



SALE

4-Unit Multi-family Investment In Geneva

101 N 1ST ST

Geneva, IL 60134

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JEFF CADWALLADER **SHARON O'LEARY**
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$585,000
BUILDING SIZE:	2,440 SF
LOT SIZE:	5,271 SF
PRICE / SF:	\$239.75
CAP RATE:	4.66%
NOI:	\$27,235
YEAR BUILT:	1908
ZONING:	D-MHR
MARKET:	Chicago - Far West
SUBMARKET:	Kane County
APN:	1203429003

PROPERTY OVERVIEW

Investment opportunity for a 4-unit, 2,440 SF multifamily property in Geneva, IL. The building is two stories tall, built in 1908, and currently 100% occupied. Located just 1 block from the Fox River and downtown Geneva. The property features off-street parking and convenient access to local amenities and major thoroughfares. Ideal for the low-rise/garden investor seeking a turnkey investment opportunity.

LOCATION OVERVIEW

Located in downtown Geneva IL, the property is just 1 blocks west of the Fox River bridge and 1 block north of State Street, a major element of the downtown area. There are nearby public parks and bike paths.

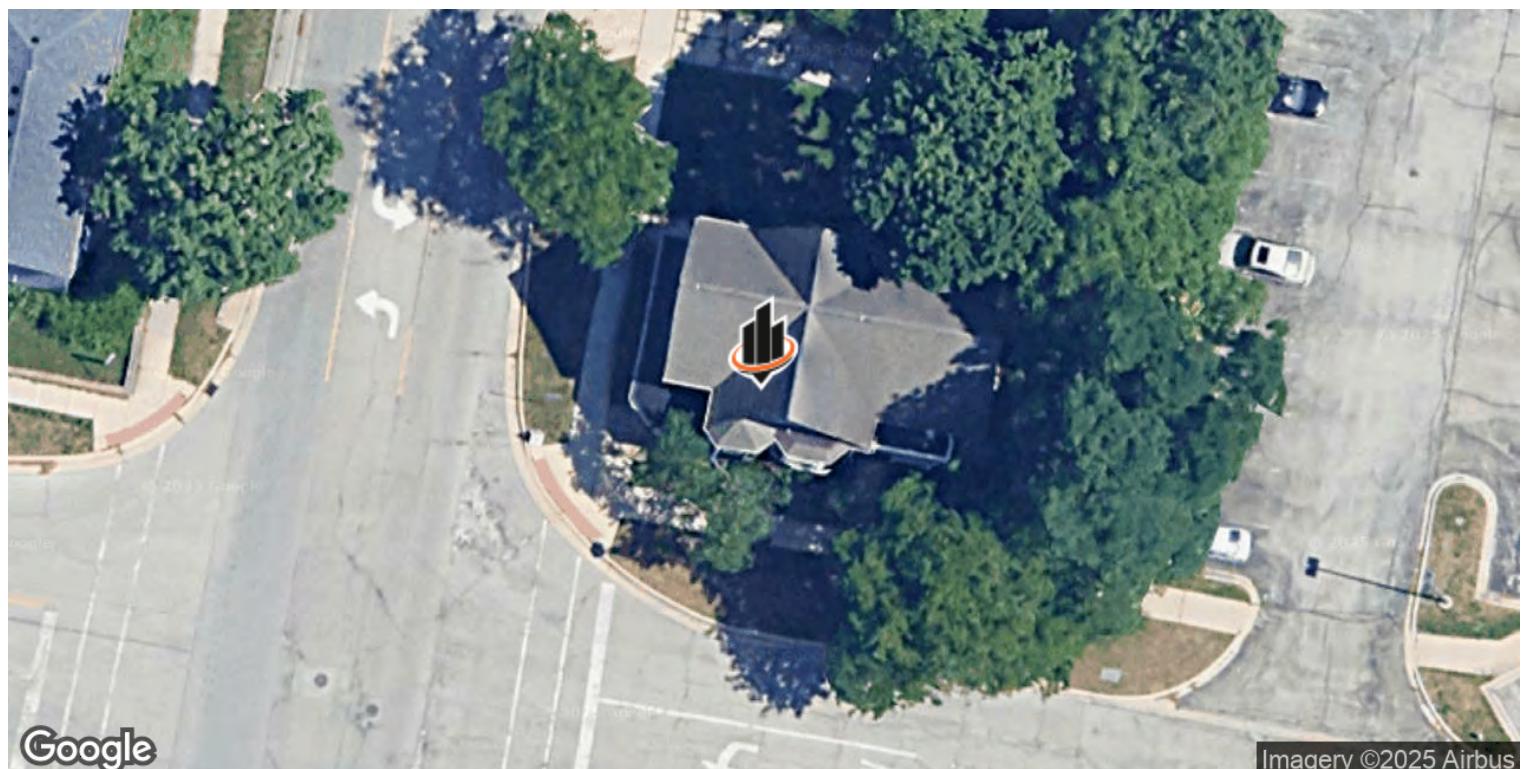
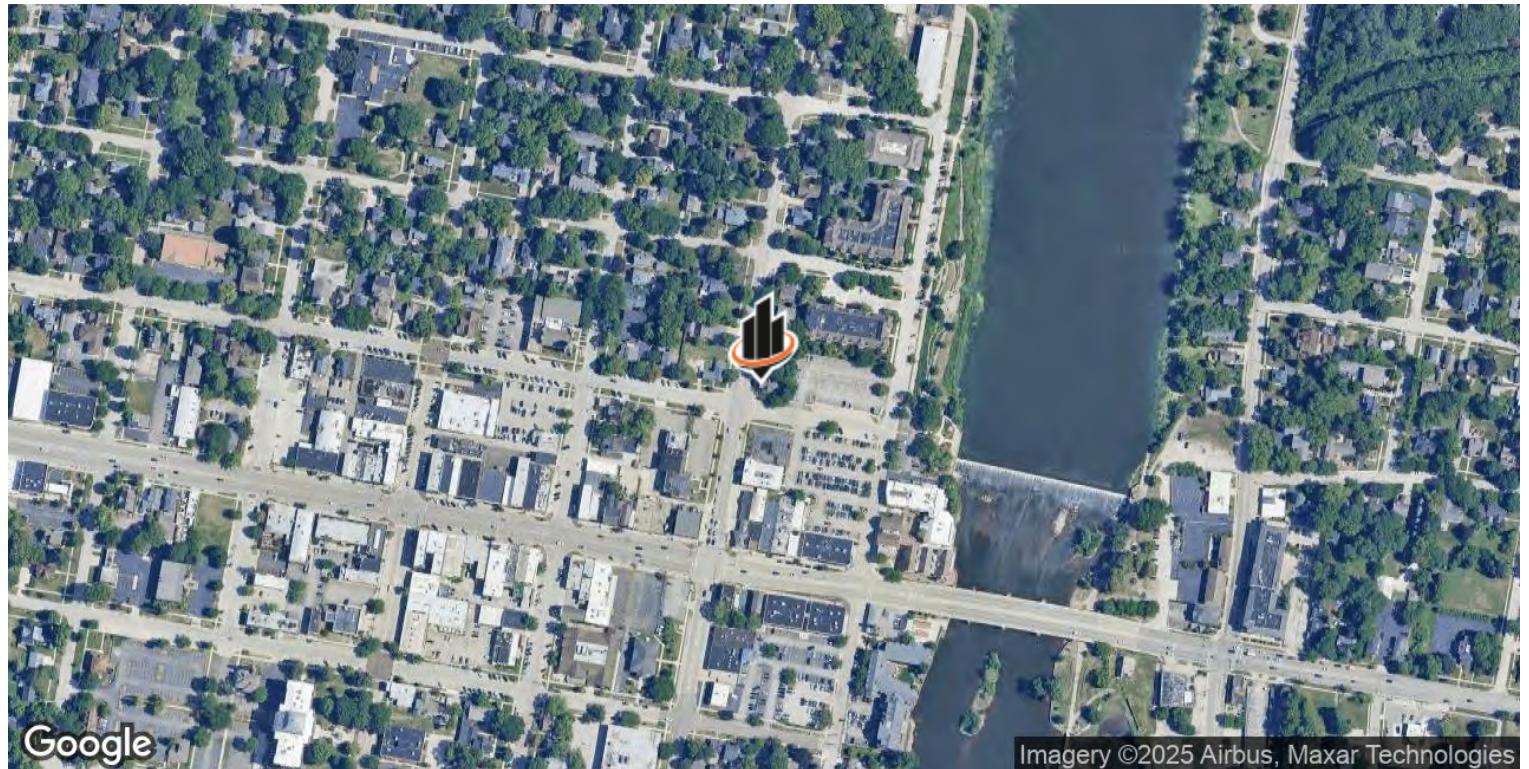
Geneva IL, in central Kane County, is an upscale suburb about an hour west of Chicago. The area is recognized for the scenic Fox River, beautiful open spaces, and a diverse economy.

Downtown Geneva is one of the principal boutique retail destinations in suburban Chicago, and is teeming with unique shops and restaurants. State Street (IL Rt 38) is a primary east-west corridor and the main street through town. Population

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AERIAL MAP



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 4-unit Multifamily Investment
- 2,440 SF two-story building
- Off-street parking
- Built in 1908, features classic character and appeal
- Prime location near the Fox River & downtown Geneva
- Parks, Restaurants & Shopping nearby
- Convenient access to local amenities and major thoroughfares



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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE START	LEASE END
1	1	1	\$13,200.00	-	12/19/17	9/30/26
2	1	1	\$14,400.00	-	-	-
3	1	1	\$14,820.00	-	4/01/24	09/30/26
4	1	1	\$12,240.00	-	6/16/22	-
TOTALS			\$54,660.00	\$0.00		
AVERAGES			\$13,665.00			

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INCOME & EXPENSES

INCOME SUMMARY

PRO FORMA

TOTAL INCOME **\$52,746**

EXPENSE SUMMARY

PRO FORMA

PROPERTY TAXES \$10,193

INSURANCE \$3,175

UTILITIES/SERVICES (WATER, SEWER, RUBBISH) \$3,261

ADMIN/MANAGEMENT(5%)/COMMISSIONS(\$1200) \$3,882

BUILDING MAINTENANCE \$2,000

GROUND MAINTENANCE \$3,000

GROSS EXPENSES \$25,511

NET OPERATING INCOME **\$27,235**

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	PRO FORMA
PRICE	\$585,000
PRICE PER SF	\$240
PRICE PER UNIT	\$146,250
GRM	10.7
CAP RATE	4.66%
CASH-ON-CASH RETURN (YR 1)	4.66%
TOTAL RETURN (YR 1)	\$27,236
OPERATING DATA	PRO FORMA
GROSS SCHEDULED INCOME	\$54,660
TOTAL SCHEDULED INCOME	\$54,660
VACANCY COST	\$1,913
GROSS INCOME	\$52,747
OPERATING EXPENSES	\$25,511
NET OPERATING INCOME	\$27,236
PRE-TAX CASH FLOW	\$27,236

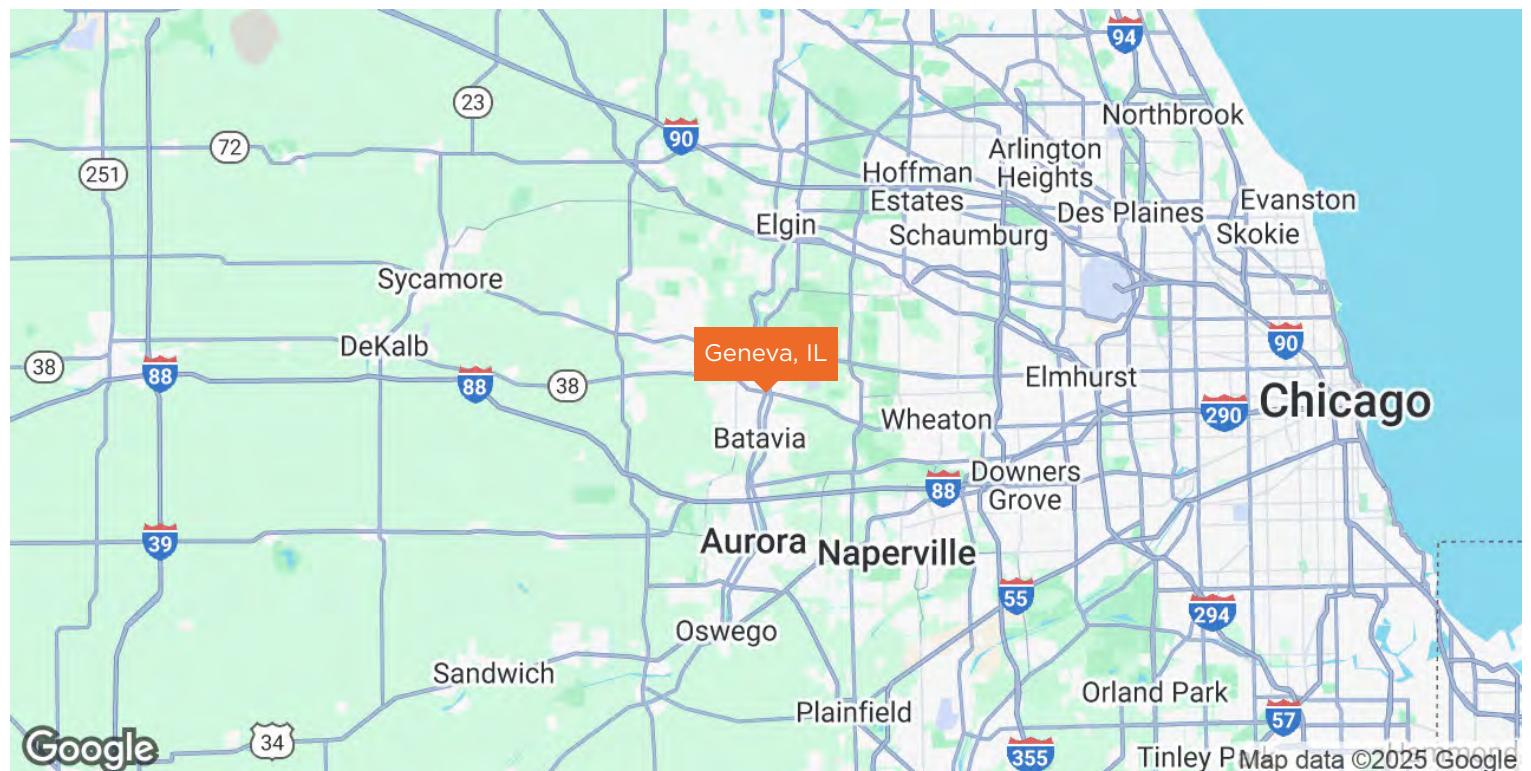
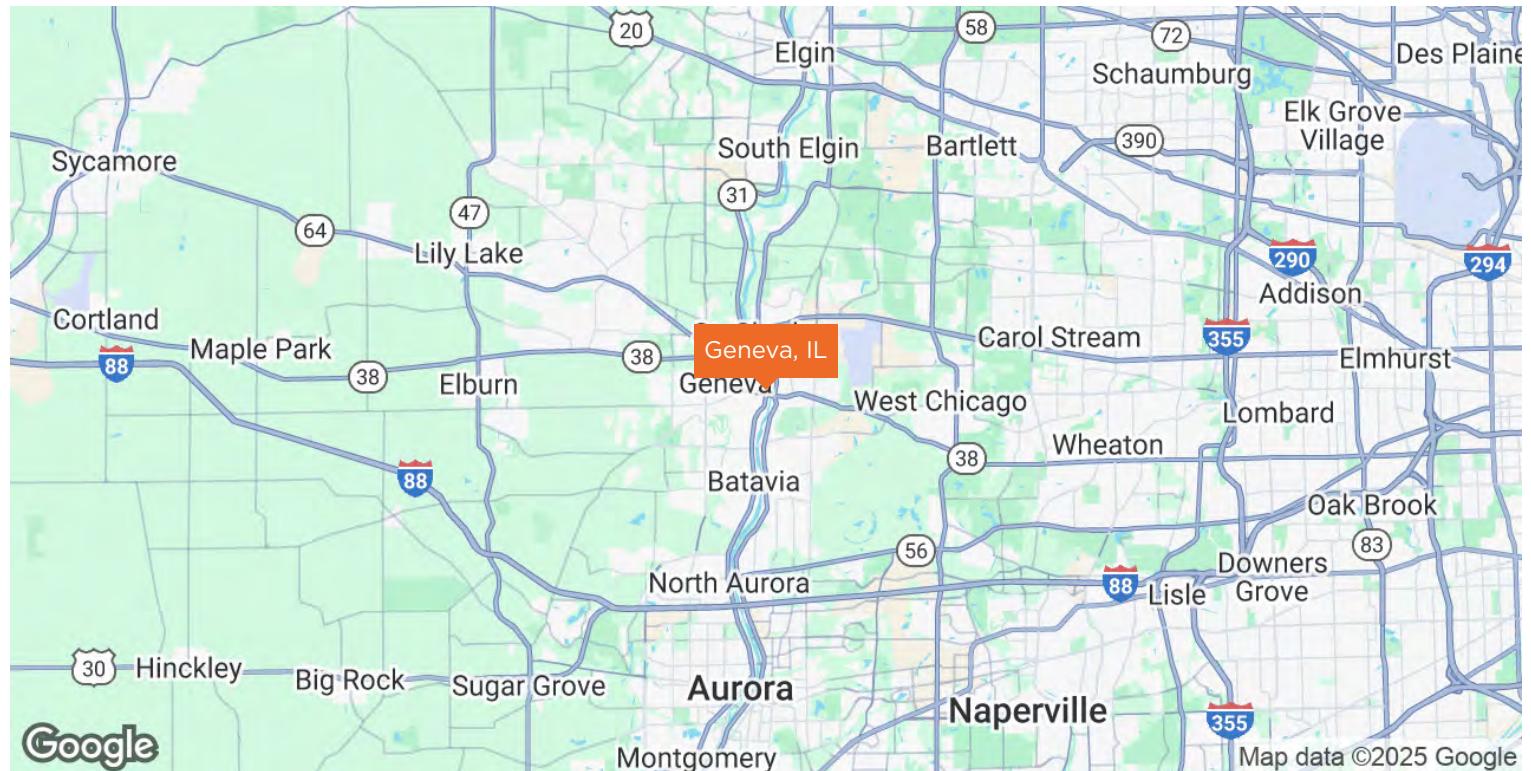
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ADDITIONAL PHOTOS



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REGIONAL MAP



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