



**Mixed Use**

Status: **NEW**  
 Area: **347**

Address: **720 Main St , Mendota, Illinois 61342**

Directions: **Route 34....North on Main St. located on West side**

List. Mkt Time: **7**

MLS #: **09374136**

List Date: **10/21/2016**

List Dt Rec: **10/24/2016**

List Price: **\$79,000**

Orig List Price: **\$79,000**

Sold Price:

Closed Date:  
 Off Mkt Date:  
 Township: **Mendota**  
 Coordinates:  
 Year Built: **1873**  
 Zoning Type: **Commercial**  
 Actual Zoning: **B2**  
 Subtype: **Apts/Ofc/Store**  
 Lot Dimensions: **25X80**  
 Land Sq Ft: **2000**

Contract:  
 Points:  
 Unincorporated:  
 Subdivision:  
 Built Before 78: **Yes**  
 PIN #: **0133135023 (Map)**  
 County: **La Salle**  
 Apx. Total SF: **2000**

Rented Price:  
 Lease Price SF/Y: **\$7.50**  
 Mthly. Rnt. Price:  
 CTGF:  
 # of Stories: **2**  
 Multiple PINs: **No**  
 Owners Assoc:  
 Lease Type:  
 Estimated Cam/Sf:  
 Est Tax per SF/Y:



Remarks: **Currently a Resale shop on main level. Two apartments upstairs. East apt. remodeled 2 bedroom Vacant. West apt. 1 bedroom rented. Full basement. Alley access.**

Total # Units: **3**      Total # Tenants: **2**  
 # Dishwashers:      # Washers:  
 # Disposals:      # Fireplaces:

Total # Apartments: **2**      Total # Offices: **0**      Total # Stores: **1**  
 # Dryers:      W/D Leased?:  
 # Refrigerators:      # Window AC:      # Ranges:

Approx Age: **Older**  
 Type Ownership:  
 Frontage/Access:  
 Current Use:  
 Potential Use:  
 Client Needs:  
 Client Will:  
 Known Encumbrances:  
 Location:  
 Geographic Locale: **Out of Area**  
 Construction: **Brick**  
 Exterior:  
 Foundation:

Roof Structure:  
 Roof Coverings:  
 Docks/Delivery:  
 Misc. Outside:  
 # Parking Spaces: **5**  
 Indoor Parking:  
 Outdoor Parking: **Public Lot**  
 Misc. Inside: **Multi-Tenant, Private Restroom(s), Basement**  
 Floor Finish:  
 Air Conditioning: **Central Air**  
 Electricity:  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection:

Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**  
 Tenant Pays: **Varies by Tenant**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession: **Closing**

Gross Rental Income: **\$15,000**  
 Gross Rent Multiplier: **5.26**  
 Total Annual Expenses: **\$4,512**  
 Annual Net Operating Income: **\$9,888**  
 Total Monthly Income: **\$1,250**  
 Real Estate Taxes: **\$1,518**

Expense Source: **Owner Projection**  
 Net Operating Income Year:  
 Total Annual Income: **\$15,000**  
 Tax Year: **2015**  
 Expense Year:  
 Cap Rate:

Fuel Expense (\$/src): **\$720/**  
 Electricity Expense (\$/src): **\$720/**  
 Water Expense (\$/src): **\$1,104/**  
 Scavenger Expense (\$/src): **\$0/Combination**  
 Insurance Expense (\$/src): **\$1,200/**  
 Other Expense (\$/src): **\$0/**

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Prepared By: Diana Norton | Norton Appraisal Service | 10/27/2016 01:04 PM