

Professional Office Building

127 - 131 E. Calhoun Street, Woodstock, IL



**BERKSHIRE
HATHAWAY**
HomeServices
Starck Real Estate

COMMERCIAL DIVISION

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330 W. Virginia Street, Crystal Lake, IL 60014

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FOR SALE

127 - 131 E. Calhoun Street
Woodstock, Illinois 60098

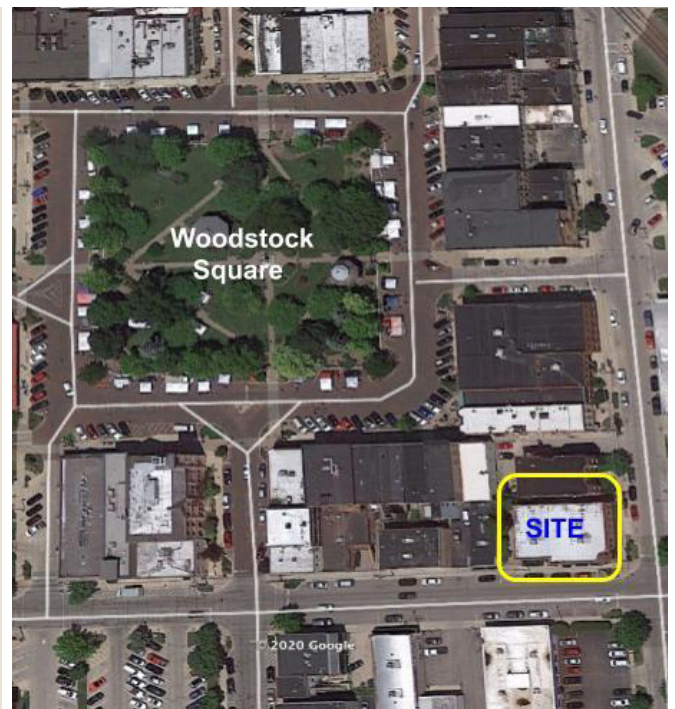
Professional Office Building Just Off The Woodstock Square



5 SUITES TOTALLING 6,677 SF

- Attractive Condo Suites
- Desirable Tenants
- Each Suite with Separate PINs
- Central Heat / Air
- 2nd Floor Includes Elevator
- 2nd Floor Open Ceiling Concept
- NOI: \$55,822
- Upscale Appointments
- Backs up to Historic Woodstock Sq
- Rent Roll Available for Serious Inquiries
- Taxes 2023: \$18,814

Sale Price: \$725,000



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Woodstock Square

SITE

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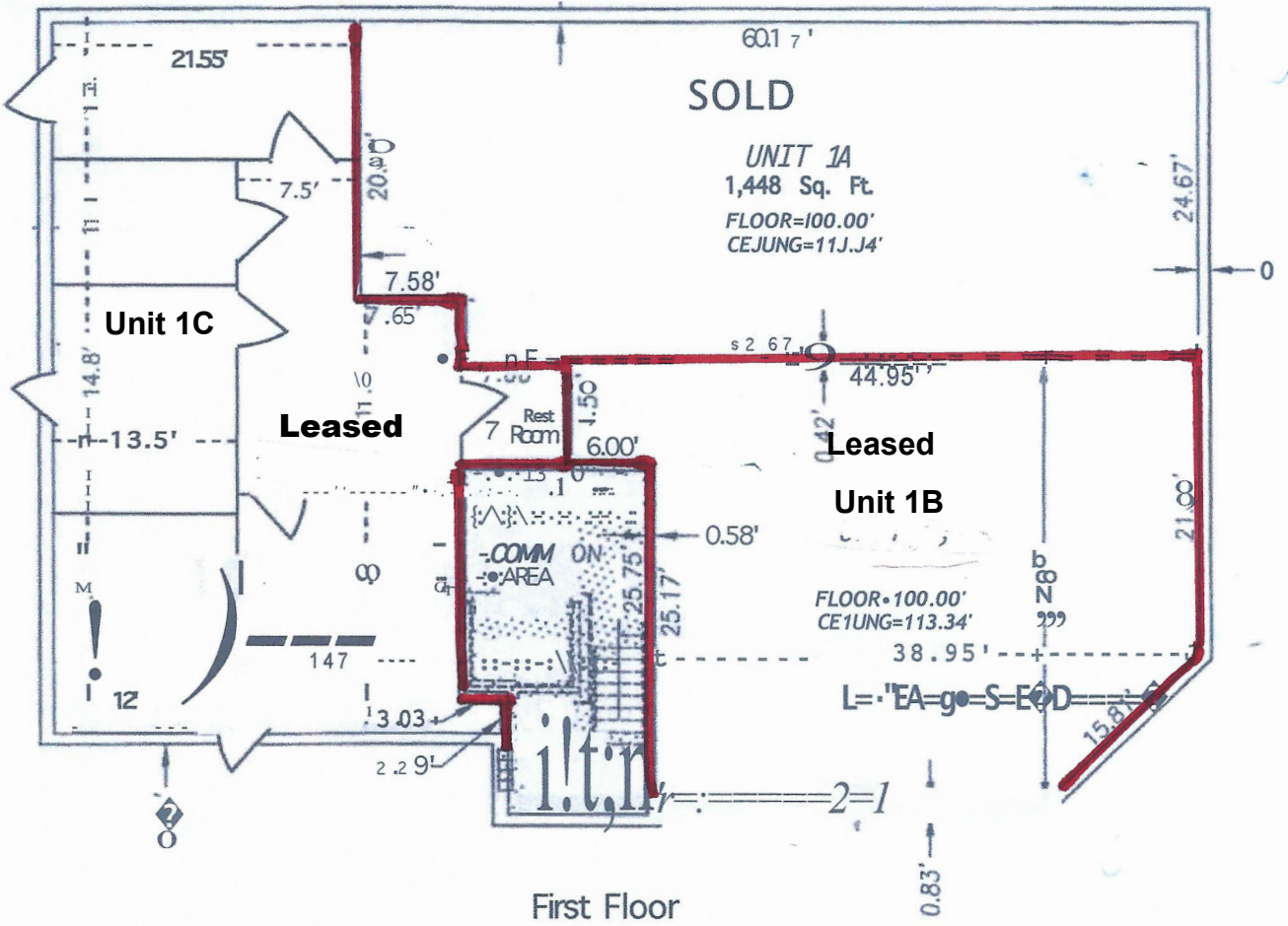
Google Earth

Investment Analysis

127 - 131 E. Calhoun St., Woodstock, Illinois

2024

Unit	Tenant	SF	Occupancy Date	Lease Expiration	Rent	
					Per Month	Per Year
1A	SOLD Chiro	1,448				
1B	Thumbies	1,285	June 2024	May 2025	\$ 1,697.50	\$ 20,370.00
1C	Creative Arts	1,455	February 2024	Feb 2027	\$ 1,455.00	\$ 17,460.00
2 A/B/C	Westward Management	4,093	June 2024	May 2027	\$ 4,093.00	\$ 49,116.00
Gross Collections						\$ 86,946.00
Operating Expenses						
	Real Estate Taxes 2023					\$18,813.51
	Insurance					\$3,775.00
	Landscaping					\$1,230.00
	Utilities					\$2,852.61
	Elevator/Alarm Maintenance					\$3,392.00
	Miscellaneous					\$1,000.00
Total Operating Expenses						\$31,063.12
Net Operating Income						<u>\$55,882.88</u>
New Rental Rates Effective June 2024						





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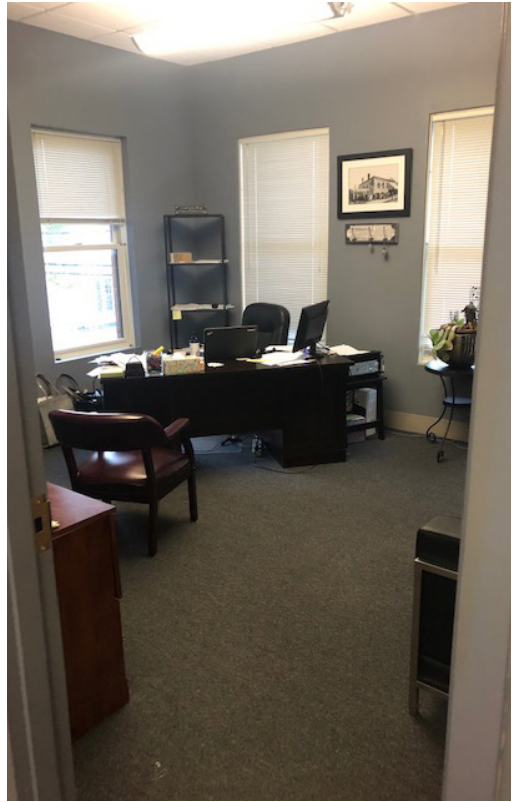
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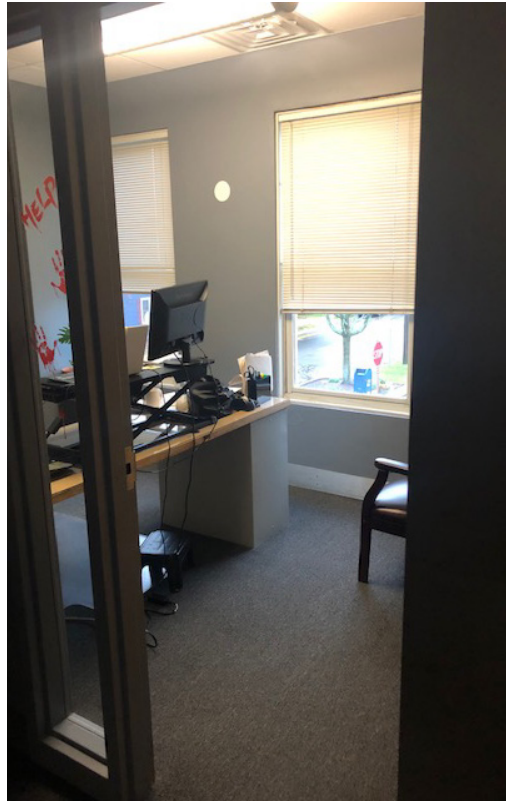
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Demographic Detail Report

127-131 E Calhoun St, Woodstock, IL 60098

Building Type: **Class B Office** Total Available: **1,625 SF**
 Class: **B** % Leased: **80.02%**
 RBA: **8,132 SF** Rent/SF/Yr: **\$12.00**
 Typical Floor: **4,182 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	10,854	26,857	30,960
2022 Estimate	10,980	26,970	31,092
2010 Census	11,422	27,041	31,187
Growth 2022 - 2027	-1.15%	-0.42%	-0.42%
Growth 2010 - 2022	-3.87%	-0.26%	-0.30%
2022 Population by Age			
	10,980	26,970	31,092
Age 0 - 4	635 5.78%	1,521 5.64%	1,727 5.55%
Age 5 - 9	705 6.42%	1,712 6.35%	1,941 6.24%
Age 10 - 14	748 6.81%	1,840 6.82%	2,092 6.73%
Age 15 - 19	719 6.55%	1,776 6.59%	2,033 6.54%
Age 20 - 24	644 5.87%	1,564 5.80%	1,795 5.77%
Age 25 - 29	644 5.87%	1,545 5.73%	1,764 5.67%
Age 30 - 34	714 6.50%	1,719 6.37%	1,944 6.25%
Age 35 - 39	789 7.19%	1,935 7.17%	2,178 7.01%
Age 40 - 44	768 6.99%	1,912 7.09%	2,158 6.94%
Age 45 - 49	705 6.42%	1,768 6.56%	2,016 6.48%
Age 50 - 54	704 6.41%	1,761 6.53%	2,035 6.55%
Age 55 - 59	728 6.63%	1,808 6.70%	2,115 6.80%
Age 60 - 64	703 6.40%	1,733 6.43%	2,047 6.58%
Age 65 - 69	591 5.38%	1,460 5.41%	1,742 5.60%
Age 70 - 74	454 4.13%	1,134 4.20%	1,364 4.39%
Age 75 - 79	320 2.91%	809 3.00%	977 3.14%
Age 80 - 84	196 1.79%	490 1.82%	591 1.90%
Age 85+	212 1.93%	481 1.78%	573 1.84%
Age 65+	1,773 16.15%	4,374 16.22%	5,247 16.88%
Median Age	39.30	39.70	40.20
Average Age	39.20	39.30	39.70



Demographic Detail Report

127-131 E Calhoun St, Woodstock, IL 60098

Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	10,980	26,970	31,092
White	10,101 91.99%	24,652 91.41%	28,532 91.77%
Black	352 3.21%	911 3.38%	973 3.13%
Am. Indian & Alaskan	54 0.49%	188 0.70%	216 0.69%
Asian	254 2.31%	687 2.55%	766 2.46%
Hawaiian & Pacific Island	19 0.17%	35 0.13%	39 0.13%
Other	200 1.82%	497 1.84%	567 1.82%
Population by Hispanic Origin	10,980	26,970	31,092
Non-Hispanic Origin	7,939 72.30%	19,859 73.63%	23,420 75.32%
Hispanic Origin	3,041 27.70%	7,112 26.37%	7,672 24.68%
2022 Median Age, Male	38.30	38.70	39.20
2022 Average Age, Male	38.10	38.40	38.80
2022 Median Age, Female	40.40	40.70	41.30
2022 Average Age, Female	40.20	40.30	40.70
2022 Population by Occupation Classification	8,748	21,540	24,924
Civilian Employed	5,299 60.57%	13,370 62.07%	15,509 62.23%
Civilian Unemployed	474 5.42%	1,017 4.72%	1,147 4.60%
Civilian Non-Labor Force	2,975 34.01%	7,153 33.21%	8,268 33.17%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
Households by Marital Status			
Married	1,935	5,186	6,168
Married No Children	1,018	2,772	3,371
Married w/Children	916	2,414	2,797
2022 Population by Education	7,996	19,622	22,736
Some High School, No Diploma	939 11.74%	2,116 10.78%	2,258 9.93%
High School Grad (Incl Equivalency)	2,084 26.06%	5,447 27.76%	6,227 27.39%
Some College, No Degree	2,403 30.05%	5,558 28.33%	6,628 29.15%
Associate Degree	466 5.83%	1,066 5.43%	1,231 5.41%
Bachelor Degree	1,309 16.37%	3,236 16.49%	3,777 16.61%
Advanced Degree	795 9.94%	2,199 11.21%	2,615 11.50%



Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2022 Population by Occupation	10,082	25,343	29,312
Real Estate & Finance	237 2.35%	676 2.67%	831 2.84%
Professional & Management	2,104 20.87%	5,876 23.19%	6,962 23.75%
Public Administration	115 1.14%	361 1.42%	427 1.46%
Education & Health	1,133 11.24%	3,047 12.02%	3,479 11.87%
Services	904 8.97%	2,301 9.08%	2,631 8.98%
Information	120 1.19%	213 0.84%	231 0.79%
Sales	1,268 12.58%	2,808 11.08%	3,259 11.12%
Transportation	179 1.78%	340 1.34%	369 1.26%
Retail	754 7.48%	1,740 6.87%	1,976 6.74%
Wholesale	128 1.27%	277 1.09%	315 1.07%
Manufacturing	1,097 10.88%	2,619 10.33%	2,992 10.21%
Production	1,079 10.70%	2,539 10.02%	2,860 9.76%
Construction	356 3.53%	989 3.90%	1,172 4.00%
Utilities	233 2.31%	561 2.21%	660 2.25%
Agriculture & Mining	26 0.26%	110 0.43%	131 0.45%
Farming, Fishing, Forestry	21 0.21%	50 0.20%	52 0.18%
Other Services	328 3.25%	836 3.30%	965 3.29%
2022 Worker Travel Time to Job	5,071	12,824	14,826
<30 Minutes	3,433 67.70%	8,251 64.34%	9,252 62.40%
30-60 Minutes	1,008 19.88%	2,894 22.57%	3,493 23.56%
60+ Minutes	630 12.42%	1,679 13.09%	2,081 14.04%
2010 Households by HH Size	4,361	9,839	11,325
1-Person Households	1,299 29.79%	2,493 25.34%	2,748 24.26%
2-Person Households	1,282 29.40%	3,090 31.41%	3,655 32.27%
3-Person Households	682 15.64%	1,630 16.57%	1,885 16.64%
4-Person Households	580 13.30%	1,411 14.34%	1,644 14.52%
5-Person Households	302 6.93%	704 7.16%	808 7.13%
6-Person Households	137 3.14%	327 3.32%	374 3.30%
7 or more Person Households	79 1.81%	184 1.87%	211 1.86%
2022 Average Household Size	2.60	2.70	2.70
Households			
2027 Projection	4,137	9,766	11,235
2022 Estimate	4,186	9,809	11,285
2010 Census	4,361	9,840	11,324
Growth 2022 - 2027	-1.17%	-0.44%	-0.44%
Growth 2010 - 2022	-4.01%	-0.32%	-0.34%



Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	4,187	9,809	11,283
<\$25,000	773 18.46%	1,433 14.61%	1,544 13.68%
\$25,000 - \$50,000	991 23.67%	2,078 21.18%	2,281 20.22%
\$50,000 - \$75,000	748 17.86%	1,809 18.44%	2,070 18.35%
\$75,000 - \$100,000	560 13.37%	1,574 16.05%	1,804 15.99%
\$100,000 - \$125,000	441 10.53%	972 9.91%	1,154 10.23%
\$125,000 - \$150,000	167 3.99%	461 4.70%	560 4.96%
\$150,000 - \$200,000	209 4.99%	646 6.59%	852 7.55%
\$200,000+	298 7.12%	836 8.52%	1,018 9.02%
2022 Avg Household Income	\$82,936	\$91,408	\$94,727
2022 Med Household Income	\$60,367	\$68,943	\$71,758
2022 Occupied Housing	4,187	9,809	11,285
Owner Occupied	2,451 58.54%	6,663 67.93%	7,916 70.15%
Renter Occupied	1,736 41.46%	3,146 32.07%	3,369 29.85%
2010 Housing Units	4,912	11,112	12,746
1 Unit	2,963 60.32%	7,819 70.37%	9,331 73.21%
2 - 4 Units	666 13.56%	1,082 9.74%	1,112 8.72%
5 - 19 Units	854 17.39%	1,584 14.25%	1,671 13.11%
20+ Units	429 8.73%	627 5.64%	632 4.96%
2022 Housing Value	2,450	6,663	7,916
<\$100,000	206 8.41%	382 5.73%	407 5.14%
\$100,000 - \$200,000	1,245 50.82%	2,891 43.39%	3,169 40.03%
\$200,000 - \$300,000	781 31.88%	2,221 33.33%	2,697 34.07%
\$300,000 - \$400,000	180 7.35%	733 11.00%	1,038 13.11%
\$400,000 - \$500,000	1 0.04%	180 2.70%	251 3.17%
\$500,000 - \$1,000,000	16 0.65%	192 2.88%	264 3.34%
\$1,000,000+	21 0.86%	64 0.96%	90 1.14%
2022 Median Home Value	\$181,847	\$202,634	\$214,164
2022 Housing Units by Yr Built	4,914	11,116	12,762
Built 2010+	151 3.07%	480 4.32%	546 4.28%
Built 2000 - 2010	343 6.98%	2,023 18.20%	2,422 18.98%
Built 1990 - 1999	926 18.84%	1,993 17.93%	2,258 17.69%
Built 1980 - 1989	442 8.99%	1,159 10.43%	1,365 10.70%
Built 1970 - 1979	501 10.20%	1,454 13.08%	1,765 13.83%
Built 1960 - 1969	448 9.12%	905 8.14%	1,026 8.04%
Built 1950 - 1959	355 7.22%	819 7.37%	932 7.30%
Built <1949	1,748 35.57%	2,283 20.54%	2,448 19.18%
2022 Median Year Built	1967	1980	1981

