

Commercial Real Estate Investment Offering

4910 Main Street, Downers Grove, IL 60515

An exceptional commercial property investment opportunity located in the heart of Downtown Downers Grove, Illinois. The property has been fully updated throughout—including brand-new interior finishes, electrical, plumbing, 3 full/updated bathrooms, modern kitchens, LED lighting throughout, HVAC systems, and new flooring. Additionally, the property features high-speed hardwired internet and Wi-Fi networks throughout, a modern keyless entry system, and complete security camera coverage—all specifically engineered for seamless turnkey operation and low long-term maintenance costs.

Executive Investment Summary

Metric	Current Operational	Pro Forma (w/ Lower Level Buildout)
Offering Price	\$1,200,000	\$1,200,000
Gross Annual Income	\$99,000	\$121,000
Annual Operating Expenses	\$32,500	\$32,500
Net Operating Income (NOI)	\$66,500	\$88,500
Cap Rate	5.54%	7.38%

Value-Add Lower Level Buildout Potential

Conceptual plans are available for a lower-level buildout for 7-office suites. Executing this reconfiguration provides a great value-add opportunity:

- **Additional Annual Revenue:** Projected to add **\$22,000 per year** in gross rental income.
- **Pro Forma Gross Income:** Increases annual gross rent from \$99,000 to **\$121,000**.
- **Pro Forma NOI:** Elevates Net Operating Income to **\$88,500**.
- **Potential Cap Rate Expansion:** Increases the property's capitalization rate from 5.54% to a potential **7.38% Cap Rate** at the current \$1.2M list price.

Zoning & Location Advantage (Downers Grove DB Zoning)

- **Downtown Business (DB) District Zoning:** Located in Downers Grove's premier DB zoning district, encouraging vibrant commercial, retail, office, and mixed-use development.
- **Development & Height Capacity:** Flexible DB zoning permissions allow building heights up to 70 feet (up to 6 stories), opening up substantial vertical redevelopment and expansion potential.
- **Commuter & Transit Access:** Unmatched proximity and direct access to the Downers Grove Main Street Metra Station, providing high daily foot traffic and direct transit access to downtown Chicago.
- **Dedicated Parking Lot:** Private parking lot equipped with 12 designated parking spots—a highly sought-after amenity in downtown Downers Grove.

Detailed Financial Performance

The itemized financial breakdown below reflects current operational income and annualized operating expenses:

Category / Expense Item	Annual Cost
Current Gross Scheduled Income	\$99,500
Real Estate Taxes	\$13,380
Utilities (including Garbage & Wi-Fi)	\$8,899
Cleaning Services	\$4,800
Building Insurance	\$3,364
Landscaping & Snow Removal	\$1,800
Building Supplies	\$850
Total Operating Expenses	\$33,093
Current Net Operating Income (NOI)	\$66,500 (5.5% Cap Rate)
Pro Forma Net Operating Income (w/ \$22k LL Buildout)	\$88,500 (7.4% Cap Rate)

Property Highlights & Smart Infrastructure

- **Comprehensive Interior Capital Improvements:** Completely modern interior finishes, updated kitchens, new flooring, and 3 fully upgraded bathrooms.
- **Upgraded Mechanicals & Lighting:** Brand-new electrical, plumbing, energy-efficient LED lighting throughout, and updated HVAC units designed for optimal performance.
- **Advanced Tech & Security Integration:**
 - Integrated hardwired Ethernet and building-wide Wi-Fi infrastructure.
 - Smart keyless entry system for seamless tenant access management.
 - Comprehensive security camera coverage for enhanced property safety and monitoring.
- **Dedicated Parking Capacity:** 12 designated parking spots in private lot.
- **Low Maintenance Overhead:** Every primary system overhauled to minimize future maintenance demands and capital expenditures.

Investment Opportunity

4910 Main Street represents a turnkey commercial investment combining strong immediate cash flow, reduced operational overhead, high-tech infrastructure, and immediate upside through the lower-level office conversion plans along with long-term growth potential via Downers Grove DB zoning flexibility. For additional details or to schedule a private walkthrough, please contact listing representatives.