

125 N MAIN STREET

Burlington, IL 60109

1 Unit Restaurant Space

2 Unit Apartment



CORCORAN
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM



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FOR SALE



EXECUTIVE SUMMARY

Corcoran Commercial Real Estate is pleased to introduce this exceptional real estate investment opportunity in Burlington, IL. Located at 125 N Main Street, this mixed use / multi-family building boasts two apartment units and a restaurant space.

Positioned in downtown Burlington (Main Street), it is a dinner staple to a growing community.

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PICTURES



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FINANCIAL DETAILS

<u>125 N Main Street Burlington, IL</u>				
<u>Unit</u>	<u>Description</u>	<u>Tenant</u>	<u>Note</u>	<u>Annual Rent</u>
1st Floor	Restaurant	Art & Almas	Complete Rehab *Available*	\$45,110.00
North Unit	Apartment	Floyd	Nov - Oct 2026	\$12,900.00
South Unit	Apartment	Baltrunas	Sept - Aug 2026	\$17,100.00
				<u>\$75,110.00</u>

Refinished Units	2023
Roof	Good condition & age
Windows	New 2023
Tuckpointing	Recent
HVAC	Replaced & Updated
Rehabed	All Spaces
Walk in Cooler	In Basement

<u>Operating Expenses</u>	
RE Taxes	\$12,287.82
Water	Restaurant
R&M	\$1,000.00
Garbage	\$1,200.00
Insurance	\$2,255.50
Nicor Gas	\$800.00
Comed Power	\$0.00
Lawn / Snow	\$1,000.00
Cleaning	\$500.00
Management	\$2,400.00
Annual	\$21,443.32

*Estimates

Net Income	\$53,666.68
Purchase Price	\$600,000.00
CAP Rate	8.94%



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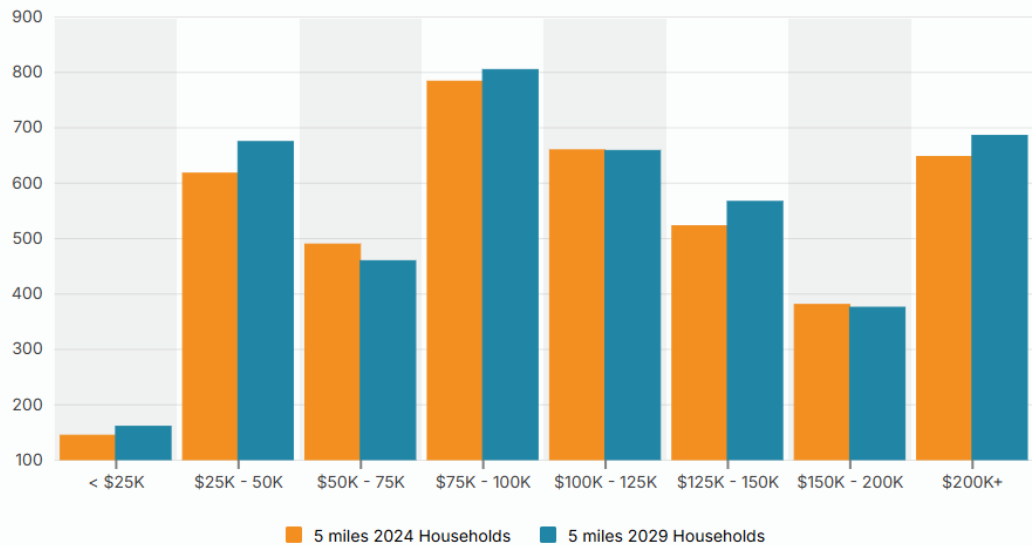


DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	1,079	10,251	96,050
2024 Population	917	11,550	99,829
2029 Population Projection	886	11,945	101,476
Annual Growth 2020-2024	-3.8%	3.2%	1.0%
Annual Growth 2024-2029	-0.7%	0.7%	0.3%
Median Age	46.2	40.5	44
Bachelor's Degree or Higher	30%	30%	40%
U.S. Armed Forces	0	0	26

Household Income



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Main St	E Center St NW	2,927	2025	0.02 mi
Main Street	E Plank Rd NW	4,084	2025	0.04 mi
Center Street	South St SW	1,232	2025	0.05 mi
N Main St	E Plank Rd NW	4,138	2023	0.05 mi
E Center St	James St SW	661	2025	0.06 mi
W Center St	South St SW	1,249	2023	0.09 mi
N Main St	E Plank Rd SE	4,448	2025	0.11 mi
Plank Rd	North St E	6,559	2025	0.13 mi
S Main St	Burlington Rd SE	2,996	2025	0.15 mi
Mill Street	Burlington Rd SW	3,067	2025	0.18 mi

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By acknowledging your receipt of this Offering Memorandum from CCRE, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and CCRE expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 1066 S. Cross Street Sycamore, IL 60178. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or CCRE or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.