Mixed Use

Status:	**ACTV**	MLS #:	**09225813**	List Price:	**$385,000**
Area:	**174**	List Date:	**05/13/2016**	Orig List Price:	**$385,000**
		List Dt Rec:	**05/13/2016**	Sold Price:	

Address: **1108 W Main St , St. Charles, Illinois 60174**

Directions: **Located on the NW corner of IL Rt 64 (W Main St) and 11th St Appx 1/4 Mi E of Randall Road.**

Sold by:		List. Mkt Time:	**91**	Rented Price:	
Closed Date:		Contract:		Lease Price SF/Y:	**$7.92**
Off Mkt Date:		Points:		Mthly. Rnt. Price:	**$4,250**
Township:	**St. Charles**	Unincorporated:	**No**	CTGF:	
Coordinates:		Subdivision:			
Year Built:	**1920**	Built Before 78:	**Yes**	# of Stories:	**2**
Zoning Type:	**Commercial**	PIN #:	**0928457046 *(Map)***	Multiple PINs:	**No**
Actual Zoning:	**B-L**	County:	**Kane**	Owners Assoc:	**No**
Subtype:	**Apts/Ofc/Store**			Lease Type:	
Lot Dimensions:	**153X70**			Estimated Cam/Sf:	
Land Sq Ft:	**10635**	Apx. Total SF:	**4450**	Est Tax per SF/Y:	

Remarks: **GREAT LOCATION!! Property has been very well maintained. Building exterior was just painted and new carpet added to residential unit. Additional recent improvements include: Windows, awning, water heaters, roof replacement for 1106 Main building. Two buildings on a single parcel. 1108 W Main St Bldg is a 3234 SF 2-story frame Bldg containing a front, street-level business unit, a rear, street-level Res unit, and 2 upper level Res units. Utilities separately metered. 1106 W Main St Bldg is a brick office building. The main level contains a large reception area, 2 windowed offices, a snack nook and a washroom. Private, on-site parking. Great investment with positive cash flow.**

Total # Units: **5**	Total # Tenants: **5**	Total # Apartments: **3**	Total # Offices: **1**	Total # Stores: **2**
# Dishwashers:	# Washers: **1**	# Dryers: **1**	W/D Leased?: **No**	# Ranges: **3**
# Disposals:	# Fireplaces:	# Refrigerators: **3**	# Window AC:	

Approx Age: **Older**	Roof Structure: **Hip**	Water Drainage:
Type Ownership: **Individual**	Roof Coverings: **Shingle Composition**	Utilities To Site: **Electric to Site, Gas to Site**
Frontage/Access: **City Street**	Docks/Delivery:	Tenant Pays: **Electric, Heat**
Current Use:	Misc. Outside:	Equiptment: **Security System, CO Detectors**
Potential Use:	# Parking Spaces: **12**	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking: **6-12 Spaces**	Green Rating Source:
Known Encumbrances: **None Known**	Misc. Inside: **Multi-Tenant, Private Restroom(s), Basement, Pre-wired PC Network**	Green Feats:
Location: **Corner**	Floor Finish: **Carpet, Vinyl**	Backup Info:
Geographic Locale: **Far West**	Air Conditioning: **Office Only**	Sale Terms:
Construction: **Wood Frame**	Electricity: **Circuit Breakers, Separate Meters**	Possession: **Closing**
Exterior: **Vinyl Siding**	Heat/Ventilation: **Central Heat/Indiv Controls, Gas**	
Foundation: **Concrete**	Fire Protection:	

Gross Rental Income: **$51,000**	Expense Source: **Owner Projection**	Fuel Expense ($/src): **$1,019/Actual**
Gross Rent Multiplier: **0**	Net Operating Income Year: **2015**	Electricity Expense ($/src): **$1,408/Combination**
Total Annual Expenses: **$25,354**	Total Annual Income: **$51,000**	Water Expense ($/src): **$0/Combination**
Annual Net Operating Income: **$25,645**	Tax Year: **2015**	Scavenger Expense ($/src): **$1,250/Actual**
Total Monthly Income: **$4,250**	Expense Year: **2015**	Insurance Expense ($/src): **$3,472/Owner Projection**
Real Estate Taxes: **$12,017**	Cap Rate: **6.7**	Other Expense ($/src): **$1,758/Combination**

Agent Remarks:

Internet Listing: **Yes**	Remarks on Internet?: **Yes**	Agent Owned/Interest: **No**
VOW AVM: **No**	VOW Comments/Reviews: **No**	Lock Box: **None**
Listing Type: **Exclusive Right to Sell**	Address on Internet: **Yes**	Special Comp Info: **None**
Coop Comp: **3%-$200. (on Net SP)**	Other Compensation:	Call for Rent Roll Info:
Information: **Listing Agent Must Accompany**	Cont. to Show?:	Expiration Date:
Broker: **Baird & Warner (49)**	Ph #: **(630) 377-1855**	Team:
List Agent: **Kelly Durbala, SFR (8384)**	Ph #:	
Email: **kelly.durbala@bairdwarner.com**	Agent Alt Ph #:	Agent Addn'l Info: **630.338.2049**
Co-lister:	Ph #:	

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