RVG COMMERCIAL

REAL ESTATE SERVICES

PORTFOLIO OFFERING MEMORANDUM

1121 W. Hillcrest Drive & 1115 N. Annie Glidden Road

DeKalb, Illinois

$3,375,000

INVESTMENT OPPORTUNITY

Executive Summary

Two-property DeKalb student-housing portfolio

INVESTMENT HIGHLIGHTS

- Portfolio sale of two complementary student-oriented housing assets in DeKalb, Illinois located next to each other.
- 1121 W. Hillcrest Drive: 10 townhouse-style units across two five-unit buildings, with 4 bedrooms and 2.5 baths per unit.
- 1115 N. Annie Glidden Road: 29-bedroom / 17-bath rooming-house style property on 1.47 acres; 28 rentable rooms and one tenant occupying the property..
- The July 2026 Annual Property Operating Data reports $368,640 of potential annual rental income, a 5% vacancy and credit-loss assumption of $18,312, $153,863 of operating expenses and $196,345 of net operating income.
- Asking price of $3,375,000, equating to approximately $130/SF and a 5.82% capitalization rate based on the July 2026 APOD.
- Well below market rents for 4 bedroom units and improvements on operating costs easily brings this asset up to above 8% Cap Rate

Portfolio Metric	Amount / Detail
Asking Price	$3,375,000
Properties	2
Hillcrest Units	10 townhouses
Annie Glidden	29 bedrooms / 17 baths; 28 rooms reported
Combined Building Area	25,917 SF
Parking	68 spaces
Current Annual Rental Income	$368,360
Operating Expenses	$153,863
NOI	$196,345
Cap Rate	5.82%

Portfolio Overview

DeKalb, Illinois

PORTFOLIO SNAPSHOT

Property	1121 W. Hillcrest Dr.	1115 N. Annie Glidden Rd.
Use	Townhouse / student housing	Student / sorority housing; rooming house
Units / Rooms	10 units 4 bedroom 2.5 bath units	28 rooms reported; 29 bedrooms
Bedrooms	40	29
Bathrooms	21	17
Building Area	15,500 SF	10,417 SF
Lot Size		1.47 acres
Parking	28 spaces	40 spaces
Year Built	2000	1990


W Dresser Rd
W Dresser Rd
W Dresser Rd
W Dresser Rd
Garden of Eden Park
New Hope Church
Twombly Rd
Twombly Rd
Amber Manor Apartments
Building 13
Alpha Sigma Alpha Sorority
Ridge Dr
Ridge Dr
Dr. Leroy A. Mitchell Elementary School
Rayfield Dr
Hope Haven of DeKalb County
Boardman Park
Pittsley Realty
Casey's
BRJ Painting Wallpapering
Kimberly Dr
W Hillcrest Dr
W Hillcrest Dr
W Hillcrest Dr
W Hillcrest Dr
Burritoville
Greenbrier Rd
St Paul's Episcopal Church
Prairie Park
Varsity Blvd
Varsity Blvd
University Village Apartments
Eco Park Apartments
Eco Park Dr
Islamic Center of DeKalb
Excelon America
N Grant Dr
NIU Engineering Building
Lot K
Normal Rd
Blackhawk Rd
N Annie Glidden Rd

1121 W. Hillcrest Drive

10-unit townhouse portfolio | College Park Condos

1121 W. Hillcrest Drive – exterior

PROPERTY CHARACTERISTICS

Characteristic	Detail
Number of Units	10
Unit Specifications	4 bedrooms / 2.5 bathrooms
Year Built	2000
Building Size	15,500 SF combined

Description	College Park Condos
Access	Annie Glidden
Parking	28 spaces
Electric Service	100 amp
Internet	Metronet included

CAPITAL IMPROVEMENTS / UPDATES

- Building 1A: new windows; new A/C (2023); new sliding doors (2022).
- Building 1B & 1C: new sump pumps (2025).
- Building 2C & 2D: new sump pumps (2025); new sliding doors (2022).
- Building 2B: new A/C (2023).
- All water heaters reported 2021 or newer.
- Roof estimated 2017; siding original.

1121 W. Hillcrest Drive

Tenant / Rent Roll

BUILDING 1 – 1121 #1A–1E

Unit	PIN	SF	Bed/Bath	Occupancy / Lease	Monthly Rent
1A	0816275022	1,550	4 / 2.1	8.9.19–7.24.27	$1,450
1B	0816275023	1,550	4 / 2.1	2.1.25–1.31.27	$1,800
1C	0816275024	1,550	4 / 2.1	9.1.25–8.31.26	$1,650
1D	0816275025	1,550	4 / 2.1	1.11.23–6.30.27	$1,450
1E	0816275026	1,550	4 / 2.1	5.1.25–4.30.27	$1,650
Total		7,750			$8,000

BUILDING 2 – 1121 #2A–2E

Unit	PIN	SF	Bed/Bath	Occupancy / Lease	Monthly Rent
2A	0816275027	1,550	4 / 2.1	11.1.25-10.31.26	$1,650
2B	0816275028	1,550	4 / 2.1	6.15.23–6.7.27	$1,450
2C	0816275029	1,550	4 / 2.1	9.1.25–8.31.26	$1,650
2D	0816275030	1,550	4 / 2.1	9.1.25–8.31.26	$1,650
2E	0816275031	1,550	4 / 2.1	7.1.26-6.30.27	$1,650
Total		7,750			$8,050

1115 N. Annie Glidden Road

Student / sorority housing opportunity

1115 N. Annie Glidden Road – exterior

PROPERTY CHARACTERISTICS

Characteristic	Detail
Building Specifications	29 bedrooms / 17 bathrooms
Year Built	1990
Building Size	10,417 SF
Lot Size	1.47 acres

Description	Rooming House/Sorority House
Parking	40 spaces
Access	Annie Glidden
Electric Service	200 amp, 3-phase
A/C	8 total
Furnaces	9 total
Internet	Metronet included
Management	Professionally managed

UPDATES

- Wax & polish kitchen floors (2025).
- Air ducts cleaned (2025).
- Deep clean including carpet (2025).
- Three A/C & furnace systems (2020).
- Second and third floors rehabbed in 2018, including new electrical, plumbing and fire-rated doors.
- Windows (2015).
- Two A/C & furnace systems (2015).
- Roof (2014).

1115 N. Annie Glidden Road

Occupancy & Rent Summary

CURRENT TENANTS –

Floor	Number of Rooms
Floor 1	4
Floor 2	12
Floor 3	12
Total Rooms	28
Occupancy Note	Lease with Alpha Phi through 5/31/2028
Total Monthly Rent	$14,670
Total Annual Rent	$176,040

Site Plans & Location

1121 W. HILLCREST DRIVE – FLOOR PLANS

1115 N. ANNIE GLIDDEN ROAD – MARKET AERIAL

Investment Opportunity

Diversified Student-Housing Exposure

The portfolio combines 10 townhouse units with a larger student/sorority-oriented housing property, providing different operating formats within the same DeKalb market.

Scale in One Market

The assets are both located in DeKalb and are connected to the same broader student-housing demand base, potentially creating operating familiarity and management efficiencies.

Established Physical Improvements

There is a range of recent improvements at both assets, including HVAC, sump pumps, sliding doors, windows, interior rehabilitation and common-area work.

Parking Availability

The portfolio includes 68 parking spaces, a meaningful operational feature for student-oriented housing.

Portfolio Financial Summary

Based on Annual Property Operating Data dated July 2, 2026

FINANCIAL METRIC	AMOUNT
Potential Rental Income	$368,640
Less: Vacancy & Credit Losses (5%)	($18,312)
Effective Rental Income	$350,208
Other Income	$0
Gross Operating Income	$350,208
Real Estate Taxes	($54,866)
Personal Property Taxes	$0
Property Insurance	($20,000)
Off-Site Management (8%)	($28,303)
Repairs & Maintenance / Utilities	($10,000)
Electric & Gas	($15,359)
Internet	($10,930)
Water / Sewer	($5,055)
Inspections	$0
Parking Lot Lease	$0
Supplies	$0
Misc. Contract Services	$0
Snow Plowing	($4,379)
Lawn Care	($4,971)
Improvements	$0
Total Operating Expenses	($153,863)
Net Operating Income	$196,345
Asking Price	$3,375,000
Capitalization Rate	5.82%
Price / Combined Building SF	$130.19/SF
Gross Rent Multiplier	9.63x

PRICE & YIELD INDICATORS

Indicator	Result
Purchase Price	$3,375,000
Price / 25,917 SF	$130.19/SF
Annual Rent / Price	10.85%
Capitalization Rate (NOI / Price)	5.82%
Gross Rent Multiplier	9.63x

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Offering Guidelines & Disclaimer

Confidentiality / due diligence

IMPORTANT NOTICE

This Offering Memorandum has been prepared for discussion and marketing purposes in connection with the proposed sale of the portfolio located at 1121 W. Hillcrest Drive and 1115 N. Annie Glidden Road, DeKalb, Illinois. The asking price is $3,375,000.

Prospective purchasers should independently verify all information and should rely on their own inspections, surveys, title work, zoning research, environmental investigations, financial analysis and legal/tax advice. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

No statement in this memorandum should be construed as a representation of future performance, income, expenses, occupancy or value. The property is offered subject to prior sale, withdrawal, change in price or terms, and other conditions determined by ownership.

All dimensions, square footages, room counts, unit counts, parking counts, financial information and other property characteristics should be independently verified by the purchaser. Any projections, capitalization rates or calculations shown are illustrative only and are not an appraisal.

BROKERAGE

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