

Old Budler Rd

NOT
INCLUDED

Taylor Rd

SALE

Industrial Warehouses and Single Family Home For Sale

21926 W. TAYLOR ROAD

Plainfield, IL 60544

PRESENTED BY:

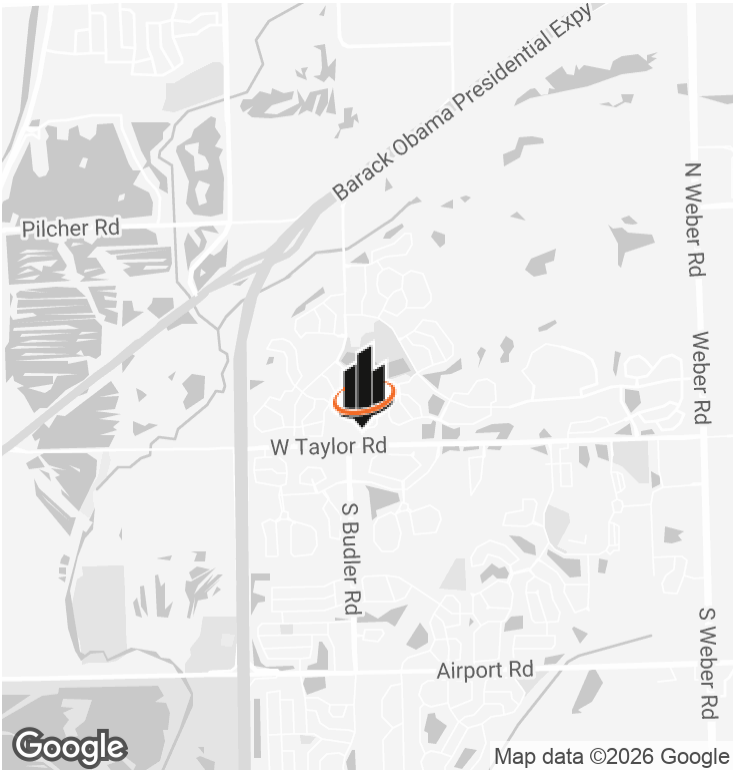
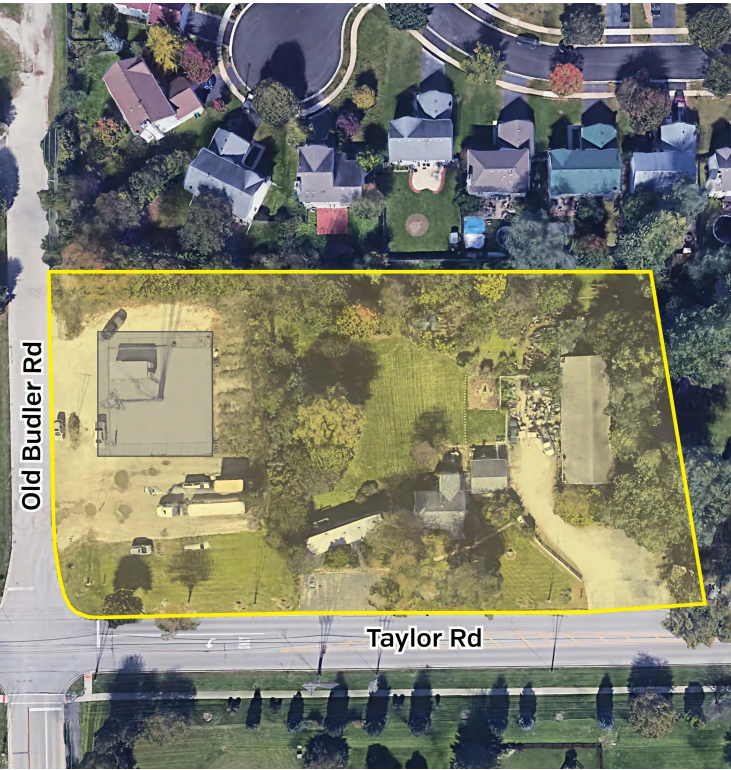
**KAREN KULCZYCKI,
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	2.4 Acres
BUILDING SIZE: (5 STRUCTURES)	5,200 SF
NOI:	\$33,920.14
CAP RATE:	4.52%

PROPERTY DESCRIPTION

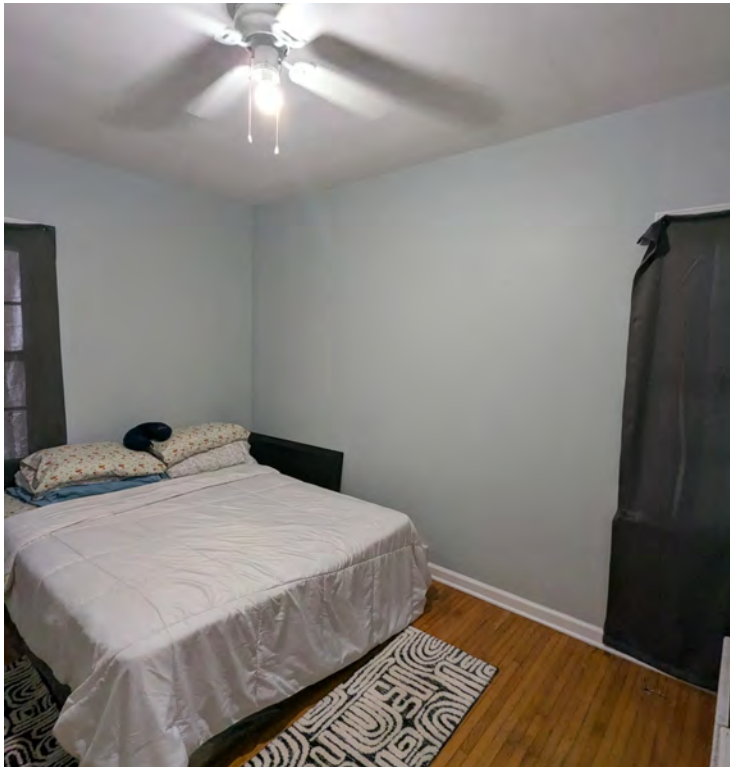
SVN is pleased to present 21926 West Taylor Road a +/-2.4 Acre Residential and Warehouse opportunity in unincorporated Plainfield, Illinois. This property contains multiple streams of revenue opportunity or live-work option with multiple structure leases 900 SF residential home and yard, 2 car detached garage, 575 SF mobile home, 3,024 SF storage unit, and 1,250 SF Quonset hut with yard. The property has 449' frontage (2 curb cuts) on West Taylor Road and 265' frontage (1 curb cut) on Old Butler Road is less than 1 mile to Interstate 55. Renovation include: new flooring, paint, front window, porch railing, water softener system, furnace, water heater in residential house, and fencing in yard. Note: Cell Tower not included. Perfect opportunity for an owner/user or investor. Currently lease through June 2027 with 3 sublessee tenants.

PROPERTY HIGHLIGHTS

- Residential with Warehouse and Yard
- Residential 2B/1B | Mobile Home | Warehouse
- Zoned I-1 (Limited Industrial District) | Fenced Yard
- Will County Taxes | Minutes to I-55

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RESIDENTIAL 2B/1B PHOTOS



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ADDITIONAL PHOTOS



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SITE PHOTO



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SECTION 1
**Financial
Analysis**



Taylor Rd

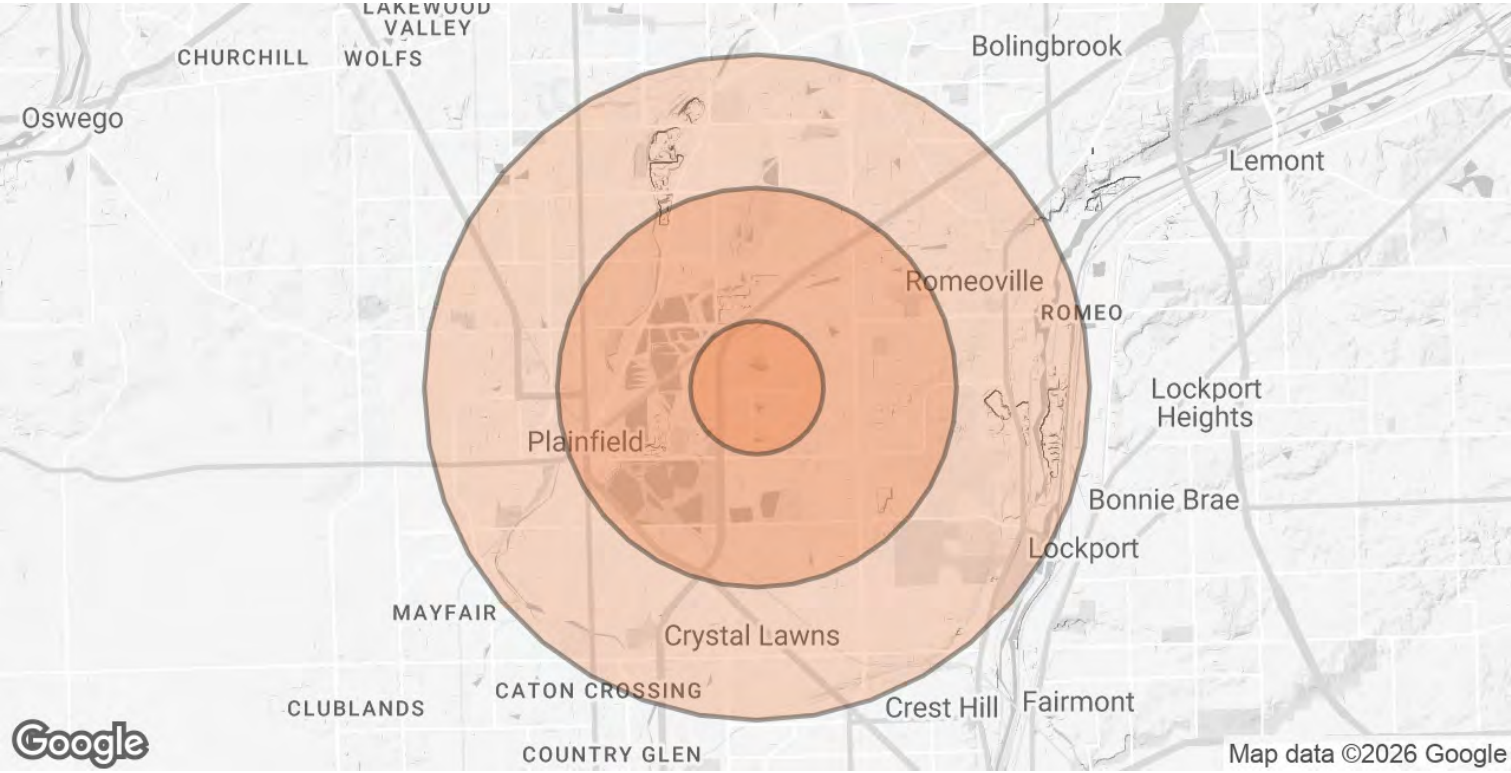
INCOME & EXPENSES

INCOME SUMMARY	INDUSTRIAL WAREHOUSES AND SINGLE FAMILY HOME FOR SALE
MODULAR HOME	\$8,100
STORAGE UNITS AND RESIDENTIAL HOME	\$48,000
VACANCY COST	\$0
GROSS INCOME	\$48,000

EXPENSES SUMMARY	INDUSTRIAL WAREHOUSES AND SINGLE FAMILY HOME FOR SALE
TAXES (2025)	\$10,580
INSURANCE	\$3,500
OPERATING EXPENSES	\$14,080
NET OPERATING INCOME	\$33,920

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DEMOGRAPHICS MAP & REPORT



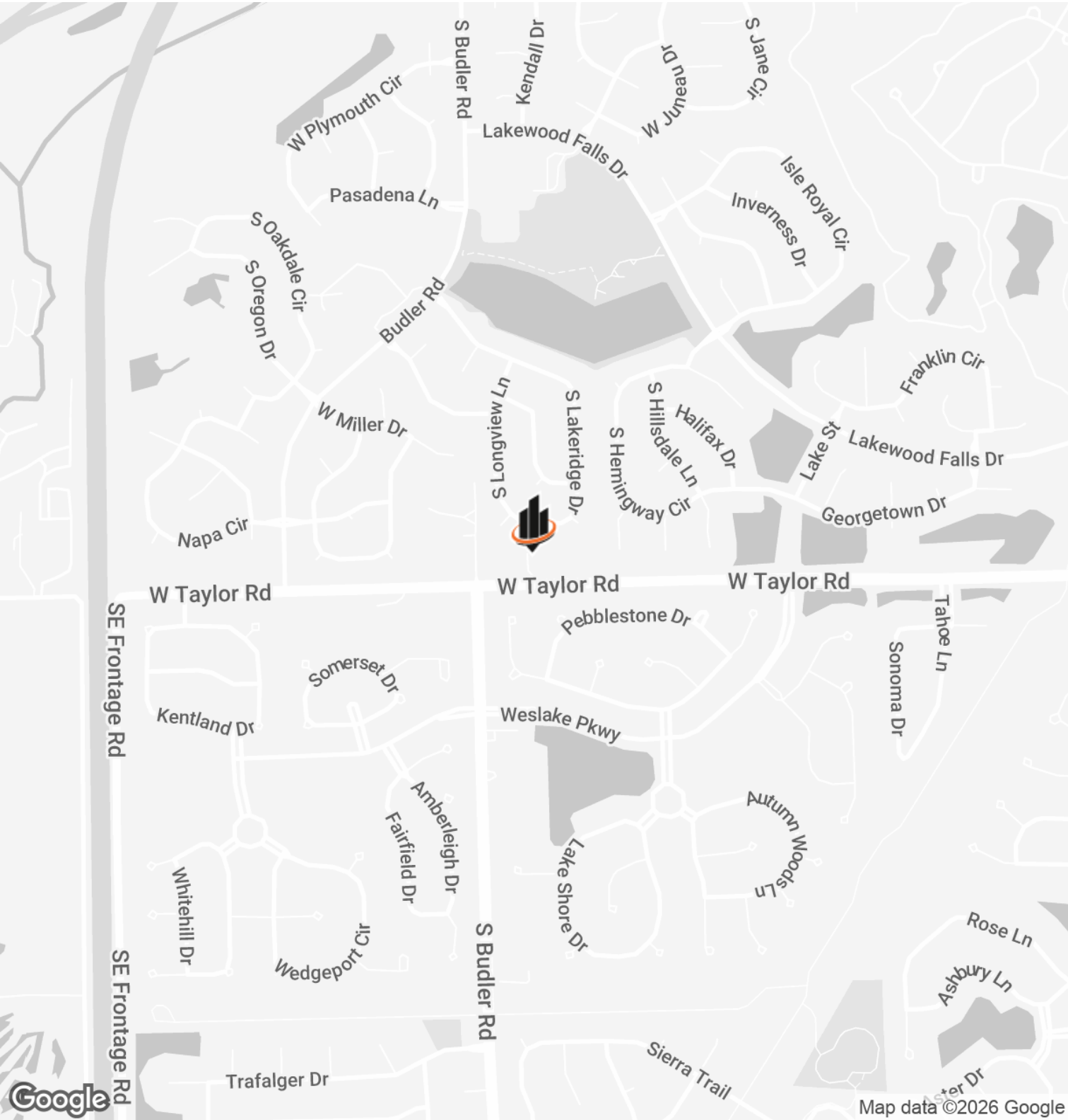
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,321	55,887	140,506
AVERAGE AGE	37	41	39
AVERAGE AGE (MALE)	36	40	38
AVERAGE AGE (FEMALE)	38	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,808	19,795	46,093
# OF PERSONS PER HH	3.2	2.8	3
AVERAGE HH INCOME	\$116,412	\$123,926	\$145,736
AVERAGE HOUSE VALUE	\$301,681	\$322,483	\$343,549

2020 American Community Survey (ACS)

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LOCATION MAP



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