

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL 60914



McCOLLY BENNETT
COMMERCIAL *advantage*

Buck Tamblyn, CCIM

*McColly Bennett Real Estate
(815)549-4301*

License: 475.131086

bucktamblyn@mccolly.com

2

Property Info & Disclaimer

3

Property Description

4

Property Photos

8

FINANCIALS

9

RENT ROLL

10

MLS

11

Demographic Analysis

22

Aerial & Location Report

TABLE OF CONTENTS

**1331
POTOMAC
PLACE**



PROPERTY INFORMATION

PURCHASE PRICE
\$900,000.00

PROPERTY ADDRESS
1331 Potomac Place
Bourbonnais, IL 60914

PROPERTY SIZE
5,148 Sq. Ft.

LAND SIZE
0.44 Acres

1331 POTOMAC PLACE

1331 Potomac Place
Bourbonnais, IL
60914

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

9 UNIT APARTMENT BUILDING FOR SALE - BRADLEY

Fully occupied, and in excellent condition! Consists of 8 - 1 Bedroom and 1 - 2 Bedroom apartments, all of them have 1 bathroom.

There is a common area laundry room with coin-op machines too.

Located in quiet neighborhood and property has ample parking.

All units have been updated.

No Rent Restrictions.



1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL 60914

PROPERTY PHOTOS



1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL 60914

PROPERTY PHOTOS

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL 60914



PROPERTY PHOTOS



1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL 60914

PROPERTY PHOTOS

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL 60914



1331 Potomac Place, Bourb.

9 Units

8 - 1 Bed/1 Bath

1 - 2 Bed/1 Bath

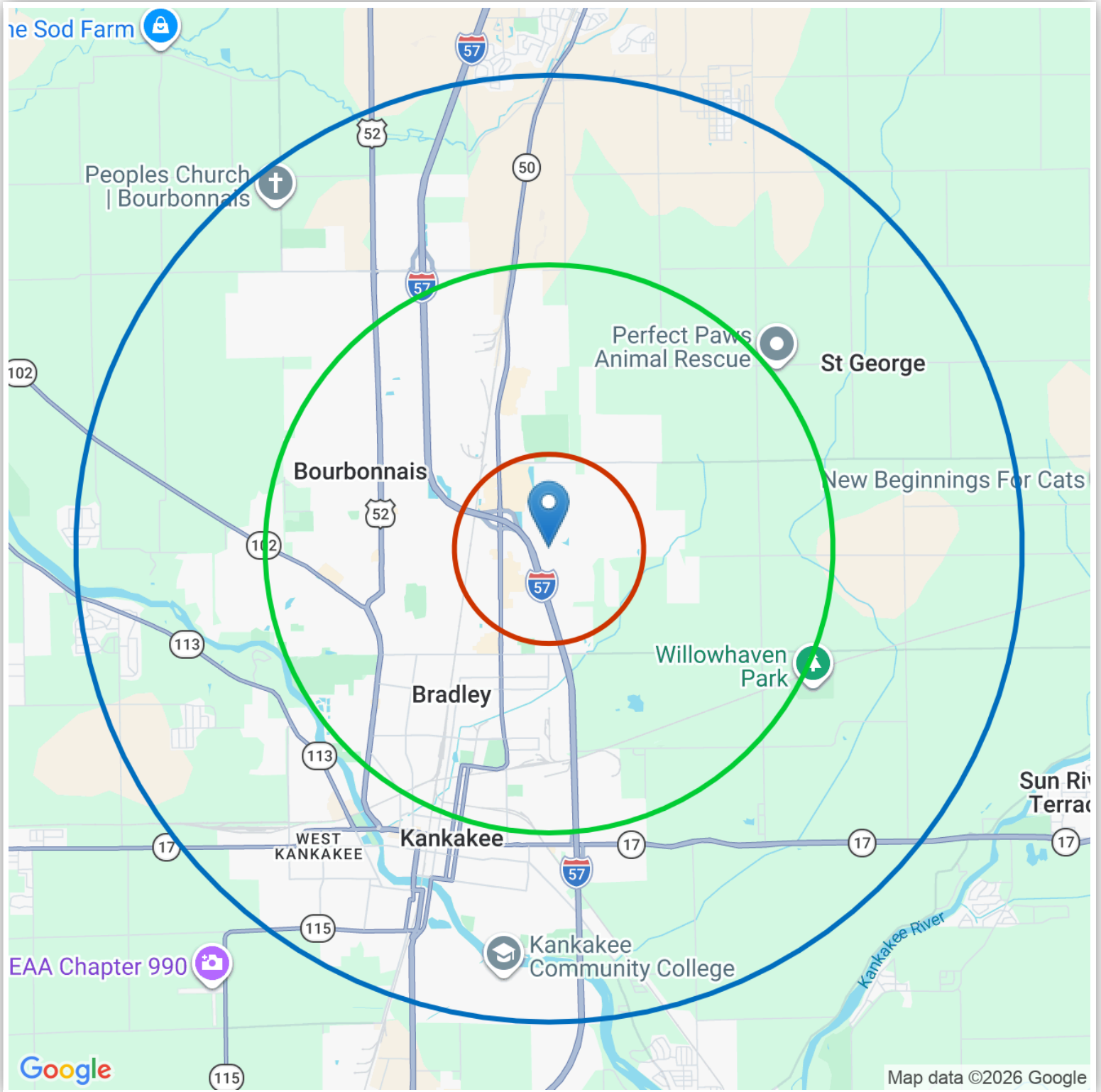


<i>Serving Chicago Southland and Northwest Indiana</i>	
<u>Income</u>	<u>Actual - 2025</u>
2025 Yearly Rental Income	\$ 112,500.00
<u>Minus 5% Vacancy</u>	\$ 5,625.00
Effective Gross Income	\$ 106,875.00
<u>Expenses</u>	
Property Taxes	\$ 14,920.00
Insurance	\$ 4,300.00
Grass/Snow/Landscape	\$ 1,360.00
Maint./Repairs/Cleaning	\$ 5,255.00
Water	\$ 4,474.00
Sewer	\$ 1,136.00
Trash	\$ 1,302.00
<u>Electrc</u>	\$ 2,836.00
Total Expenses	\$ 35,583.00
Effective Gross Yearly Income	\$ 106,875.00
<u>Minus Expenses</u>	\$ 35,583.00
Net Income Per Year	\$ 71,292.00
Price per Unit	\$ 100,000.00
Cap Rate @ \$900,000	0.08

29 Heritage Drive, Bourbonnais, IL 60914

815-929-9381

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL, 60914

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

6,545
Population

38.4 Median Age

2.38
Average Household Size

2,717
Total Households

EDUCATION

2.33%
No High School Diploma

9.85%
High School Graduate

25.04%
Some College

13.33%
Bachelor's/ Grad

BUSINESS

189
Total Businesses

3,750
Total Employees

EMPLOYMENT

732
Manufacturing Employees

1,520
Retail Trade Employees

581
Eating & Drinking Employees

282
Finance/Ins/Real Estate Emp

5.5% Unemployment Rate

INCOME

\$99,418
Median Household Income

\$44,470
Per Capita Income

\$261,537
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (27.05%) ■
The smallest group : \$15,000 - \$24,999 (2.52%) ■

Indicator	Value(%)	
< \$15,000	6.2	■
\$15,000 - \$24,999	2.52	■
\$25,000 - \$34,999	6.6	■
\$35,000 - \$49,999	9.08	■
\$50,000 - \$74,999	14.91	■
\$75,000 - \$99,999	10.9	■
\$100,000 - \$149,999	27.05	■
\$150,000 - \$199,999	14.44	■
\$200,000+	8.31	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL, 60914



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

38,062
Population

36 Median Age

2.46
Average Household Size

14,647
Total Households

EDUCATION

5.57%
No High School Diploma

9.59%
High School Graduate

21.61%
Some College

12.97%
Bachelor's/ Grad

BUSINESS

1,617
Total Businesses

23,418
Total Employees

EMPLOYMENT

3,659
Manufacturing Employees

6,341
Retail Trade Employees

2,520
Eating & Drinking Employees

2,036
Finance/Ins/Real Estate Emp

5.9% Unemployment Rate

INCOME

\$73,020
Median Household Income

\$36,166
Per Capita Income

\$177,619
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.34%) ■
The smallest group : \$15,000 - \$24,999 (5.75%) ■

Indicator	Value(%)	
< \$15,000	10.22	■
\$15,000 - \$24,999	5.75	■
\$25,000 - \$34,999	7.13	■
\$35,000 - \$49,999	10.71	■
\$50,000 - \$74,999	17.17	■
\$75,000 - \$99,999	11.06	■
\$100,000 - \$149,999	21.34	■
\$150,000 - \$199,999	10.16	■
\$200,000+	6.47	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL, 60914



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

65,349
Population

37.1 Median Age

2.5
Average Household Size

25,088
Total Households

EDUCATION

6.25%
No High School Diploma

9.31%
High School Graduate

21.47%
Some College

12.6%
Bachelor's/ Grad

BUSINESS

2,526
Total Businesses

40,259
Total Employees

EMPLOYMENT

7,900
Retail Trade Employees

4,450
Manufacturing Employees

3,056
Eating & Drinking Employees

3,341
Finance/Ins/Real Estate Emp

5.5% Unemployment Rate

INCOME

\$68,776
Median Household Income

\$35,048
Per Capita Income

\$162,810
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.85%) ■
The smallest group : \$200,000+ (6.24%) ■

Indicator	Value(%)	
< \$15,000	11.83	■
\$15,000 - \$24,999	6.44	■
\$25,000 - \$34,999	8.63	■
\$35,000 - \$49,999	9.58	■
\$50,000 - \$74,999	16.65	■
\$75,000 - \$99,999	10.71	■
\$100,000 - \$149,999	19.85	■
\$150,000 - \$199,999	10.05	■
\$200,000+	6.24	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL, 60914

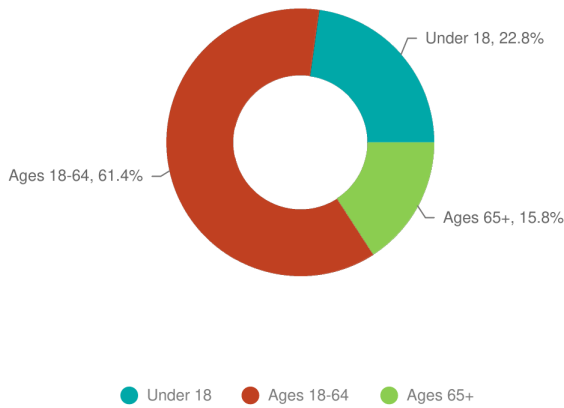


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

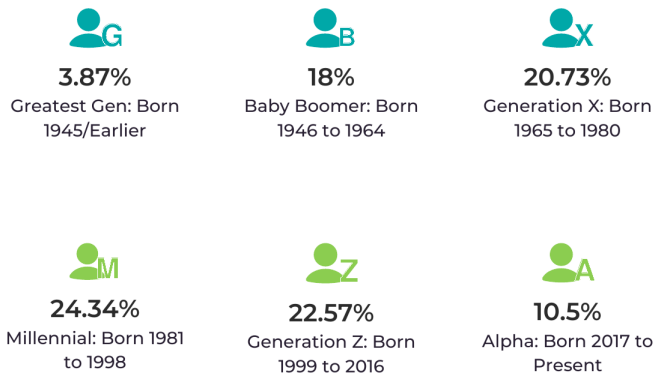
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

6,545 Population	2,743 Households	38.4 Median Age
2.38 Avg Size Household	\$99,418 Median Household Income	\$232,899 Median Home Value
91 Wealth Index	143 Housing Affordability	53.7 Diversity Index

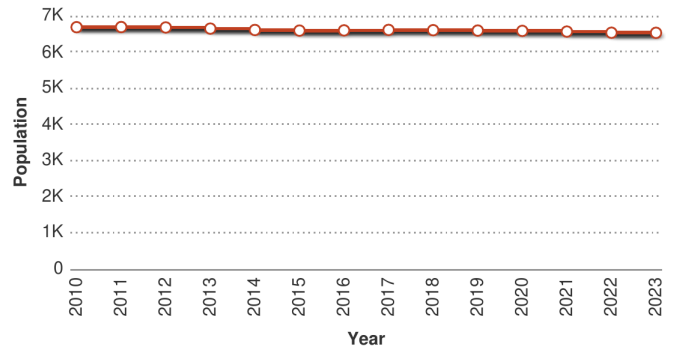
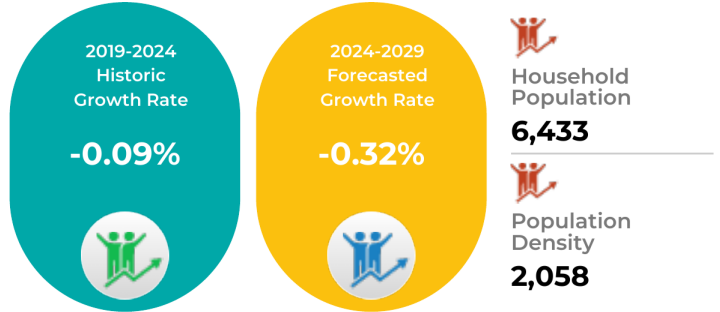
POPULATION BY AGE



POPULATION BY GENERATION



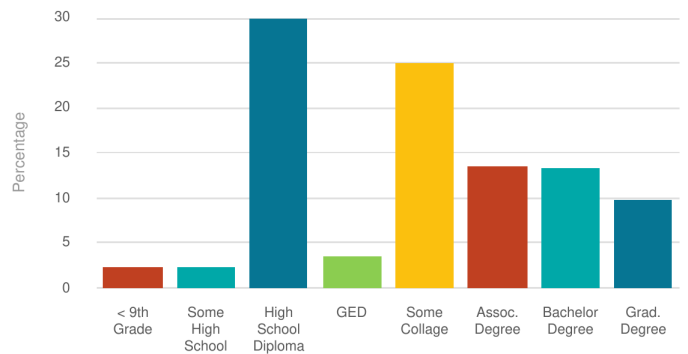
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

1331 POTOMAC PLACE
1331 Potomac Place, Bourbonnais, IL, 60914

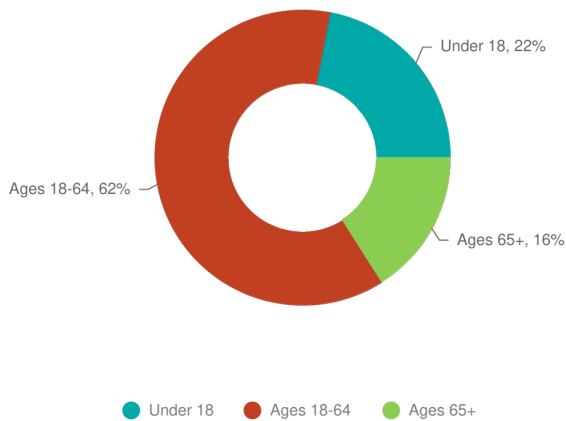


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

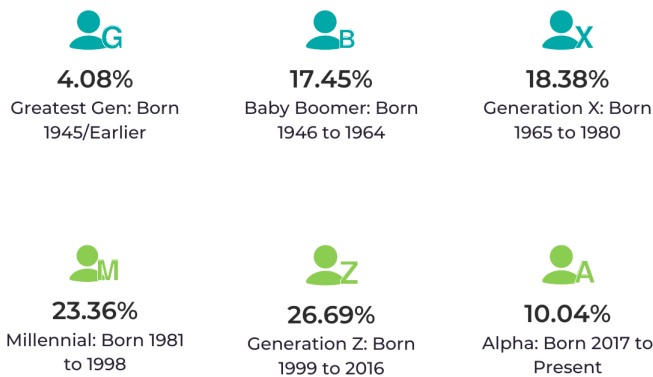
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

38,062 Population	14,580 Households	36 Median Age
2.46 Avg Size Household	\$73,020 Median Household Income	\$201,096 Median Home Value
76 Wealth Index	122 Housing Affordability	57.7 Diversity Index

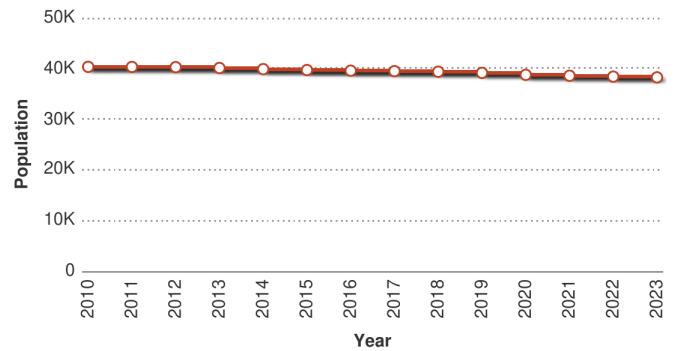
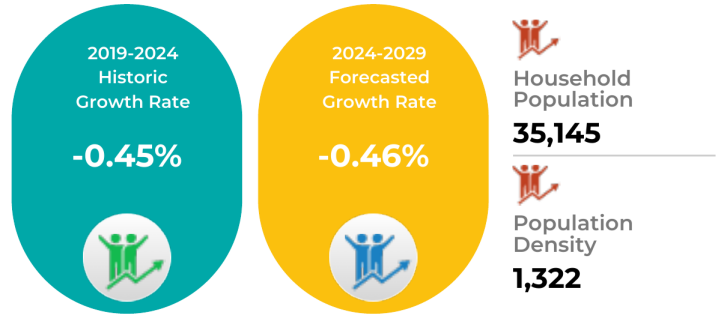
POPULATION BY AGE



POPULATION BY GENERATION



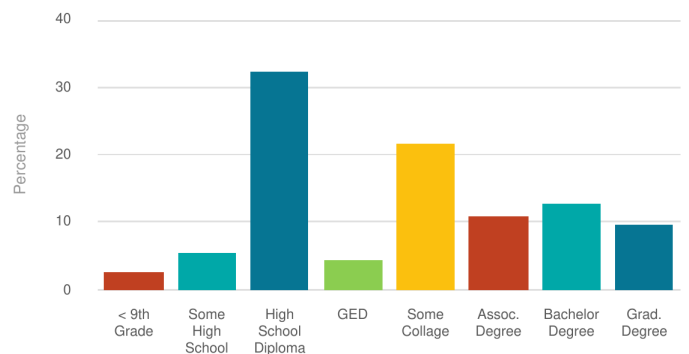
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

1331 POTOMAC PLACE
1331 Potomac Place, Bourbonnais, IL, 60914

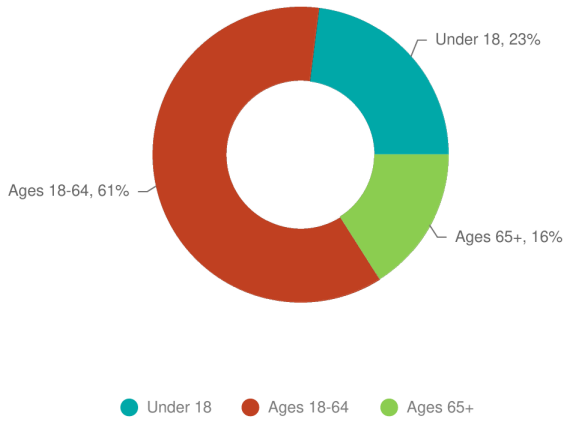


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

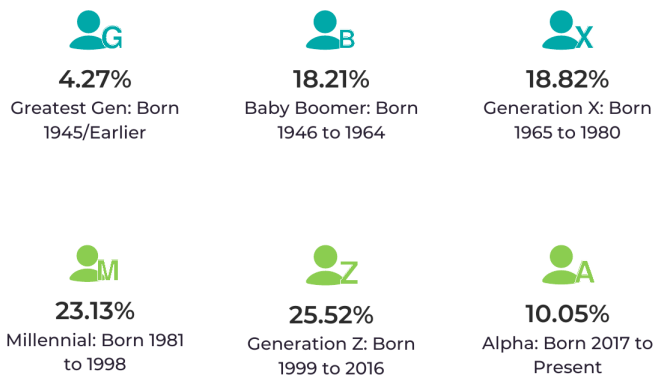
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

65,349 Population	24,876 Households	37.1 Median Age
2.5 Avg Size Household	\$68,776 Median Household Income	\$198,549 Median Home Value
76 Wealth Index	116 Housing Affordability	66.7 Diversity Index

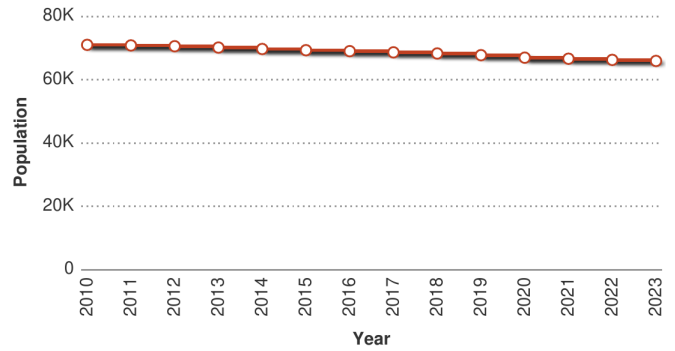
POPULATION BY AGE



POPULATION BY GENERATION



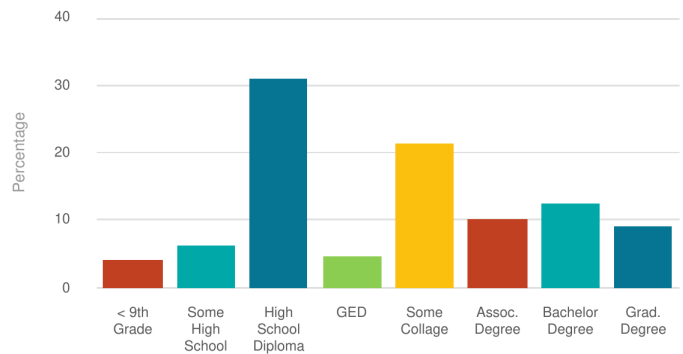
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

1331 POTOMAC PLACE
1331 Potomac Place, Bourbonnais, IL, 60914



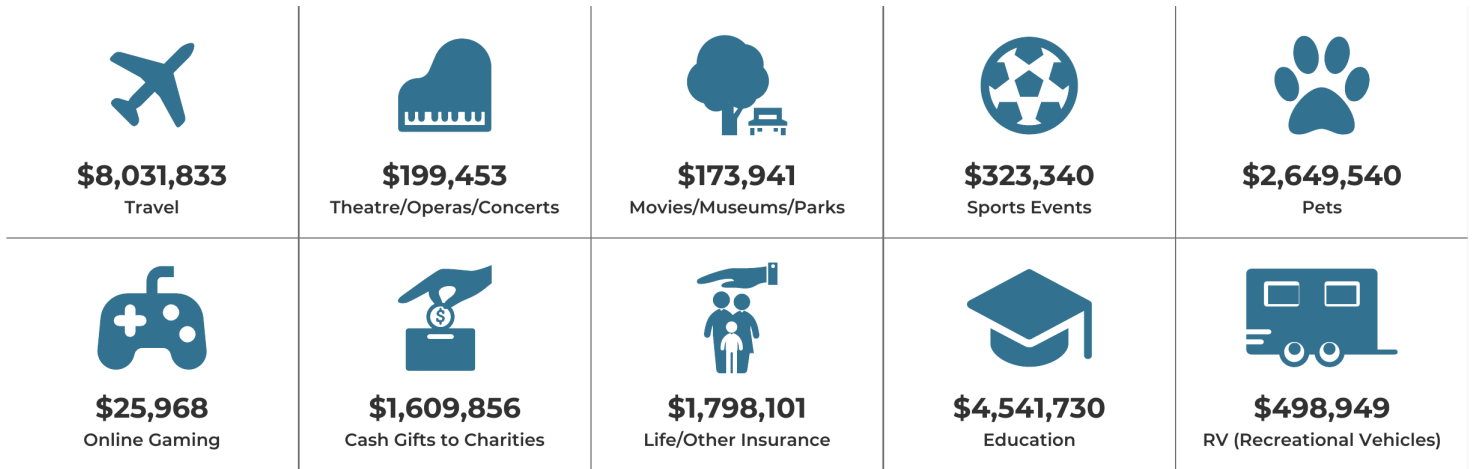
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

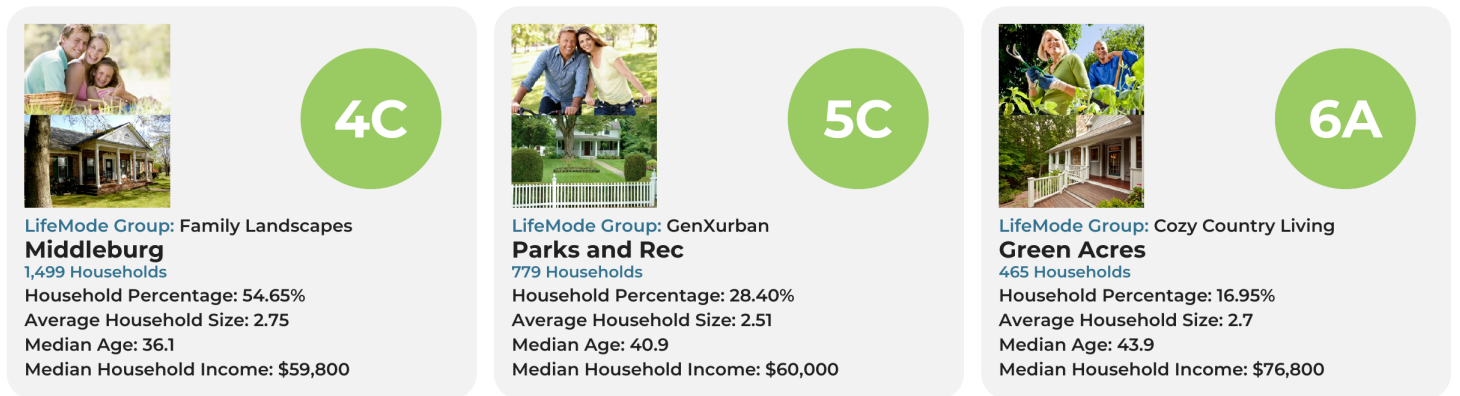
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL, 60914



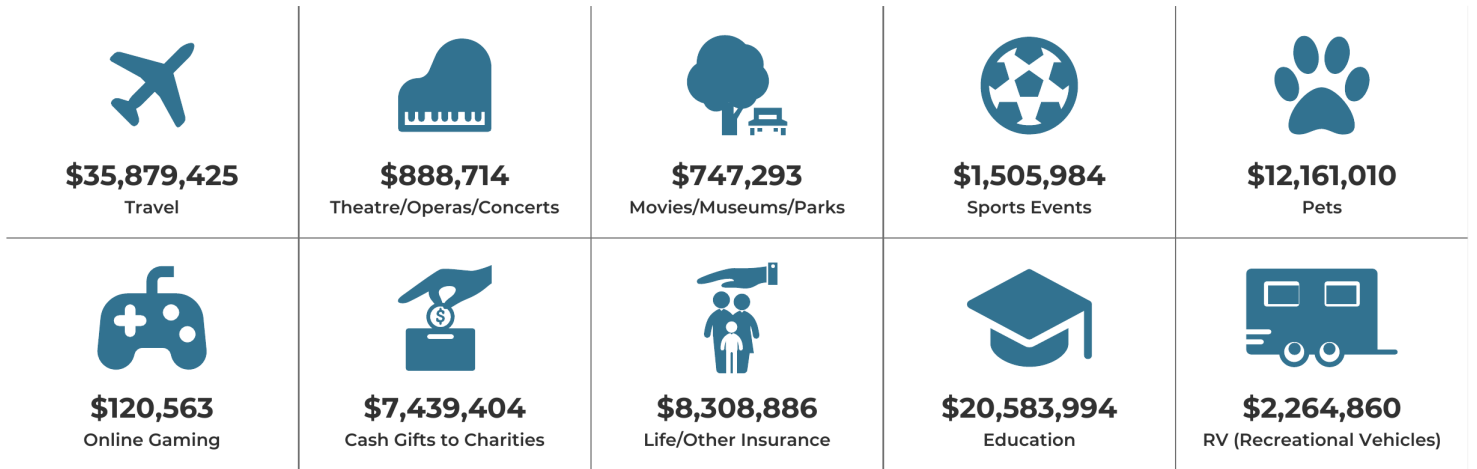
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

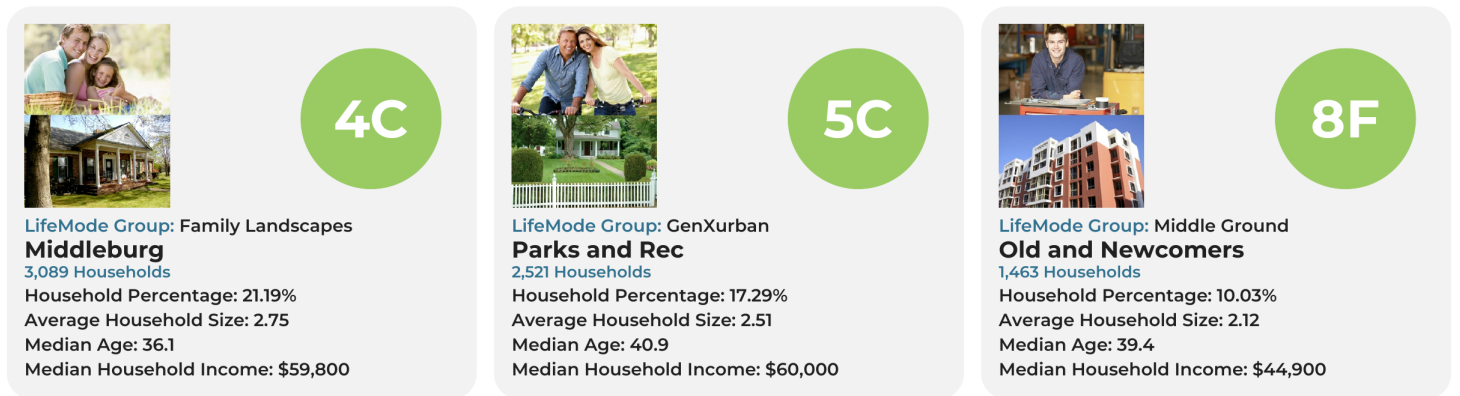
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL, 60914



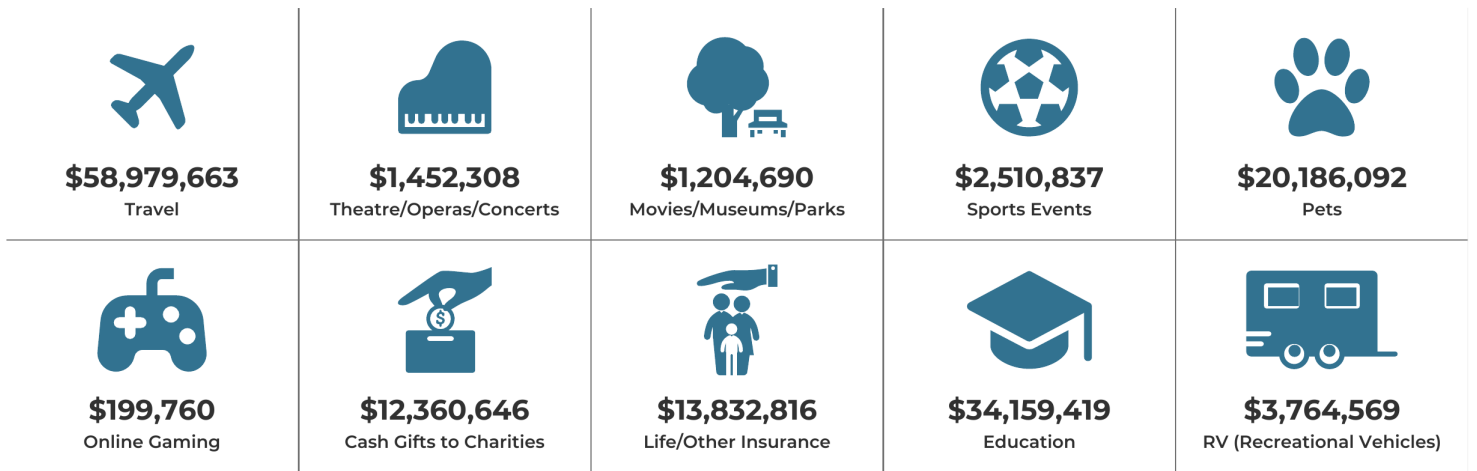
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

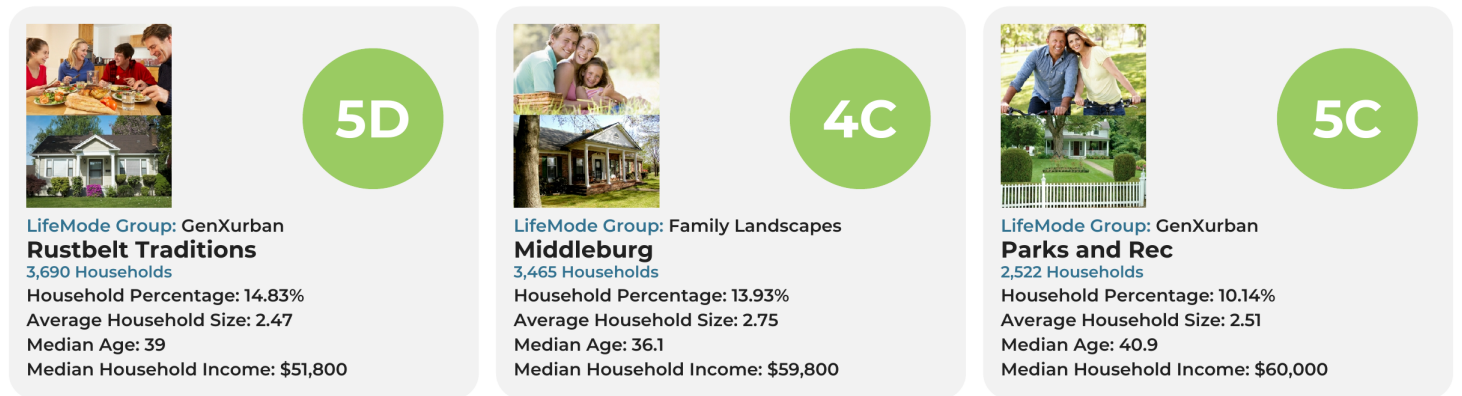
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

1331 POTOMAC PLACE

1331 Potomac Place, Bourbonnais, IL, 60914



INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

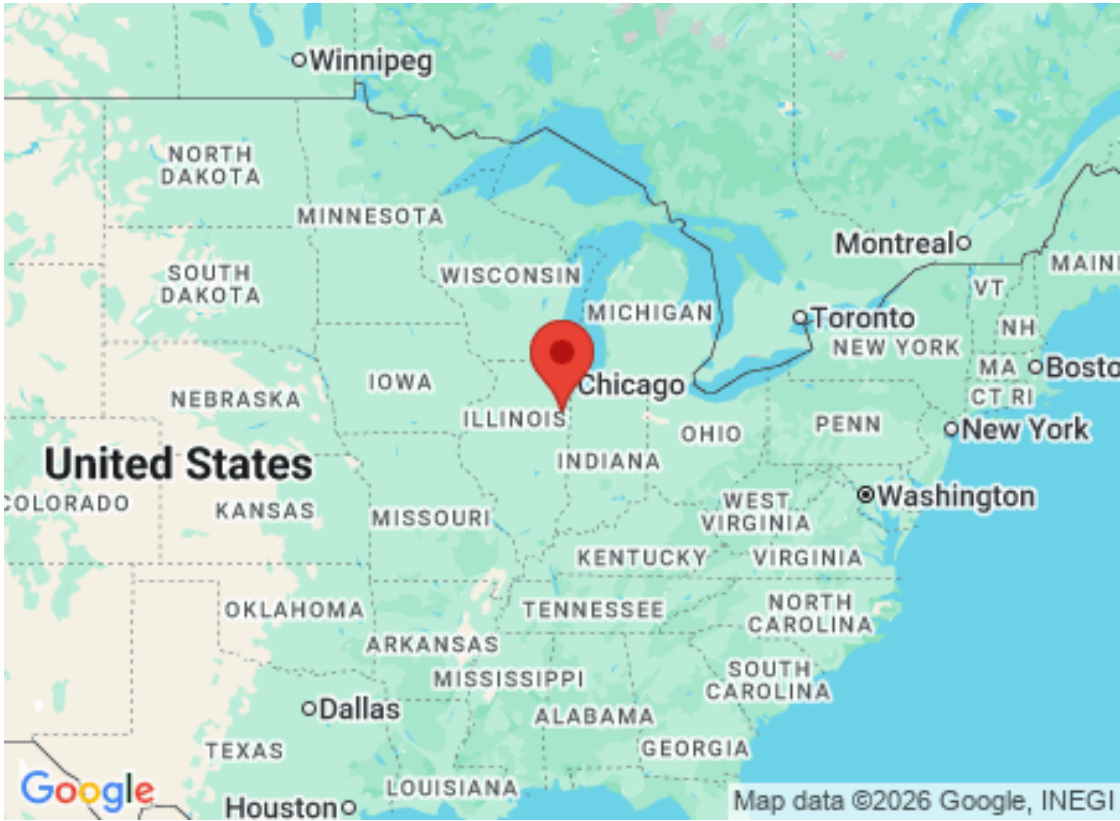
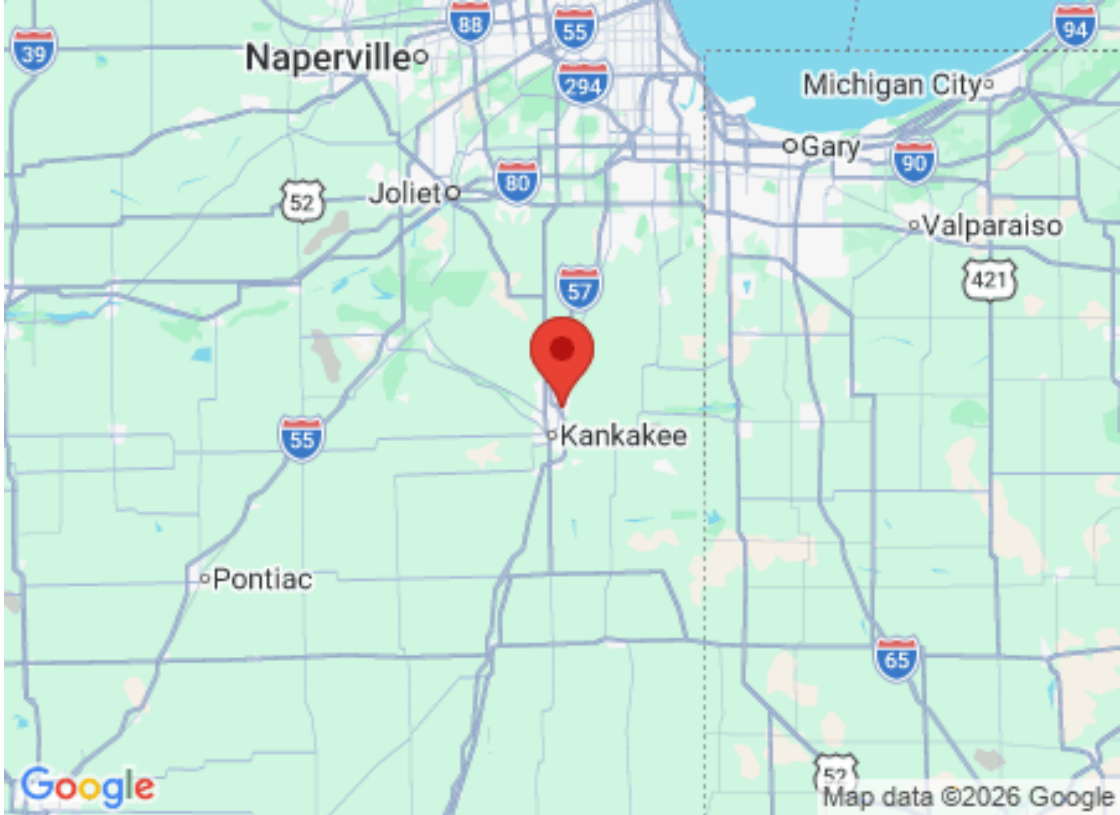
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

1331 POTOMAC PLACE

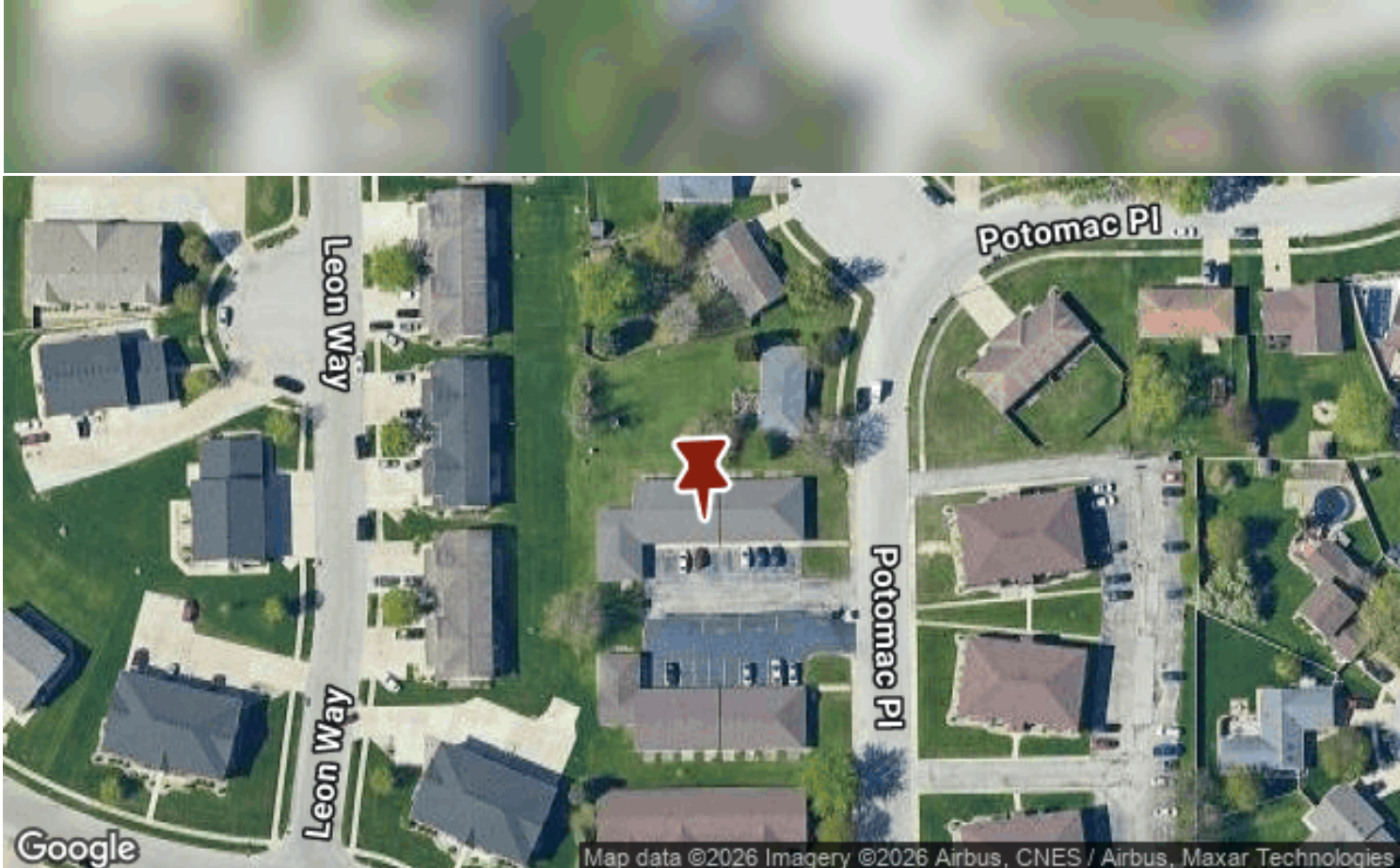
1331 Potomac Place, Bourbonnais, IL, 60914

AREA LOCATION MAP



1331 POTOMAC PLACE
1331 POTOMAC PLACE, BOURBONNAIS, IL, 60914

AERIAL ANNOTATION MAP



1331 Potomac Place

1331 Potomac Place, Bourbonnais, IL, 60914

CONTACT



Buck Tamblyn, CCIM

Phone: (815)549-4301

Email: bucktamblyn@mccolly.com

License: 475.131086

1331 POTOMAC PLACE

1331 Potomac Place
Bourbonnais, IL 60914



(815)549-4301



bucktamblyn@mccolly.com



**29 Heritage Drive
Bourbonnais, IL 60914 United States**