

AVAILABLE
FOR SALE

306 Wilson Ave
West Chicago, IL 60185

OFFERING PRICE:
\$2,100,000



INVESTMENT OVERVIEW

- 20 unit DuPage County apartment investment | All 1 bedroom units
- All electric building | Flexicore construction
- Each unit has an individual HVAC and hot water heater
- Property is professionally managed. Management company willing to continue management with new owners



KEY INVESTMENT
& Management Inc.

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR ADDITIONAL INFORMATION CONTACT:

Jeff Juliano
Office: 630.932.5757
jjuliano@key-investment.com



SALE PRICE:	\$2,100,000	UNITS:	20
BUILDING SF:	13,257 SF	LOT SIZE:	0.59 AC
ZONING:	R-6	YEAR BUILT:	1960
TAXES (2023):	\$35,086.60	TOWNSHIP:	Winfield

PROPERTY SUMMARY

ADDRESS: 306 WILSON AVE

CITY, STATE, ZIP: WEST CHICAGO, IL 60185

PROPERTY TYPE: APARTMENT

COUNTY: DUPAGE

PIN: 04-10-127-015

CONSTRUCTION: BRICK

OF UNITS: 20

PARKING SPACES: +/- 17

SPRINKLERED: NO

FIRE ALARM: NO

ROOF: TPO



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**Rent Roll
CURRENT**

306, 310, 314 Wilson Ave, West Chicago, IL						
Unit	Occupancy	SF	Monthly Rent	Deposit	Lease Start	Lease Exp.
306-306A	OCCUPIED	536	\$900.00	\$350.00	12/01/18	04/30/25
306-306B	OCCUPIED	536	\$910.00	\$1,365.00	09/30/23	09/30/24
306-306C	OCCUPIED	536	\$920.00	\$1,800.00	05/01/22	04/30/25
306-306D	OCCUPIED	536	\$920.00	\$1,400.00	06/24/24	06/30/25
306-306E	OCCUPIED	536	\$950.00	\$0.00	12/01/18	02/28/25
306-306F	OCCUPIED	536	\$900.00	\$1,350.00	12/01/23	11/30/24
306-306G	OCCUPIED	536	\$910.00	\$1,365.00	03/18/24	02/28/25
306-306H	OCCUPIED	536	\$915.00	\$1,350.00	11/01/22	09/30/24
306-310A	OCCUPIED	536	\$920.00	\$1,380.00	07/20/24	07/31/25
306-310B	OCCUPIED	536	\$910.00	\$1,355.00	09/01/22	08/31/24
306-310C	OCCUPIED	536	\$900.00	\$850.00	09/17/19	04/30/25
306-310D	OCCUPIED	536	\$925.00	\$1,380.00	07/01/22	06/30/25
306-314A	OCCUPIED	536	\$900.00	\$235.00	04/01/19	04/30/25
306-314B	OCCUPIED	536	\$850.00	\$50.00	12/01/18	04/30/24
306-314C	OCCUPIED	536	\$920.00	\$1,380.00	04/01/24	03/31/25
306-314D	OCCUPIED	536	\$920.00	\$1,840.00	05/01/24	03/31/25
306-314E	OCCUPIED	536	\$890.00	\$1,275.00	07/21/20	07/31/24
306-314F	OCCUPIED	536	\$920.00	\$1,365.00	07/03/23	05/31/25
306-314G	OCCUPIED	536	\$900.00	\$875.00	12/01/18	04/30/25
306-314H	OCCUPIED	536	\$910.00	\$1,365.00	07/01/24	10/31/24

Monthly Total: \$18,190.00
Yearly Total: \$218,280.00

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Financial Projection

Income & Expense Statement Broker's Projection

Client: <u>Fast Financial 306 Inc.</u>	Date: <u>September, 2024</u>
Property: <u>306, 310, 314 Wilson Ave.</u> <u>West Chicago, IL 60185</u>	<u>7.25/5yrs/25yr amort.</u>
Units/Sq.Ft.: <u>20</u>	Mortgage: <u>\$1,575,000</u>
	Down Payment: <u>\$525,000</u>
	Purchase Price: <u>\$2,100,000</u>
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Projected Annual Rent	\$288,000
Less: 5% Vacancy/Income Loss Factor	-\$14,400
Effective Gross Annual Income:	\$273,600
Estimated Annual Expenses	
Electric	\$3,600
Gas	\$1,900
Insurance	\$4,700
Landscaping	\$1,600
Real Estate Taxes <u>2023 Year</u>	\$35,087
Refuse	\$9,500
Repairs & Maintenance (Est. \$500/unit)	\$10,000
Snow Removal	\$2,000
Water & Sewer	\$24,000
Total Estimated Annual Expenses:	\$92,387
Estimated Net Operating Income:	\$181,213
Less: Annual Debt Service	-\$136,608
Cash Flow Before Taxes	\$44,605
Return on Down Payment:	<u>8.50%</u>
Price per Unit/Sq.Ft.:	<u>\$105,000.00</u>
Capitalization Rate:	<u>8.63%</u>

This information has been obtained from services believed to be reliable.
We make no guarantee or warranty as to the accuracy of this information

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Real Estate

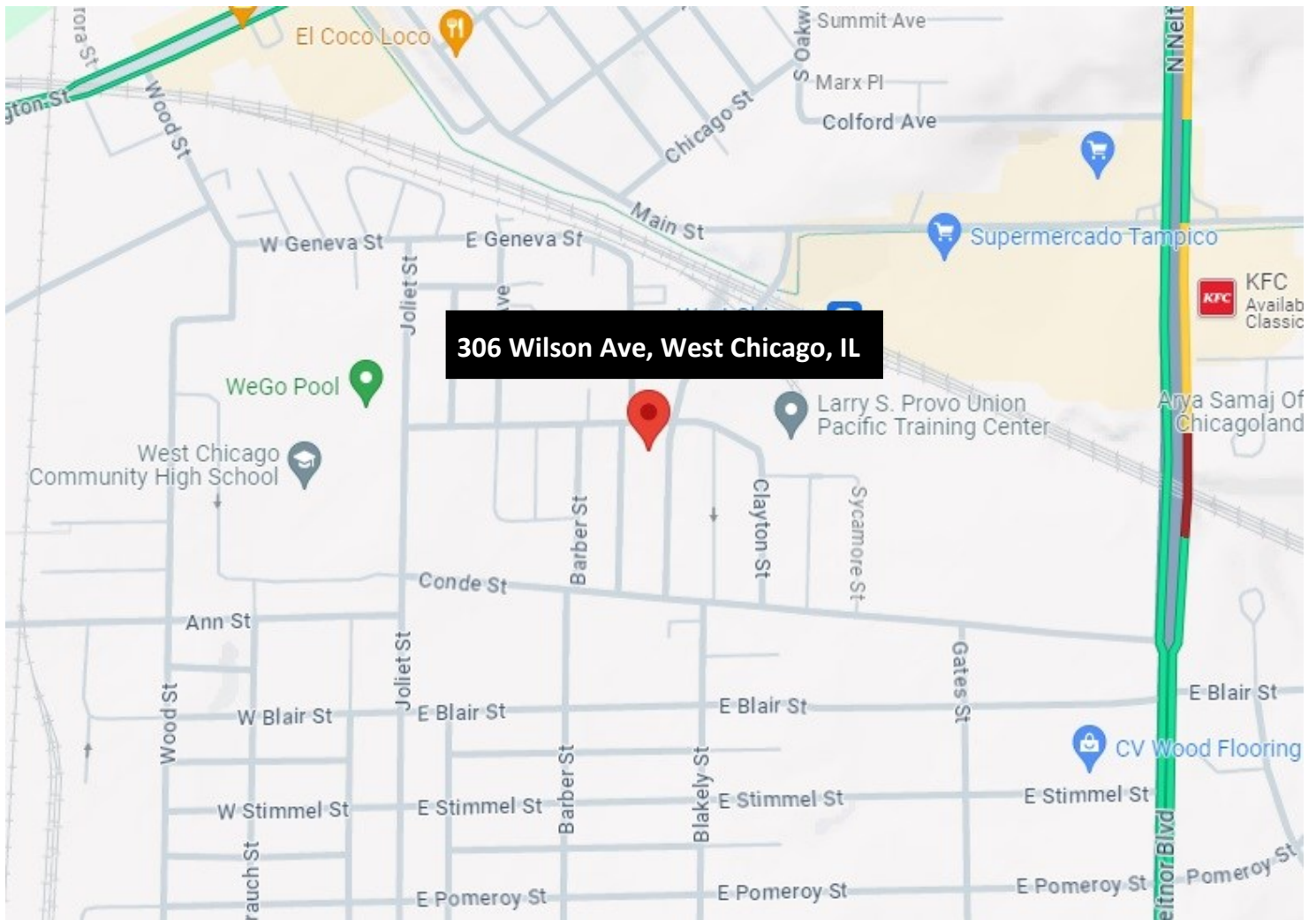
Brokerage

Leasing

Management

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LOCATION MAP



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PARCEL MAP



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UNIT FLOOR PLAN



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PROPERTY PHOTOS



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INTRODUCTION TO WEST CHICAGO, ILLINOIS

Originally part of Potawatomi Native American landscape, the Lombard area was first settled by Americans of European descent in the 1830s. Lombard shares its early history with Glen Ellyn. Brothers Ralph and Morgan Babcock settled in a grove of trees along the DuPage River. In what was known as Babcock's Grove, Lombard developed to the east and Glen Ellyn to the west. In 1837, Babcock's Grove was connected to Chicago by a stage-coach line which stopped at Stacy's Tavern at Geneva and St. Charles Roads. Fertile land, the DuPage River, and plentiful timber drew farmers to the area.

Lombard, Illinois is a wonderful place to raise a family with its wholesome entertainment and lively atmosphere. Community parks, water parks, shopping malls, amusement centers, and family-friendly restaurants are available in this city. The Paradise Bay Water Park is a state-of-the-art waterpark that offers summertime fun for everyone. Yorktown Center is a popular shopping mall, and there are multiple others throughout town.

Attractions Nearby:

Enchanted Castle family Entertainment | Safari Land

Yorktown Center | Morton Arboretum

Lombard Historical Society | Wicked Ball Chicago Bubble Soccer

Lombard Roller Rink | K-1 Speed Go Karts



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