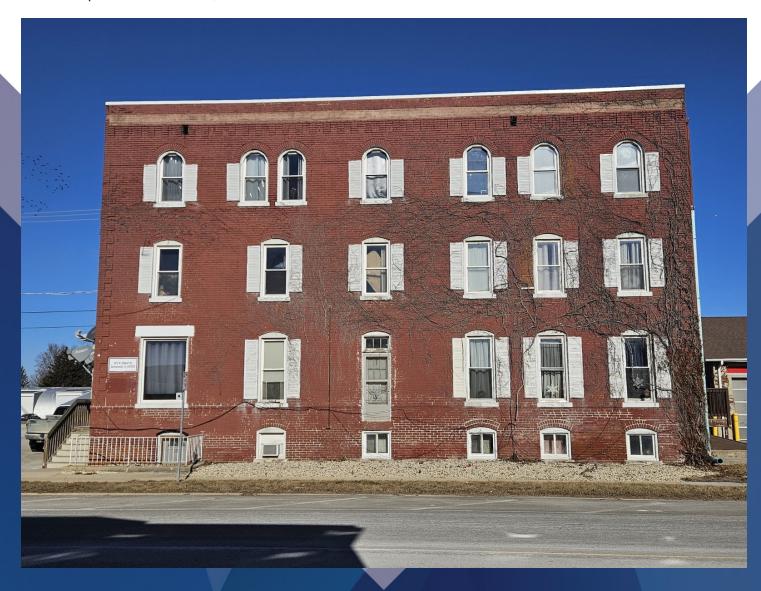
## MULTI FAMILY INVESTMENT

## **FULLY OCCUPIED**

105 N Depot St Somonauk, IL 60552



**SALE PRICE** 

\$479,000



## 10 UNIT MULTI FAMILY 105 N DEPOT ST 105 N DEPOT ST 105 N Depot St Somonauk, IL 60552



#### 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

**Nick Ferro** 

(815) 405-3679 nferro@cbcregroup.com



## PHOTOS

105 N Depot St Somonauk, IL 60552













Nick Ferro (815) 405-3679 nferro@cbcregroup.com



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#### **Nick Ferro**

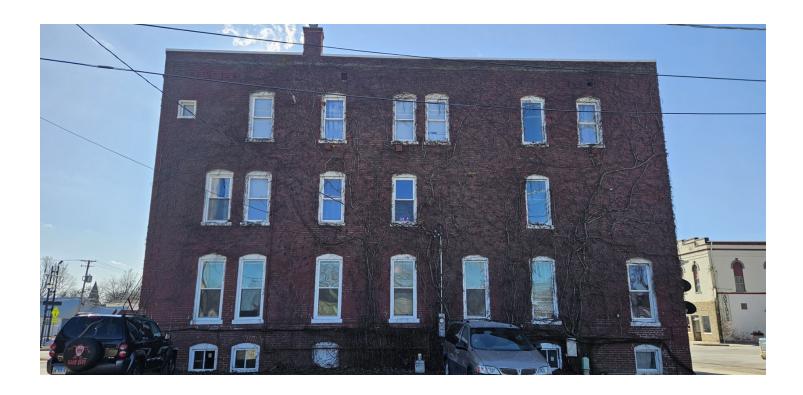
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# UNIT MIX

105 N Depot St Somonauk, IL 60552

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





# RENT ROLL

105 N Depot St Somonauk, IL 60552

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
TOTALS			\$6,820	\$9,900	





## SALE

105 N Depot St Somonauk, IL 60552

INCOME SUMMARY	2025 ACTUAL/PROJECTED	105 N DEPOT - PROFORMA
Market Rental Income	\$80,635	\$118,800
Vacancy Cost	(\$2,645)	(\$9,504)
GROSS INCOME	\$77,990	\$109,296
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
OPERATING EXPENSES	\$41,771	\$61,924
NET OPERATING INCOME	\$36,219	\$47,372





