

105 E Grove St

LOMBARD, IL



OFFERING MEMORANDUM

PRESENTED BY:

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105 E GROVE ST

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

UNIT 1 PHOTOS

UNIT 2 PHOTOS

UNIT 5 PHOTOS

UNIT 8 PHOTOS

Property Summary



PROPERTY DESCRIPTION

Presenting an exceptional multifamily investment opportunity in Lombard, IL. This distinguished property comprises a 7,208 SF building offering 12 units, providing a compelling investment proposition for multifamily low-rise/garden investors. Built in 1960 and strategically zoned R6, this property embodies strong potential for income generation and long-term value. Situated in the sought-after Lombard area, this property offers a combination of well-defined living spaces and a favorable zoning designation, making it a promising asset for investors seeking a lucrative addition to their portfolio in the dynamic Lombard market.

PROPERTY HIGHLIGHTS

- 7,208 SF building
- 12 units
- Built in 1960
- Zoned R6
- Strategic location in Lombard area

OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	12
Lot Size:	13,141 SF
Building Size:	7,208 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	853	1,941	6,429
Total Population	1,850	4,469	16,232
Average HH Income	\$118,795	\$123,383	\$136,116



Property Details

Sale Price

\$2,000,000

LOCATION INFORMATION

Street Address	105 E Grove St
City, State, Zip	Lombard, IL 60148
County	DuPage

BUILDING INFORMATION

Building Size	7,208 SF
Number of Floors	2
Year Built	1960
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R6
Lot Size	13,141 SF
APN #	0608103001
Lot Depth	131 ft

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	15



Unit 1 Photos



Unit 2 Photos



Unit 5 Photos



Unit 8 Photos



105 E GROVE ST

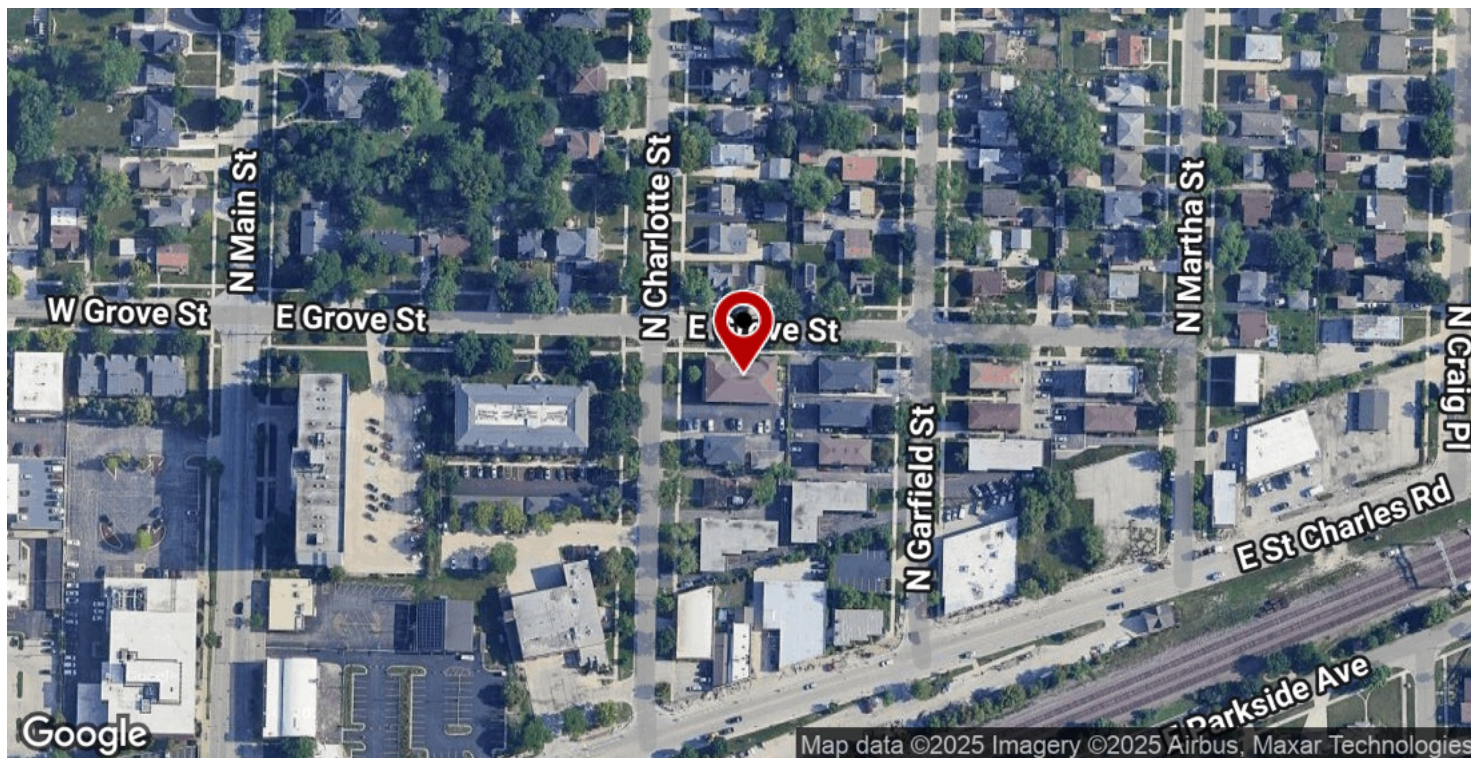
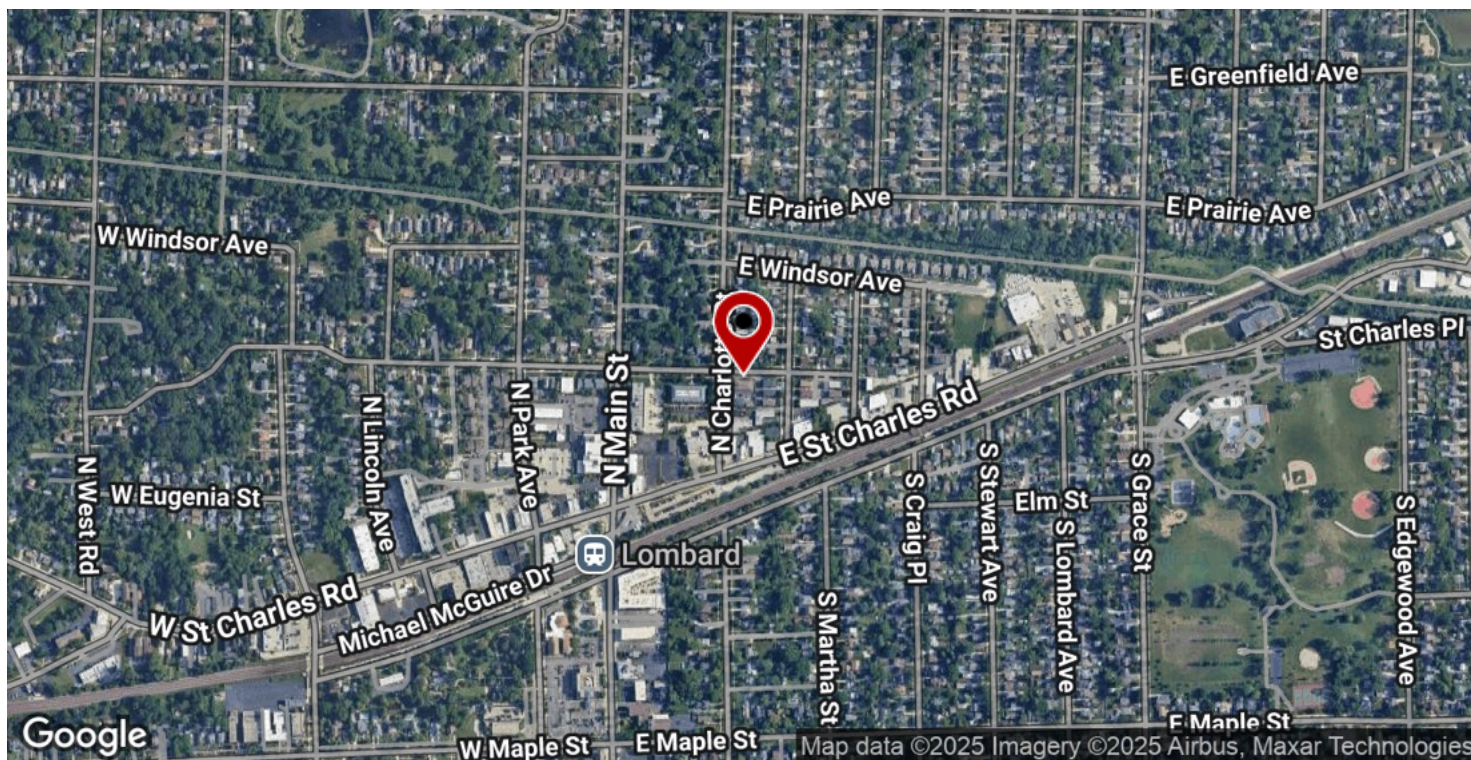
LOCATION INFORMATION

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LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



105 E GROVE ST

FINANCIAL ANALYSIS

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RENT ROLL

FINANCIAL SUMMARY

Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	LEASE END
01	1	1	700 SF	\$1,400	08/31/2025
02	1	1	700 SF	\$1,450	02/28/2026
03	1	1	700 SF	\$1,350	05/31/2025
04	1	1	700 SF	\$1,235	09/30/2025
05	1	1	700 SF	\$1,335	06/30/2025
06	1	1	700 SF	\$1,400	02/28/2026
07	1	1	700 SF	\$1,300	05/31/2026
08	1	1	700 SF	\$1,400	03/31/2026
09	1	1	700 SF	\$1,280	06/30/2025
10	1	1	700 SF	\$1,350	02/28/2026
11	1	1	700 SF	\$1,440	09/30/2025
12	1	1	700 SF	\$1,400	08/31/2025
TOTALS			8,400 SF	\$16,340	
AVERAGES			700 SF	\$1,362	



Financial Summary

2024 Actual				2025 Pro-Forma			
Price:	\$2,000,000.00			Price:	\$2,000,000.00		
	Monthly:	Annual:			Monthly:	Annual:	
Gross Income:	\$12,001.48	\$144,017.70	\$144,017.70	Gross Income:	\$16,800.00	\$201,600.00	\$201,600.00
Rent Income	\$11,193.54	\$134,322.45		Unit 1	\$1,400.00	\$16,800.00	
Fee Income	\$180.83	\$2,170.00		Unit 2	\$1,450.00	\$17,400.00	
Section 8	\$353.58	\$4,243.00		Unit 3	\$1,350.00	\$16,200.00	
Pet Rent	\$128.33	\$1,540.00		Unit 4	\$1,235.00	\$14,820.00	
Laundry Income	145.1875	1742.25		Unit 5	\$1,335.00	\$16,020.00	
				Unit 6	\$1,400.00	\$16,800.00	
				Unit 7	\$1,300.00	\$15,600.00	
				Unit 8	\$1,400.00	\$16,800.00	
				Unit 9	\$1,280.00	\$15,360.00	
				Unit 10	\$1,350.00	\$16,200.00	
				Unit 11	\$1,440.00	\$17,280.00	
				Unit 12	\$1,400.00	\$16,800.00	
				Fee Income	\$180.00	\$2,160.00	
				Pet Rent	\$130.00	\$1,560.00	
				Laundry	\$150.00	\$1,800.00	
Total:	\$12,001.48	\$144,017.70		Total:	\$16,800.00	\$201,600.00	
Op Exp:				Op Exp:			
Taxes	\$2,144.40	\$25,732.82		Taxes	\$2,240.52	\$26,886.20	
Scavenger	\$222.67	\$2,671.98		Insurance	\$416.67	\$5,000.00	
Gas/Heat	\$324.33	\$3,891.96		Scavenger	\$225.00	\$2,700.00	
Water/Sewer	\$252.30	\$3,027.55		Gas/Heat	\$333.33	\$4,000.00	
Electric	\$180.51	\$2,166.07		Water/Sewer	\$258.33	\$3,100.00	
Lawn/ Snow	\$545.42	\$6,545.00		Electric	\$183.33	\$2,200.00	
M&R	\$378.03	\$4,536.36		Lawn/ Snow	\$550.00	\$6,600.00	
MGMT	\$802.49	\$9,629.84		M&R	\$416.67	\$5,000.00	
Janitorial	\$232.50	\$2,790.00		MGMT	\$816.67	\$9,800.00	
Fire Alarm Contr	\$8.75	\$104.98		VAC	\$671.00	\$8,052.00	
				Janitorial	\$235.83	\$2,830.00	
Total Expense		\$61,096.56	\$61,096.56	Total Expense		\$76,168.20	\$76,168.20
		Monthly	Annual			Monthly	Annual
NOI		\$6,910.10	\$82,921.14	NOI		\$10,452.65	\$125,431.80
CAP RATE	4.15%			CAP RATE	6.27%		
GRM	13.9			GRM	9.9		



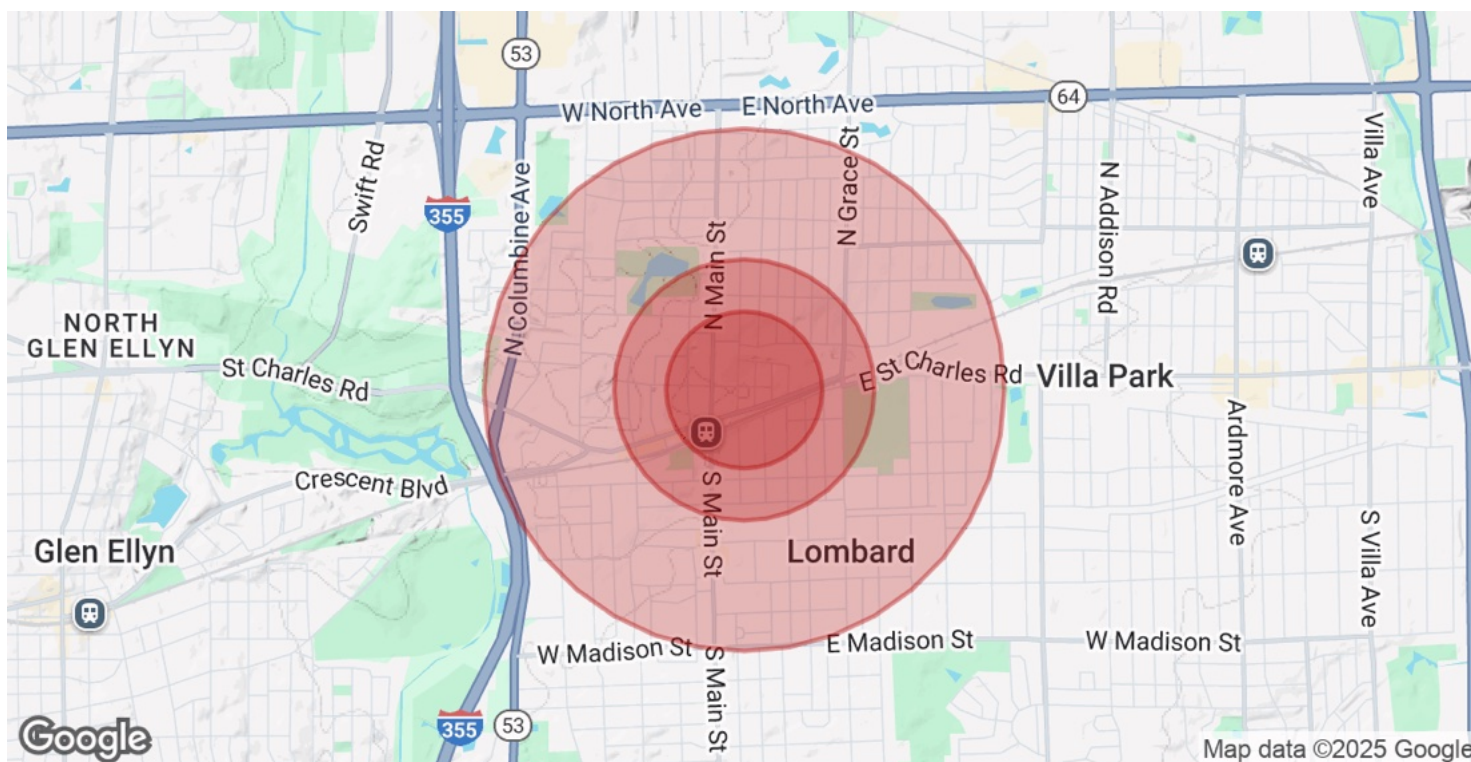
105 E GROVE ST

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,850	4,469	16,232
Average Age	42	42	41
Average Age (Male)	41	40	40
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	853	1,941	6,429
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$118,795	\$123,383	\$136,116
Average House Value	\$418,833	\$404,153	\$396,855

Demographics data derived from AlphaMap

