

532 Crescent Blvd

GLEN ELLYN, IL



OFFERING MEMORANDUM

PRESENTED BY:

CJ MCCANN

Broker

0: 630.984.4701

office@mccannpropertiesinc.com

Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DETAILS	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
LOCATION MAP	8
RETAILER MAP	9
FINANCIAL ANALYSIS	10
FINANCIAL SUMMARY	11
RENT ROLL	12
DEMOGRAPHICS	13
DEMOGRAPHICS MAP & REPORT	14

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Glen Ellyn its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Glen Ellyn its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Glen Ellyn will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Glen Ellyn makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Glen Ellyn does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Glen Ellyn in compliance with all applicable fair housing and equal opportunity laws.



532 CRESCENT BLVD

1

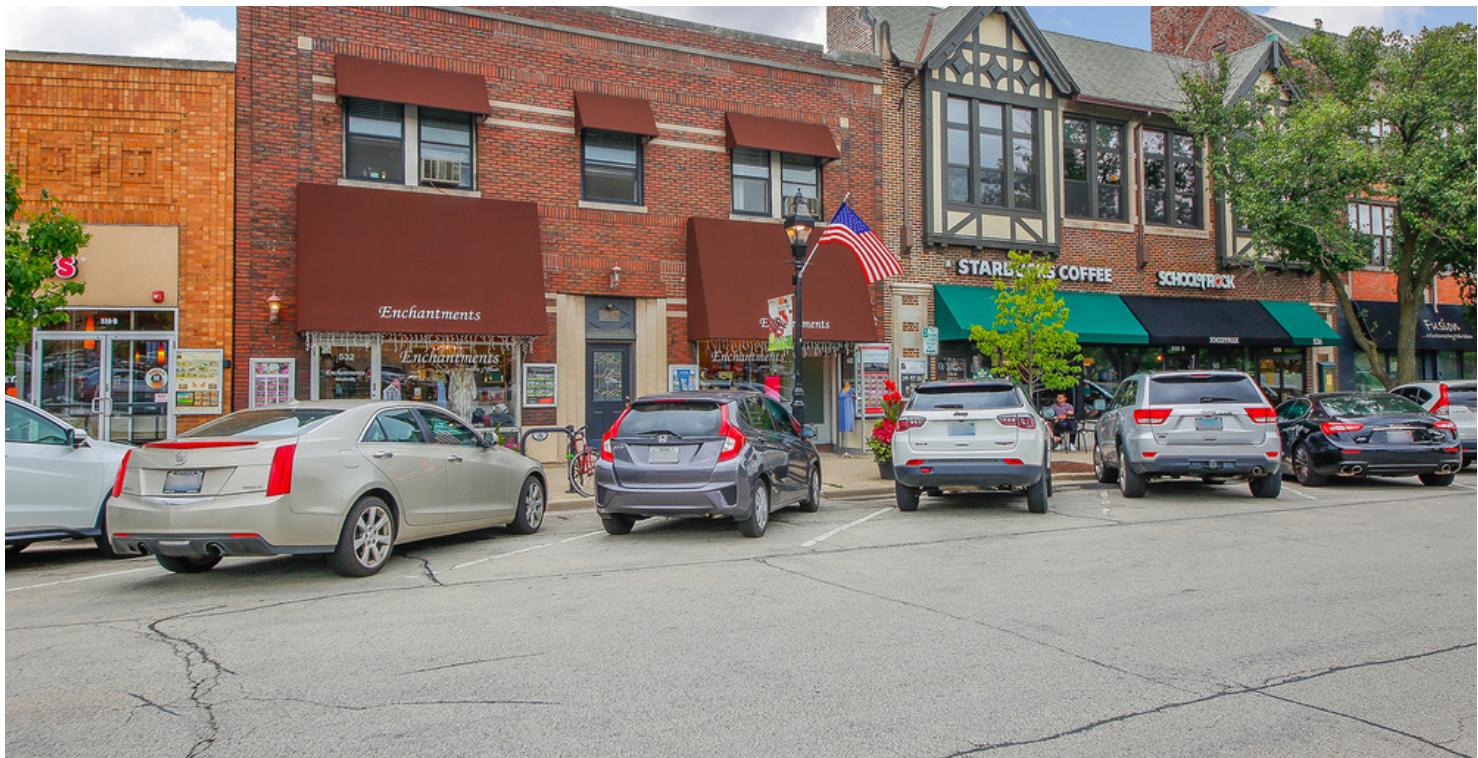
PROPERTY INFORMATION

[PROPERTY SUMMARY](#)

[PROPERTY DETAILS](#)

[ADDITIONAL PHOTOS](#)

Property Summary



PROPERTY DESCRIPTION

Located in the heart of Downtown Glen Ellyn, this Commercial/Residential building sits right across the Metra Station and right next to Starbucks. Long term commercial tenant enjoys high foot traffic. Residential apartments are easy to fill due to easy access to Metra, shopping and restaurants. Excellent additional income from outdoor advertisement cases.

PROPERTY HIGHLIGHTS

- Prime downtown location
- High foot traffic
- Strong history of occupancy

OFFERING SUMMARY

Sale Price:	\$999,900
Number of Units:	4
Lot Size:	0.06 Acres
Building Size:	4,100 SF
NOI:	\$61,535.33
Cap Rate:	6.15%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,571	18,692	41,962
Total Population	15,231	51,495	114,367
Average HH Income	\$145,159	\$118,467	\$99,498



Property Details

Sale Price

\$999,900

PROPERTY INFORMATION

LOCATION INFORMATION

Street Address	532 Crescent Blvd
City, State, Zip	Glen Ellyn, IL 60137
County	DuPage
Market	Chicago
Sub-market	Western East/West Corridor
Cross-Streets	Main St / Crescent Blvd
Township	Milton
Range	10
Section	11
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355
Nearest Airport	O'Hare International Airport

PARKING & TRANSPORTATION

BUILDING INFORMATION

Building Size	4,100 SF
NOI	\$61,535.33
Cap Rate	6.15
Tenancy	Multiple
Number of Floors	2
Average Floor Size	1,763 SF
Year Built	1900
Gross Leasable Area	4,100 SF
Construction Status	Existing

Storefront Retail/Office

Street Retail

C5A

0.06 Acres

05-11-317-008

41 ft

86 ft

No

2261

Crescent / N Main

41

PARKING & TRANSPORTATION

Street Parking

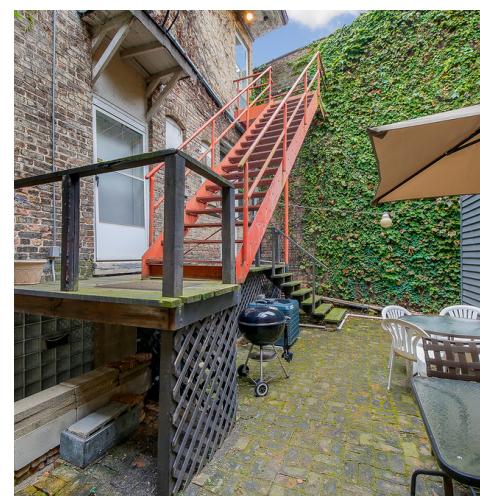
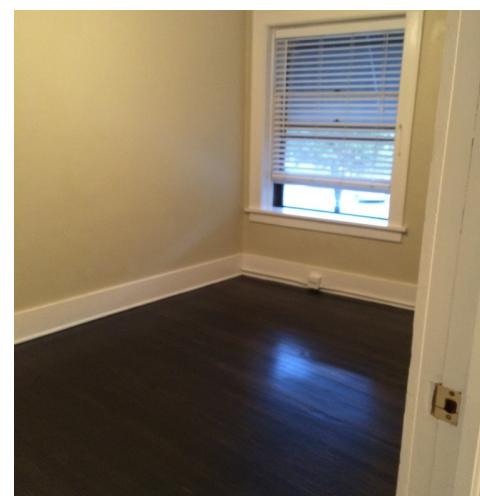
Yes

Parking Type

Surface



Additional Photos



532 CRESCENT BLVD

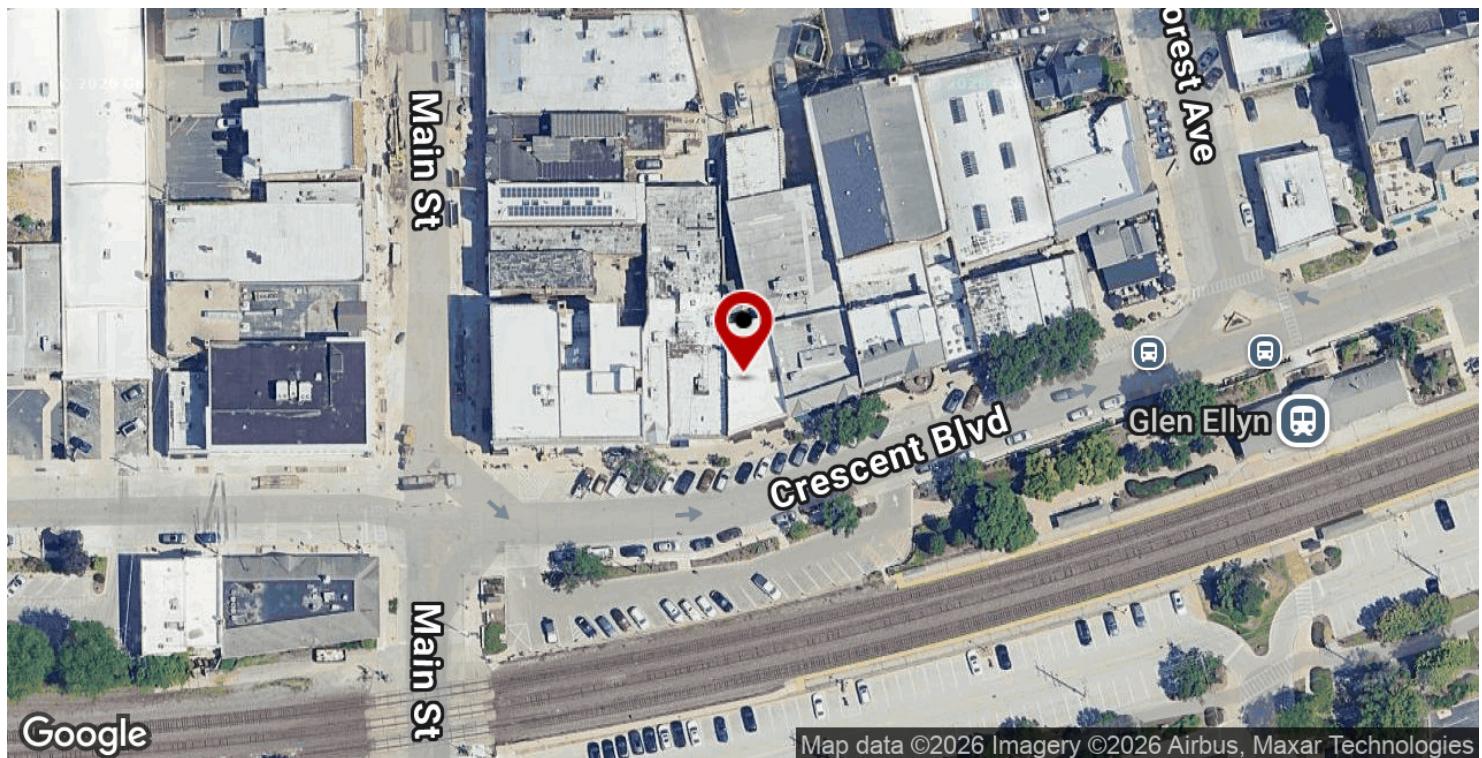
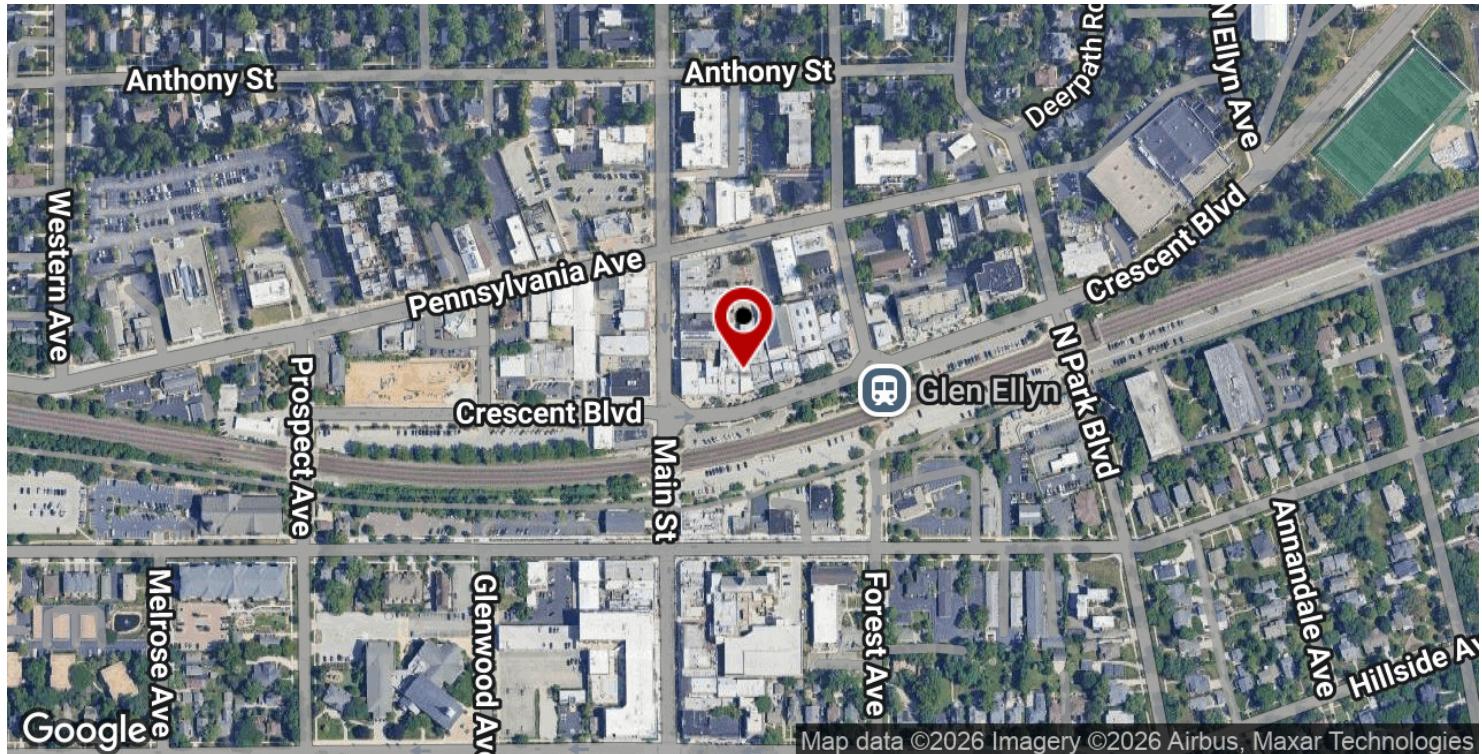
LOCATION INFORMATION

2

LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



532 CRESCENT BLVD

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

RENT ROLL

Financial Summary

532 Crescent	Glen Ellyn		
Price:	\$999,900.00		
	Monthly:	Annual:	
Gross Income:	\$8,000.00	\$96,000.00	\$96,000.00
534	\$3,400.00	\$40,800.00	
Apt 201	\$1,950.00	\$23,400.00	
Apt 200	\$1,450.00	\$17,400.00	
Unit 534 B	\$0.00	\$0.00	
Kiosk 1	\$250.00	\$3,000.00	
Kiosk 2	\$250.00	\$3,000.00	
Kiosk 3	\$250.00	\$3,000.00	
Kiosk 4	\$450.00	\$5,400.00	
Total:	\$8,000.00	\$96,000.00	
Op Exp:			
Taxes	\$1,108.25	\$13,299.00	
Insurance	\$208.33	\$2,500.00	
Maintenance	\$400.00	\$4,800.00	
Vacancy	\$208.33	\$2,500.00	
Management	\$400.04	\$4,800.50	
Electricity	\$36.10	\$433.16	
Gas	\$270.31	\$3,243.75	
Water & Sewer	\$113.45	\$1,361.36	
Garbage	\$127.24	\$1,526.90	
Total Expense		\$34,464.67	\$34,464.67
	Monthly	Annual	
NOI		\$5,127.94	\$61,535.33
CAP RATE	6.15%		
GRM	10.4		



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT	LEASE START	LEASE END
534	Enchantments	1,800 SF	43.90%	\$22.67	\$3,400	9/1/2017	10/31/26
Apt 200	-	800 SF	19.51%	\$21.75	\$1,450	7/25/25	7/31/26
Apt 201	-	1,000 SF	24.39%	\$23.40	\$1,950	3/1/23	5/31/26
Unit 534B	VACANT	750 SF	18.29%	-	-	NA	NA
Kiosk 1	-	1 SF	0.02%	\$3,000.00	\$250	-	6/30/26
Kiosk 2	-	1 SF	0.02%	\$3,000.00	\$250	-	6/30/26
Kiosk 3	-	1 SF	0.02%	\$3,000.00	\$250	-	6/30/26
Kiosk 4	-	1 SF	0.02%	\$5,400.00	\$450	-	6/30/26
TOTALS		4,354 SF	106.17%	\$14,467.82	\$8,000		
AVERAGES		544 SF	13.27%	\$2,066.83	\$1,143		



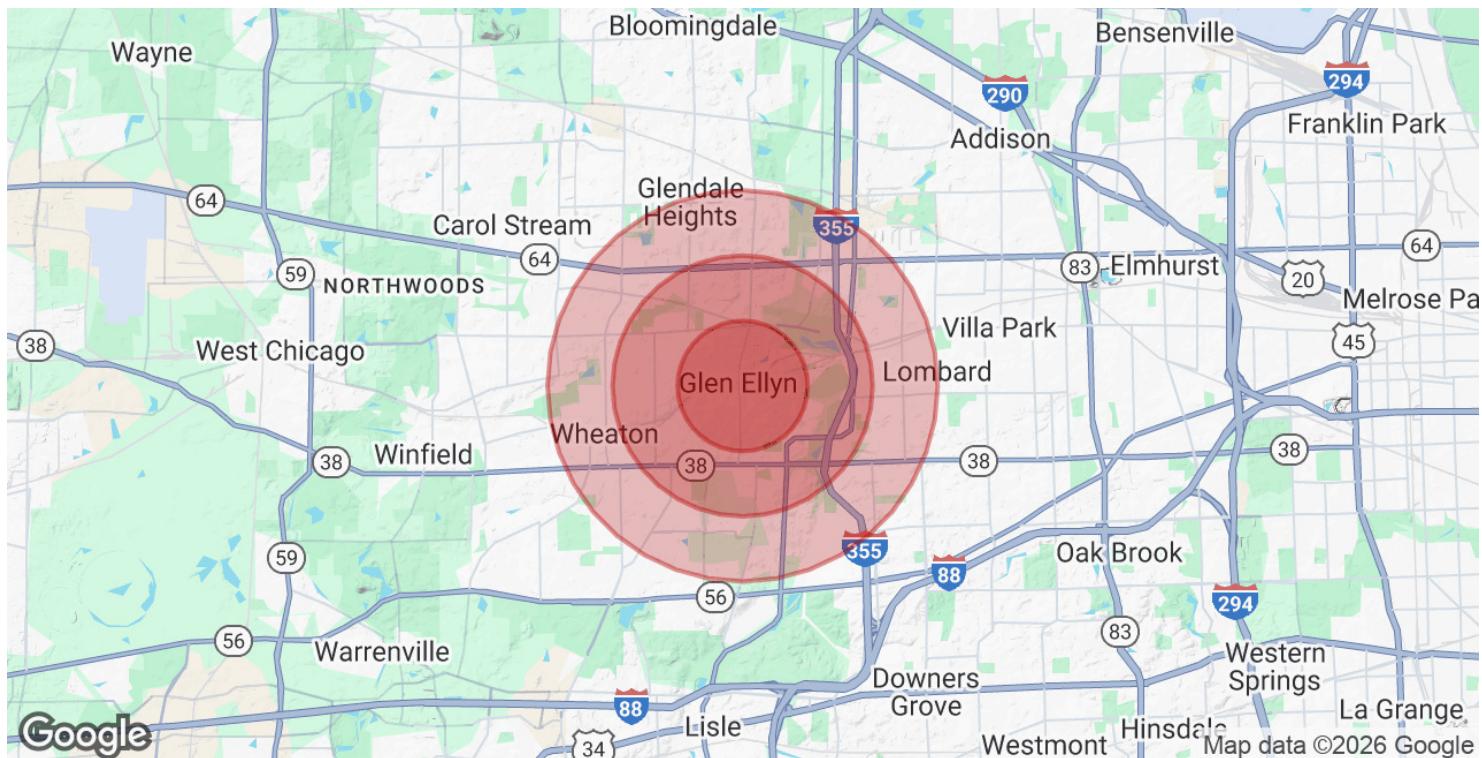
532 CRESCENT BLVD

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,231	51,495	114,367
Average Age	39.7	37.8	36.5
Average Age (Male)	38.0	36.8	35.1
Average Age (Female)	40.1	38.0	37.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,571	18,692	41,962
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$145,159	\$118,467	\$99,498
Average House Value	\$561,495	\$502,147	\$408,472

2020 American Community Survey (ACS)

