

ELM HAVEN PLACE

ELMWOOD, IL 61529



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 101 N. Rose Street

ASKING PRICE: \$2,995,000



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 101 N Rose Street ("Elm Haven Place") in the heart of Elmwood, Illinois. The 20,000+ SF multifamily property consists of 22 units laid out across two floors, each featuring modern, efficient floor plans designed to appeal to long-term tenants. The building's thoughtful design, affordability and quality relative to the local market have helped drive strong leasing performance and low turnover rate.

Elmwood is a tightly held, supply-constrained rental market with limited availability of quality multifamily housing. Demand is driven by a stable population base, local employment, and the area's overall affordability. Elm Haven Place's central location within the community and walkable access to daily needs make it one of the more desirable residential options in the market. The lack of comparable product in the immediate area positions the asset well for long-term retention and rent growth.



20,433
TOTAL SF



\$147
PRICE /SF



22
UNITS



2020
RENOVATED

CLICK FOLDER FOR LINK TO

- Property Photos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

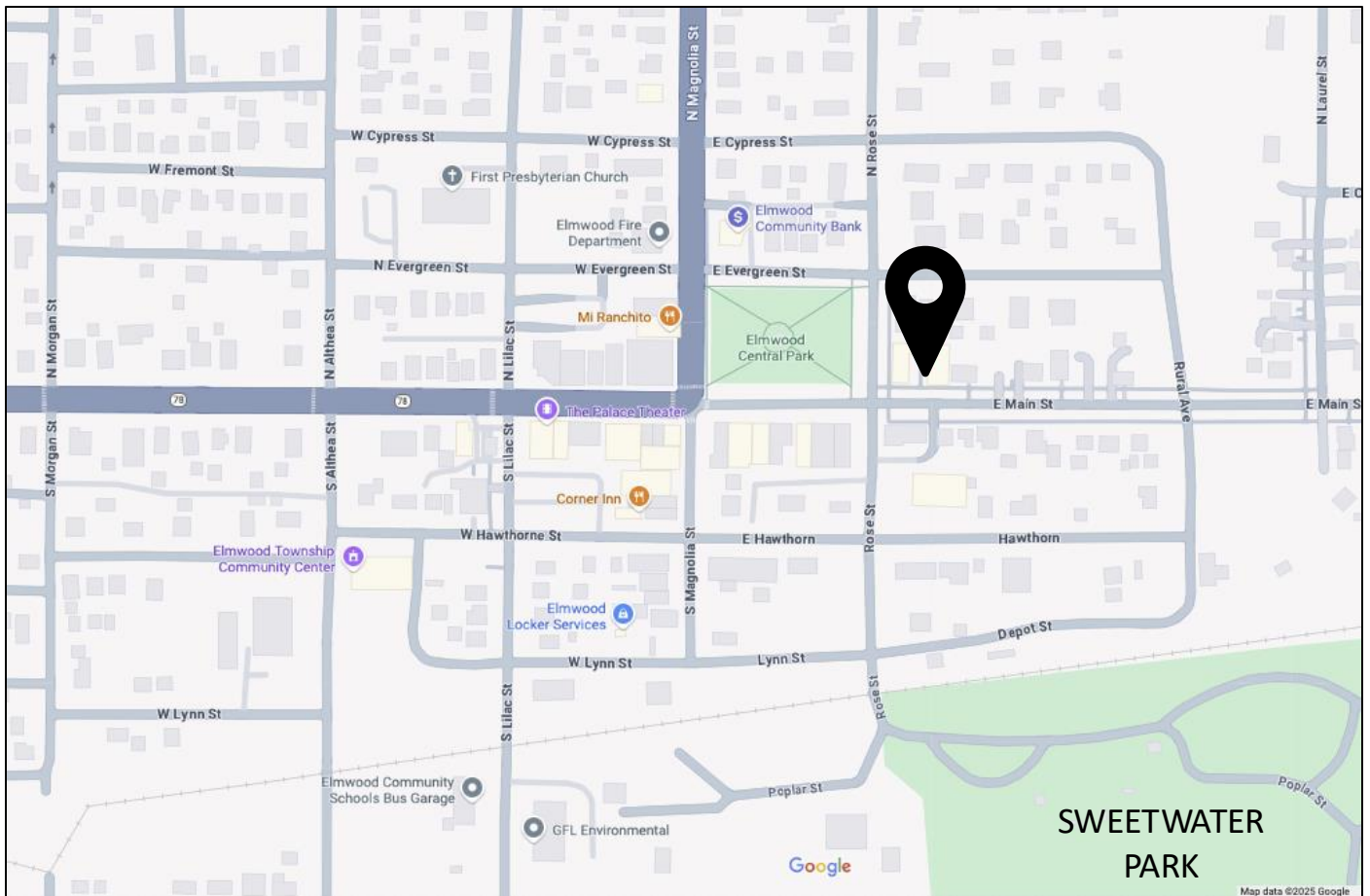
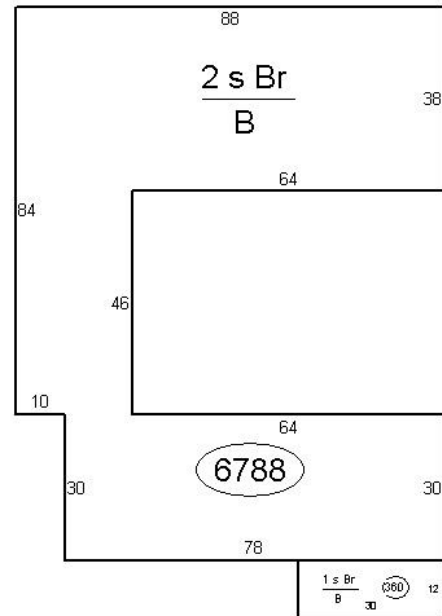
MICHAEL KOLBUS
MKOLBUS@REMAX.NET
309.258.7746

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PROPERTY INFORMATION

ADDRESS	101 North State Street
CITY / STATE / ZIP	Elmwood IL 61529
PARCEL ID(s)	11-08-158-007
YEAR BUILT / RENOVATED	1943 / 2020
LOT ACRES	0.29
PROPERTY TYPE	Multifamily
BUILDING SIZE (SF)	20,433
STORIES	2
TOTAL UNITS	22
ANNUAL TAX BILL ('24)	\$22,377



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RENT ROLL

UNIT	BEDS	BATHS	CURRENT MONTHLY	CURRENT ANNUAL	PF BASE MONTHLY	PRO FORMA ANNUAL
G101 EH	1	1	\$1,440	\$17,280	\$1,495	\$17,940
G102 EH	1	1	\$1,290	\$15,480	\$1,495	\$17,940
G103 EH	1	1	\$1,165	\$13,980	\$1,495	\$17,940
G104 EH	1	1	\$1,340	\$16,080	\$1,495	\$17,940
G105 EH	1	1	\$1,265	\$15,180	\$1,495	\$17,940
G106 EH	1	1	\$1,165	\$13,980	\$1,495	\$17,940
G107 EH	2	1	\$1,545	\$18,540	\$1,750	\$21,000
101 EH	1	1	\$1,070	\$12,840	\$1,495	\$17,940
102 EH	1	1	\$1,500	\$18,000	\$1,495	\$17,940
103 EH	1	1	\$1,525	\$18,300	\$1,495	\$17,940
104 EH	1	1	\$1,075	\$12,900	\$1,495	\$17,940
105 EH	1	1	\$1,240	\$14,880	\$1,495	\$17,940
106 EH	1	1	\$1,215	\$14,580	\$1,495	\$17,940
201 EH	1	1	\$1,140	\$13,680	\$1,495	\$17,940
202 EH	2	1	\$1,470	\$17,640	\$1,595	\$19,140
203 EH	1	1	\$1,165	\$13,980	\$1,495	\$17,940
204 EH	1	1	\$1,470	\$17,640	\$1,495	\$17,940
205 EH	1	1	\$1,190	\$14,280	\$1,495	\$17,940
206 EH	1	1	\$1,040	\$12,480	\$1,495	\$17,940
207 EH	1	1	\$1,500	\$18,000	\$1,495	\$17,940
208 EH	1	1	\$0	\$0	\$1,495	\$17,940
209 EH	1	1	\$0	\$0	\$1,495	\$17,940
			\$25,810	\$309,720	\$33,245	\$398,940

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FINANCIAL OVERVIEW

REVENUE	\$ / SF	CURRENT	PRO FORMA
Gross Annual Income	\$15.16	\$ 309,720	\$ 398,940
Additional Income (Late Fee, NSF Fee, Cleaning Fee, Lease Termination Fee, Admin Fee, Reset Fee, & Pet Fee)	\$1.54	\$ 31,393	\$ 32,335
Less General Vacancy / Credit Loss (4.0%)	\$0.61	\$ (12,389)	\$ (15,958)
Effective Gross Annual Income	\$16.09	\$ 328,724	\$ 415,317

TOTAL EFFECTIVE GROSS ANNUAL INCOME:	\$ 328,724	\$ 415,317
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EXPENSES

TYPE	NOTE	% OF EGI	\$ / SF	CURRENT	PRO FORMA
Property Taxes	2024 Actual	6.81%	\$1.10	\$ 22,377	\$ 23,048
Insurance	Owner's #	1.91%	\$0.31	\$ 6,295	\$ 6,484
Water / Sewer	Owner's #	0.44%	\$0.07	\$ 1,450	\$ 1,494
Gas / Electricity	Owner's #	6.17%	\$0.99	\$ 20,297	\$ 20,906
Cable / Internet	Owner's #	9.57%	\$1.54	\$ 31,460	\$ 32,404
Lawn Care / Landscaping	Owner's #	0.62%	\$0.10	\$ 2,035	\$ 2,096
Snow Removal	Owner's #	0.37%	\$0.06	\$ 1,200	\$ 1,236
Garbage Pickup	Owner's #	0.92%	\$0.15	\$ 3,036	\$ 3,127
Pest Control	Owner's #	0.32%	\$0.05	\$ 1,068	\$ 1,100
Professional Fees (Legal, Accounting, etc.)	Owner's #	0.91%	\$0.15	\$ 3,000	\$ 3,090
Cleaning & Maintenance	Owner's #	3.80%	\$0.61	\$ 12,500	\$ 12,875
Elevator Maintenance	Owner's #	0.49%	\$0.08	\$ 1,608	\$ 1,656
Management Fee	Owner's # (3.5%)	3.52%	\$0.53	\$ 10,890	\$ 14,027
Total Expenses		35.66%	\$5.74	\$ 117,215	\$ 123,542

NET OPERATING INCOME:	\$211,509	\$ 291,775
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**Pro Forma Expenses assume a 3% increase

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FLOORPLANS



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EXTERIOR PICTURES



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COMMON AREA PICTURES



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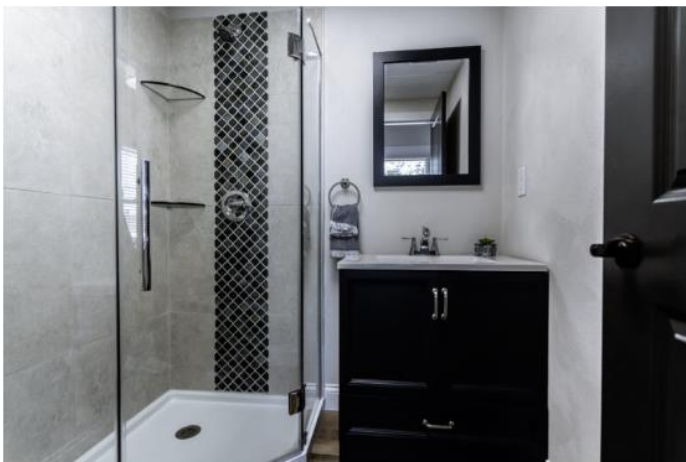
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APARTMENT PICTURES



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JUSTIN BALL
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@Remax.net
Lic #475.175281



JESSICA BALL
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281



MICHAEL KOLBUS
Broker, REALTOR
Tel: (309) 258-7746
MKolbus@Remax.net
Lic #475.213462

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Office: 3622 N Knoxville Avenue, Peoria, IL 61603