

# REAL ESTATE

## DeKalb County, IL

COMMERCIAL/RESIDENTIAL BUILDING



### \$895,000

**WILLOW REAL ESTATE INC.**

320 W. State St.  
Sycamore, IL 60178

**JAYNE MENNE**

Designated Managing Broker  
Email: [janynemenne@gmail.com](mailto:janynemenne@gmail.com)  
Phone: 815.739.2499

\*AGENT OWNED\*



# About the Property



<b>UNITS:</b>	<b>3 RESIDENTIAL &amp; 3 COMMERCIAL</b>
<b>OCCUPANCY:</b>	<b>Fully Occupied</b>
<b>SQ FEET:</b>	<b>6,275</b>
<b>ZONING:</b>	<b>B-2 (Highway Commercial District)</b>
<b>EST. REAL ESTATE TAX:</b>	<b>\$13,439.90</b>

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# Property Details

## 2022 CASH FLOW

UNIT	TENANT TYPE	Sq Ft	Monthly
1	COMMERCIAL	1,610	\$1,170.00
2	COMMERCIAL	1,035	\$907.00
3	COMMERCIAL	2,340	\$1,170.00
4	RESIDENTIAL	1,635	\$1,150.00
5	RESIDENTIAL	1,022	\$800.00
6	RESIDENTIAL	1,380	\$1,200.00
		<b>TOTAL: 9,022</b>	<b>\$6,397.00</b>



## 2008 RENOVATIONS

NEW & REFINISHED FLOORING, CEILINGS, ROOF, WALLS, WINDOWS, FIXTURES, ELECTRIC, PLUMBING, HEATING/AC, APPLIANCES, KITCHEN CABINETS, AND BATHROOMS.

## CURRENT RENT RATES

**\* RESIDENTIAL RENTS HAVE NOT BEEN RAISED IN MULTIPLE YEARS\***

## CURRENT GROSS INCOME PER YEAR

**\$76,764.00**



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# Unit Details

## GROUND FLOOR COMMERCIAL UNITS

### UNIT 1-3

Units 1-3 are currently combined to one fully rented restaurant.

- Unit 1: 1,610 Sq Ft South West Retail
- Unit 2: 1,035 Sq Ft North West Retail
- Unit 3: 2,340 Sq Ft South East Retail

\*FULLY LEASED TO SOUTH MOON BBQ FOR MULTIPLE YEARS. EXCELLENT TENANT.\*

## SECOND FLOOR RESIDENTIAL UNITS

### UNIT 4

Updated Loft Condo! 1,635 Sq Ft with lots of space. 3 bedrooms, office area, and 2 bathrooms. Original woodwork, restored hardwood floors, crown molding, pocket doors, glass transoms and turret with ornate. Interior stairs for safety & convenience.

### UNIT 5

Completely renovated 43x23ft Studio 1,022 Sq Ft! Exposed brick walls, volume ceilings, new extra long windows, brand new kitchen & large bathroom, carpet, laminate flooring, new roof, plumbing, and electric. Interior stairs for safety and convenience.

### UNIT 6

1,380 Sq Ft Updated loft! 3 bedrooms and two bathrooms with a stunning appeal. Yesteryear look with original woodwork, restored hardwood floors, crown molding, pocket doors, & volume ceilings. Bay window & new windows, roof, plumbing, updated electric. Interior stairs for safety & convenience.

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