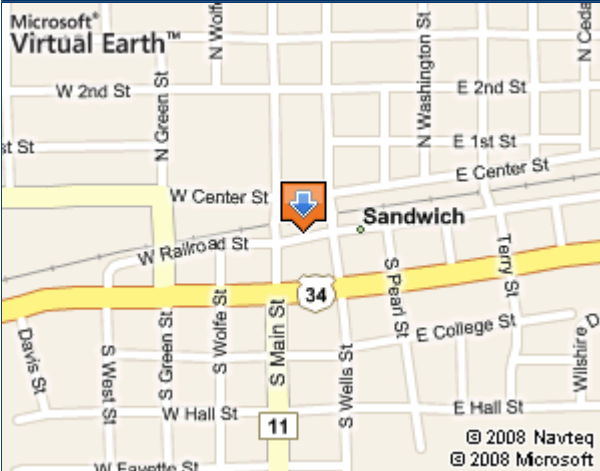




<< 1 of 9 >>

**Mixed Use**

MLS #: **07064175** Status: **NEW** CTGF:
 Rent Price: Lease Type: **N/A** List Price: **\$550,000**
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:

Property Location

Address: **46-48 Railroad St**
 City: **Sandwich** Zip: **60548** Area #: **491**
 Subdivision:
 County: **De Kalb** Township: **SANDWICH** Yr. Built: **1900**
 Parcel ID#: **1936104009** Multiple PIN: **N**
 Coordinates: North: South: East: West:
 Directions: **Rt. 34 to Main Street to Railroad Street to property**

Property Information And DescriptionSubtype: **Apts/Ofc/Store**Built Before 1978: **Y**

Zoning: **Other / CBD1** # Stories: **3**
 # Units: **5**
 # Apartments: **3** # Offices: **1**
 # Stores: **1**
 Lot Dimensions: **40 X 115**
 Land Sq. Ft: **4600**
 Approx. Total Bldg. Sq. Ft: **4080** # Garages:
 # Of Parking Spaces: **5** # Dishwashers:
 # Washers: # Dryers:
 Washer/Dryer Leased: # Window A/C Units:
 # Ranges: **3** # Disposals:
 # Fire Places: # Refrigerators: **3**
 Approximate Age: **Older**
 Air Conditioning: **Window Unit/s**
 Backup Package:
 Client Needs: **Cash**

Client Will:

Construction: **Concrete, Concrete Block**
 Current Use: **Commercial**
 Water Drainage:
 Docks:
 Electrical Svcs:
 Building Exterior: **Brick (BR), Block (BL)**
 Floor Finish: **Wood**
 Foundation: **Block**
 Fire Protection:
 Frontage Acc: **City Street**
 Heat/Ventilation: **Electric**
 Information: **24-Hr Notice Required**
 Known Encumbrances: **None Known**
 Location: **Central Business District**
 Lock Box:
 Misc. Inside:
 Misc. Outside:
 Type Ownership: **Sole Proprietor**
 Indoor Parking:
 Outdoor Parking:
 Possession: **Closing, Immediate, Tenant's Rights**
 Potential Use: **Retail**
 Roof Coverings:
 Roof Structure:
 Tenant Pays: **Air Conditioning, Electric, Heat, Scavenger**
 Terms: **Conventional, Cash Only**
 Utilities To Site:
 Geographic Locale: **Southwest Suburban**

MLS #: **07064175**Address: **46-48 Railroad St, Sandwich, 60548**

Income Data				
Tenant Name	Sq. Ft	#Bedrooms	Lease Exp. Dt.	Monthly Income.
APT A		2	08/09	\$875
APT. B		1	06/09	\$675
APT. C		3	10/09	\$870
STORE		0	12/14	\$1,550
OFFICE		0	10/09	\$335
		0		
		0		

Total Montly Income:	\$4,305
Gross Rental Income:	\$51,660
Effective Gross Income:	
Parking Income:	
Laundry Income:	
Miscellaneous Income:	
Total Annual Income:	\$51,660

Annual Operating Expenses

	Amount	Source	
Real Estate Taxes: (Tax Year:2007)	\$4,203	Actual	
Janitor	\$0	Owner Projection	
Management	\$0	Owner Projection	
Fuel	\$0	Owner Projection	
Electric	\$0	Owner Projection	
Water	\$1,250	Actual	
Scavenger	\$0	Owner Projection	
Insurance	\$3,223	Actual	
Repairs-Decorating	\$0	Owner Projection	
Association Fee			
Elevator	\$0	Owner Projection	
Supplies	\$0	Owner Projection	
Advertising	\$0	Owner Projection	
Vacancy			
Other Expenses	\$100	Owner Projection	
Expense Year:	Expense Source: Owner Projection	Less Total Annual Expenses:	\$8,776
	Net Operating Year: 2007	Net Operating Income:	\$43,106
	Cap Rate:	Gross Rent Multiplier:	10.6%

Remarks: **Historic downtown location and in the path of progression. This building circa 1900 is the birthplace of the "Illinois Order of Odd Fellows" and impeccably maintained. Sandwich Office Supply has been a landmark tenant for over 55 years on ground floor, 3 tenants upstairs and 1 office downstairs. Walk to City Hall, the Historic Opera House, park, restaurants and so much more. Need a 1031 Exchange? Make an offer today**

Directions: **Rt. 34 to Main Street to Railroad Street to property**

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Prepared By: Diane Farino - OwnACondo.com 11/04/2008 03:29 PM