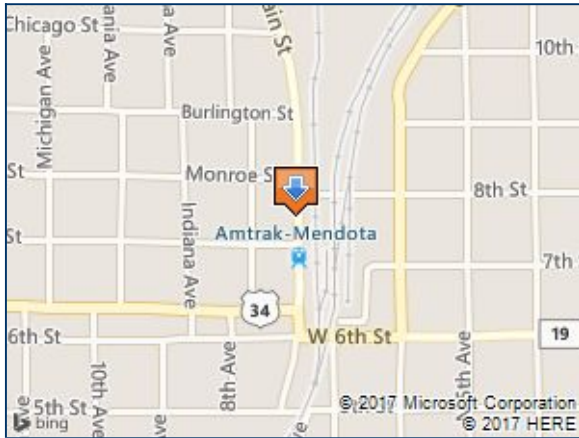




**Mixed Use**

Status: **ACTV**      MLS #: **09515544**      List Price: **\$34,900**  
 Area: **347**      List Date: **02/28/2017**      Orig List Price: **\$37,900**  
 List Dt Rec: **02/28/2017**      Sold Price:  
 Address: **818 Main St , Mendota, Illinois 61342**  
 Directions: **Route 34 ...North on Main St on West side of downtown Mendota**  
 List. Mkt Time: **177**      Rented Price:  
 Closed Date:      Contract:      Lease Price SF/Y: **\$6**  
 Off Mkt Date:      Concessions:      Mthly. Rnt. Price:  
 Township: **Mendota**      Unincorporated:      CTGF:  
 Coordinates:      Subdivision:  
 Year Built: **1925**      Built Before 78: **Yes**      # of Stories: **1**  
 Zoning Type: **Commercial**      PIN #: **0133128004 (Map)**      Multiple PINs: **No**  
 Actual Zoning: **B2**      County: **La Salle**      Owners Assoc:  
 Subtype: **Ofc/Store**      Lease Type:  
 Lot Dimensions: **40X60**      Estimated Cam/Sf:  
 Land Sq Ft: **2400**      Apx. Total SF: **1500**      Est Tax per SF/Y:



Remarks: **Vacant Office space, 2 car garage attached with alley access. Downtown Mendota. Lots of potential.**

Total # Units: **1**      Total # Tenants:  
 # Dishwashers: **0**      # Washers:  
 # Disposals:      # Fireplaces:

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

Approx Age: **Older**  
 Type Ownership:  
 Frontage/Access: **City Street**  
 Current Use: **Commercial**  
 Potential Use: **Commercial, Office and Research, Retail**  
 Client Needs:  
 Client Will:  
 Known Encumbrances:  
 Location: **Central Business District**  
 Geographic Locale: **Far West**  
 Construction:  
 Exterior:  
 Foundation:

Roof Structure:  
 Roof Coverings:  
 Docks/Delivery:  
 Misc. Outside:  
 # Parking Spaces: **15**  
 Indoor Parking: **1-5 Spaces**  
 Outdoor Parking: **13-18 Spaces**  
 Misc. Inside:  
 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: **Other**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession: **Closing**

Gross Rental Income: **\$0**  
 Gross Rent Multiplier: **0**  
 Total Annual Expenses: **\$0**  
 Annual Net Operating Income: **\$0**  
 Total Monthly Income: **\$0**  
 Real Estate Taxes: **\$1,557**

Expense Source:  
 Net Operating Income Year:  
 Total Annual Income: **\$0**  
 Tax Year: **2015**  
 Expense Year:  
 Cap Rate:

Fuel Expense (\$/src): **\$0/**  
 Electricity Expense (\$/src): **\$0/**  
 Water Expense (\$/src): **\$0/**  
 Scavenger Expense (\$/src): **\$0/**  
 Insurance Expense (\$/src): **\$0/**  
 Other Expense (\$/src): **\$0/**

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MLS #: 09515544

Prepared By: Diana Norton | Norton Appraisal Service | 08/23/2017 10:49 AM