

INVESTMENT PROPERTY

across the street from the proposed

One Washington Project

HUGE proposed development across State Street that will
ADD Value to this property!

One Washington will bring:

- 171 Residential Apartments
- 14,645 SF of Retail Space

Excellent Rental Income & Cash Flow



For More Information About This Property



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MIXED-USE INVESTMENT OPPORTUNITY

103 N Washington, Batavia, IL 60150

127 State Street, Batavia, IL 60150



3,774 SqFt

2 Free Standing Buildings
Commercial Building & House

\$429,000



103 N Washington St. & 127 State St., Batavia IL 60150



Commercial Retail Space
127 State Street, Batavia, IL 60510



Residential Rental 3 Flat
103 Washington Street, Batavia, IL 60510



One of a kind mixed use property in the heart of downtown Batavia, IL.

Incredible opportunity for the savvy investor! Excellent rental income and cash flow. This Investment Portfolio is Zoned Commercial and Consists of One Commercial Building as well as one house consisting of 3 apartments. Buildings back up to one another.

Commercial Building: 1,174 SF

Free Standing Commercial Building with Retail Store front at 127 E State. Rebuilt in 1984.

Commercial Building Updates Include:

- Paint and Interior Updates (2019)
- Roof (2012)
- Windows (2010)
- Furnace (2010)

House with 3 Apartment Units: 2,600 SF

The property is zoned commercial and consists of excellent 3-flat with a nice 2 bedroom unit on 1st floor and two, 1 bedroom units on 2nd floor.

4 car garage. Each has a dedicated garage space. All units have separate electric service and numerous interior updates.

Residential House Exterior Updates Include:

- Siding (2019)
- Roof (2012)
- Exterior Paint (2014)
- Chimney
- Driveway and Deck (2013)
- Boiler (2013)
- Updated electric and water heater

103 N Washington & 127 State, Batavia, IL 60150

Rent Roll:

	<u>Est Square Feet</u>	<u>Rent</u>
127 State: Unit 1	800	\$825
127 State: Unit 2	800	\$875
127 State: Unit 3	1,000	\$1,250
103 N Washington Commercial	1,174	\$2,000 (\$20.45 MG)
Total Square Feet:	3,774	

Total Possible Income:

\$4,950 Monthly
\$59,400 Annually

Expenses:

RE Taxes	\$8,539
Insurance	\$1,800
MGT Fee (8%)	\$4,752
R&M	\$3,500
Total Expenses:	\$18,591

Estimated NOI:

\$40,809 Annually