament to enduring quality. Zoned INC and enjoying full occupancy, this investment promises immediate returns as well as the opportunity for additional returns through increased rents. Investors seeking a lucrative addition to their portfolio will appreciate the stability, appeal, and potential for further growth offered by this meticulously maintained property.

## PROPERTY HIGHLIGHTS

- - 6,000 SF building with 10 units
- - Built in 1920, renovated in 2019
- - Zoned INC for flexible use
- - Located in the desirable Somonauk area
- - Currently at 100% occupancy
- - Upside potential from below market rents

## OFFERING SUMMARY

Sale Price:	\$479,000
Number of Units:	10
Lot Size:	8,729 SF
Building Size:	6,000 SF
NOI:	\$36,219.17
Cap Rate:	7.56%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	606	855
Total Population	869	1,523	2,171
Average HH Income	\$103,131	\$103,361	\$104,374

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# PHOTOS

**105 N DEPOT ST**  
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# LOCATION

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# UNIT MIX

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	MIN RENT	MAX RENT	MARKET RENT
Studio	-	1	2	20%	\$475	\$610	\$650
1 BDRM	1	1	6	60%	\$685	\$725	\$1,050
2 BDROM	2	1	2	20%	\$775	\$775	\$1,150
TOTALS/AVERAGES			10	100%	\$661	\$712	\$990



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# RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	-	1	\$475	\$650	8/30/2026
2	1	1	\$655	\$1,050	MTM
3	1	1	\$725	\$1,050	MTM
4	1	1	\$710	\$1,050	MTM
5	1	1	\$725	\$1,050	9/30/2026
6	2	1	\$750	\$1,150	MTM
7	2	1	\$775	\$1,150	MTM
8	1	1	\$710	\$1,050	MTM
9	-	1	\$610	\$650	MTM
10	1	1	\$685	\$1,050	MTM
<b>TOTALS</b>			<b>\$6,820</b>	<b>\$9,900</b>	



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# SALE

## 105 N DEPOT ST

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### INCOME SUMMARY

### 2025 ACTUAL/PROJECTED

### 105 N DEPOT - PROFORMA

Market Rental Income	\$80,635	\$118,800
Vacancy Cost	(\$2,645)	(\$9,504)
<b>GROSS INCOME</b>	<b>\$77,990</b>	<b>\$109,296</b>

### EXPENSES SUMMARY

### 2025 ACTUAL/PROJECTED

### 105 N DEPOT - PROFORMA

Repairs & Maintenance	\$3,000	\$5,940
Utilities	\$19,500	\$20,000
Property Taxes	\$8,271	\$8,300
Insurance	\$7,000	\$6,300
Prop Mgmt/Legal	\$4,000	\$9,504
CapEx	-	\$11,880
<b>OPERATING EXPENSES</b>	<b>\$41,771</b>	<b>\$61,924</b>

### NET OPERATING INCOME

**\$36,219**

**\$47,372**



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