

# Wentworth Commons 205 Sandra Avenue Mendota, IL

## OFFERING MEMORANDUM

### PRESENTED BY:

Schwalb Realty Group, Inc.

**DATE ISSUED:** August 19, 2026



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| OFFERING MEMORANDUM

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# Wentworth Commons - 205 Sandra Ave., Mendota, IL

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The Property may be subject to various property disclosures mandated by law, but may not necessarily be included with the information herein.

## **AGENCY DISCLOSURE**

Schwalb Realty Group, Inc. ("SRG") has previously entered into an agreement with the owner of the Property (the "Owner") to provide certain real estate brokerage services through one or more brokers who each act as the Owner's designated agent. As a result, the designated agents of SRG will not be acting as your agent but solely as agents of the Owner. Any prospective purchasers of the Property are entitled to be represented by their own designated licensed brokers should they desire to do so.

# Wentworth Commons - 205 Sandra Ave., Mendota, IL

## EXECUTIVE SUMMARY

Schwalb Realty Group, Inc. proudly presents the opportunity to acquire a well-leased and well-maintained multifamily property in La Salle County, Illinois located in Mendota near Interstate 39. The LaSalle County apartment market average vacancy is consistently below 5% (based on CoStar Group, Inc. information) and the subject property rarely experiences any more than 30 days of vacancy when a unit is vacated. The current owner has made significant property improvements and has remodeled over 80% of the units. Potential property income upside might be attained through remodeling the remainder of the original units and reducing operating expenses.

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| <b>Asking Price</b>               | \$4,500,000                         |
| <b>Property Address</b>           | 205 Sandra Avenue                   |
| <b>City/State</b>                 | Mendota, Illinois                   |
| <b>County</b>                     | La Salle                            |
| <b>Property Type</b>              | Multifamily                         |
| <b>Tax Parcel Number</b>          | 01-32-421-015                       |
| <b>2025 Taxes Payable in 2026</b> | \$41,372                            |
| <b>Unit Count</b>                 | 56                                  |
| <b>NOI (Y2025)</b>                | \$244,308                           |
| <b>Projected NOI (Y2026)</b>      | \$303,721                           |
| <b>Year Built</b>                 | 1978                                |
| <b>Lot Size</b>                   | 144,619 Sq. Ft. (approx.)           |
| <b>Number of Buildings</b>        | 14                                  |
| <b>HVAC</b>                       | Wall Units plus Mini Splits         |
| <b>Laundry</b>                    | Located in first floor common areas |



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## **AERIAL SNAPSHOT**



## **DRONE FOOTAGE**

Drone video footage featuring more aerial views of the property can be viewed via the following Dropbox link:

<https://www.dropbox.com/scl/fo/c8gy7h23av0dergoq14o2/ABlIXS4fvaElsgR-t4s5hYU?rlkey=eqbh2kr37lj3h6f2clpusumr2&dl=0>

Drone picture views of rooftops can be viewed via the following Dropbox link:

<https://www.dropbox.com/scl/fo/mfr0p5rcdvtldpyhimcru/AKFNYjF0Pg-c3riOof4AzG0?rlkey=epoeskvdrvq6x0a2cqvxp6ic2&dl=0>



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### PROPERTY IMPROVEMENTS

The current owners have spent substantial funds to improve the property. The following is a quick-reference summary of featured improvements:

| Description                                                                           | Approximate Cost |
|---------------------------------------------------------------------------------------|------------------|
| Rehabbed / Updated 45 apartments                                                      | \$400,000        |
| Replaced 10 common area exterior doors                                                | \$10,000         |
| Changed common area lighting to LED                                                   | \$1,400          |
| Sealed and lined parking lot                                                          | \$10,000         |
| Installed pavers on two common area patios and two charcoal grills                    | \$10,000         |
| Removal of dead trees                                                                 | \$3,000          |
| Installed attic insulation in all 14 buildings                                        | \$50,000         |
| Installed Mitsubishi Mini-Splits for all 56 units                                     | \$250,000        |
| Painted exterior trim, indoor common areas and re-keyed master lock to all apartments | \$5,000          |
| Installed water reduction shower heads and toilets                                    | \$12,500         |
| TOTAL:                                                                                | \$751,900        |



*Mitsubishi Mini-Split*



# Wentworth Commons - 205 Sandra Ave., Mendota, IL

## RENT ROLL

Through July 8, 2026

| Unit | Bedroom Count | Status | Start Date | End Date   | Monthly Rent |
|------|---------------|--------|------------|------------|--------------|
| A-1  | 1             | Active | 04/01/2026 | 03/31/2027 | \$775.00     |
| A-2  | 3             | Active | 02/23/2021 | 02/23/2026 | \$775.00     |
| A-3  | 2             | Active | 11/26/2025 | 12/31/2026 | \$875.00     |
| A-4  | 3             | Active | 07/01/2019 | 06/30/2020 | \$645.00     |
| B-1  | 1             | Active | 01/27/2025 | 01/31/2027 | \$750.00     |
| B-2  | 3             | Active | 04/05/2024 | 03/31/2025 | \$900.00     |
| B-3  | 2             | Active | 01/15/2025 | 01/31/2026 | \$825.00     |
| B-4  | 3             | Active | 03/21/2025 | 03/31/2026 | \$1,000.00   |
| C-1  | 1             | Active | 02/01/2018 | 01/31/2019 | \$545.00     |
| C-2  | 3             | Active | 11/11/2025 | 11/30/2026 | \$925.00     |
| C-3  | 2             | Active | 07/25/2025 | 07/31/2026 | \$900.00     |
| C-4  | 3             | Active | 04/15/2024 | 04/30/2025 | \$900.00     |
| D-1  | 2             | Vacant |            |            | \$695.00     |
| D-2  | 2             | Active | 10/16/2020 | 10/15/2021 | \$720.00     |
| D-3  | 2             | Active | 08/22/2024 | 08/31/2025 | \$800.00     |
| D-4  | 3             | Active | 03/05/2021 | 06/30/2023 | \$775.00     |
| E-1  | 1             | Active | 01/08/2026 | 01/31/2027 | \$800.00     |
| E-2  | 3             | Active | 07/01/2019 | 06/30/2020 | \$645.00     |
| E-3  | 2             | Active | 05/22/2026 | 05/31/2027 | \$850.00     |
| E-4  | 3             | Active | 05/01/2012 | 07/31/2026 | \$625.00     |
| F-1  | 2             | Active | 04/05/2024 | 03/31/2025 | \$825.00     |
| F-2  | 2             | Active | 07/01/2018 | 09/30/2024 | \$630.00     |
| F-3  | 2             | Active | 07/01/2019 | 06/30/2020 | \$675.00     |
| F-4  | 3             | Active | 05/06/2026 | 05/31/2027 | \$950.00     |
| G-1  | 1             | Active | 07/22/2021 | 07/21/2022 | \$670.00     |
| G-2  | 3             | Active | 02/01/2018 | 01/31/2019 | \$559.00     |
| G-3  | 2             | Vacant | 07/01/2025 | 06/30/2026 | \$875.00     |
| G-4  | 3             | Active | 04/24/2023 | 04/30/2024 | \$850.00     |
| H-1  | 1             | Active | 02/24/2025 | 02/28/2026 | \$775.00     |
| H-2  | 3             | Active | 07/01/2018 | 06/30/2024 | \$620.00     |
| H-3  | 2             | Active | 10/31/2025 | 10/31/2026 | \$850.00     |
| H-4  | 3             | Active | 11/01/2020 | 06/30/2024 | \$775.00     |
| I-1  | 1             | Active | 03/02/2025 | 02/28/2026 | \$775.00     |
| I-2  | 3             | Active | 05/01/2017 | 04/30/2018 | \$615.00     |
| I-3  | 2             | Active | 04/16/2024 | 04/30/2026 | \$810.00     |
| I-4  | 3             | Active | 01/01/2026 | 12/31/2026 | \$875.00     |



## Wentworth Commons - 205 Sandra Ave., Mendota, IL

### RENT ROLL (continued)

| Unit | Bedroom Count | Status | Start Date | End Date   | Monthly Rent |
|------|---------------|--------|------------|------------|--------------|
| J-1  | 1             | Active | 04/03/2026 | 03/31/2027 | \$775.00     |
| J-2  | 3             | Active | 06/01/2022 | 04/30/2026 | \$832.00     |
| J-3  | 2             | Active | 06/28/2024 | 06/30/2025 | \$800.00     |
| J-4  | 3             | Active | 09/01/2018 | 08/31/2019 | \$600.00     |
| K-1  | 1             | Active | 03/01/2026 | 04/30/2029 | \$716.00     |
| K-2  | 3             | Active | 7/21/2026  | 7/31/2029  | \$850.00     |
| K-3  | 3             | Active | 04/01/2023 | 04/30/2029 | \$881.00     |
| K-4  | 2             | Active | 03/01/2026 | 04/30/2029 | \$826.00     |
| L-1  | 1             | Active | 11/01/2024 | 10/31/2025 | \$695.00     |
| L-2  | 3             | Active | 06/17/2026 | 06/30/2027 | \$925.00     |
| L-3  | 2             | Active | 12/19/2023 | 12/31/2024 | \$825.00     |
| L-4  | 3             | Vacant |            |            | \$775.00     |
| M-1  | 1             | Active | 07/01/2022 | 06/30/2023 | \$620.00     |
| M-2  | 3             | Active | 12/01/2024 | 11/30/2025 | \$900.00     |
| M-3  | 2             | Active | 03/09/2018 | 06/30/2024 | \$635.00     |
| M-4  | 3             | Active | 04/01/2023 | 07/31/2024 | \$900.00     |
| N-1  | 1             | Active | 01/07/2025 | 12/31/2026 | \$725.00     |
| N-2  | 3             | Active | 04/01/2022 | 03/31/2023 | \$800.00     |
| N-3  | 2             | Active | 11/01/2025 | 10/31/2026 | \$875.00     |
| N-4  | 3             | Active | 08/08/2025 | 07/31/2026 | \$950.00     |

### Note About Short-Term Rental Units

Units K-1, K-2, K-3, and K-4 are leased to a company that provides short term rentals for various parties in need of short-term furnished rentals. The short term renters are mostly employees of construction companies, railroads and other contractors, but may also include people on personal visits in town. All four of the units are subject to a 4% annual rent escalation.



## Wentworth Commons - 205 Sandra Ave., Mendota, IL

### FINANCIAL PERFORMANCE

#### 3-Year Financial Snapshot

The 3-Year Income-Expense summary below indicates continued strong year-over-year revenue and bottom line growth that outpaces very modest expense growth. From Year 2024 to Year 2025, the property has seen Net Operating Income increase by 22%.

| Year | Gross Income | Total Expenses | Net Operating Income |
|------|--------------|----------------|----------------------|
| 2023 | \$449,024    | \$249,656      | \$199,368            |
| 2024 | \$464,385    | \$264,025      | \$200,360            |
| 2025 | \$507,853    | \$263,545      | \$244,308            |

#### Detailed Income and Expenses

| INCOME                        | 2023                | 2024                | 2025                | H1 2026             |
|-------------------------------|---------------------|---------------------|---------------------|---------------------|
| Adjustment 4990               | -\$300.00           |                     | \$12.13             | \$2,776.11          |
| Bank Interest 4213            | \$29.79             | \$67.20             | \$25.39             |                     |
| Fee for Returned Payment 4460 | \$35.00             |                     |                     |                     |
| Discount/Promotion 4230       |                     | -\$200.00           | -\$43.54            |                     |
| LAUNDRY 4001                  | \$17,241.01         | \$12,940.75         | \$16,443.61         | \$8,753.61          |
| Late Fee 4340                 | \$8,450.00          | \$6,975.00          | \$4,933.67          |                     |
| Late Fee (Manual) 4345        | \$350.00            | \$180.00            |                     |                     |
| Maintenance Fee 4720          |                     | \$25.00             |                     |                     |
| Management Income 4015        |                     | \$695.00            |                     |                     |
| PET FEE 4002                  | \$945.00            | \$525.00            | \$850.00            |                     |
| Refunds 4560                  |                     |                     | -\$425.00           |                     |
| Rent 4000                     | \$419,847.88        | \$440,982.50        | \$476,967.50        | \$245,412.61        |
| Security Deposit Forfeit 4600 |                     | \$2,195.00          | \$800.00            |                     |
| Utility Charge 4680           | \$2,425.80          |                     | \$8,290.12          | \$11,232.81         |
| <b>Total Income:</b>          | <b>\$449,024.48</b> | <b>\$464,385.45</b> | <b>\$507,853.88</b> | <b>\$268,175.14</b> |



## Wentworth Commons - 205 Sandra Ave., Mendota, IL

| EXPENSES                        | 2023        | 2024        | 2025        | H1 2026     |
|---------------------------------|-------------|-------------|-------------|-------------|
| Administrative 5026             | \$0.00      | \$0.00      | \$92.35     | \$2,647.39  |
| Tax Preparation 5027            | \$2,125.00  |             |             |             |
| Advertising 5010                | \$2,890.49  | \$3,420.50  | \$1,188.50  | \$813.50    |
| Appliances 5028                 | \$200.00    | \$400.00    | \$577.50    | \$7,167.31  |
| Bank Fees 5202                  | \$32.00     | \$32.00     |             |             |
| Cleaning and Maintenance 5030   | \$2,627.21  | \$13,966.75 | \$13,099.00 | \$9,478.83  |
| Insurance 5050                  | \$23,223.31 | \$27,294.36 | \$30,803.64 | \$14,715.96 |
| Workers Comp 5031               | \$3,526.00  | \$3,099.00  | \$8,075.00  | -\$1,122.00 |
| Landscape Maintenance 5033      |             | \$2,776.33  | \$3,324.95  | \$1,398.98  |
| Leasing Fee 5000                | \$9,912.50  | \$7,700.00  | \$9,625.00  | \$3,387.50  |
| Legal and Professional 5060     | \$3,698.94  | \$10,658.67 | \$6,968.76  | \$3,033.75  |
| Management Fees 5070            | \$40,849.53 | \$41,871.40 | \$45,881.12 | \$21,937.70 |
| Payroll 5003                    | \$0.00      | \$0.00      | \$0.00      | \$0.00      |
| IL State Tax 5009               | \$1,990.75  | \$2,660.87  | \$2,116.40  | \$1,279.48  |
| Income Tax-Federal 5004         | \$2,302.01  | \$3,725.84  | \$2,501.85  | \$1,942.77  |
| Medicare - Employer 5006        | \$655.88    | \$792.22    | \$630.88    | \$374.79    |
| Medicare-Employee 5012          | \$568.81    | \$749.65    | \$608.92    | \$348.21    |
| PAYROLL FEES 5014               | \$738.00    | \$842.00    | \$1,350.00  | \$531.00    |
| Social Security - Employer 5005 | \$2,599.43  | \$3,403.71  | \$2,650.61  | \$1,602.52  |
| Social Security-Employee 5011   | \$2,309.38  | \$3,277.98  | \$2,650.61  | \$1,629.10  |
| Unemployment-Federal 5007       | \$84.73     | \$80.70     | \$69.54     | \$46.50     |
| Unemployment-State 5008         | \$799.07    | \$791.80    | \$753.24    | \$112.52    |
| WAGES 5013                      | \$32,734.60 | \$92.59     |             |             |
| Reconciliation                  | -\$300.00   |             |             |             |
| Discrepancies 5032              |             | \$299.94    | -\$0.06     |             |



## Wentworth Commons - 205 Sandra Ave., Mendota, IL

| EXPENSES                     | 2023                | 2024                | 2025                | H1 2026      |
|------------------------------|---------------------|---------------------|---------------------|--------------|
| Repairs 5510                 | \$0.00              | \$0.00              | -\$669.76           |              |
| REPAIRS-MATERIALS 5024       | \$12,506.51         | \$19,916.73         | \$12,071.63         | \$11,483.09  |
| REPAIRS-LABOR 5023           | \$801.49            | \$11,167.15         | \$11,906.23         | \$12,231.04  |
| Snow Removal 5029            | \$187.50            | \$2,679.10          | \$2,246.07          |              |
| Storage Units 5022           | \$2,200.00          | \$2,200.00          | \$2,600.00          | \$1,200.00   |
| Supplies 5520                | \$299.62            | \$1,075.63          | \$1,550.86          | \$1,835.21   |
| Trash Service 5021           | \$10,159.67         | \$10,674.52         | \$12,648.12         | \$6,607.15   |
| Utility Expense 5015         | \$0.00              | \$0.00              | \$0.00              | -\$634.89    |
| Phone 5025                   | \$446.64            | \$499.18            | \$552.49            | \$317.97     |
| Utility Expenses 5630        | \$5,231.67          | \$0.00              | \$0.00              | \$0.00       |
| Electric- Building 5016      | \$7,266.75          | \$6,419.63          | \$7,936.45          | \$2,452.29   |
| Electric- Vacant 5017        | \$3,870.09          | \$2,144.12          | \$397.20            | \$3,580.21   |
| Gas- BLDG 5018               | \$10,038.62         | \$8,695.23          | \$3,599.08          | \$1,526.38   |
| Gas- Building 5001           | \$975.69            | \$3,096.93          | \$10,433.99         | \$7,574.42   |
| Gas-Vacant 5002              |                     |                     |                     | \$311.50     |
| Water 5020                   | \$21,411.12         | \$25,011.09         | \$23,986.56         | \$12,382.85  |
| Property Taxes               | \$40,693.38         | \$42,509.52         | \$41,318.88         | \$20,685.80  |
| <b>Total Expenses:</b>       | \$249,656.39        | \$264,025.14        | \$263,545.61        | \$152,878.83 |
| <b>NET OPERATING INCOME:</b> | <b>\$199,368.09</b> | <b>\$200,360.31</b> | <b>\$244,308.27</b> | \$115,296.31 |

**Add Backs for Capex:** \$66,270.58

**ADJUSTED Mid-Year NOI:** **\$181,566.89**

### H1-2026 Add Backs

#### Summary:

|                         | Amounts     | Notes/Reason                            |
|-------------------------|-------------|-----------------------------------------|
| Appliances 5028         | \$4,684.00  | Capex: New appliances including laundry |
| Capex Labor 1113        | \$12,928.85 | Capex: Deduct from Wages 5013           |
| Capex Repair Labor 5023 | \$6,285.94  | Capex                                   |
| Capex Landscaping 5033  | \$1,398.98  | Capex                                   |



## Wentworth Commons - 205 Sandra Ave., Mendota, IL

|                             |             |                                           |
|-----------------------------|-------------|-------------------------------------------|
| Capex Cleaning 5030         | \$6,217.38  | Capex: Deduct from Cleaning 5030          |
| Capex Material 1001         | \$29,769.99 | Capex                                     |
| Capex Repairs Material 5024 | \$4,740.58  | Capex: Deduct from Repairs Materials 5024 |
| Capex Supplies 5520         | \$244.86    | Capex: Deduct from Supplies 5520          |
| Total:                      | \$66,270.58 |                                           |

### **Special Note About PROJECTED 2026 NOI**

Based on the Property's H1 2026 operating performance, Adjusted Mid-Year NOI totals \$181,566.89, which reflects the financial statement's \$66,270.58 adjustment for identified capital expenditures. Applying a measured estimate for the balance of the year—equal to 50% of the Property's reported 2025 NOI of \$244,308.27, or \$122,154.14—supports a projected full-year 2026 NOI of \$303,721.03. Accordingly, the Property is projected to generate 2026 NOI in excess of \$300,000.

*This projection is a forward-looking estimate based on the stated methodology and is subject to actual operating results during the remainder of 2026.*

| <b>Component</b>                          | <b>Amount</b> |
|-------------------------------------------|---------------|
| H1 2026 Adjusted Mid-Year NOI             | \$181,566.89  |
| 50% of 2025 NOI ( $\$244,308.27 \div 2$ ) | \$122,154.14  |
| Projected 2026 NOI                        | \$303,721.03  |

**Basis and source.** NOI is presented on the basis used in the supplied operating statement: H1 2026 Adjusted Mid-Year NOI includes the statement's capital-expenditure add-backs. The projection adds one-half of reported 2025 NOI to that H1 2026 adjusted figure.

**Time and assumptions.** The projection covers calendar year 2026 and assumes that the stated 50% of 2025 NOI is an appropriate estimate of second-half 2026 performance. This is research and analysis only, not personalized financial advice.



## Wentworth Commons - 205 Sandra Ave., Mendota, IL

### **ECONOMIC OVERVIEW - Mendota, Illinois**

Mendota, a city in LaSalle County, Illinois, holds a rich history as a vital transportation hub and agricultural center. Its name, an American Indian word for "Crossing of Trails," reflects its origins at the intersection of major railroad lines in 1853. For over a century, the railroad was the lifeblood of Mendota, shaping its development and economy. Today, while the city has transitioned from its railroad-town identity, it retains a diverse economic base of manufacturing, agriculture, and local services.

| Top Employers               | Industry            | Employee Count |
|-----------------------------|---------------------|----------------|
| OSF St. Paul Medical Center | Healthcare          | 350            |
| HCC, Inc.                   | Manufacturing       | 220            |
| ADM                         | Manufacturing/Grain | 40             |

Source: Illinois Valley Area Chamber of Commerce and Economic Development.

In the manufacturing sector, Republic Elite, a manufacturer of cabinets, countertops and other building materials, announced an expansion of its operations in Mendota in November 2025, which is expected to create new jobs and stimulate economic growth (source: <https://republicelite.com/republic-elite-announces-expansion-of-manufacturing-footprint-in-mendota-illinois>). ADM invested \$170 million in a state-of-the-art flour mill facility that can handle up 110 train loads per day (source: <https://knobelsdorffenterprises.com/local-and-economic-impact-of-the-mendota-adm-facility>).

Mendota is also home of the annual "Sweet Corn Festival" which is held over one weekend every summer and hosts over 40,000 visitors who consume over 50 tons of corn during the festival.



## Wentworth Commons - 205 Sandra Ave., Mendota, IL

### **DEMOGRAPHICS - Mendota, Illinois AREA**

| Demographic Indicator  | Value    | Notes                                   |
|------------------------|----------|-----------------------------------------|
| Population             | 8,139    | Number of people within 5-mile radius   |
| Number of Households   | 3,344    | Housing units occupied by residents     |
| Average HH Income      | N/A      |                                         |
| Median HH Income       | \$63,447 | In 2023 inflation-adjusted dollars      |
| Population Density     | 104      | Persons per square mile / 5-mile radius |
| High Income HHs        | 5.6%     | >\$200,000 / 5-mile radius              |
| Low Income HHs         | 14.1%    | <\$25,000 / 5-mile radius               |
| Middle Incomes HHs     | 80.3%    | \$25,000 > < \$200,000 / 5-mile radius  |
| Child Population       | 1,703    | < 18 years old / 5-mile radius          |
| Working Age Population | 4,753    | 18-64 years old / 5-mile radius         |
| Older Population       | 1,683    | > 65 years old / 5-mile radius          |

*Demographics information found through public domain sources including U.S. Census and based on 2023 and/or 2024 data*

### **DEMOGRAPHICS - La Salle County, Illinois**

| Demographic Indicator  | Value    | Notes                               |
|------------------------|----------|-------------------------------------|
| Population             | 108,309  | 2023 (est.)                         |
| Number of Households   | 44,319   | Housing units occupied by residents |
| Average HH Income      | \$91,697 |                                     |
| Median HH Income       | \$72,737 | In 2023 inflation-adjusted dollars  |
| Population Density     | 94.5     | Persons per square mile             |
| Median HH Income       | \$72,737 |                                     |
| Average HH Income      | \$91,697 |                                     |
| Child Population       | 22%      | < 18 years old                      |
| Working Age Population | 59%      | 18-64 years old                     |
| Older Population       | 19%      | > 65 years old                      |
| Average Commute Time   | 26 mins. |                                     |

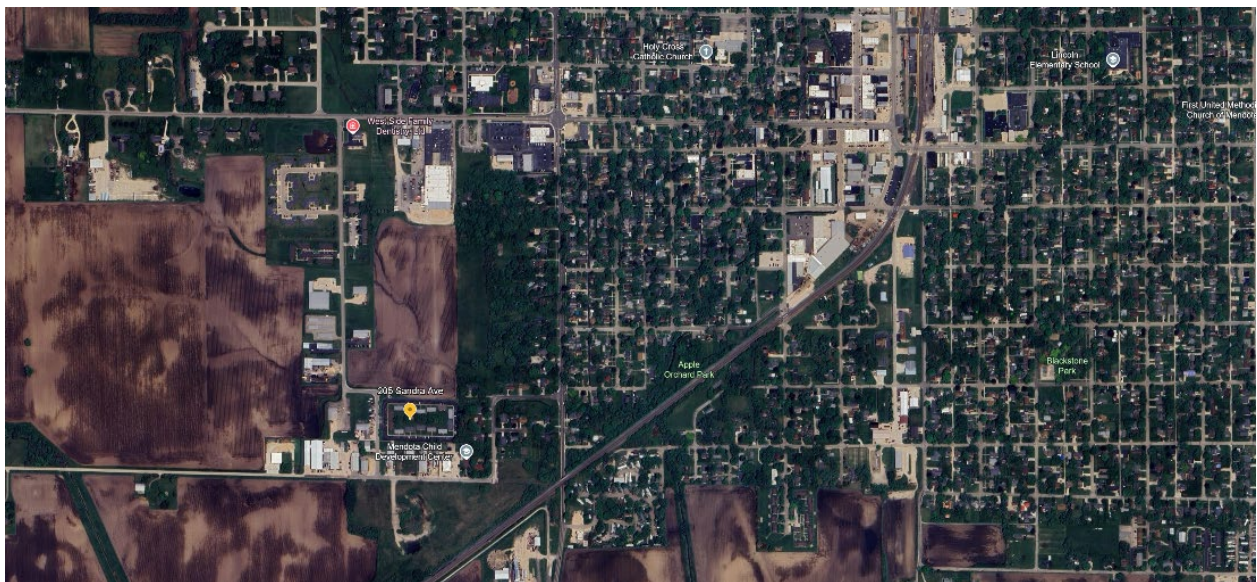
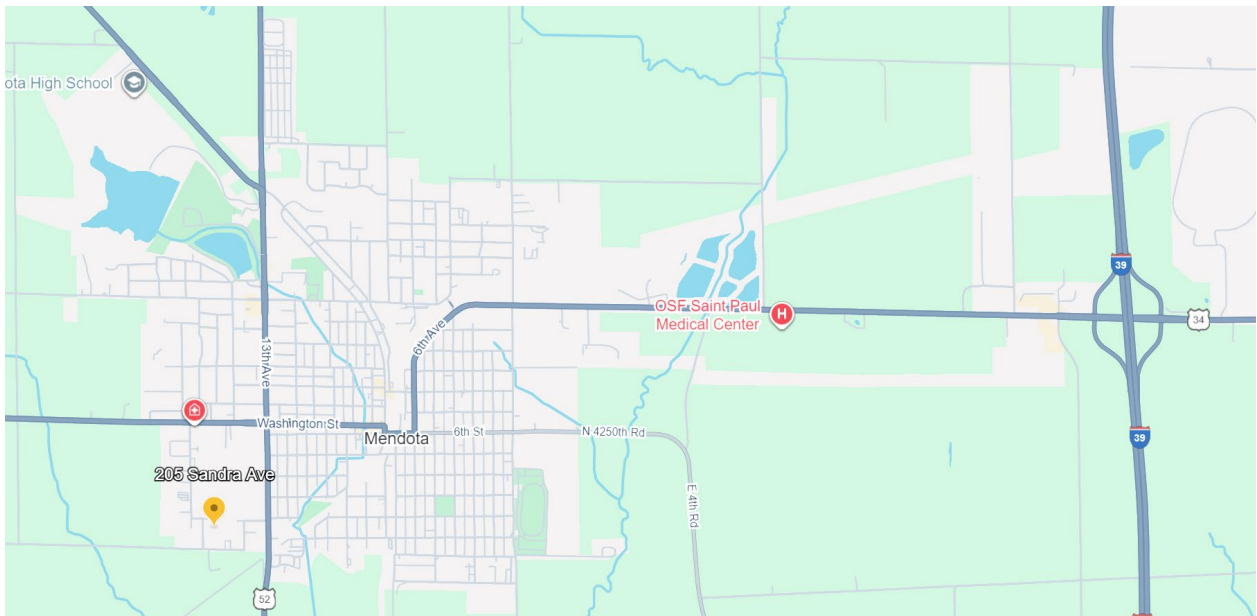
*Demographics information found through public domain sources including U.S. Census and based on 2023 and/or 2024 data*



# Wentworth Commons - 205 Sandra Ave., Mendota, IL

## LOCATION

Mendota, Illinois is located due west of Interstate 39, and is located approximately 20 miles north of Interstate 80 and the towns of La Salle, Illinois and Peru, Illinois. Via Interstate 39, Mendota is approximately 30 miles away from the junction of Interstate 88 and Rochelle, Illinois. Rockford, Illinois is approximately a one-hour drive north. Mendota is also a junction point for U.S. Highway 52 and U.S. Route 34.



*Source for both maps: Google Earth*



# Wentworth Commons - 205 Sandra Ave., Mendota, IL

## UNIT LAYOUTS

### One Bedroom typical layout



 Matterport Property Report:

205 Sandra Ave 1 Bedroom

Gross Floor Area - Full Property 604 sq. ft. | Floor 1 604 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 Matterport



**SCHWALB**  
REALTY GROUP

| OFFERING MEMORANDUM

Wentworth Commons - 205 Sandra Ave., Mendota, IL

Two Bedroom typical layout



Matterport Property Report:  
205 Sandra Ave 2 Bedroom  
Gross Floor Area - Full Property 752 sq. ft. | Floor 1 752 sq. ft.  
Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
Matterport



# Wentworth Commons - 205 Sandra Ave., Mendota, IL

## Three Bedroom typical layout



 Matterport Property Report:

205 Sandra Ave 3 Bedroom

Gross Floor Area - Full Property 885 sq. ft. | Floor 1 885 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on

 Matterport



**SCHWALB**  
REALTY GROUP

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# Wentworth Commons - 205 Sandra Ave., Mendota, IL

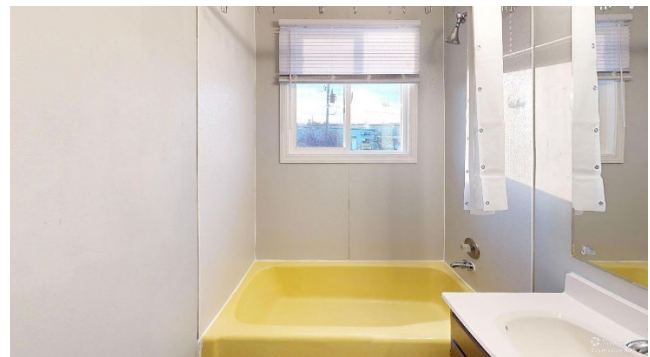
## PROPERTY IMAGES

### One Bedroom Unit (furnished by tenant)



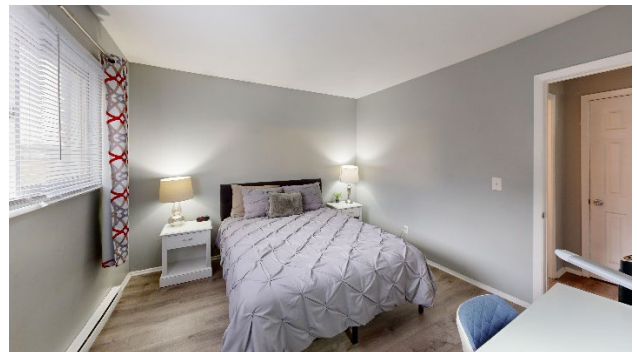
# Wentworth Commons - 205 Sandra Ave., Mendota, IL

## **Two Bedroom Unit**



# Wentworth Commons - 205 Sandra Ave., Mendota, IL

## **Three Bedroom Unit (furnished by tenant)**



## Wentworth Commons - 205 Sandra Ave., Mendota, IL

### **VIRTUAL TOURS**

Prior to requesting an on-site tour, we request that you to take a virtual tour of several units via the links below.

#### **Three Bedroom Unit (Furnished)**

<https://my.matterport.com/show/?m=5QkbSy7NArV>

#### **Two Bedroom Unit**

<https://my.matterport.com/show/?m=4KhGuYiCkgf>

#### **One Bedroom Unit (Furnished)**

<https://my.matterport.com/show/?m=aUWKYw92Lid>

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