REAL ESTATE DeKalb County, IL

COMMERCIAL/RESIDENTIAL BUILDING





WILLOW REAL ESTATE INC.

320 W. State St. Sycamore, IL 60178

JAYNE MENNE

Designated Managing Broker Email: janynemenne@gmail.com Phone: 815.739.2499



About the Property

	UNITS:	3 RESIDENTIAL & 3 COMMERCIAL
	OCCUPANCY:	Fully Occupied
WMckinley Av EMskinley Ave Square Good EMskinley Ave Square Good EMskinley Ave	SQ FEET:	6,275
		B-2 (Highway Commercial
30 Withrooin Ave 30	ZONING:	District)
	ECT DEALEC	
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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
		TOTAL: 9,022	\$6,397.00

CURRENT RENT RATES

* RESIDENTIAL RENTS HAVE NOT BEEN RAISED IN MULTIPLE YEARS*

CURRENT GROSS INCOME PER YEAR

\$76,764.00

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2008 RENOVATIONS

NEW & REFINISHED FLOORING, CEIL-INGS, ROOF, WALLS, WINDOWS, FIX-TURES, ELECTRIC, PLUMBING, HEATING/

AC, APPLIANCES, KITCHEN

CABINETS, AND BATHROOMS.



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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.

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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, plumping, 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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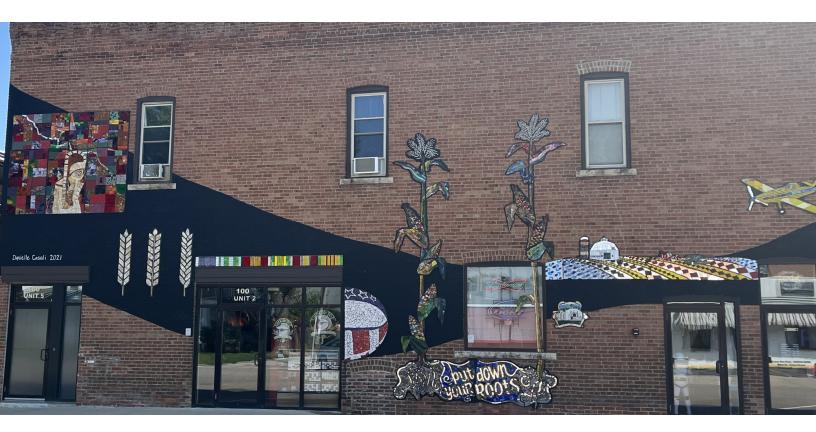






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