

FOR SALE

5121 Main Street

Downers Grove, Illinois

PRIME DOWNTOWN DOWNERS GROVE MAIN STREET LOCATION

INVESTMENT OPPORTUNITY 100% OCCUPIED



Net Income: \$76,237.00

Building Square Feet: 3,500

Newer Roof

Newer HVAC Units

Low DuPage Taxes

Full Lower Level Storage

Private Lot – 5-6 Spaces

Prime Downtown Location

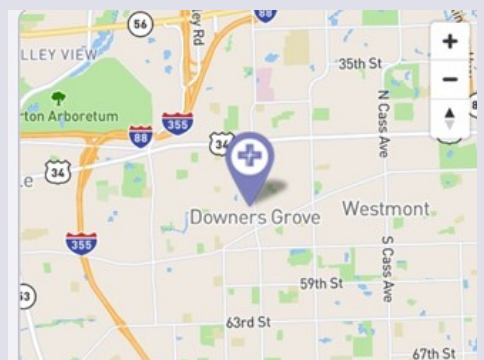
First Floor:

Two Retail Storefront Units

Second Floor:

2 Bedroom Newly Renovated
Residential Apartment

Professional Office Suite



Schulz Properties Commercial Real Estate

947 Maple Avenue, Downers Grove, IL 60515

Phone: 630.737.1200

Mobile: 630.453.1230



INVESTMENT SUMMARY

Fully Occupied Mixed Use Property

5212 Main Street

Downers Grove, Illinois 60515

Building Size: 3,500 SF (Plus full Lower Level Storage)

<u>Tenants</u>		<u>Square Feet</u>
Dariusz Jewelers	1st Floor North	821.95
Orchid Heart Boutique	1st Floor South	897.10
Hauser Izzo Law Firm	2nd Floor North	705.63
Residential 2 Bedroom	2nd Floor South	1068.40

Total Gross Annual Rent: \$ 98,917.00

Real Estate Taxes: \$ 10,081.40

Property Insurance: \$ 3,352.00

Water: \$ 917.03

Sewer: \$ 390.94

Scavenger: \$ 4,338.41

General Maintenance: \$ 2,369.55

Total Expenses: \$22,679.33

Net Operating Income: \$76,237.67

Value based on 7 Cap Rate: \$1,090,000 Sales Price

This information provide no representations or warranties to the accuracy of the information. Square footages provided may be approximate. Buyer shall be responsible for all due diligence & verification of all data and documents.

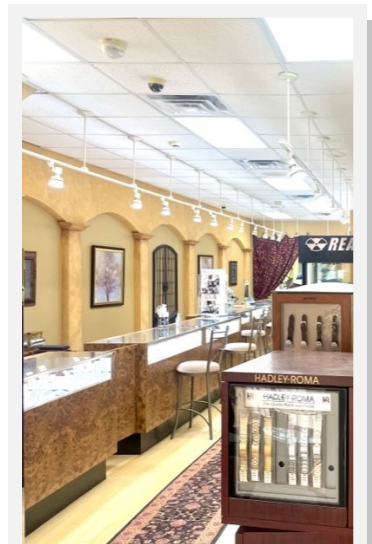
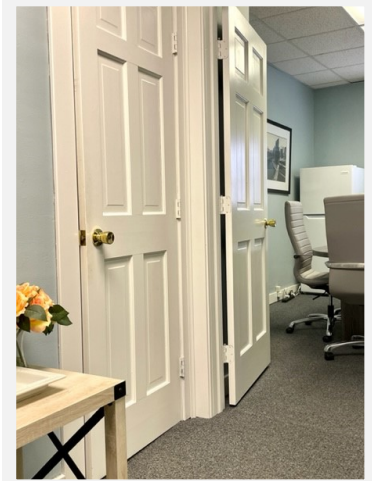
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PROPERTY PHOTOS



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PROPERTY SUMMARY

5121 Main Street

Downers Grove, Illinois 60515

Building Size: 3,500 SF
Plus Full Lower Level Storage with Exterior Access

Pin: 09-08-303-003

Property Lot Size: 30' x 131.5' SF

Parking Spaces: 5-6 On Site Parking Spaces

Year Built: 1916

Fire Pull Station: Yes

Occupancy: 100% Occupied

Hvac System: 4 Total Heat/Air Conditioning Units (3 Newer Condition)

Roof: 3 Years New

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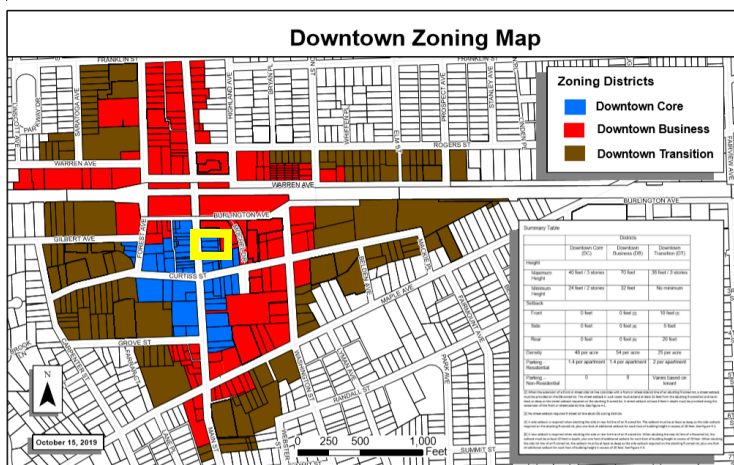
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An aerial photograph of a suburban neighborhood, identified as Downtown Downers Grove. The image is overlaid with several labels and graphics. Street names include Main St, Prairie Ave, Bryan Pl, Washington, Forest Ave, Franklin St, Highland Ave, Warren, Fishel Park, and Main St. A Starbucks logo is positioned near the intersection of Main St and Forest Ave. A Metra logo with the tagline "The way to really fly." is located near the center. A yellow rectangular box highlights a specific building. Several orange circular markers are scattered throughout the image, and a traffic light graphic is visible near the center.



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