

FOR SALE

5121 Main Street

Downers Grove, Illinois

PRIME DOWNTOWN DOWNERS GROVE MAIN STREET LOCATION

INVESTMENT OPPORTUNITY 100% OCCUPIED



Net Income: \$76,237.00

Building Square Feet: 3,500

Newer Roof

Newer HVAC Units

Low DuPage Taxes

Full Lower Level Storage

Private Lot – 5-6 Spaces

Prime Downtown Location

First Floor:

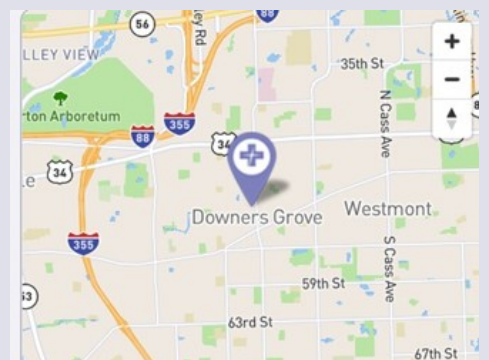
Two Retail Storefront Units

Second Floor:

2 Bedroom Newly Renovated
Residential Apartment

Professional Office Suite

Plus Full Basement

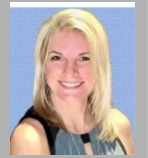


Schulz Properties Commercial Real Estate

947 Maple Avenue, Downers Grove, IL 60515

Phone: 630.737.1200

Mobile: 630.453.1230



INVESTMENT SUMMARY

Fully Occupied Mixed Use Property

5212 Main Street

Downers Grove, Illinois 60515

Building Size: 3,500 SF (Plus full Lower Level Storage)

<u>Tenants</u>		<u>Square Feet</u>
Dariusz Jewelers	1st Floor North	821.95
Orchid Heart Boutique	1st Floor South	897.10
Hauser Izzo Law Firm	2nd Floor North	705.63
Residential 2 Bedroom	2nd Floor South	1068.40

Total Gross Annual Rent: \$ 98,917.00

Real Estate Taxes: \$ 10,081.40

Property Insurance: \$ 3,352.00

Water: \$ 917.03

Sewer: \$ 390.94

Scavenger: \$ 4,338.41

General Maintenance: \$ 2,369.55

Total Expenses: \$22,679.33

Net Operating Income: \$76,237.67

Value based on 7 Cap Rate: \$1,090,000 Sales Price

This information provide no representations or warranties to the accuracy of the information. Square footages provided may be approximate. Buyer shall be responsible for all due diligence & verification of all data and documents.

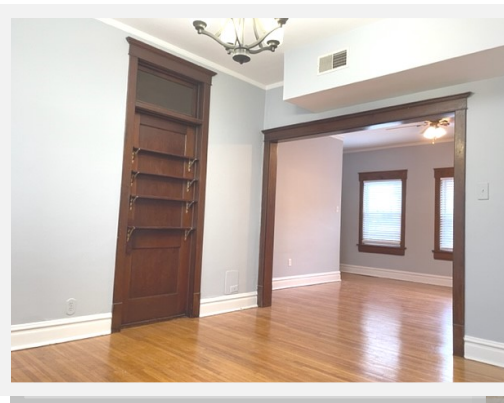
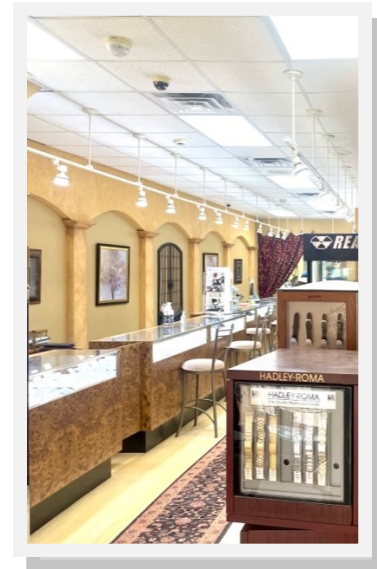
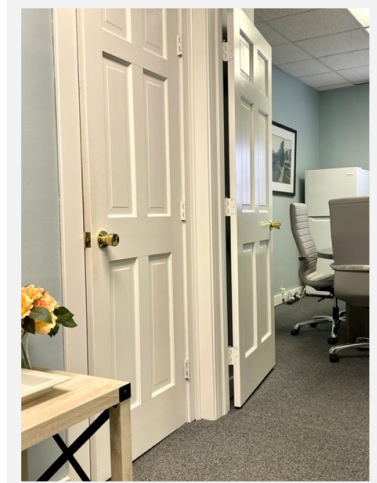
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PROPERTIES, LTD.

PROPERTY PHOTOS



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PROPERTY SUMMARY

**5121 Main Street
Downers Grove, Illinois 60515**

Building Size: 3,500 SF
Plus Full Lower Level Storage with Exterior Access

Pin: 09-08-303-003

Property Lot Size: 30' x 131.5' SF

Parking Spaces: 5-6 On Site Parking Spaces

Year Built: 1916

Fire Pull Station: Yes

Occupancy: 100% Occupied

Hvac System: 4 Total Heat/Air Conditioning Units (3 Newer Condition)

Roof: 3 Years New

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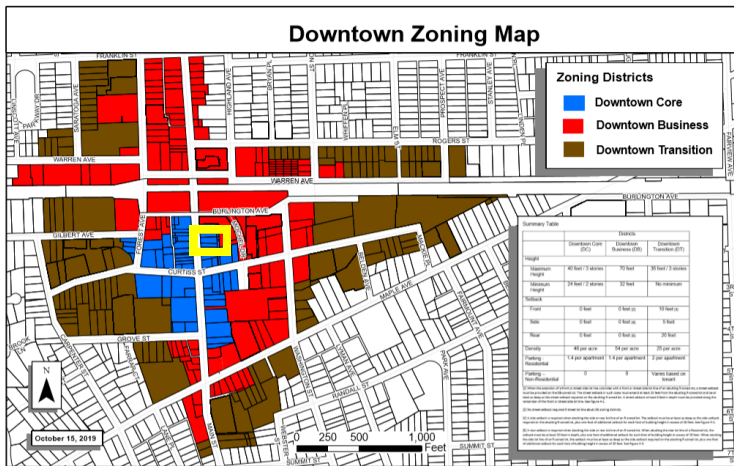
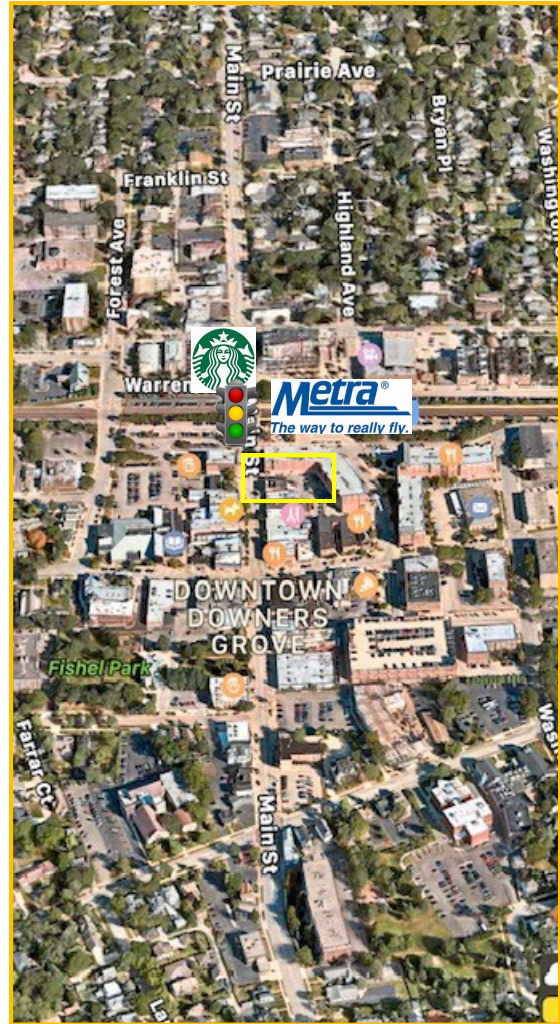
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AERIAL OF PARCELS



DOWNTOWN DOWNERS GROVE



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