



Multi Family 5+ MLS #: **07419136** Stat: **PCHG** LP: **\$399,000**
 Address: **812 Main St, Mendota, 61342** CTGF:
 Subdivision:
 Area #: **347**
 County: **La Salle** Township: **MENDOTA** Year Built: **1900**
 PIN: **0133128005** Multiple PIN #: **No**
 North: **0** East: **0** West: **0** South: **0**
 Directions: **Route 34 to Mendota north on Main St 2 blocks. Across from Amtrak Station.**

Property Information and Description			
Zoning:	Multi-Family / B2	# Stories:	2
# Units:	15	Built Before 1978:	Yes
Lot Dimensions:	26X90		
Total Building Sq Ft:	9600		
Owners Association:			
# Garages:	0	# Of Parking Spaces:	15
# Dishwashers:	0		
# Washers:	0	# Dryers:	0
Washer/Dryer Leased:		# Window Air Conditioning Units:	1
# Ranges:	14	# Disposals:	
# Fireplaces:	0	# Refrigerators:	14

Approximate Age: **Older**
 Air Conditioning: **Central Air**
 Amenities:
 Backup Information:
 Basement: **Full**
 Client Needs: **New Opportunity**
 Client Will: **Other**
 Construction:
 Current Use:
 Electrical Service:

Building Exterior:
 Foundation:
 Fire Protection:
 Frontage/Access: **City Street**
 Heat/Ventilation: **Forced Air, Gas**
 Information: **24-Hr Notice Required**
 Lock Box:
 Known Encumbrances:
 Monthly Assesments Include:
 Misc. Inside:
 Misc. Outside:
 Type Ownership:
 Indoor Parking:
 Outdoor Parking: **13-18 Spaces**
 Potential Use: **Commercial, Retail**
 Possession: **Closing**
 Roof Coverings:
 Roof Structure:
 Tenant Pays: **Air Conditioning, Common Area Maintenance, Heat, Scavenger, Water/Sewer**
 Terms: **Contract (Articles) for Deed**
 Type: **Corridor-Interior Entrance**
 Utilities to Site: **Sanitary Sewer to Site, Water-Community**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:

Income Data

Number of Apartments	# Rooms	# Bdrms	# Baths	Monthly	Annually
Type 1: 6	2	1	1	\$400	
Type 2: 5	2	1	1	\$375	
Type 3: 3	2	1	1	\$450	
Type 4: 1	2	1	1	\$475	
Type 5: 0	0	0			
Type 6: 0	0	0			
Type 7: 0	0	0			

Gross Rental Income: **\$72,300**

Effective Gross Income:

Total Monthly Income: **\$6,025**

Parking Income:

Laundry Income:

Miscellaneous Income:

Total Annual Income:

\$72,300

Annual Operating Expenses

	Amount	Source
Real Estate Taxes: (Tax Year:2008)	\$5,186	
Janitor	\$0	
Management	\$0	
Fuel	\$3,000	
Electric	\$3,000	
Water	\$2,100	
Scavenger	\$1,140	
Insurance	\$233	
Repairs-Decorating	\$3,000	
Association Fee	\$0	
Elevator	\$0	
Supplies	\$0	
Advertising	\$0	
Vacancy		
Other Expenses	\$0	
Expense Year:	Expense Source:	Less Total Annual Expenses: \$17,220
	Net Operating Year: 2009	Net Operating Income: \$55,080
	Cap Rate:	Gross Rent Multiplier: 6.3X

Remarks: **Vintage 15 Unit Apartment building in downtown Mendota. Updates on each apartment. Common area, full basement. Exterior painted and tuck pointed, new awning. Great investment property with great cashflow. Possible Seller financing. Also included in price is laundry next door. 4 washers, 4 dryers. 2 car garage and basement.**