

MULTI FAMILY INVESTMENT

FULLY OCCUPIED

105 N Depot St Somonauk, IL 60552



SALE PRICE

\$515,000

Nick Ferro

(815) 405-3679

nferro@cbcregroup.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP**

10 UNIT MULTI FAMILY

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 and thoughtfully updated in 2019, 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

OFFERING SUMMARY

Sale Price:	\$515,000
Number of Units:	10
Lot Size:	8,729 SF
Building Size:	6,000 SF
NOI:	\$39,706.00
Cap Rate:	7.71%

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

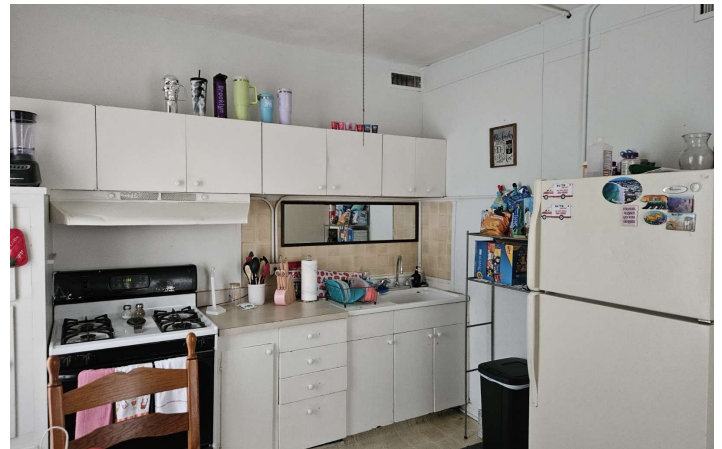
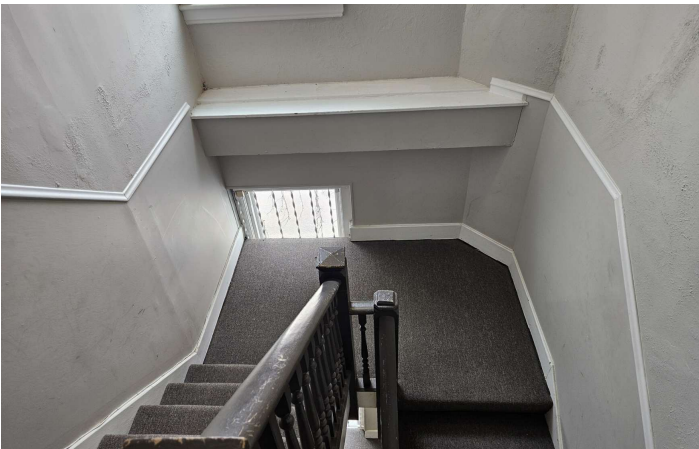
Nick Ferro
(815) 405-3679
nferro@cbcregroup.com



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

PHOTOS

105 N DEPOT ST
105 N Depot St Somonauk, IL 60552



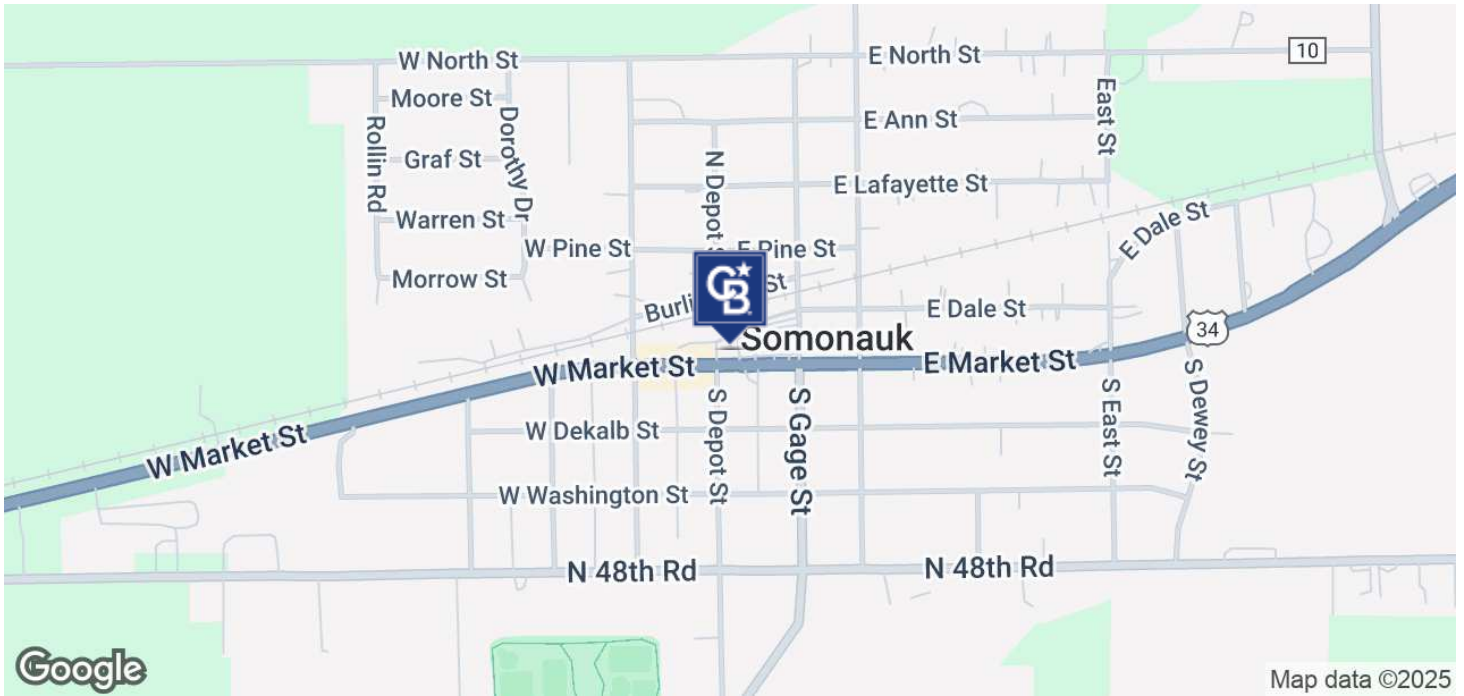
Nick Ferro
(815) 405-3679
nferro@cbcregroup.com



LOCATION

105 N DEPOT ST

105 N Depot St Somonauk, IL 60552



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



UNIT MIX

105 N DEPOT ST

105 N Depot St Somonauk, IL 60552

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	MIN RENT	MAX RENT	MARKET RENT
Studio	-	1	2	20%	\$450	\$585	\$650
1 BDRM	1	1	6	60%	\$660	\$700	\$1,050
2 BDROM	2	1	2	20%	\$750	\$760	\$1,150
TOTALS/AVERAGES			10	100%	\$636	\$689	\$990



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



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

RENT ROLL

105 N DEPOT ST

105 N Depot St Somonauk, IL 60552

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	-	1	\$450	\$650
2	1	1	\$660	\$1,050
3	1	1	\$700	\$1,050
4	1	1	\$685	\$1,050
5	1	1	\$700	\$1,050
6	2	1	\$750	\$1,150
7	2	1	\$760	\$1,150
8	1	1	\$685	\$1,050
9	-	1	\$585	\$650
10	1	1	\$660	\$1,050
TOTALS			\$6,635	\$9,900



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



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

SALE

105 N DEPOT ST

105 N Depot St Somonauk, IL 60552



INCOME SUMMARY	105 N DEPOT - PROFORMA	105 N DEPOT - ACTUAL
Market Rental Income	\$118,800	-
Rental Income	-	\$79,620
Vacancy Cost	(\$11,880)	(\$7,962)
GROSS INCOME	\$106,920	\$71,658

EXPENSES SUMMARY	105 N DEPOT - PROFORMA	105 N DEPOT - ACTUAL
Repairs & Maintenance	\$11,880	\$10,170
Utilities	\$17,179	\$17,179
Property Taxes	\$8,140	\$8,140
Insurance	\$6,255	\$6,255
Mgmt	\$11,880	-
CapEx	\$11,880	-
OPERATING EXPENSES	\$67,214	\$41,744

NET OPERATING INCOME	\$39,706	\$29,914
-----------------------------	-----------------	-----------------

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



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP