

FOR SALE

FULLY LEASED 7-UNIT MULTIFAMILY INVESTMENT IN PRIME CARY, ILLINOIS LOCATION

109 Cary St Cary, IL 60013



PROPERTY DESCRIPTION

Proano Commercial Group is proud to present Cary Street Apartments, a two-story, seven-unit multifamily property located in the heart of Cary, Illinois. This well-maintained building features a mix of two studios and five one-bedroom, one-bathroom apartments. The property offers several appealing features such as hardwood floors, on-site laundry facilities, and a 100% occupancy rate, providing a stable income stream for investors. Several units have been recently updated, enhancing their appeal to tenants. Studio D has a newly renovated bathroom, new appliances, cabinets, and flooring. Unit 106 C boasts a patio and a newly renovated bathroom, while Studio B features a new refrigerator and flooring. Additionally, the property includes a 408-square-foot basement area available for rent. Located just 200 feet from the Metra station, residents enjoy a quick three-minute walk to downtown Cary. The property's central location offers excellent accessibility to major transportation routes and nearby retail centers. Tenants are responsible for water and electricity, while the landlord covers heating and cooking gas.

OFFERING SUMMARY

Sale Price:	\$875,000
Number of Units:	7
Lot Size:	0.13 Acres
Building Size:	3,600 SF
NOI:	\$58,164.08
Cap Rate:	6.65%

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LOCATION DESCRIPTION

The Village of Cary spans 5.9 square miles and is home to a population of 17,830. It is surrounded by a network of vibrant communities, with the Village of Algonquin to the south, the City of Crystal Lake to the northwest, the Village of Lake in the Hills to the west, Oakwood Hills to the north, and Fox River Grove to the east. The scenic Fox River forms Cary's southern boundary, adding to the village's natural charm. The property is conveniently located near residential and commercial properties, offering excellent access to both local amenities and business opportunities. Cary is a recipient of the prestigious Governor's Hometown Award and has been recognized as a Tree City USA community since 2008. With its unique small-town character, Cary provides abundant opportunities for both residents and businesses, making it an ideal location for growth and community engagement.

HIGHLIGHTS

- 100% occupancy offering stable, reliable cash flow.
- Seven-unit property with a mix of two studios and five one-bedroom/one-bathroom units.
- Recently updated units featuring new appliances, renovated bathrooms, and modern flooring.
- Two units with private balconies for added tenant appeal.
- On-site laundry facility and private parking for tenant convenience.
- 408 sq. ft. unfinished basement with potential for additional income (storage or office space).
- Prime location just 200 feet from the Metra station; 3-minute walk to downtown Cary.
- Easy access to major transportation routes and nearby retail centers.
- Tenant-paid water and electricity, reducing landlord expenses.
- Well-maintained building, ideal for a low-maintenance investment

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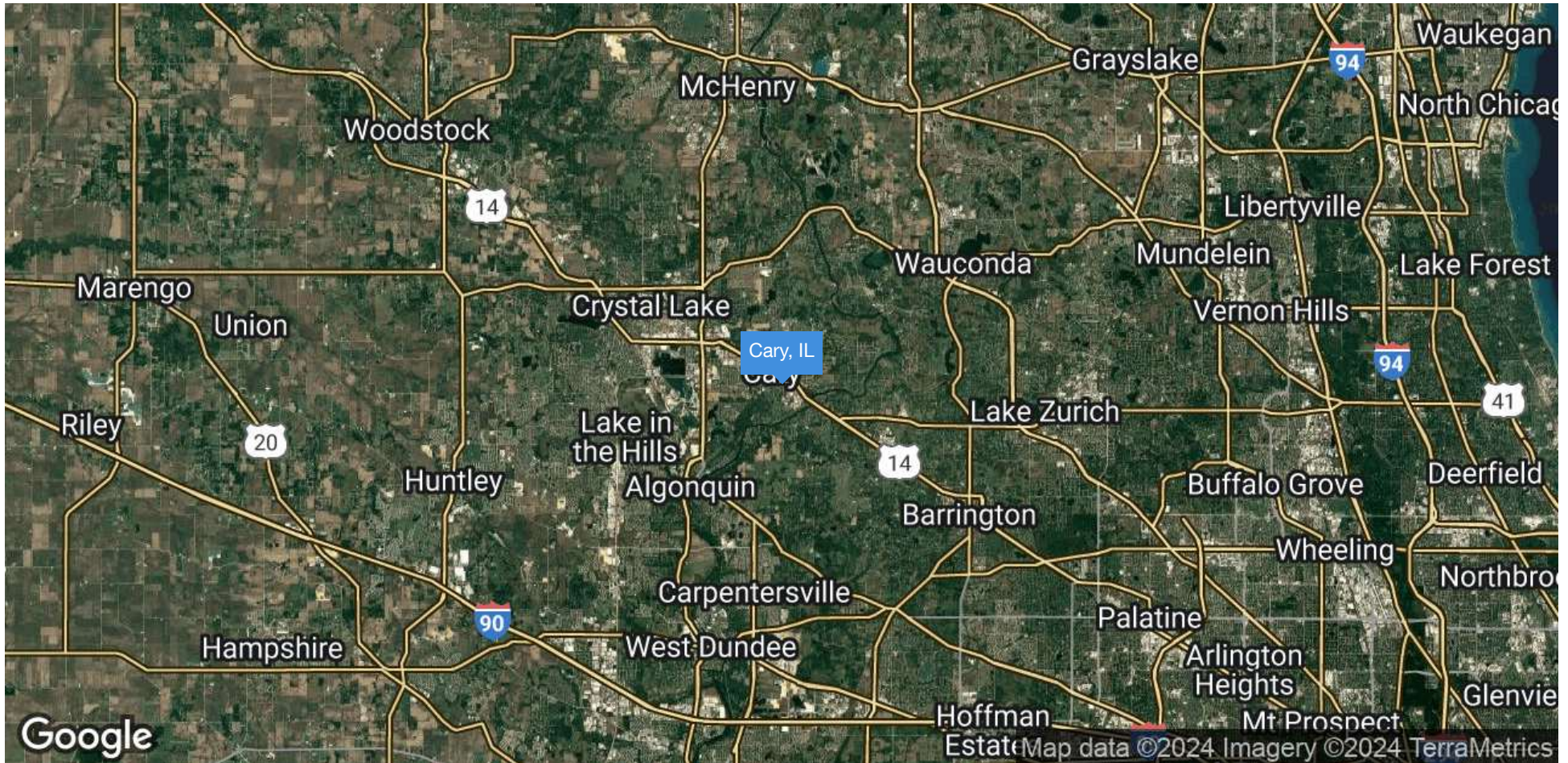


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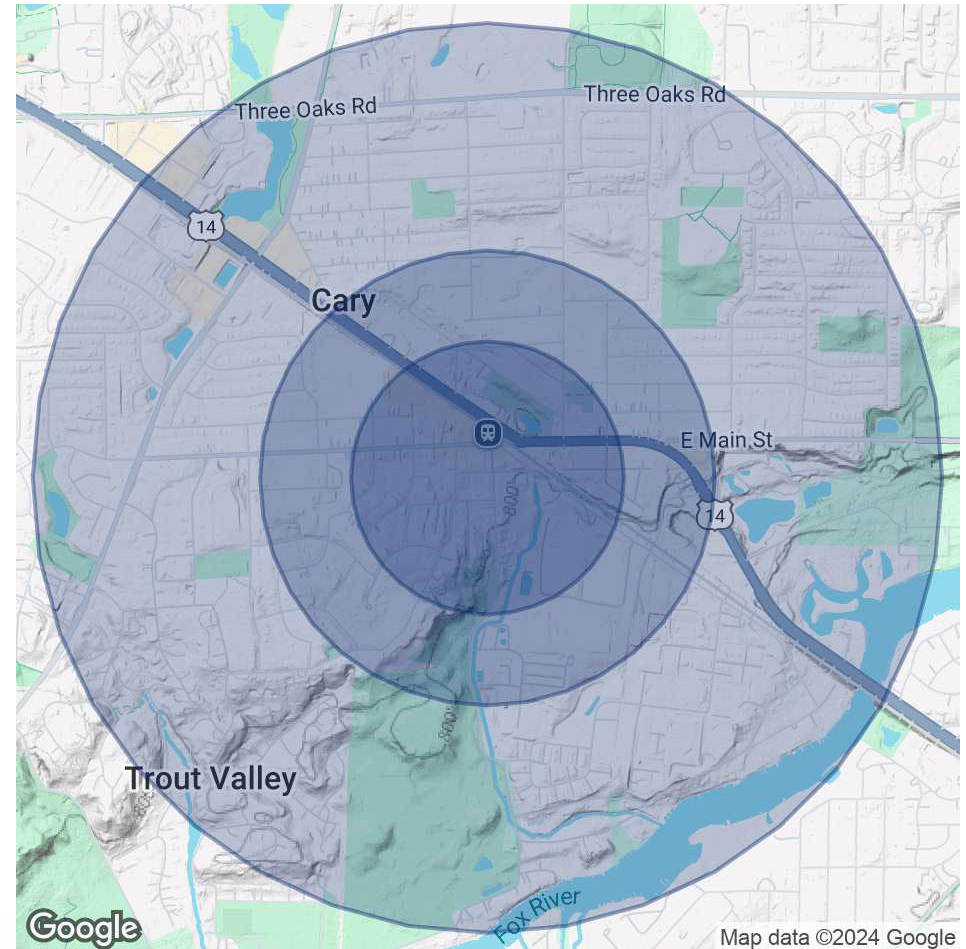
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	820	2,503	8,588
Average Age	41	40	41
Average Age (Male)	40	39	39
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	320	943	3,193
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$120,573	\$126,514	\$128,871
Average House Value	\$286,106	\$283,050	\$295,273

Demographics data derived from AlphaMap



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