2214–2220 W Hopkins St – Property Synopsis

8-unit mixed-use investment opportunity consisting of 7 residential units and 1 commercial space. The commercial space is currently vacant, offering a new owner the flexibility to lease the space to a new commercial tenant or explore other permitted uses.

Historically, the commercial space was occupied by a licensed daycare from August 2023 until recently. During its occupancy, the daycare was licensed for 17 children per shift. Per the former tenant, there may be potential to increase capacity through interior modifications, such as reconfiguring the space to meet licensing requirements, providing potential value-add for a future owner seeking a similar use.

The residential units are primarily 1-bedroom layouts, with current rents generally ranging from $550 to $695 per month and market rents trending higher in the $695 to $745 range, offering clear upside through lease-up and rent stabilization. The property is currently in a lease-up phase with several vacant units, presenting an opportunity for a new owner to increase occupancy and improve overall cash flow.

Current financials reflect a period of transition, including unit turns, repairs, deferred maintenance, and the recent vacancy of the commercial space. Approximately $31,000 was invested into the property, covering improvements such as plumbing, electrical, HVAC-related work, general maintenance, complete unit turn-overs, and exterior upkeep, including lawn care and snow removal. The roof has also been addressed, reducing future capital expenditure risk.

Annual operating figures provided by the seller include approximately $54,352 in gross rents based on prior occupancy, with a projected pro forma income closer to $71,000 annually once the property is stabilized, fully leased, and the commercial space is re-tenanted.

Utilities are structured with tenants paying for electric, gas, and heat, while the landlord covers water/sewer, hot water, trash, lawn care, and snow removal, helping to control operating expenses while maintaining tenant affordability.

The property is professionally managed and offers a strong value-add opportunity through lease-up, rent increases, re-leasing the commercial space, and operational stabilization. Ideal for an investor looking to step into a partially repositioned asset with remaining upside.

Financial Overview (Seller Provided)

- Gross rents: $54,352 annually (historical; does not include prior unpaid rent from tenants who have since been removed and units turned)
- Maintenance, repairs, and capital expenditures: approximately $31,000
- Insurance: approximately $2,700 annually
- Property taxes: approximately $5,000 annually
- Utilities: approximately $5,000 annually

The seller noted there have been no issues obtaining insurance on the property and currently works with an insurance agent familiar with this type of mixed-use asset.

Historical Commercial Daycare Information

The following information is provided for historical reference regarding the property's prior commercial tenant:

- Original occupancy date: 8/1/2023
- Most recent lease term: 2/1/2025 – 1/31/2027 (tenant vacated prior to lease expiration)
- Lease rates:
  - Year 1: $1,700/month (2/1/2025 – 1/31/2026)
  - Year 2: $1,785/month (2/1/2026 – 1/31/2027)
- Security deposit: $1,700
- Lease included one 2-year extension option with 90-day notice:
  - Year 3: $1,967.96/month (2/1/2027 – 1/31/2028)
  - Year 4: $2,066.36/month (2/1/2028 – 1/31/2029)
- Tenant was required to provide a 90-day notice to vacate.