

**1150**  
**Surrey Drive**  
GLEN ELLYN | IL

6 UNITS • 5,750 SF

HORVATH  
& TREMBLAY



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# 1150 Surrey Drive



**\$925,000**  
LIST PRICE

**\$100,800**  
GROSS POTENTIAL RENT

**9.18**  
GROSS RENT MULTIPLIER (GRM)

**7.59%**  
STABILIZED CAP RATE

**\$154,167**  
PRICE PER UNIT

**6** UNITS

**11** BEDROOMS

**11** BATHROOMS

**5,750** SQUARE FEET

# property overview

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the multi-family investment property located at 1150 Surrey Drive in Glen Ellyn, Illinois (the "Property"). The three-story brick building contains six (6) total units, consisting of five (5) 2-Bedroom/2-Bathroom units and one (1) 1-Bedroom/1-Bathroom unit with 5,750 square feet of living area in 9,375 square feet of total area on a 0.34-acre parcel. The Property features twelve (12) on-site parking spaces and an on-site laundry facility.

1150 Surrey Drive is well located in a quiet residential neighborhood in the east end of Glen Ellyn. The location is just north of Roosevelt Road, the major east-west corridor in Glen Ellyn, offering a large selection of retail, dining, and service amenities. The Property is 1 mile from Mariano's and 1.6 miles from Jewel-Osco, Trader Joe's and Aldi, with an appealing mix of national and local businesses in close proximity. The location offers convenient access to area highways and major state roads and is convenient to the Pace Bus Line and three (3) Metra Stations.

Glen Ellyn and DuPage County consistently rank as top places to live in the country, with excellent schools, village services, and recreational facilities available to residents.

## Property Details

<b>PROPERTY ADDRESS</b>	1150 Surrey Drive, Glen Ellyn, IL 60137
<b>NUMBER OF UNITS</b>	6 Units
<b>YEAR BUILT</b>	1971
<b>LAND AREA</b>	0.34 ± Acres
<b>GROSS LIVING AREA</b>	5,750 ± SF
<b>TOTAL GROSS AREA</b>	9,375 ± SF
<b>PARKING</b>	12 Spaces

## Building Construction

<b>EXTERIOR</b>	Brick
<b>ROOF</b>	Pitch Shingle

## Building Utilities

<b>HEATING</b>	Boiler	Landlord Responsible
<b>HOT WATER</b>	Gas	Landlord Responsible
<b>ELECTRIC</b>	Separately Metered	Tenant Responsible
<b>WATER</b>	City of Glen Ellyn	Landlord Responsible
<b>SEWER</b>	City of Glen Ellyn	Landlord Responsible

## SUPERIOR LOCATION

1150 Surrey Drive is conveniently located just off of Roosevelt Road, the area's primary commercial corridor, which is home to a number of large shopping centers that offer countless retail, dining, and service amenities to residents including Jewel-Osco, Mariano's, Aldi, and Trader Joe's, with an appealing mix of national and local businesses in close proximity. The Property is also within 3 miles of the Yorktown Center (mall) and Target.

The Property is 3.1 miles from the College of DuPage and 3.6 miles from Wheaton College.

The neighboring communities of Addison and Lombard are home to large industrial complexes that offer a number of employment opportunities.

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## TRANSIT ORIENTED LOCATION

1150 Surrey Drive benefits from easy access to major highways in the area, including Interstates 355 and 88 and Illinois Routes 38, 53, 64 and 83.

The Property is 0.4 miles from the Pace Bus Line, 2.2 miles from the Glen Ellyn Metra Station, 2.5 miles from the Lombard Metra Station and 3.3 miles from the College Avenue Metra Station, all with service on the Union Pacific West Line.



## VALUE-ADD POTENTIAL

The current rents at the Property are below market. The opportunity exists to increase rents to market rates in a high demand, supply constrained market.

## CONSTRUCTION & AMENITIES

The three-story building features a brick construction, considered a low-cost, low maintenance exterior due to its durability, color retention, fire containment, and storm protection.

The hot water heater was replaced in 2019.

The Property features twelve (12) on-site parking spaces, as well as an on-site laundry facility.

## STRONG DEMOGRAPHICS

Over 12,500 people live within a 1-mile radius of the Property with an average household income of \$143,660. An impressive 110,500+ people live within a 3-mile radius of the Property with an average household income of \$156,352. Additionally, there are more than 74,900 employees within 3 miles of the Property.

# income & expenses

INCOME	CURRENT	PER UNIT	STABILIZED
Gross Potential Rent	\$100,800	\$16,800	\$124,800
Laundry	\$1,200	\$200	\$1,200
Gross Potential Income	\$102,000	\$17,000	\$126,000
Vacancy (3%)	(\$3,024)	(\$504)	(\$3,744)
EFFECTIVE GROSS REVENUE	\$98,976	\$16,496	\$122,256
EXPENSES			
Real Estate Taxes	\$19,962	\$3,327	\$20,561
Insurance	\$3,300	\$550	\$4,800
Water & Sewer	\$9,848	\$1,641	\$6,600
Common Area Electric	\$815	\$136	\$839
Gas (Boiler/Stove)	\$4,173	\$696	\$4,173
Landscaping & Snow Removal	\$2,000	\$333	\$2,000
Trash Removal	\$3,952	\$659	\$3,952
Management Fee	\$4,949	\$825	\$6,113
Repairs & Maintenance	\$3,000	\$500	\$3,000
TOTAL EXPENSES	\$51,998	\$8,666	\$52,038
NET OPERATING INCOME	\$46,978	\$7,830	\$70,218

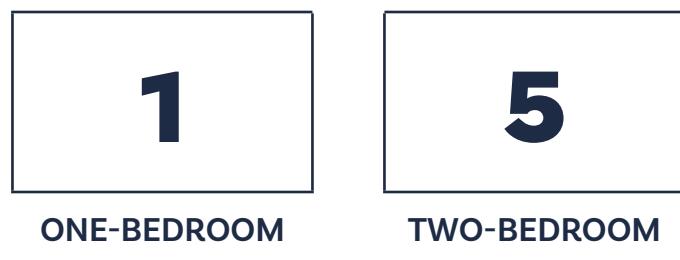
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# rent roll

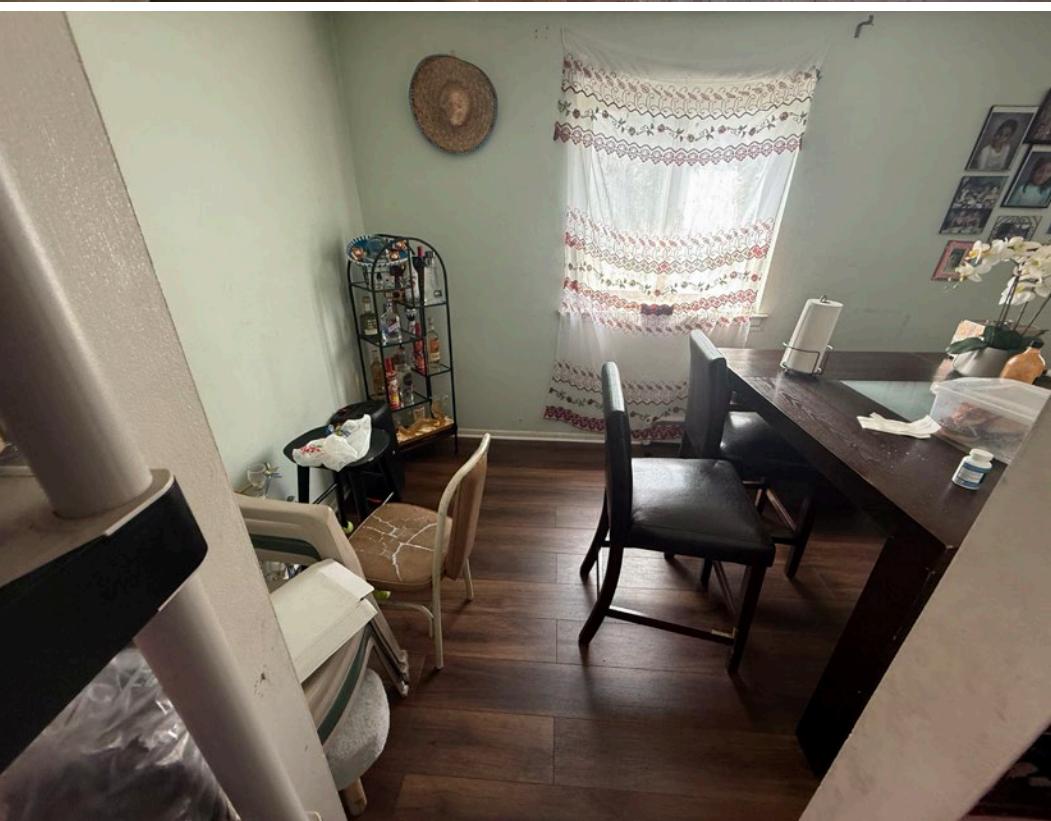
UNIT #	# OF BEDS	# OF BATHS	CURRENT	STABILIZED	LEASE EXP
1	1 BD	1 BA	\$1,100	\$1,400	MTM
2	2 BD	2 BA	\$1,500	\$1,800	MTM
3	2 BD	2 BA	\$1,500	\$1,800	MTM
4	2 BD	2 BA	\$1,500	\$1,800	MTM
5	2 BD	2 BA	\$1,300	\$1,800	MTM
6	2 BD	2 BA	\$1,500	\$1,800	MTM
TOTAL	11 Bedrooms	11 Bathrooms	\$8,400	\$10,400	

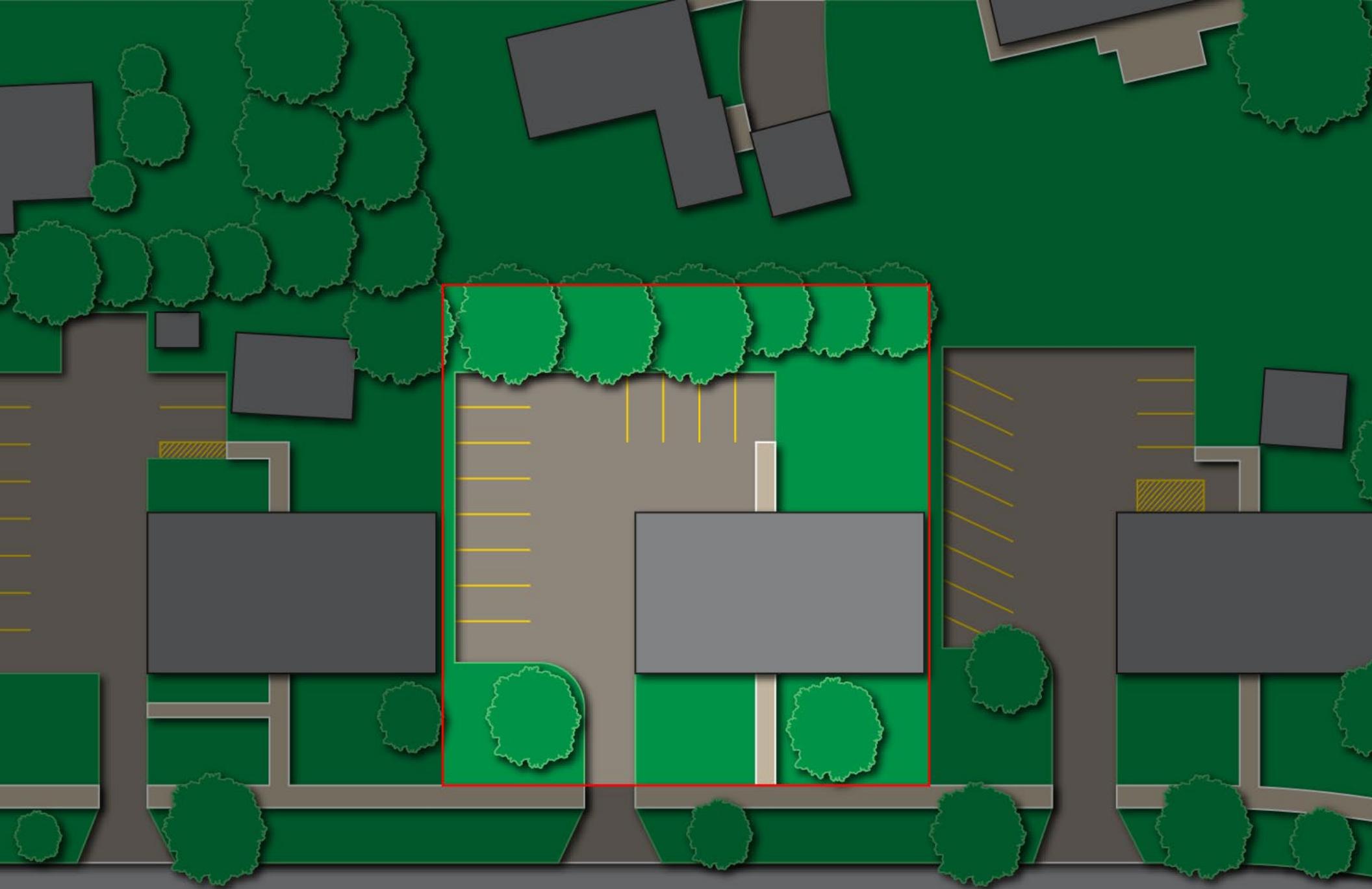


## unit mix









**1150 SURREY DRIVE**







# location overview

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Nestled about 23 miles west of downtown Chicago in DuPage County, Glen Ellyn, Illinois is often celebrated as “The Jewel of the Western Suburbs,” combining historical charm with modern amenities in an attractive, family oriented setting. Incorporated in 1896, the village evolved around Lake Ellyn, a scenic impoundment created in 1889 and transformed into Lake Ellyn Park, a 28.7 acre public space featuring a WPA era recreation house and lakeside trails. Glen Ellyn has a population of approximately 28,872.

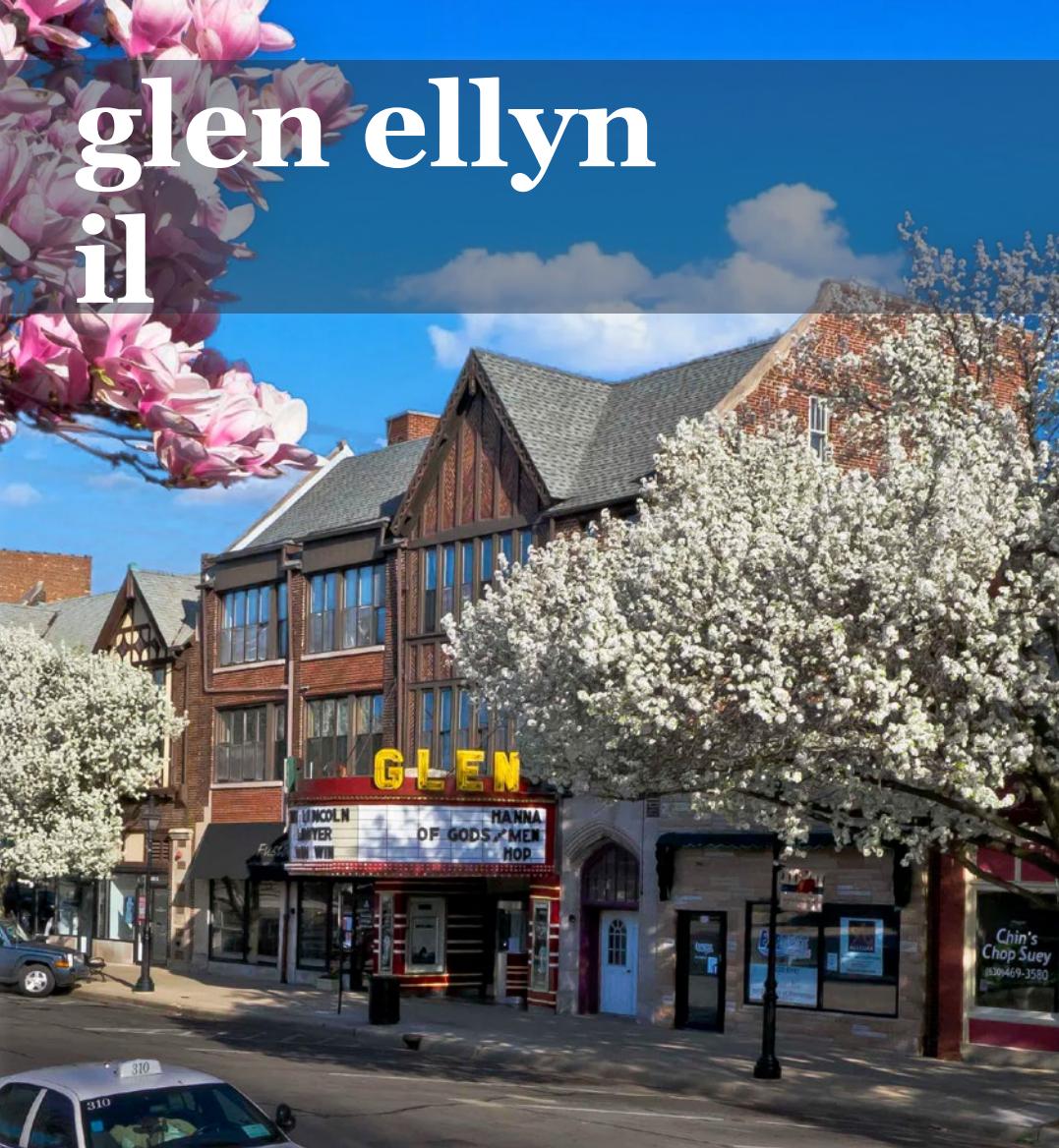
Glen Ellyn boasts a highly rated educational environment with two primary school districts and Glenbard West and Glenbard South high schools known for academic excellence. The community also benefits from the presence of the College of DuPage, one of Illinois’s largest community colleges, whose campus serves as a cultural hub with its McAninch Arts Center and art museum.

Downtown Glen Ellyn is a leafy, walkable destination characterized by historic architecture, boutique shops, cafés, restaurants, and public art. The Union Pacific West Line Metra station in the heart of downtown offers direct access to Chicago in about 36 minutes. Residents enjoy year round events such as the Festival of the Arts, Taste of Glen Ellyn, summer concert series on Main Street, and more community gatherings that underscore local volunteerism and civic pride.

Nature lovers appreciate the extensive trail system, the Illinois Prairie Path runs through town offering multi mile biking and walking access, and nearby forest preserves like Willowbrook. The Village Links of Glen Ellyn, a public golf course established in 1967, is renowned as a top course in the Chicago area and features the Reserve 22 restaurant and banquet venue. With nearly 30 parks, including Lake Ellyn Park, Ackerman Park, and Spring Avenue Recreation Center, residents have plentiful recreational options.

Overall, Glen Ellyn offers a harmonious mix of suburban tranquility, community engagement, historic character, quality schools, outdoor recreation, and convenient access to the broader Chicago metropolitan area, all wrapped in a strong small town atmosphere.

# glen ellyn il



	POPULATION	1 MILES	3 MILES	5 MILES
2025 Estimate	12,555	110,500	276,481	
2030 Projection	12,126	108,610	270,911	
2020 Census	12,364	108,002	273,381	
	BUSINESS			
2025 Est. Total Businesses	611	5,315	15,469	
2025 Est. Total Employees	9,710	74,963	212,893	
	HOUSEHOLDS			
2025 Estimate	4,807	43,397	106,827	
2030 Projection	4,709	43,561	106,649	
2020 Census	4,730	41,843	104,273	
	INCOME			
Average Household Income	\$143,660	\$156,352	\$160,802	
Median Household Income	\$110,974	\$114,853	\$116,447	



**276,000+**

PEOPLE WITHIN 5 MILES



**212,500+**

EMPLOYEES WITHIN 5 MILES



**\$160,500+**

AVERAGE HOUSEHOLD INCOME

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