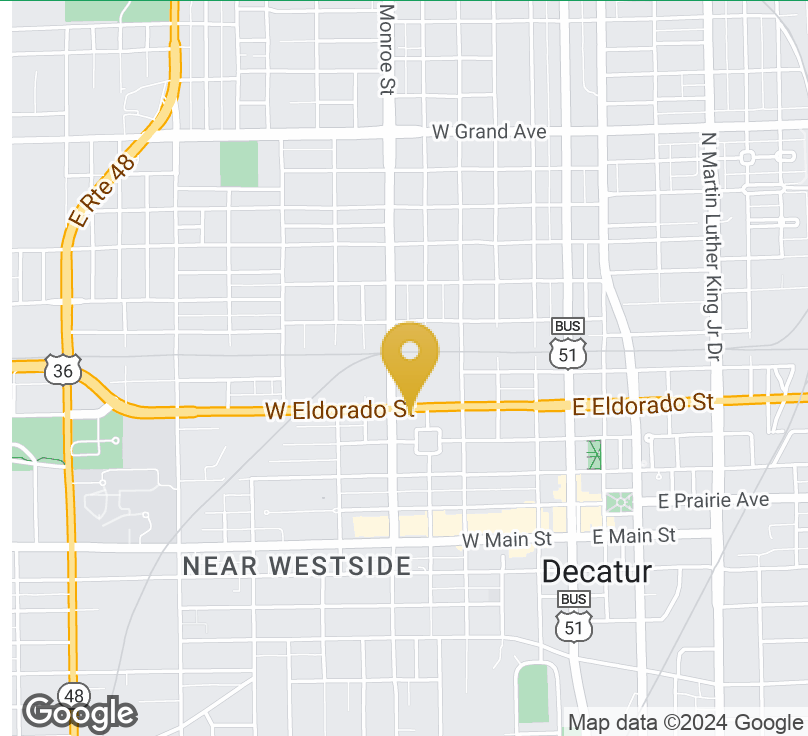


535 W Eldorado St

Decatur, IL 62522



OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	7,288 SF
Lot Size:	17,496 SF
Price / SF:	\$61.75
Cap Rate:	7.65%
Proforma Cap Rate:	10.85%
NOI:	\$34,423
Year Built:	1975
Zoning:	MUNICIPAL

PROPERTY OVERVIEW

Investment opportunity: The first floor is currently leased to a healthcare service company with NNN lease structure and renewal options in place. The lower level space is vacant, which is a perfect opportunity for an owner user, or additional rental income after new tenant in place. Rock solid, brick building with over 3,600 square feet on each level. Plenty of parking. Property totals just shy of 1/2 acres on busy Eldorado Street (IL RT 36). Over 12,700 VPD. Centrally located only blocks away from the core of Downtown Decatur and Millikin University. Currently a great opportunity for a chance for an individual investor seeking both business space and income generation. Contact commercial brokers for additional property details.



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INCOME SUMMARY

First Floor	\$49,688
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GROSS INCOME	\$49,688
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EXPENSES SUMMARY

Taxes	\$7,565
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Insurance	\$3,500
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Repairs/Maintenance	\$4,200
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OPERATING EXPENSES	\$15,265
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NET OPERATING INCOME	\$34,423
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**P&L 2023



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**Proforma P&L 2024

		Monthly	Annual
Income			
First Floor	Base	\$ 2,433.00	\$ 29,196.00
	Additional	\$ 1,707.67	\$ 20,492.04
	Total	\$ 4,140.67	\$ 49,688.04
Lower Level	Proforma Rent*	\$ 1,200.00	\$ 14,400.00
	Total Income*	\$ 5,340.67	\$ 64,088.04
Expenses			
	Actual Taxes	\$ 630.39	\$ 7,564.70
	Estimate Insurance	\$ 291.67	\$ 3,500.00
	Estimate Repairs/Maintenance	\$ 350.00	\$ 4,200.00
		\$ 1,272.06	\$ 15,264.70
	Net Operating Income	\$ 4,068.61	\$ 48,823.34



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MAIN PLACE

REAL ESTATE



Google

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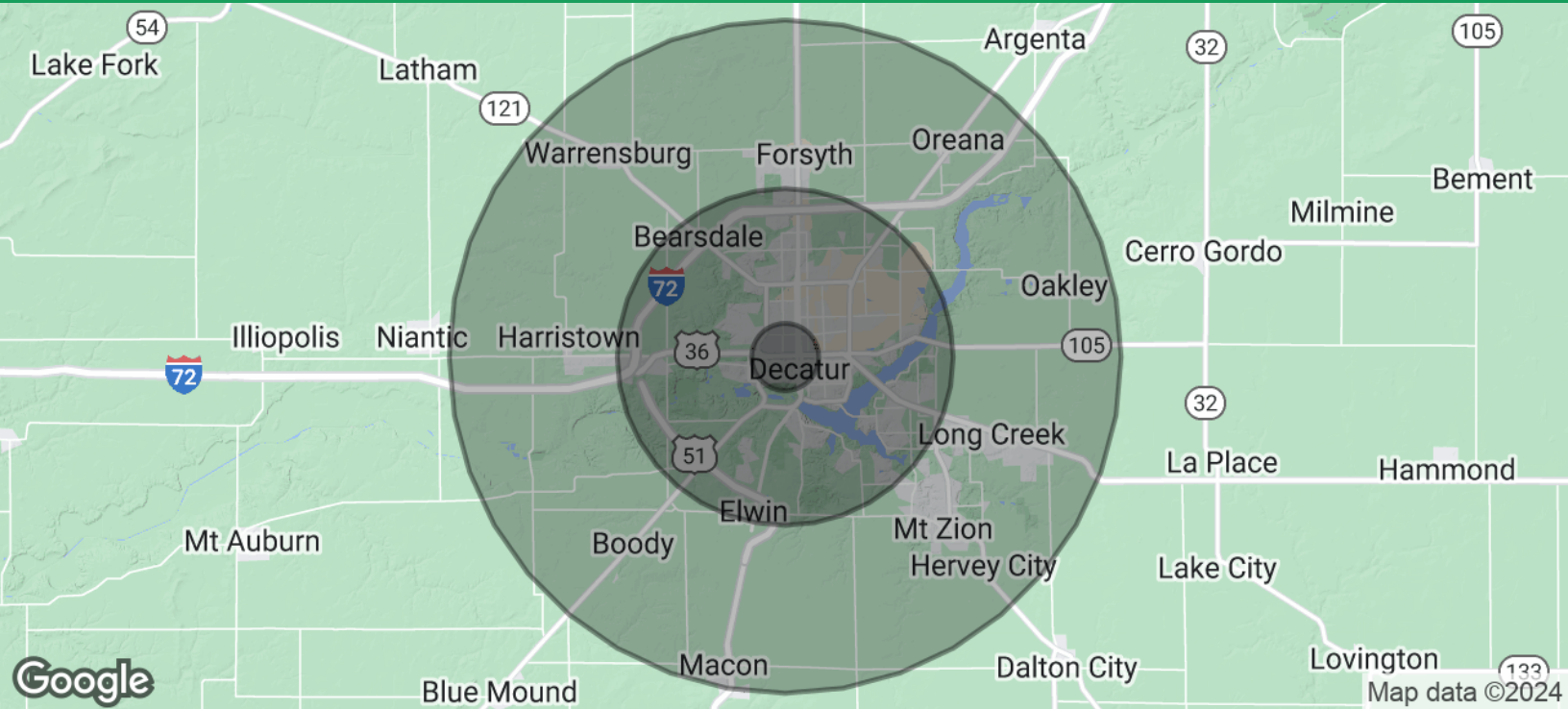


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MAIN PLACE
REAL ESTATE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,516	76,596	95,285
Average Age	32.4	41.6	42.1
Average Age (Male)	33.3	39.5	40.2
Average Age (Female)	33.6	43.1	43.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,034	38,499	46,353
# Of Persons Per HH	1.9	2.0	2.1
Average HH Income	\$29,515	\$54,930	\$60,874
Average House Value	\$40,724	\$90,127	\$104,305

* Demographic data derived from 2020 ACS - US Census



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