

310 Duane St

GLEN ELLYN, IL



OFFERING MEMORANDUM

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310 DUANE ST

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

UNIT PHOTOS

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the sought-after Glen Ellyn area. This impressive 6,400 SF building comprises 6 units, offering a lucrative prospect for prospective Multifamily/Mid-Rise investors. Zoned R4, the property is ideally situated in a thriving location, presenting a solid foundation for a successful multifamily real estate venture. With its spacious layout and strategic positioning in the Glen Ellyn area, this property presents an enticing opportunity to capitalize on the growing demand for multifamily housing in this desirable neighborhood. Don't miss the chance to make this property the cornerstone of your real estate investment portfolio.

PROPERTY HIGHLIGHTS

- 6 units
- Built in 1960
- Zoned R4
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	6
Lot Size:	0.35 Acres
Building Size:	6,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	734	1,654	5,601
Total Population	1,776	4,318	16,251
Average HH Income	\$197,859	\$207,520	\$195,338



Property Details

Sale Price

\$1,200,000

LOCATION INFORMATION

Street Address	310 Duane St
City, State, Zip	Glen Ellyn, IL 60137
County	Dupage
Market	Chicago
Sub-market	Chicago Suburbs

BUILDING INFORMATION

Building Size	6,400 SF
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1960
Construction Status	Existing
Number of Buildings	1

PROPERTY INFORMATION

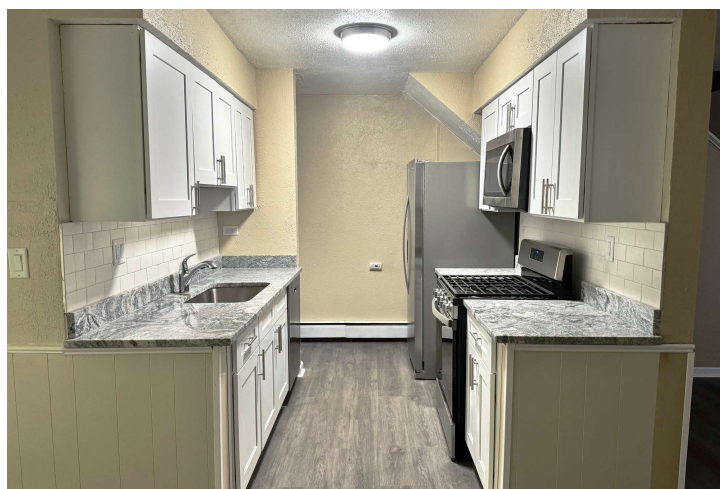
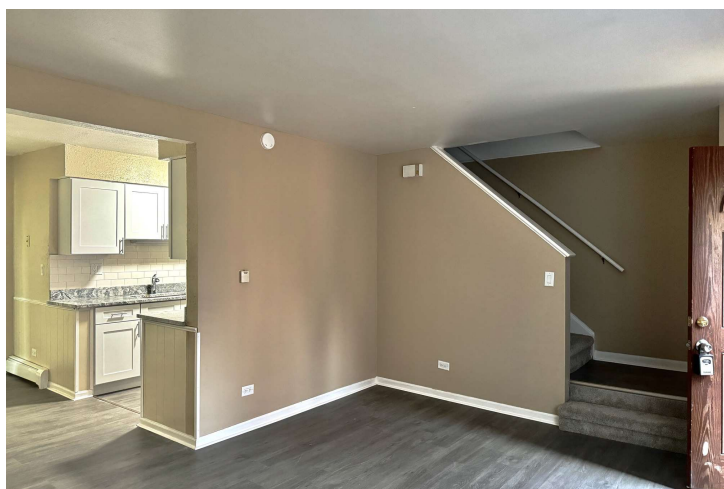
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R4
Lot Size	0.35 Acres
APN #	0510411070
Lot Frontage	100 ft
Lot Depth	151 ft
Waterfront	No

PARKING & TRANSPORTATION

Parking Type	Surface
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Unit Photos



310 DUANE ST

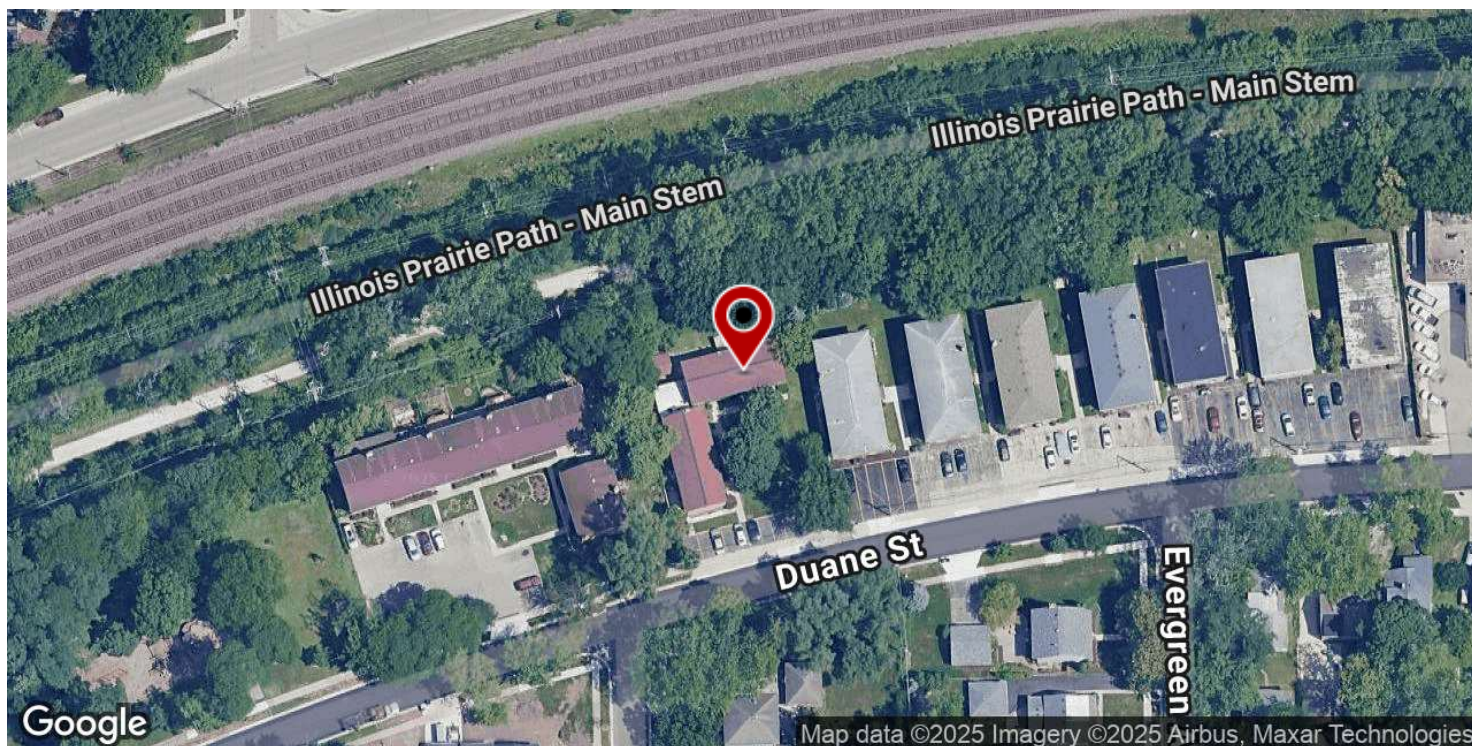
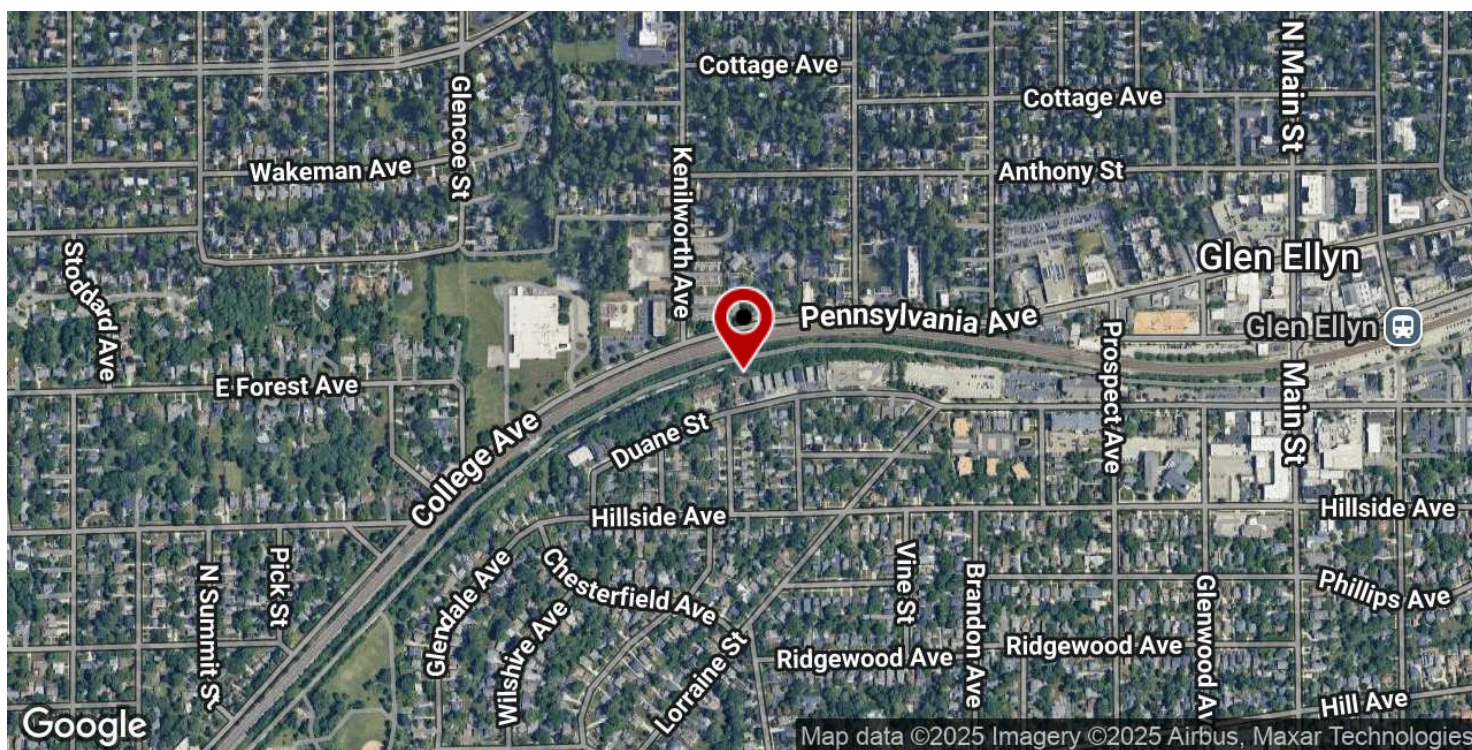
LOCATION INFORMATION

2

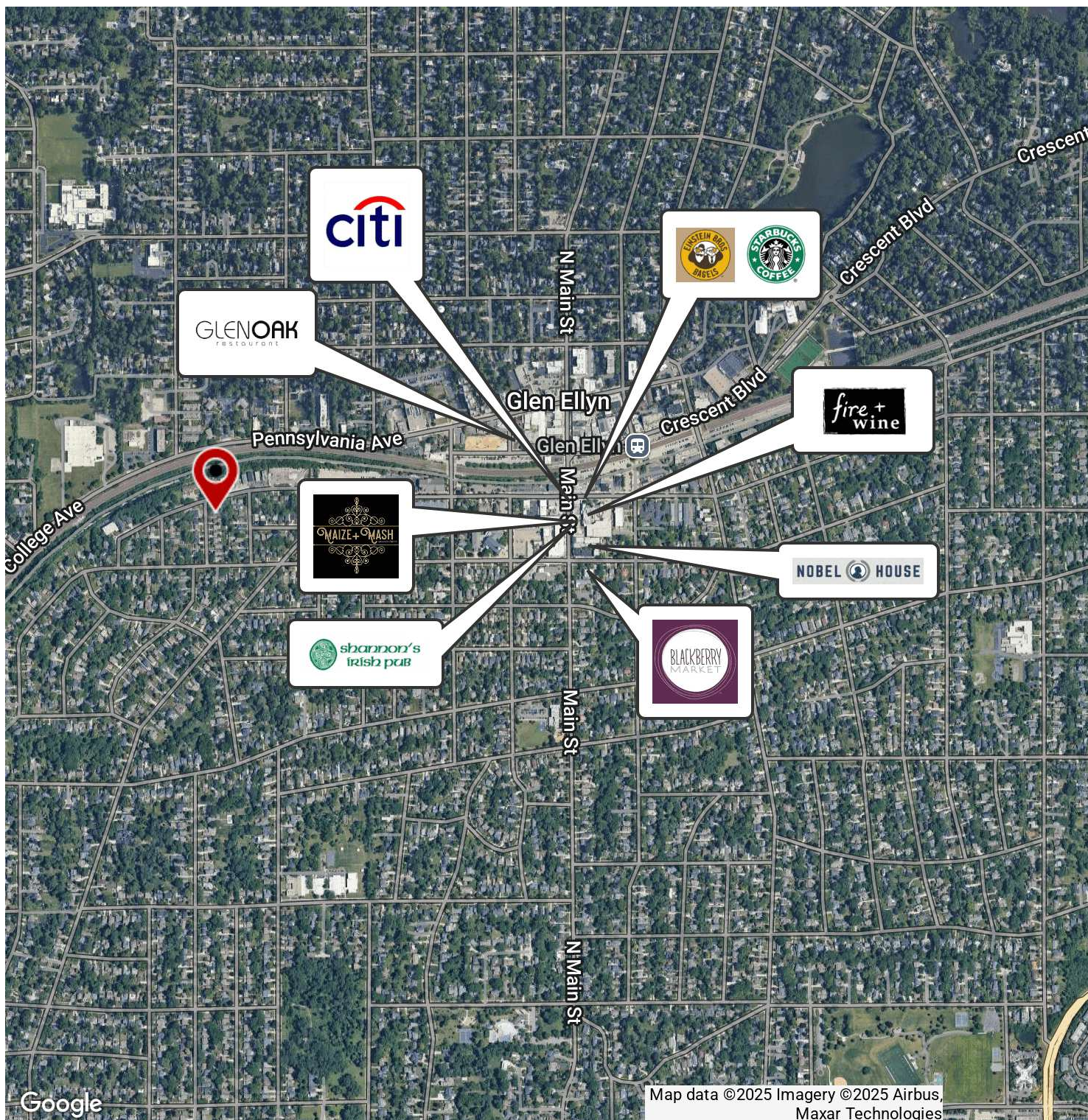
LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



310 DUANE ST

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT ROLL

Financial Summary

310 Duane St	Glen Ellyn								
Actual 2024					Pro Forma Future Increases				
Price:	\$1,200,000.00				Price:	\$1,200,000.00			
	Monthly Average:	Annual:				Monthly:	Annual:		
Gross Income:	\$8,858.26	\$106,299.06	\$106,299.06		Gross Income:	\$10,044.00	\$120,528.00	\$120,528.00	
Rent Income	\$8,592.62	\$103,111.49			Unit 1	\$1,778.00	\$21,336.00		
Laundry	\$45.88	\$550.50			Unit 2	\$1,745.00	\$20,940.00		
Utility Income	\$108.76	\$1,305.17			Unit 3	\$1,575.00	\$18,900.00		
Fee Income	\$110.99	\$1,331.90			Unit 4	\$1,745.00	\$20,940.00		
					Unit 5	\$1,445.00	\$17,340.00		
					Unit 6	\$1,395.00	\$16,740.00		
					Laundry	\$46.00	\$552.00		
					Utility Income	\$200.00	\$2,400.00		
					Fee Income	\$115.00	\$1,380.00		
Total:	\$8,858.26	\$106,299.06			Total:	\$10,044.00	\$120,528.00		
Op Exp:					Op Exp:				
Taxes	\$1,588.79	\$19,065.42			Taxes	\$1,715.89	\$20,590.65		
Scavenger	\$238.45	\$2,861.37			Insurance	\$291.67	\$3,500.00		
Gas/Heat	\$242.38	\$2,908.58			Scavenger	\$239.17	\$2,870.00		
Water/Sewer	\$800.98	\$9,611.72			Gas/Heat	\$245.83	\$2,950.00		
Electric	\$45.84	\$550.09			Water/Sewer	\$804.17	\$9,650.00		
Lawn/ Snow	\$500.00	\$6,000.00			Electric	\$46.67	\$560.00		
M&R	\$442.91	\$5,314.95			Lawn/ Snow	\$500.00	\$6,000.00		
MGMT	\$442.91	\$5,314.95			M&R	\$502.20	\$6,026.40		
					MGMT	\$502.20	\$6,026.40		
Total Expense		\$51,627.09	\$51,627.09		Total Expense		\$58,173.45	\$58,173.45	
		Monthly	Annual				Monthly	Annual	
NOI		\$4,556.00	\$54,671.97		NOI		\$5,196.21	\$62,354.55	
CAP RATE	4.56%				CAP RATE	5.20%			
GRM	11.3				GRM	10.0			



Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE START	LEASE END
1	2	1.1	950 SF	\$1,445	\$1.52	5/1/2024	4/30/2025
2	2	1.1	950 SF	\$1,795	\$1.89	4/1/2025	3/31/2026
3	2	1.1	950 SF	\$1,625	\$1.71	10/1/2024	9/30/2025
4	2	1.1	950 SF	\$1,770	\$1.86	4/1/2025	3/31/2026
5	2	1.1	950 SF	\$1,445	\$1.52	5/1/2025	4/30/2026
6	2	1.1	950 SF	\$1,395	\$1.47	6/1/2024	5/31/2025
TOTALS			5,700 SF	\$9,475	\$9.97		
AVERAGES			950 SF	\$1,579	\$1.66		



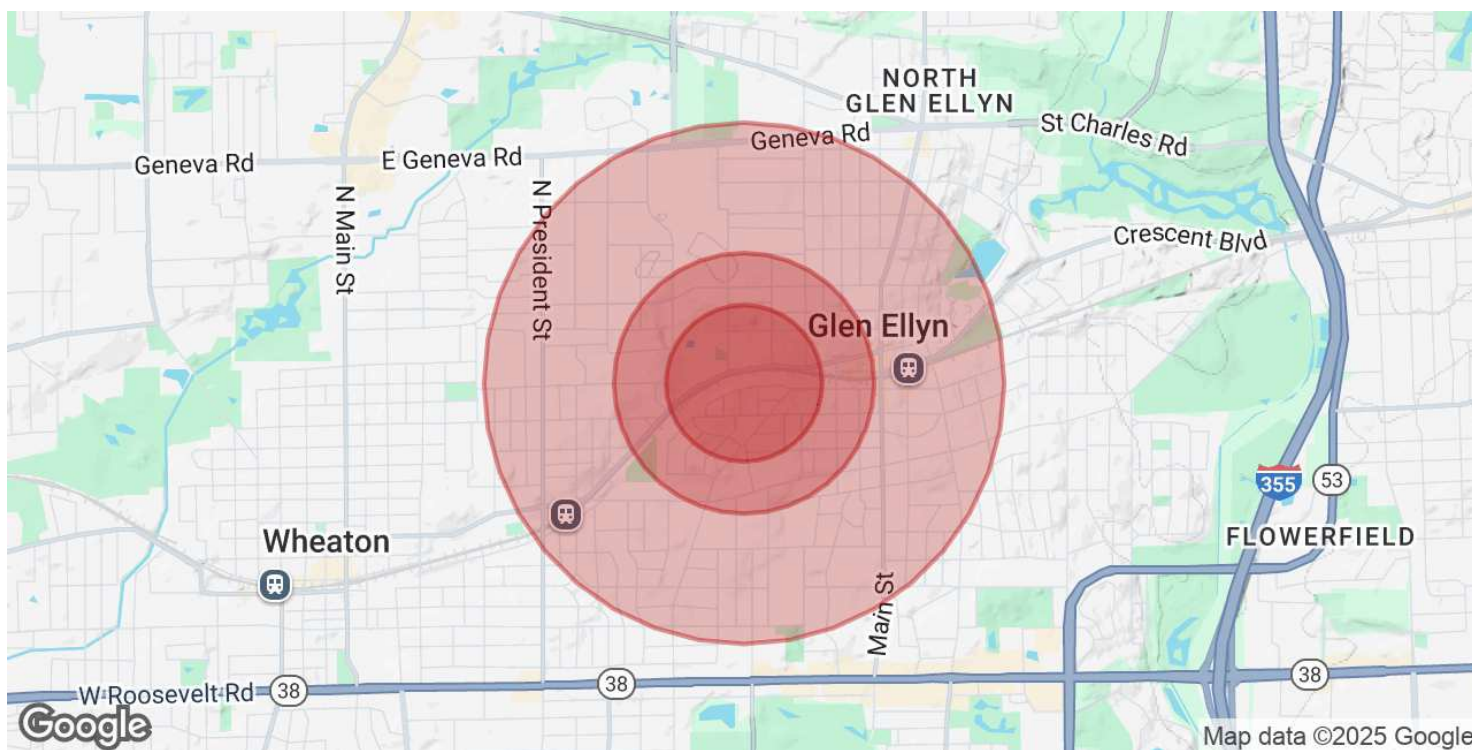
310 DUANE ST

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,776	4,318	16,251
Average Age	40	40	38
Average Age (Male)	39	38	37
Average Age (Female)	42	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	734	1,654	5,601
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$197,859	\$207,520	\$195,338
Average House Value	\$662,897	\$661,064	\$634,581

Demographics data derived from AlphaMap

