

# 727 E Chestnut St, Canton, IL, 61520

Offering Memorandum

Purchase Price: \$180,000

Duplex Investment Opportunity - Tenant Occupied  
SFR | Strong Cap Rate (Current = 11.6% | Pro Forma = 12.5%)

Investment Summary

We are pleased to present a fully leased duplex investment opportunity offering immediate cash flow and long-term upside. Located in a stable rental market, this property features two well-maintained residential units with separate layouts, attracting a diverse tenant base. With both units currently rented, investors can benefit from income stability and the potential for increased rents through light improvements or lease renewals.

Property Type: Duplex  
Unit Mix:  
Unit 1: 2 bedrooms, 1 bathroom — rented at \$940/month (Partially Furnished)  
Unit 2: 3 bedrooms, 1 bathroom — rented at \$1,200/month (Partially Furnished)  
Occupancy: 100% leased  
Monthly Gross Rent: \$2,140  
Tenant Utilities: Tenants pay Electric, Gas  
Landlord Expenses: Minimal — primarily water, trash, taxes, and insurance (if applicable)  
Condition: Good overall, with potential for cosmetic upgrades  
Market Insight: Strong rental demand supports ongoing occupancy and possible future rent growth

Property Highlights

Fully Leased: Both units rented, generating consistent monthly income  
Mixed Unit Layout: Appeals to a wider tenant pool — families, roommates, or individuals  
Tenant-Paid Utilities: Reduces operational costs and increases net income  
Value-Add Potential: Light cosmetic improvements could justify higher rents upon renewal  
Reliable Market: Located in a high-demand rental area with limited housing supply  
Stable Asset: Ideal for investors seeking low-maintenance, income-generating property

Investment Rationale

This duplex offers a solid opportunity for investors focused on cash flow and long-term value growth. The current rental income of \$2,140/month provides strong immediate returns, with additional upside potential through rent increases or minor upgrades. With tenants covering their own utilities and a fully occupied property, the investment delivers a strong cap rate and reduced management overhead — making it a compelling addition to any real estate portfolio.



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List of potential work / repairs

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Known potential repairs:

Put concrete in both sides of the basement - currently one side concrete base, the other is dirt based. Adds additional storage for tenants in Apt 2.  
Drywall repair in hallway of Apt 1 from a leak which was resolved.

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**Financials & Income Statement** - Based on R-10 months (Nov 24 - Aug 25)

	Current (R10)		ProForma	
	Monthly Operating	Annual Operational	Monthly Operating	Annual Operational
<b>INCOME</b>				
Rents (Based on Current Occupancy)	2,140	25,680	2,280	27,360
<b>Total Rental Income</b>	<b>\$ 2,140</b>	<b>\$ 25,680</b>	<b>\$ 2,280</b>	<b>\$ 27,360</b>
<b>TOTAL INCOME</b>	<b>\$ 2,140</b>	<b>\$ 25,680</b>	<b>\$ 2,280</b>	<b>\$ 27,360</b>
<b>OPERATING EXPENSES</b>				
General Repairs & Maintenance	68	820	68	820
Gardening & Landscaping	17	204	17	204
<b>Total Repairs &amp; Maintenance</b>	<b>\$ 85</b>	<b>\$ 1,024</b>	<b>\$ 85</b>	<b>\$ 1,024</b>
Rental Dwelling	60	720	60	720
<b>Total Insurance</b>	<b>\$ 60</b>	<b>\$ 720</b>	<b>\$ 60</b>	<b>\$ 720</b>
Property Taxes	174	2,084	174	2,084
<b>Total Taxes</b>	<b>\$ 174</b>	<b>\$ 2,084</b>	<b>\$ 174</b>	<b>\$ 2,084</b>
Electric	-	-	-	-
Garbage & Recycling	-	-	-	-
Water & Sewer	84	1,009	84	1,009
<b>Total Utilities</b>	<b>\$ 84</b>	<b>\$ 1,009</b>	<b>\$ 84</b>	<b>\$ 1,009</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 403</b>	<b>\$ 4,837</b>	<b>\$ 403</b>	<b>\$ 4,837</b>
<b>NET OPERATING INCOME</b>	<b>\$ 1,737</b>	<b>\$ 20,843</b>	<b>\$ 1,877</b>	<b>\$ 22,523</b>

**ProForma** includes the following assumptions: Rent increased to \$980 & \$1300 a month. One apartment was previously rented for \$1400 by previous owner. We reduced it when tenant was having trouble paying and we did not have time to switch tenants at that point.

**Current** is calculated from the months Nov 24 - Aug 25 (BW Properties Ownership) average monthly expenses.

**Updates:** Newer Washer & Dryers, Repaired Leak around siding / soffit, repaired foundation footer.

Tenant pays all utilities except water which is paid by landlord.

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Rent Roll as of September 9th 2025

Unit	Bed / Bath	Current Tenant	Rent	Deposit	Balance Due	Move-In	Lease Start	Lease Expires
727 E Chestnut Street								
Apt 1	2 / 1	Dylan Wright	940.00	895.00	-	6/30/2024	11/01/2024	9/30/2025
Apt 2	3 / 1	Pending	1,200.00	1,200.00	-	10/1/2025	10/1/2025	10/1/2026
TOTAL		Occupancy: 100%	940.00	895.00	-			