

366 Thompson Court, Canton, IL, 61520

Offering Memorandum

Purchase Price: \$72,000

Single Family Home Investment Opportunity - Tenant Occupied
SFR | Strong Cap Rate (Current = 16.2% | Pro Forma = 17.1%)

Investment Summary

We are pleased to present a unique value-add investment opportunity: a single-family residence located in Canton, a smaller town with a strong rental demand driven by limited housing supply. This charming 1920-built home offers investors stable cash flow from day one, with potential for future appreciation through roof replacement or rent increases.

Property Type: Single-family residence
Layout: 3 bedrooms, 1 bathroom
Square Footage: 1,024 sq ft
Year Built: 1920
Occupancy: Fully leased to a long-term tenant
Current Rent: \$1,100/month
Tenant Utilities: Tenant pays all utilities
Landlord Expenses: Minimal — primarily taxes and insurance
Condition: Well-maintained, with opportunity for cosmetic updates
Market Insight: Canton’s rental demand exceeds supply, supporting continued tenant stability and potential rent growth

Property Highlights

Stable Income: Long-term tenant provides consistent cash flow at \$1,100/month
Low Operating Costs: Tenant is responsible for all utilities
Value-Add Potential: Cosmetic updates & new roof could justify higher future rents
Undersupplied Market: Canton’s limited rental inventory creates strong tenant retention and demand
Easy Management: Single-family asset with low maintenance requirements

Investment Rationale

This property represents an ideal opportunity for a buy-and-hold investor seeking reliable cash flow with upside potential. The long-term tenant ensures immediate income, while the constrained rental market in Canton creates a favorable environment for future rent growth. With modest capital improvements, there is room to increase both the property's value and return. The current lease structure supports a strong cap rate with minimal landlord responsibilities, making this an attractive, low-touch investment.



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List of potential work / repairs

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Key potential repairs:

Roof could do with replacement - no active leaks.

Opportunities:

Improving the roof could decrease the cost of insurance for the building.

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Financials & Income Statement - Based on R-10 months (Nov 24 - Aug 25)

	Current (R10)		ProForma	
	Monthly Operating	Annual Operational	Monthly Operating	Annual Operational
INCOME				
Rents (Based on Current Occupancy)	1,100	13,200	1,200	14,400
Total Rental Income	\$ 1,100	\$ 13,200	\$ 1,200	\$ 14,400
TOTAL INCOME	\$ 1,100	\$ 13,200	\$ 1,200	\$ 14,400
OPERATING EXPENSES				
General Repairs & Maintenance	44	527	44	527
Gardening & Landscaping	-	-	-	-
Total Repairs & Maintenance	\$ 44	\$ 527	\$ 44	\$ 527
Rental Dwelling	78	936	77	924
Total Insurance	\$ 78	\$ 936	\$ 77	\$ 924
Property Taxes	52	624	52	624
Total Taxes	\$ 52	\$ 624	\$ 52	\$ 624
Electric	-	-	-	-
Garbage & Recycling	-	-	-	-
Water & Sewer	-	-	-	-
Total Utilities	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 130	\$ 1,560	\$ 173	\$ 2,075
NET OPERATING INCOME	\$ 970	\$ 11,640	\$ 1,027	\$ 12,325

ProForma includes the following assumptions: Rent increased to \$1200 a month, warrented through some minor cosmetic updates.

Current is calculated from the months Nov 24 - Aug 25 (BW Properties Ownership) average monthly expenses.

Updates: Portion of Sewer line replaced

Tenant pays all utilities

Owned since October 2024

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Rent Roll as of September 9th 2025

Unit	Bed / Bath	Current Tenant	Rent	Deposit	Balance Due	Move-In	Lease Start	Lease Expires
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House	3 / 1	Martin Sledge & Jordan Cales	1,100.00	875.00	-	4/1/2024	11/01/2024	06/30/2026
TOTAL		Occupancy: 100%	1,100.00	875.00	-			