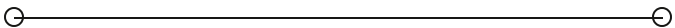




SALE

4-Unit Multi-family Investment In Geneva

101 N 1ST ST
Geneva, IL 60134



DISCLAIMER

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JEFF CADWALLADER **SHARON O'LEARY**
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jeff.cadwallader@svn.com sharon.oleary@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| SALE PRICE: | \$585,000 |
| BUILDING SIZE: | 2,440 SF |
| LOT SIZE: | 5,271 SF |
| PRICE / SF: | \$239.75 |
| CAP RATE: | 4.66% |
| NOI: | \$27,235 |
| YEAR BUILT: | 1908 |
| ZONING: | D-MHR |
| MARKET: | Chicago - Far West |
| SUBMARKET: | Kane County |
| APN: | 1203429003 |

PROPERTY OVERVIEW

Investment opportunity for a 4-unit, 2,440 SF multifamily property in Geneva, IL. The building is two stories tall, built in 1908, and currently 100% occupied. Located just 1 block from the Fox River and downtown Geneva. The property features off-street parking and convenient access to local amenities and major thoroughfares. Ideal for the low-rise/garden investor seeking a turnkey investment opportunity.

LOCATION OVERVIEW

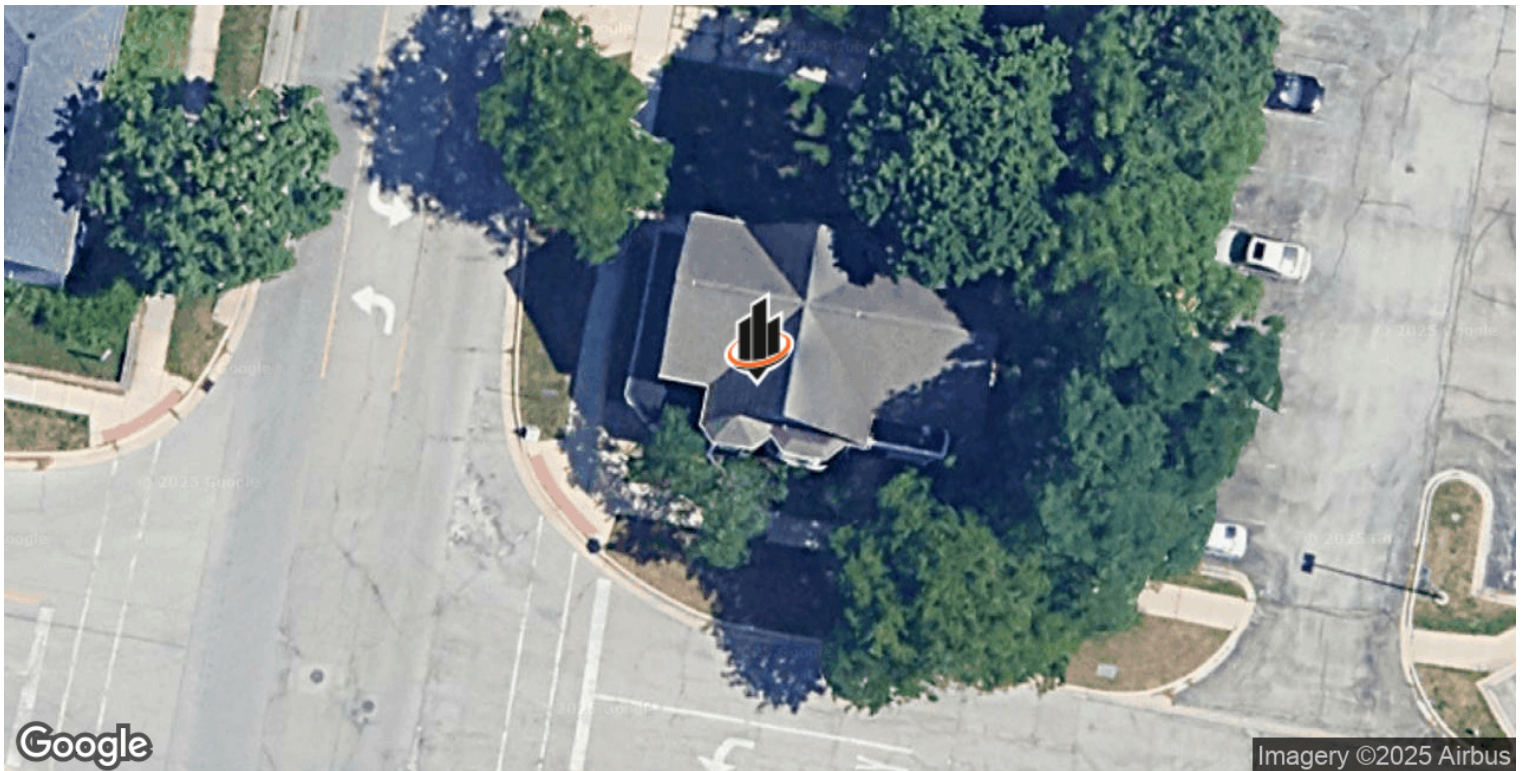
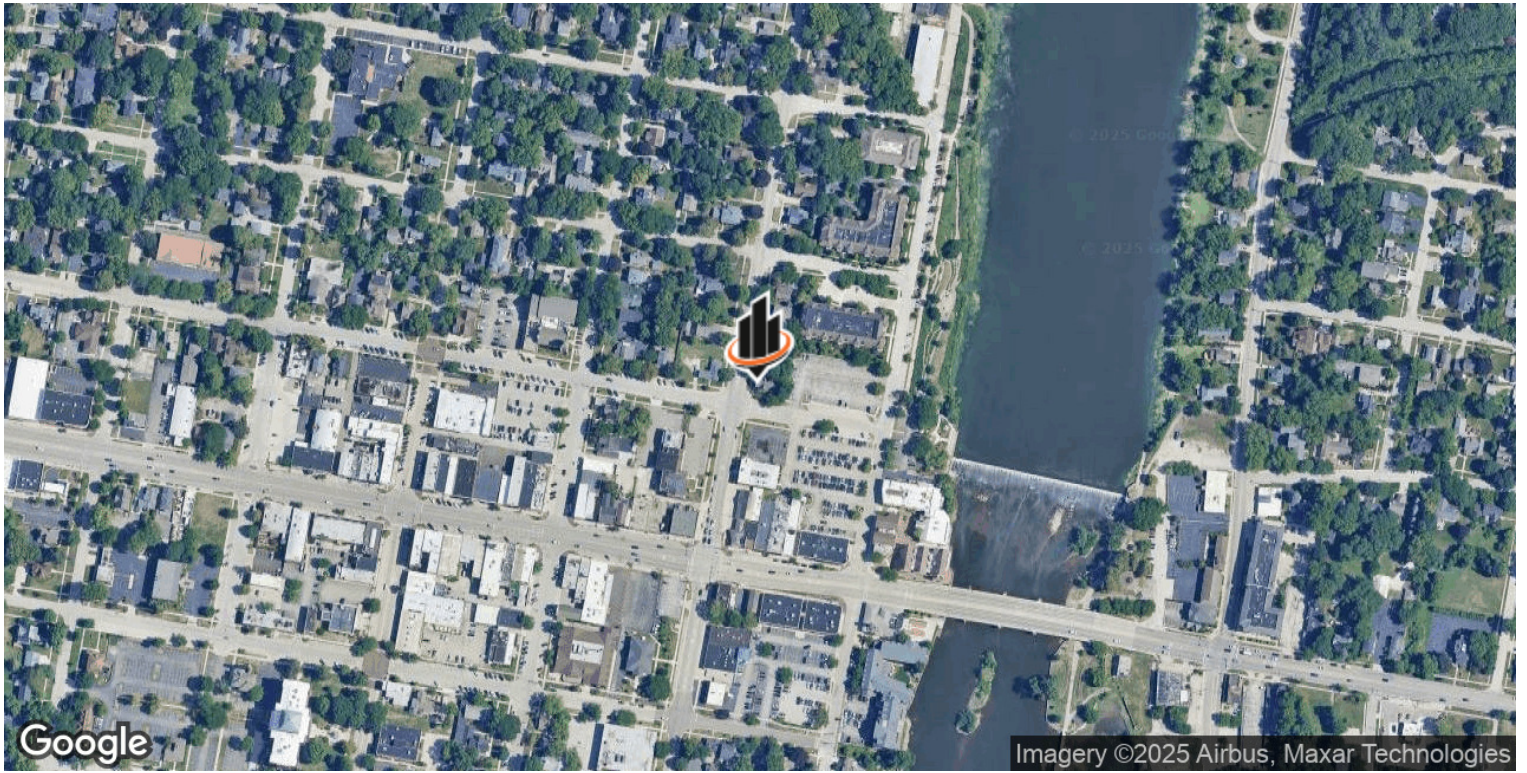
Located in downtown Geneva IL, the property is just 1 blocks west of the Fox River bridge and 1 block north of State Street, a major element of the downtown area. There are nearby public parks and bike paths.

Geneva IL, in central Kane County, is an upscale suburb about an hour west of Chicago. The area is recognized for the scenic Fox River, beautiful open spaces, and a diverse economy.

Downtown Geneva is one of the principal boutique retail destinations in suburban Chicago, and is teeming with unique shops and restaurants. State Street (IL Rt 38) is a primary east-west corridor and the main street through town. Population

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AERIAL MAP



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 4-unit Multifamily Investment
- 2,440 SF two-story building
- Off-street parking
- Built in 1908, features classic character and appeal
- Prime location near the Fox River & downtown Geneva
- Parks, Restaurants & Shopping nearby
- Convenient access to local amenities and major thoroughfares



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RENT ROLL

| UNIT | BEDROOMS | BATHROOMS | RENT | SECURITY DEPOSIT | LEASE START | LEASE END |
|-----------------|----------|-----------|--------------------|------------------|-------------|-----------|
| 1 | 1 | 1 | \$13,200.00 | - | 12/19/17 | 9/30/26 |
| 2 | 1 | 1 | \$14,400.00 | - | - | - |
| 3 | 1 | 1 | \$14,820.00 | - | 4/01/24 | 09/30/26 |
| 4 | 1 | 1 | \$12,240.00 | - | 6/16/22 | - |
| TOTALS | | | \$54,660.00 | \$0.00 | | |
| AVERAGES | | | \$13,665.00 | | | |

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INCOME & EXPENSES

INCOME SUMMARY

PRO FORMA

| | |
|--------------|----------|
| TOTAL INCOME | \$52,746 |
|--------------|----------|

EXPENSE SUMMARY

PRO FORMA

| | |
|----------------|----------|
| PROPERTY TAXES | \$10,193 |
|----------------|----------|

| | |
|-----------|---------|
| INSURANCE | \$3,175 |
|-----------|---------|

| | |
|--|---------|
| UTILITIES/SERVICES (WATER, SEWER, RUBBISH) | \$3,261 |
|--|---------|

| | |
|--|---------|
| ADMIN/MANAGEMENT(5%)/COMMISSIONS(\$1200) | \$3,882 |
|--|---------|

| | |
|----------------------|---------|
| BUILDING MAINTENANCE | \$2,000 |
|----------------------|---------|

| | |
|---------------------|---------|
| GROUNDS MAINTENANCE | \$3,000 |
|---------------------|---------|

| | |
|----------------|----------|
| GROSS EXPENSES | \$25,511 |
|----------------|----------|

| | |
|----------------------|----------|
| NET OPERATING INCOME | \$27,235 |
|----------------------|----------|

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRO FORMA

| | |
|----------------------------|-----------|
| PRICE | \$585,000 |
| PRICE PER SF | \$240 |
| PRICE PER UNIT | \$146,250 |
| GRM | 10.7 |
| CAP RATE | 4.66% |
| CASH-ON-CASH RETURN (YR 1) | 4.66% |
| TOTAL RETURN (YR 1) | \$27,236 |

OPERATING DATA

PRO FORMA

| | |
|------------------------|----------|
| GROSS SCHEDULED INCOME | \$54,660 |
| TOTAL SCHEDULED INCOME | \$54,660 |
| VACANCY COST | \$1,913 |
| GROSS INCOME | \$52,747 |
| OPERATING EXPENSES | \$25,511 |
| NET OPERATING INCOME | \$27,236 |
| PRE-TAX CASH FLOW | \$27,236 |

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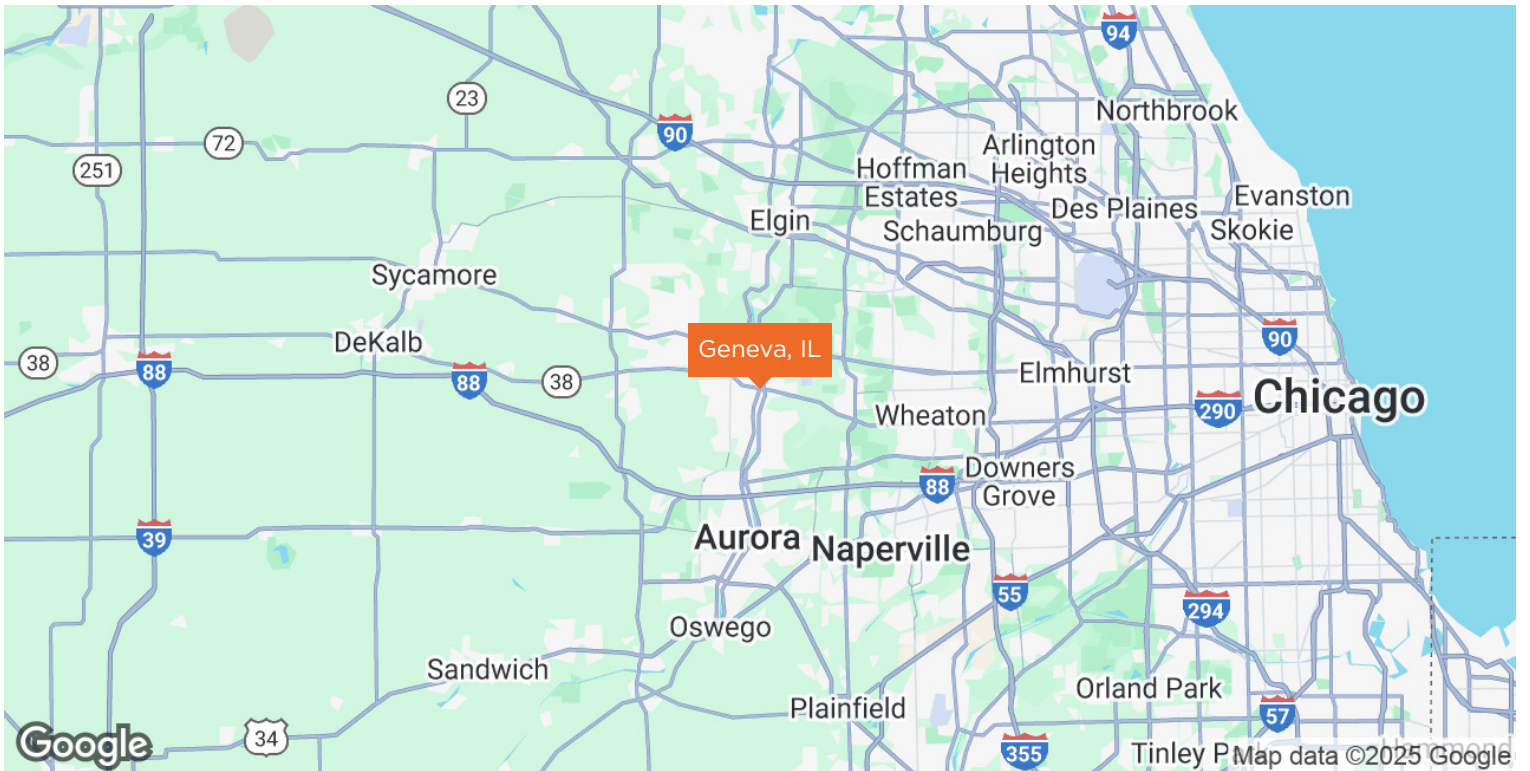
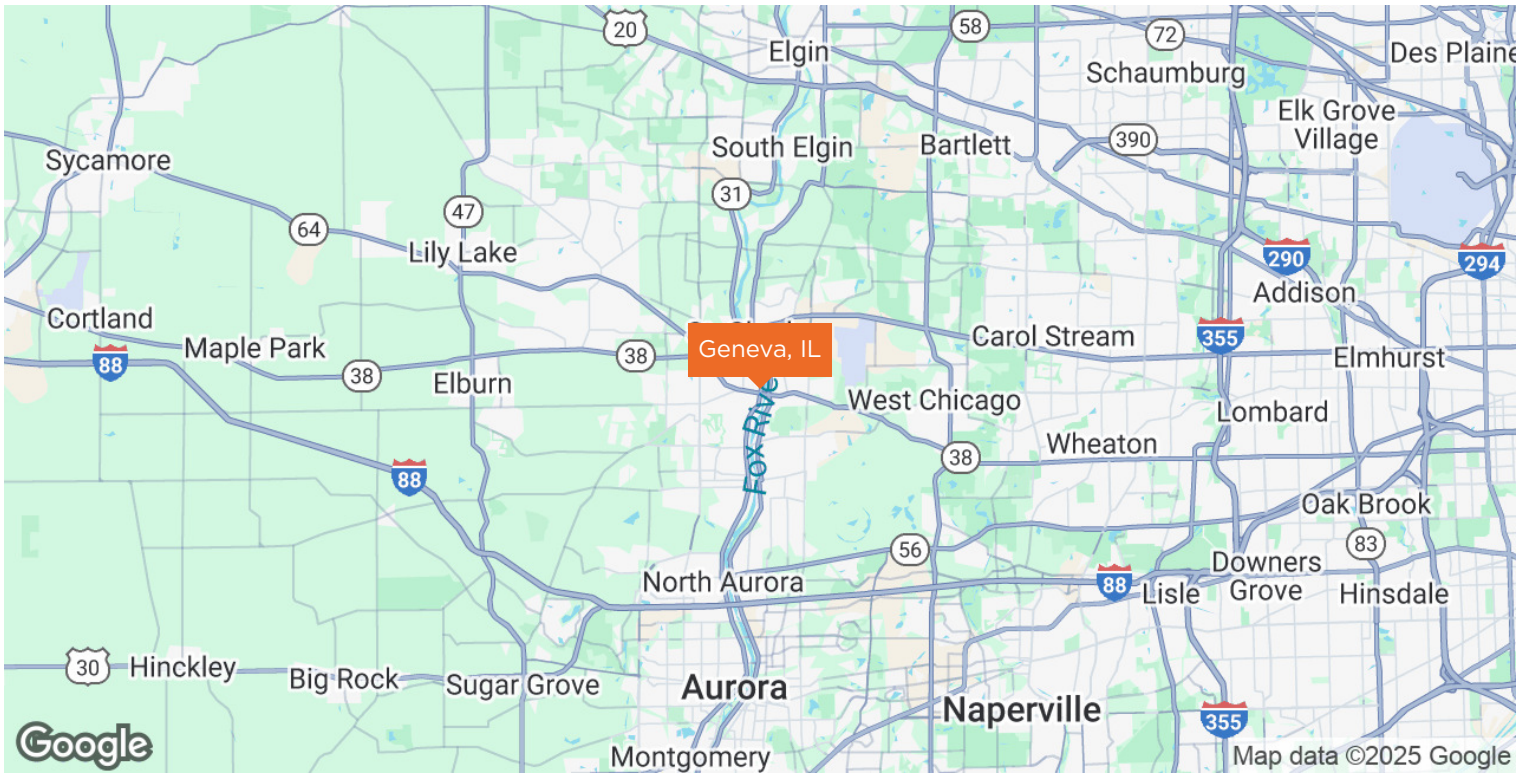
ADDITIONAL PHOTOS



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REGIONAL MAP



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