

# 301 N MAIN, MINIER

301 N Main Ave, Minier, IL 61759



**BERKSHIRE HATHAWAY**  
HomeServices  
Central Illinois, REALTORS®

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**301 N MAIN,  
MINIER**



## PROPERTY INFORMATION

**PURCHASE PRICE**  
*\$389,500.00*

**PROPERTY ADDRESS**  
*301 N Main Ave*  
*Minier, IL 61759*

**PROPERTY SIZE**  
*5,916 Sq. Ft.*

**LAND SIZE**  
*14,200.00 Sq. Ft.*

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### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



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# PROPERTY OVERVIEW

When it comes to finding the perfect rental property, there are a few key factors that most people look for: location, amenities, and of course, a well-maintained building. That's why we are excited to introduce you to this charming all brick building that houses 4 units, 3 two bedroom units and 1 one bedroom, each has laundry facilities.

A classic and timeless exterior with its all brick construction, it also offers the convenience of a 4 car garage with workshop (use for storage or extra income!) and a huge yard. But what truly sets this property apart is its impeccable maintenance. From the moment you step inside the welcoming common area, you can see the care and attention that has been put into keeping this building in top shape.



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# PROPERTY DETAILS

Nestled in the heart of central Illinois lies the charming town of Minier. With a population of just over 1,200 residents, Minier may be small in size but it is big on charm and community. This hidden gem offers its residents a peaceful and picturesque lifestyle while still being conveniently located near major cities like Bloomington-Normal and Peoria. And for those looking for a weekend getaway, Minier is just a short drive away from both Chicago and St. Louis.

One of the biggest draws to Minier is its close proximity to larger cities. Just a 20-minute drive north will take you to Bloomington-Normal, home to Illinois State University and Illinois Wesleyan University. This bustling college town offers a variety of cultural events, restaurants, and shopping options. And for those who work in Bloomington-Normal, Minier provides a peaceful escape from the hustle and bustle of city life.

Heading south from Minier, you will find the city of Peoria, known for its rich history and vibrant arts scene. Peoria is home to Caterpillar Museum, Bradley University, the Peoria Riverfront Museum, which features rotating exhibits and a planetarium, as well as the Peoria Civic Center which hosts concerts, sporting events, and more. With easy access to both Bloomington-Normal and Peoria, residents of Minier have endless opportunities for entertainment and cultural experiences.

For those looking to escape the small-town life for a weekend, Minier is conveniently located just over two hours from both Chicago and St. Louis. This makes it the perfect destination for a day trip or a weekend getaway. Residents can easily explore the big city attractions and then return to the peacefulness of Minier.

# PROPERTY PHOTOS



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CENTRAL ILLINOIS,  
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COMMERCIAL DIVISION

*Melissa Dittbenner*



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*Kendra Keck*

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“We are privileged to work for Berkshire Hathaway HomeServices Central IL Realtors upholding the ethics and standards of the brand. Marketing property combines our love of touring Real Estate, technology, & helping people!

We have had the honor of representing clients for almost every type of Real Estate transaction! We have helped many commercial tenants find the perfect place to lease or buy for their business and have proudly watched those businesses grow. It is our belief that helping clients in every aspect of Real Estate further helps our community. We truly appreciate the trust that clients put in us to represent them. From small parcels of land to huge hotels and everything in between, our goal is to help.

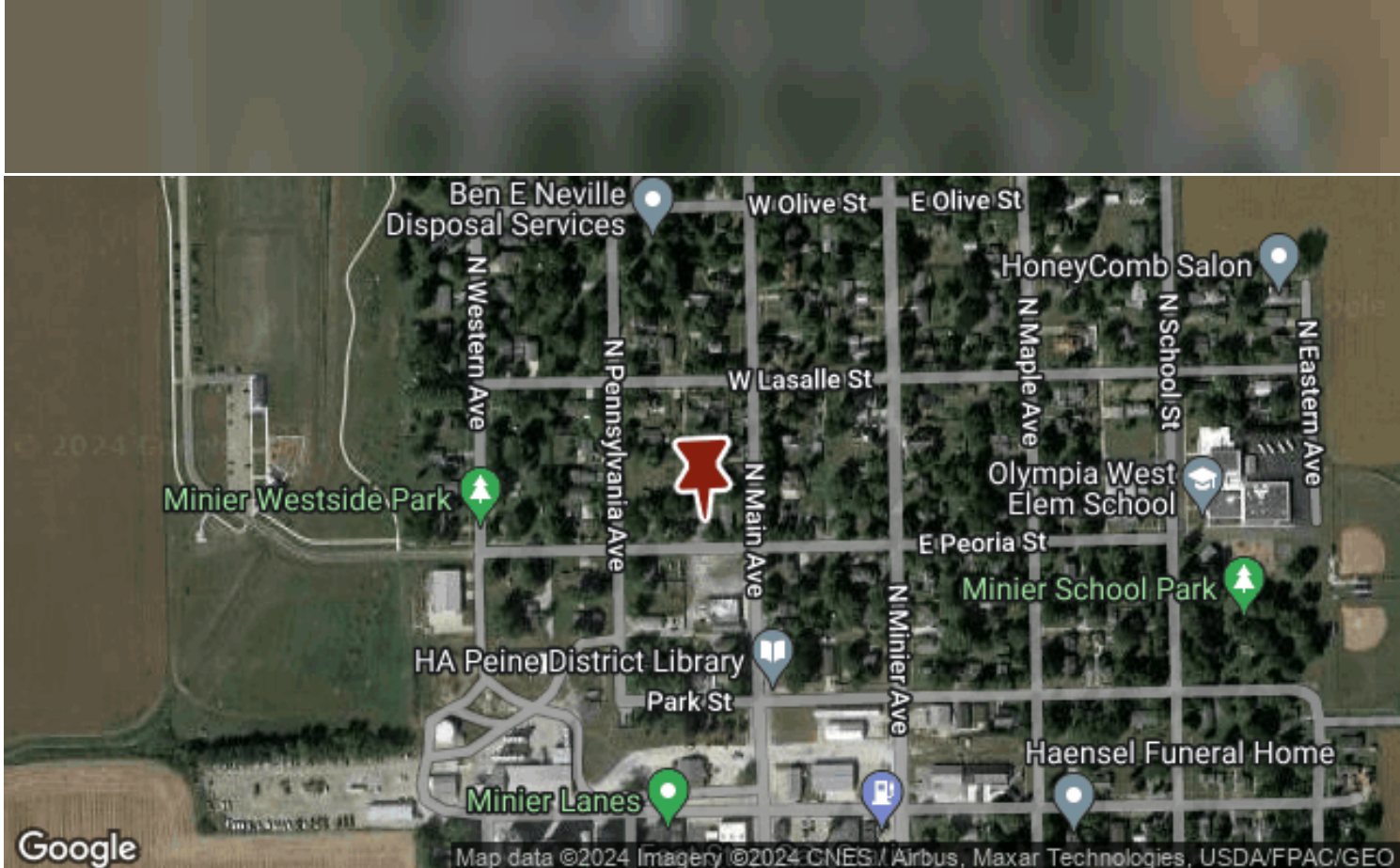
Call us for ALL your Real Estate needs!”

# AREA LOCATION MAP



**301 N MAIN, MINIER**  
301 N MAIN AVE, MINIER, IL, 61759

# AERIAL ANNOTATION MAP



# 301 N MAIN, MINIER

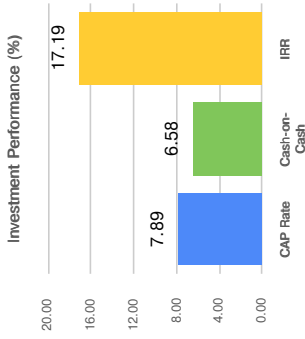
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# KEY INVESTMENT FACTS

## INITIAL INVESTMENT

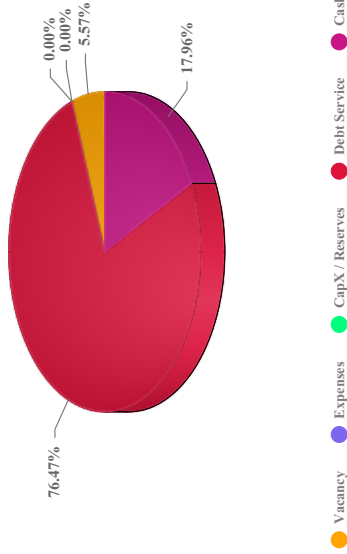
Purchase Price	\$389,500
+ Acquisition Costs	\$7,790
- Mortgage(s)	\$311,600
+ Loan Fees Points	\$3,116
Initial Investment	\$88,806

## INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	17.19%
Acquisition CAP Rate	7.89%
Year 1 Cash-on-Cash	6.58%
Gross Rent Multiplier	8.60
Price Per Square Foot	\$65.84
Loan to Value	76.88%
Debt Service Coverage Ratio	1.23

## CASH FLOW



For the Year Ending	Year 10 Mar-2034
POTENTIAL RENTAL INCOME (PRI)	\$59,106
- Vacancy / Credit Loss	\$2,364
EFFECTIVE RENTAL INCOME	\$56,742
Other Income	\$1,957
GROSS OPERATING INCOME (GOI)	\$58,699
- Operating Expenses	\$18,617
NET OPERATING INCOME (NOI)	\$40,082
Net Operating Income (NOI)	\$40,082
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$24,877
CASH FLOW BEFORE TAXES	\$15,205

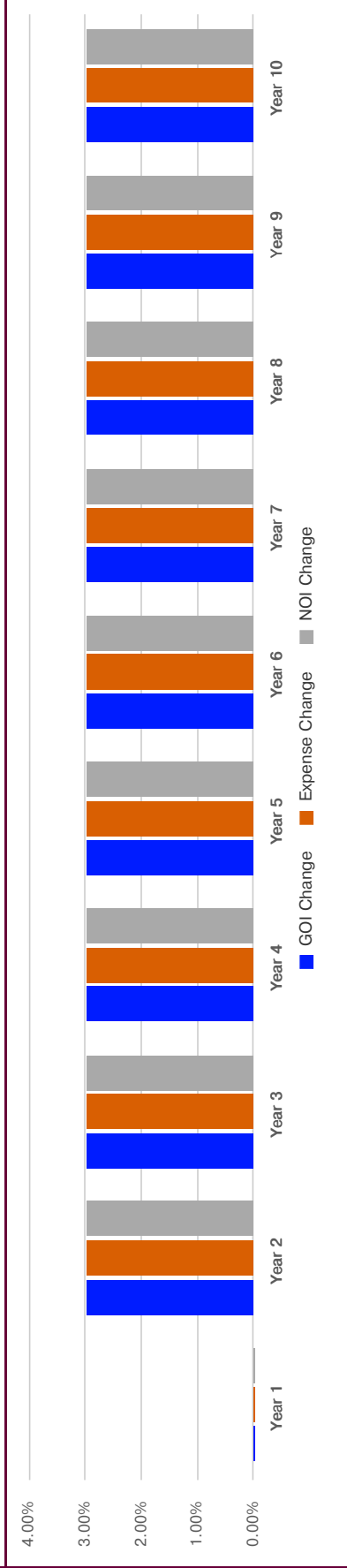
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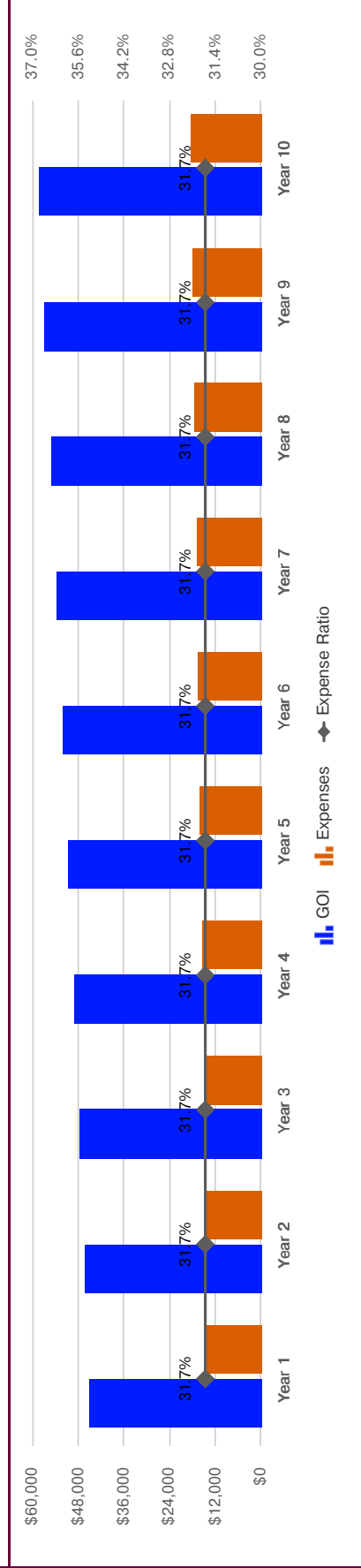
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# ANNUAL PERCENT CHANGE & EXPENSE RATIO

## ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



## EXPENSE RATIO % OF GOI

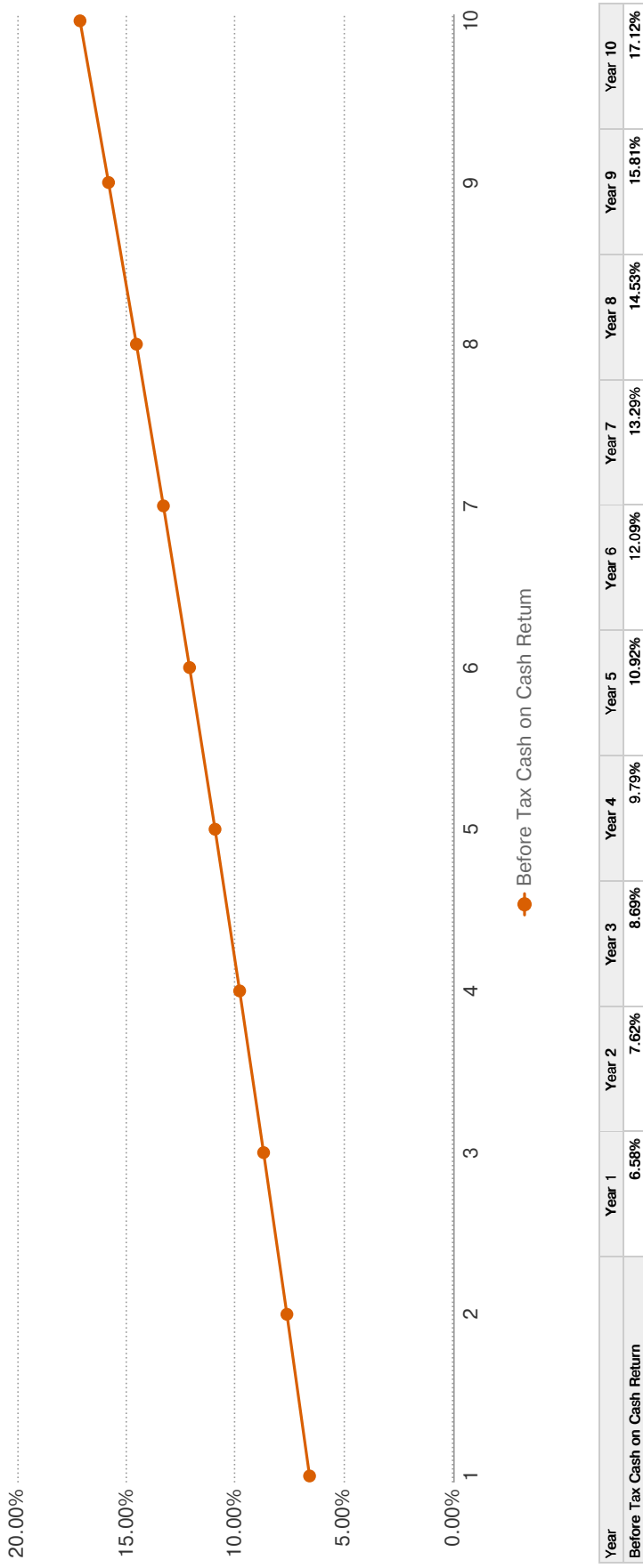


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# CASH ON CASH RETURN

## ANNUAL CASH-ON-CASH DIVIDEND RETURN

### Annual Cash-on-Cash Dividend Return



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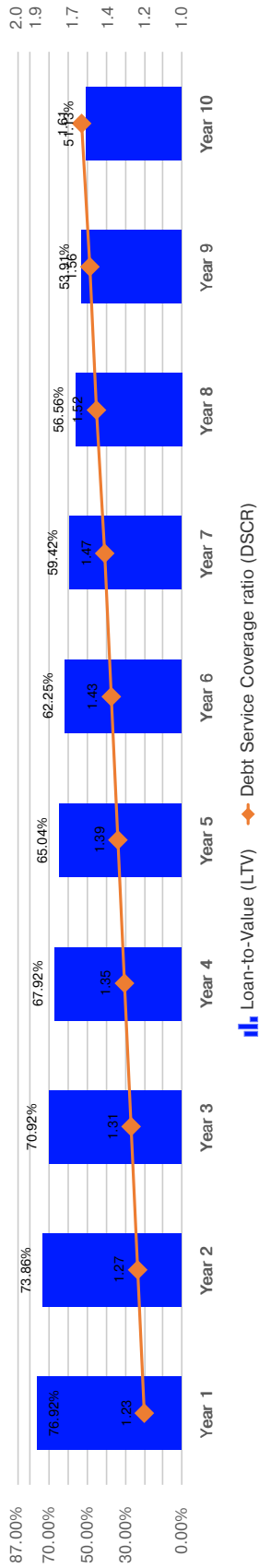




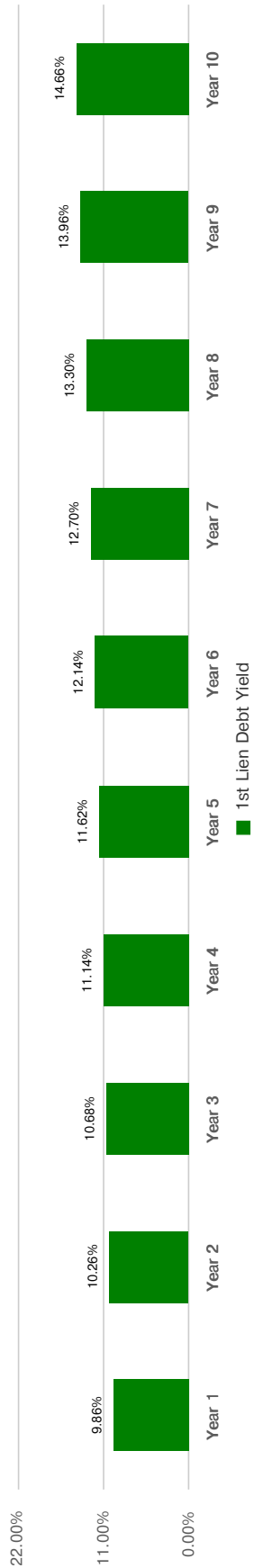
# LTV, DSCR & DEBT YIELD RATIO

## LTV & DEBT SERVICE COVERAGE RATIO (DSCR)

### 1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



### Debt Yield Ratio (DYR)



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# 1-YEAR PROFORMA CASH FLOW SUMMARY

## CASH FLOW

For the Year Ending	Year 1 Apr-2025
POTENTIAL RENTAL INCOME (PRI)	\$45,300
- Vacancy / Credit Loss	\$1,812
EFFECTIVE RENTAL INCOME	\$43,488
+ Other Income	\$1,500
GROSS OPERATING INCOME (GOI)	\$44,988
- Operating Expenses	\$14,268
NET OPERATING INCOME (NOI)	\$30,720
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$24,877
CASH FLOW BEFORE TAXES	\$5,843

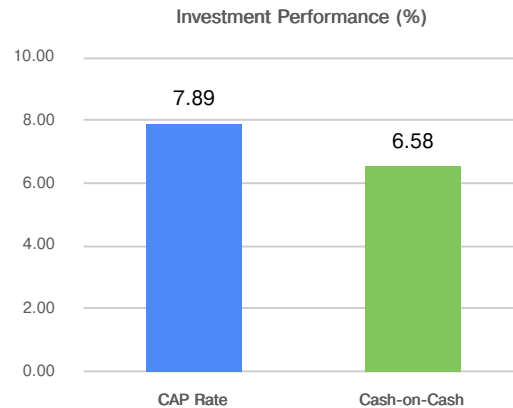
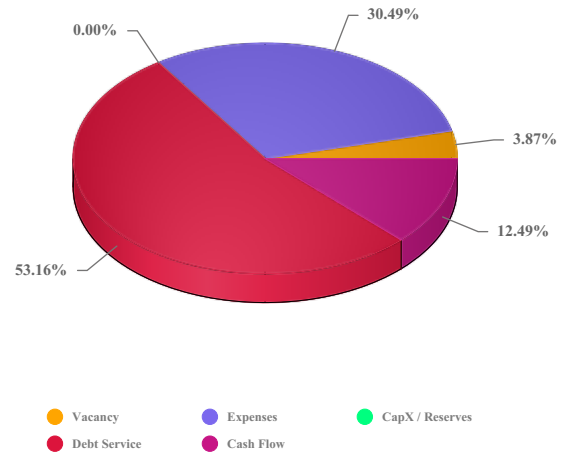
### EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$14,268
NET OPERATING INCOME (NOI)	\$30,720

## INITIAL INVESTMENT

Purchase Price	\$389,500
+ Acquisition Costs	\$7,790
- Mortgage(s)	\$311,600
+ Loan Fees Points	\$3,116
Initial Investment	\$88,806

## INVESTMENT PERFORMANCE



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# 1-YEAR CASH FLOW ANALYSIS

## ■ PROPERTY

Property Size	5,916 Square Feet
Purchase Date	05/2024

## ■ INCOME

<b>Potential Income</b>	
Year 1 Potential Income	\$45,300.00
Annual Income Increase	3.00 %

<b>Other Income</b>	
Workshop	\$1,500.00
Other Income Increase	3.00%

## ■ VACANCY & EXPENSES

<b>Vacancy</b>	
Vacancy/credit Loss	4.00 %
<b>Expenses</b>	
Year 1 Expenses	\$14,268.00 dollar amount for Year 1 Expenses
Annual Expense Increase	3.00 %

## ■ MORTGAGE

<b>1st Mortgage</b>	
Assume Existing Loan	NO
Loan Amount	80.00%
Loan Rate	7.00%
Interest Only	NO
Loan Amortization	30 Years
Loan Term	30 Years
Loan Fees Points	1.00%
Interest Calculation	30/360
Refinance / Future Loan	NO

## ■ DISPOSITION/SALE

Cap Or Price	7.90 %
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# 1-YEAR CASH FLOW ANALYSIS

## ■ DEFAULT ASSUMPTIONS

Acquisition Cost (% Of Purchase Or \$)	2.00 %
Cost Of Sale Disposition	5.00 %
Federal Income Tax Rate	39.60%
State / Local Income Tax Rate	0.00%
Medicare Surtax	3.80%
Tax On Gain From Appreciation	20.00%
Tax On Recaptured Depreciation	25.00%
State / Provincial / Local Capital Gain Rate	0.00%
Medicare Capital Gain Rate	3.80%
Percent Improvements	70.00%
Depreciation Life	Commercial
Interest Deduction	Yes
Loan Costs Deduction	Yes
USA Mid Month Convention	Yes
Mortgage Calculation	USA

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# CONTACT



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