

SALE

336 Main Street Multi family property

336 MAIN ST

Batavia, IL 60510



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	3,480 SF
LOT SIZE:	23,902 SF
CAP RATE:	TBD%
NOI:	\$30,855
YEAR BUILT:	1890
ZONING:	R1-M
APN:	1222326009

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the sought-after Batavia area. This historic property, built in 1890, features a 3,480 SF building with 4 units, offering a blend of vintage charm and modern conveniences. Zoned R1-M, this property provides an ideal setting for a multifamily/single family rental portfolio investment. The well-maintained structure presents a unique opportunity for investors seeking to add a historic touch to their portfolio, while enjoying the benefits of a desirable location. With its rich historical character and potential for strong rental income, this property is a standout opportunity for discerning investors in the Batavia area.

LOCATION OVERVIEW

Conveniently located in charming Batavia, IL, the area surrounding the property offers a vibrant mix of historic charm and modern amenities. With easy access to downtown Batavia, investors will be drawn to the proximity of restaurants, shops, public library and biking and walking trails along the Fox River. Located blocks from downtown historic Batavia just west of Route 31 and south of Wilson Street.

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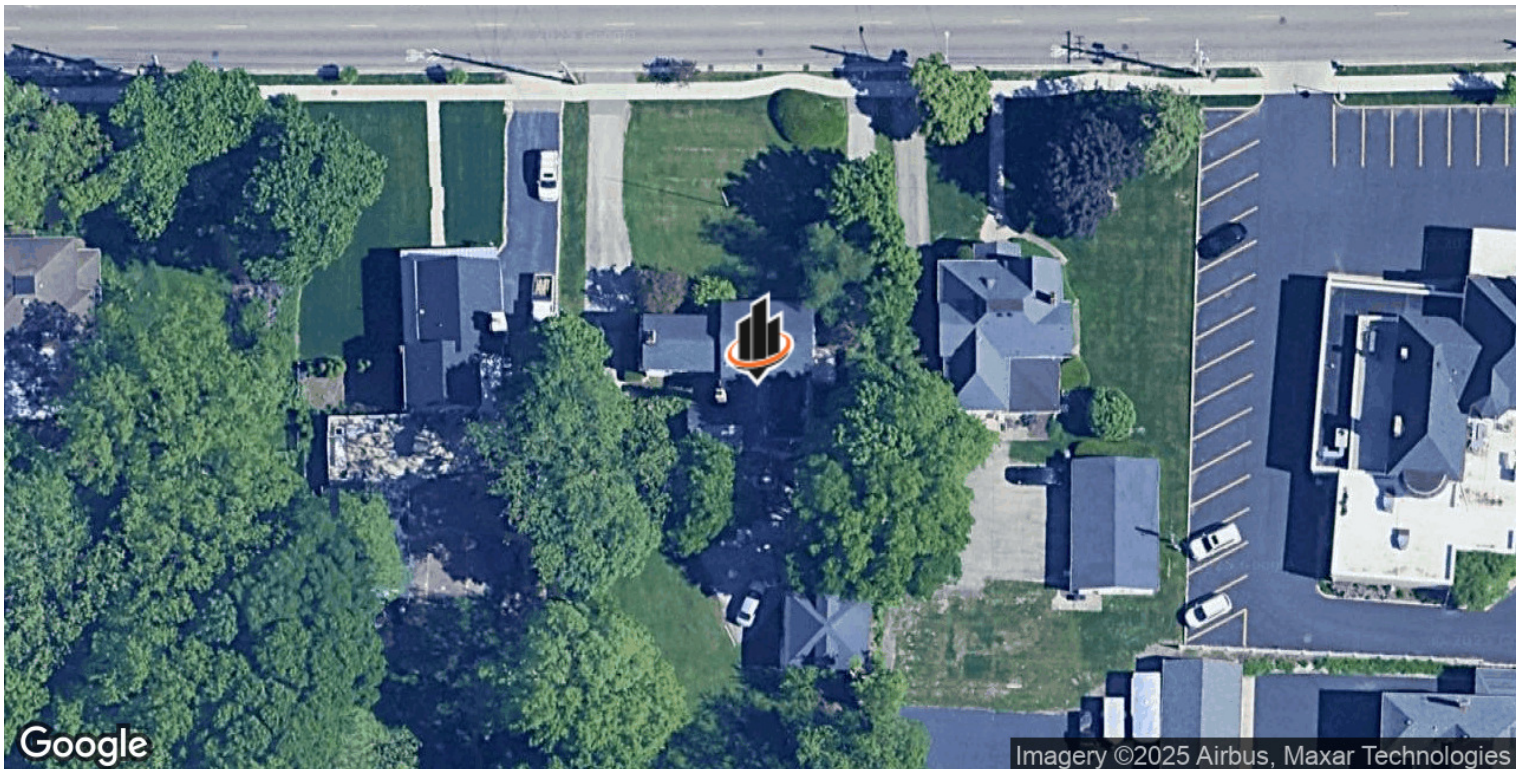
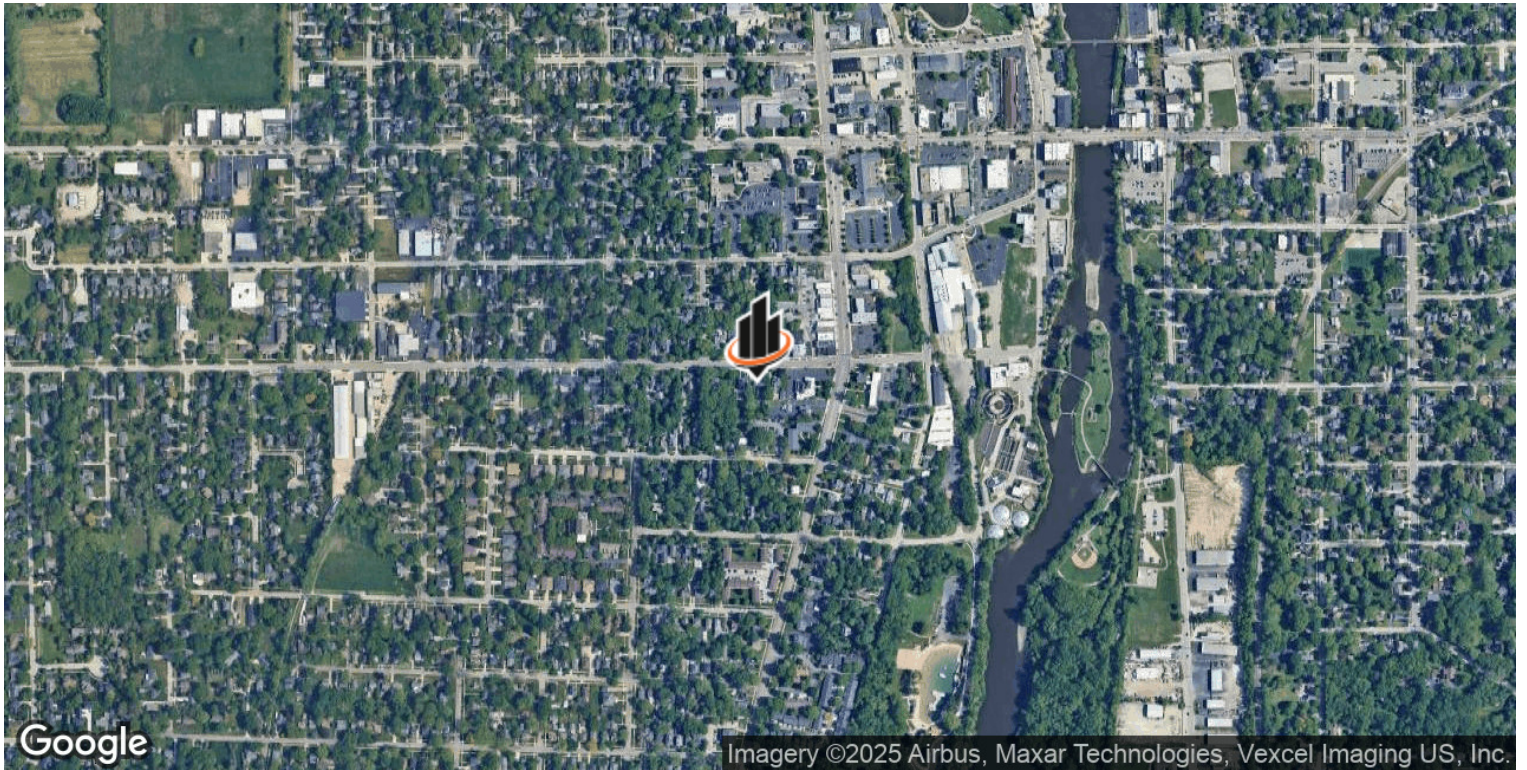
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AERIAL MAP



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 3,480 SF building
- 4 units
- Built in 1890
- Zoned R1-M
- Prime location in Batavia area



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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE START	LEASE END
1 F	2	1	1,116 SF	\$19,200.00	\$17.20	10/01/25	09/30/26
1 R	1	1	900 SF	\$16,740.00	\$18.60	08/01/25	08/31/26
2 F	-	-	-	\$18,600.00	-	09/14/23	09/30/25
2 R	-	-	-	\$14,820.00	-	08/24/24	11/30/25
TOTALS			2,016 SF	\$69,360.00	\$35.80		
AVERAGES			1,008 SF	\$17,340.00	\$17.90		

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INCOME & EXPENSES

INCOME SUMMARY	PRO-FORMA	PER UNIT
VACANCY COST	-3.5%	-
GROSS INCOME	\$69,504	\$17,376
EXPENSE SUMMARY	PRO-FORMA	PER UNIT
TAXES	\$14,530	\$3,632.50
INSURANCE	\$3,755	\$938.75
UTILITIES	\$7,687	\$1,921.75
MAINTENANCE & REPAIRS	\$4,000	\$1,000.00
MANAGEMENT (7%)	\$4,855	\$1,213.75
ADMIN	\$450	\$112.50
CAPEX	\$1,600	\$400.00
COMMISSIONS	\$1,200	\$300.00
GROUND MAINTENANCE	\$3,000	\$750.00
GROSS EXPENSES	\$41,077	\$10,269.25
NET OPERATING INCOME	\$30,855	\$7,713.85

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	PRO-FORMA
OPERATING DATA	PRO-FORMA
GROSS SCHEDULED INCOME	\$69,360
OTHER INCOME	\$5,000
TOTAL SCHEDULED INCOME	\$74,360
VACANCY COST	\$2,428
GROSS INCOME	\$71,932
OPERATING EXPENSES	\$41,077
NET OPERATING INCOME	\$30,855
PRE-TAX CASH FLOW	\$30,855

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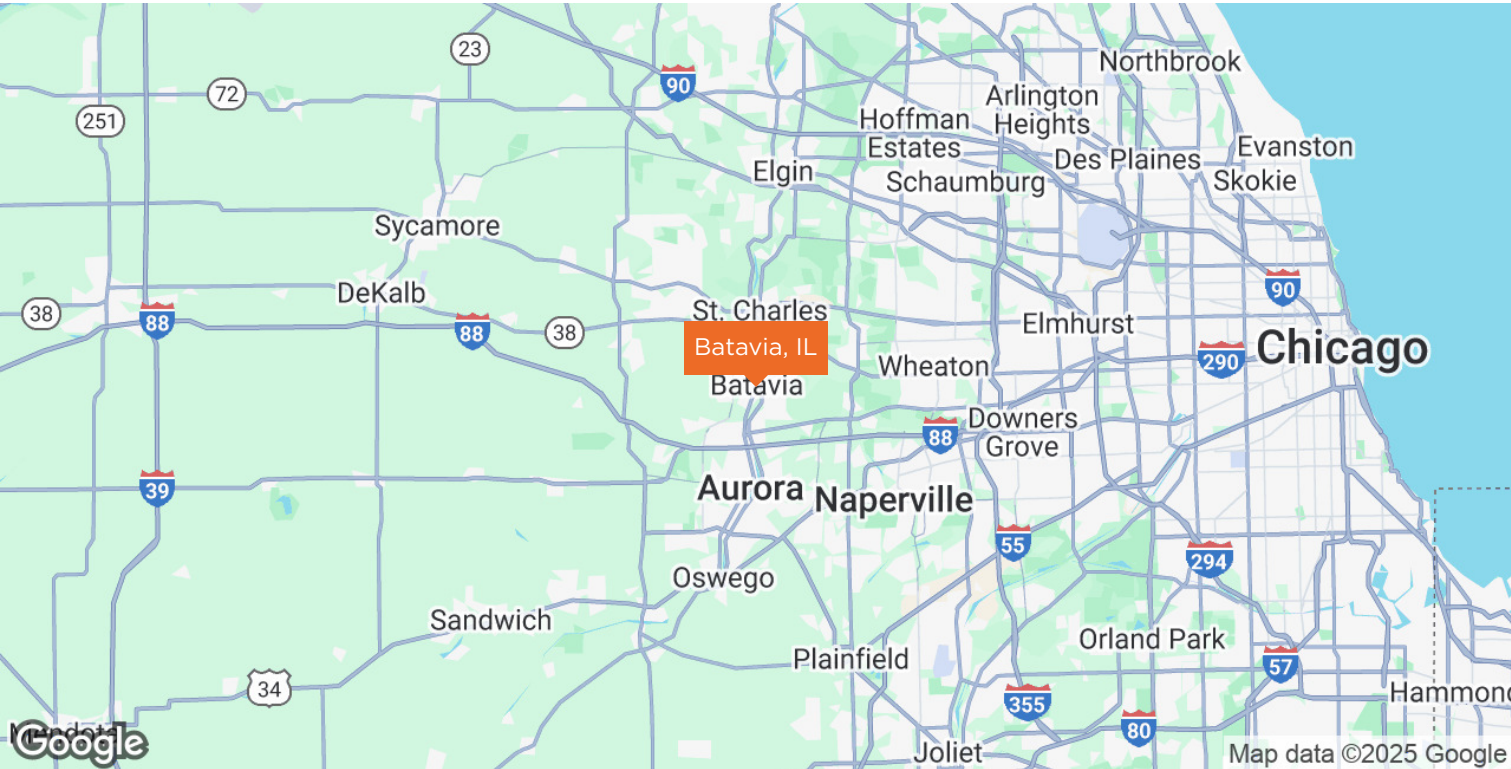
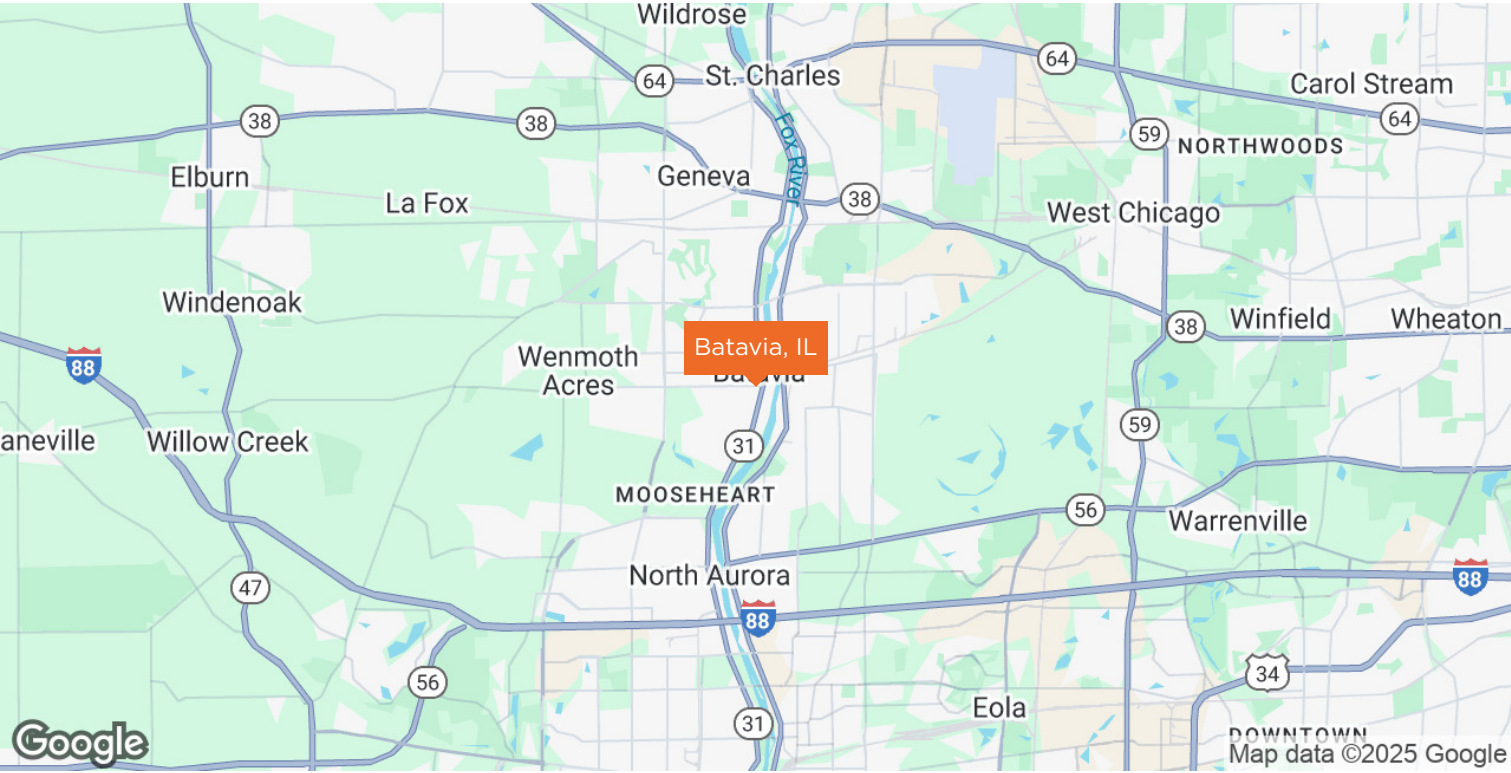
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ADDITIONAL PHOTOS



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REGIONAL MAP



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