

6-Unit Portfolio | Elk Grove Village

450 Perrie Drive



Shamar Brossard

Lic. R.E. Broker

Principal of The Integer Group

M: 815.893.9535

O: 847.306.6158

shamar.brossard@compass.com

COMPASS
COMMERCIAL

450 PERRIE DRIVE ELK GROVE VILLAGE, IL 60007 EXECUTIVE SUMMARY



6 UNITS - PINS:

08-27-102-102-1061
08-27-102-102-1062
08-27-102-102-1063
08-27-102-102-1064
08-27-102-102-1065
08-27-102-102-1066

FULLY LEASED

BUILT
1984

FOR SALE
\$900,000

PROPERTY DESCRIPTION

Income-producing 6-unit multifamily portfolio located in the highly desirable Elk Grove Village submarket. This income-producing asset features a strong unit mix consisting of two 1-bedroom/1-bath units on the first floor and four 2-bedroom/1-bath units across the second and third floors, appealing to a broad tenant base. Each unit offers private balcony access, enhancing tenant satisfaction and retention.

The property includes an on-site laundry facility, providing additional income potential and convenience for residents. The building has been consistently leased, reflecting strong rental demand in this established residential area.

This offering presents an excellent opportunity to acquire a turnkey multifamily asset in a supply-constrained, high-demand suburb with proximity to major employment corridors, transportation, and retail amenities. The portfolio is being offered as a single package, ideal for investors seeking scale, stability, and long-term appreciation potential.

Four of the units are month-to-month rentals currently leased below market value, providing an immediate opportunity for a new investor-owner to implement strategic rent increases upon renewal. This near-term rent growth potential offers a clear path to boosting net operating income (NOI) and enhancing overall property returns, making this an attractive value-add play within a stable, high-demand submarket.

COMPASS
COMMERCIAL

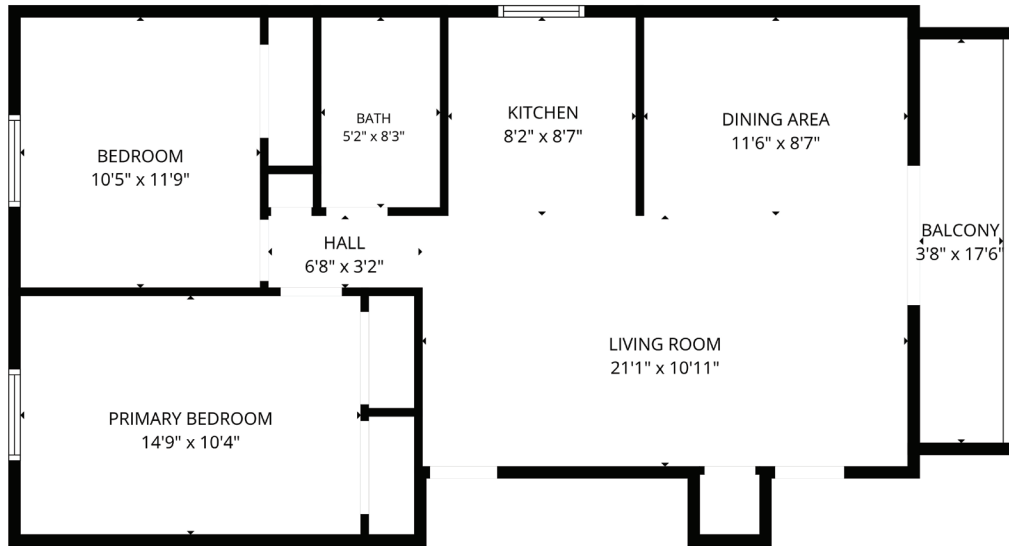
450 PERRIE DRIVE
ELK GROVE VILLAGE, IL 60007
FINANCIALS- RENT ROLL

UNIT	BEDROOMS	MONTHLY RENT	ANNUAL RENT	LEASE END
101	1	\$1450	\$17,400	August 2027
102	1	\$1000	\$12,000	Month to Month
201	2	\$1230	\$14,760	Month to Month
202	2	\$1165	\$13,980	Month to Month
301	3	\$1100	\$13,200	Month to Month
302	3	\$1595	\$19,140	September 2027

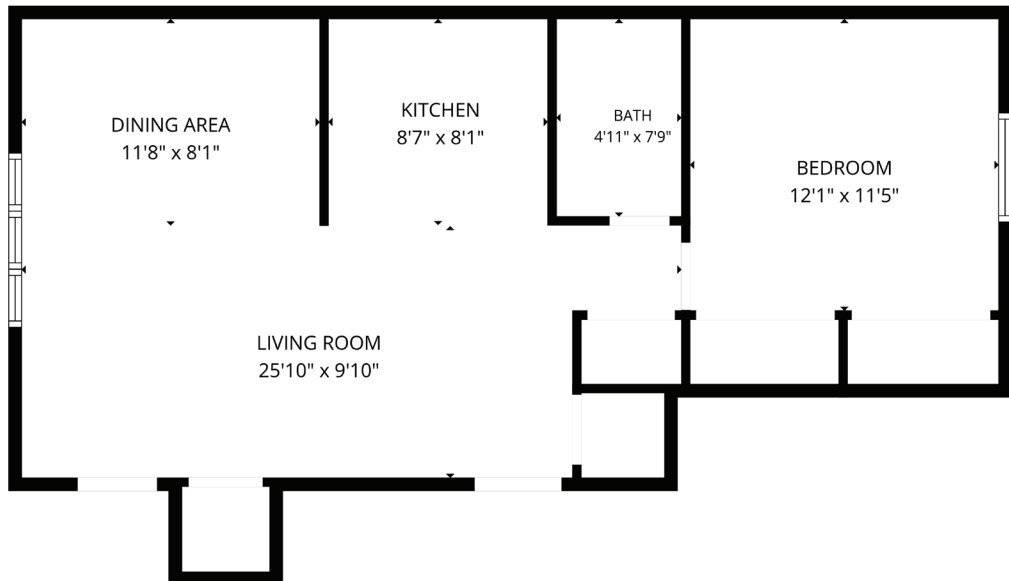
450 PERRIE DRIVE
ELK GROVE VILLAGE, IL 60007
FINANCIALS- INCOME & EXPENSES

BASE RENTAL INCOME	\$90,480
LAUNDRY INCOME	\$1,080
GROSS INCOME	\$91,560
OPERATING EXPENSES	
REAL ESTATE TAXES	\$17,690
ELECTRIC	\$3,925
HOA	\$7,200
TOTAL OPERATING EXPENSES	\$28,815
NET OPERATING INCOME	\$62,745

450 PERRIE DRIVE
ELK GROVE VILLAGE, IL 60007
FLOOR PLANS



TOTAL: 809 sq. ft
1st floor: 809 sq. ft
EXCLUDED AREAS: BALCONY: 64 sq. ft, WALLS: 69 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



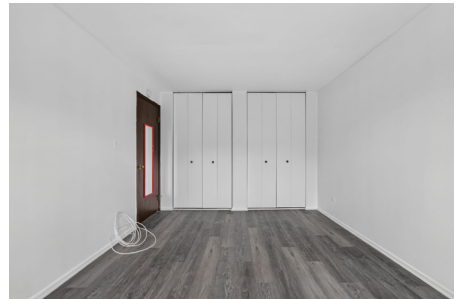
TOTAL: 652 sq. ft
1st floor: 652 sq. ft
EXCLUDED AREAS: WALLS: 61 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

COMPASS
COMMERCIAL

450 PERRIE DRIVE
ELK GROVE VILLAGE, IL 60007
PHOTOGRAPHY - UNIT 101



450 PERRIE DRIVE
ELK GROVE VILLAGE, IL 60007
PHOTOGRAPHY - UNIT 302





Shamar Brossard

Lic. R.E. Broker

Principal of The Integer Group

M: 815.893.9535

O: 847.306.6158

shamar.brossard@compass.com

760 W Main Street, Suite 110

Barrington IL 60010