

26 E Downer Pl, Aurora IL 60506
RENT ROLL - NOI - PROFORMA

Prepared by:
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List Price \$ 495,000.00

\$ 117.86 Price Per Sq/Ft

Space Details	Lease Status	Current - 2025					Proforma - 2026						
		Sq / Ft	Rent per S/f per Month	Monthly Lease Revenue	Rent per S/F per Year	Yearly Rent Revenue	Sq / Ft	Rent per S/f per Month	Monthly Lease Revenue	Rent per S/F per Year	Yearly Rent Revenue		
1st Floor Retail w/LL* <i>*Lower Level 1,400 sq/ft</i> 1 Parking Space	<i>1st & LL Lease to: 12/31/2026</i>	2,800	0.93	2,600.00		31,200.00	2,800	0.97	2,704.00	11.59	32,448.00		
		-		-		-	<i>On Market for Lease</i>		-		-		
2nd Floor Residential (1BR /1 Den)	<i>Leased to 11/30/2025</i>	1,400	1.29	1,800.00	15.43	21,600.00	1,400	1.36	1,900.00	16.29	22,800.00		
							<i>On Market for Lease</i>						
Current Lease Revenue Modified Gross						\$ 52,800.00	Market Lease Revenue Modified Gross						\$ 55,248.00

Renovations Completed 2007 & Features
1st, 2nd & Lower Level walkout HVAC (Electric)
Roof w/ last sealcoat in 2021
1-2 car parking in rear
Lower Level Walkout

Operating Expenses		Operating Expenses (Conservative Projection)	
Water/Sewer	1,050.00	Water/Sewer	1,092.00
Snow Removal	400.00	Snow Removal	416.00
Insurance	3,200.00	Insurance	3,328.00
Waste Removal	360.00	Waste Removal	374.40
Taxes 2023	2,391.14	Taxes 2022	2,486.79
Current Expenses	\$ 7,401.14	Current Expenses	\$ 7,697.19
Actual NOI		Market NOI	
	\$ 45,398.86		\$ 47,550.81
Cap Rate (Actual)	9.17%	Cap Rate (Projected 2026)	9.61%