

1070 Larkin Avenue

Elgin, IL 60123
Offered at \$550,000



- 5 Modern Office Suites
- 7 common bathrooms
- 5,600 Sq Ft (approx)
- 23 Parking Spaces
- Plus on street parking
- 1- Three Bedroom single family home
- 1.5 bathrooms
- 1,450Sq Ft (approx)
- 2 parking spaces

This is a office building is near Rt 20 and with easy access to I90. The buidling is divided into 4 suites on floors 1 & 2 and also the basement is another office space. All suites are in very good condition, the 1st and 2nd floor bathrooms we updated in the last few years. All the furnaces and air conditioners have also been replaced over time and the entire parking lot was torn out and repalced in 2021. The roof was put on in th 1990's but is a rubber roof and can be maintained to last many more years per roofer. We have many longterm tenants. The single family home has 6 rooms with 3 bedrooms and 1.5 baths plus an unfinished basement. The roof, siding and windows were all updated several years ago. The home has nice hardwood flooring.



Jeff Kellenberger, ABR,GRI
Preferred Homes Realty
1070 Larkin Ave
Elgin, IL 60123
Office:(847) 695-6040
jeff@preferredhomesrealty.com
www.preferredhomesrealty.com



All measurements and figures are approximate. Source of information is deemed reliable, but not verified.





Rent Roll

As of 3/25/2024, 1070 Larkin Ave, Curren

1070 Larkin Ave

Unit	Tenants	Lease Start
1070 Larkin Ave		
1E/1W	Preferred Homes Realty	1/1/2018
2E	Jason Alicea	1/1/2023
2N	Brad Hattendorf	1/1/2018
2W	Bradley Cahow	1/1/2018
Lower	Fox Valley Tax Services	1/1/2018
65 Alfred	William Wright	2/1/2020
Total f		

Rental Income	\$	66,900.00
Total Annual Income	\$	66,900.00

Annual Expenses		
Cleaning	\$	1,442.00
Lawn Care	\$	2,440.00
Repairs	\$	8,280.00
Insurance	\$	3,200.00
Property Taxes	\$	11,570.00
Snow removal	\$	1,280.00
Supplies	\$	1,463.00
Electric	\$	-
Water	\$	445.00
Total Annual Expenses	\$	30,120.00
Net Income	\$	36,780.00

Tenants pay gas

t leases, All units

Prepared By: Preferred Management
1070 Larkin Ave Ste 1E
Elgin, IL 60123
847-695-6400
manager@preferredmanagementusa.com

Lease End	Bed/Bath	Rent
2/29/2028		\$ 1,750.00
10/31/2025		\$ 1,000.00
4/30/2025		\$ 225.00
9/30/2024		\$ 750.00
4/30/2025		\$ 825.00
1/31/2025	3/1.5	\$ 1,025.00
		\$ 5,575.00
