

# Peoria, IL Stabilized 5-Pack

PEORIA, IL



OFFERING MEMORANDUM

**KW COMMERCIAL**

2426 W. Cornerstone Court

Peoria, IL 61614

*PRESENTED BY:*

**BRYSON SMITH - NATHAN STEINWEDEL - KELLER WILLIAMS PREMIER REALTY**

Broker  
N: 309.643.9189  
B: 309.282.4918  
nathan@kwcommercial.com  
IL #475.173115

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## PEORIA, IL

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## Why KW

# WHY

## Hire KW Commercial for Multifamily:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

I provide the very highest level of service to multifamily owners and investors with superior market knowledge and can deliver valuation and analysis of market trends. I have expertise in sales, acquisition, development, finance and valuation, which extends to conventional apartment properties, condo development and conversions, student housing and residential income development land.

Whether you are selling a single asset or national portfolio, I provide you with unparalleled market information, brokerage advisory, acquisition, disposition and financial guidance to help you achieve the highest level of results. If expanding your portfolio is the objective, I can help you identify and acquire properties which meet or exceed your investment goals. Multifamily services include:

- Finding the right property management company
- Providing current rental and vacancy data
- Assessing local rent control issues
- Assisting with tenant leasing

# ABOUT

## KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results- driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is “to build commercial careers worth having, businesses worth owning and lives worth living.”** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.



PEORIA, IL STABILIZED 5-PACK

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS



## Executive Summary



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$190,000
<b>NUMBER OF UNITS:</b>	5
<b>CAP RATE:</b>	12.54%
<b>NOI:</b>	\$23,834
<b>BUILDING SIZE:</b>	711 - 870 SF
<b>ZONING:</b>	Residential

### PROPERTY OVERVIEW

Nathan Steinwedel of KW Commercial and The Bryson Smith Team are please to present this solid single family investment portfolio. This portfolio contains 5 single family residences which are all occupied and no deferred maintenance. Offered at an attractive 12.5 CAP rate, these are a turn key investment to add to your portfolio. Please contact Nathan Steinwedel at (309)643-9189 or Nathan@KWCommercial.com for more information.



# Property Details

**SALE PRICE****\$190,000****LOCATION INFORMATION**

Building Name	Peoria, IL Stabilized 5-Pack
Street Address	Peoria, IL Stabilized 5-Pack
City, State, Zip	Peoria, IL 61603
County/Township	Peoria

**BUILDING INFORMATION**

Building Size	711 SF
Occupancy %	100.0
Load Factor	Yes

**PROPERTY DETAILS**

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	Residential
Lot Size	0 Acres

PEORIA, IL STABILIZED 5-PACK

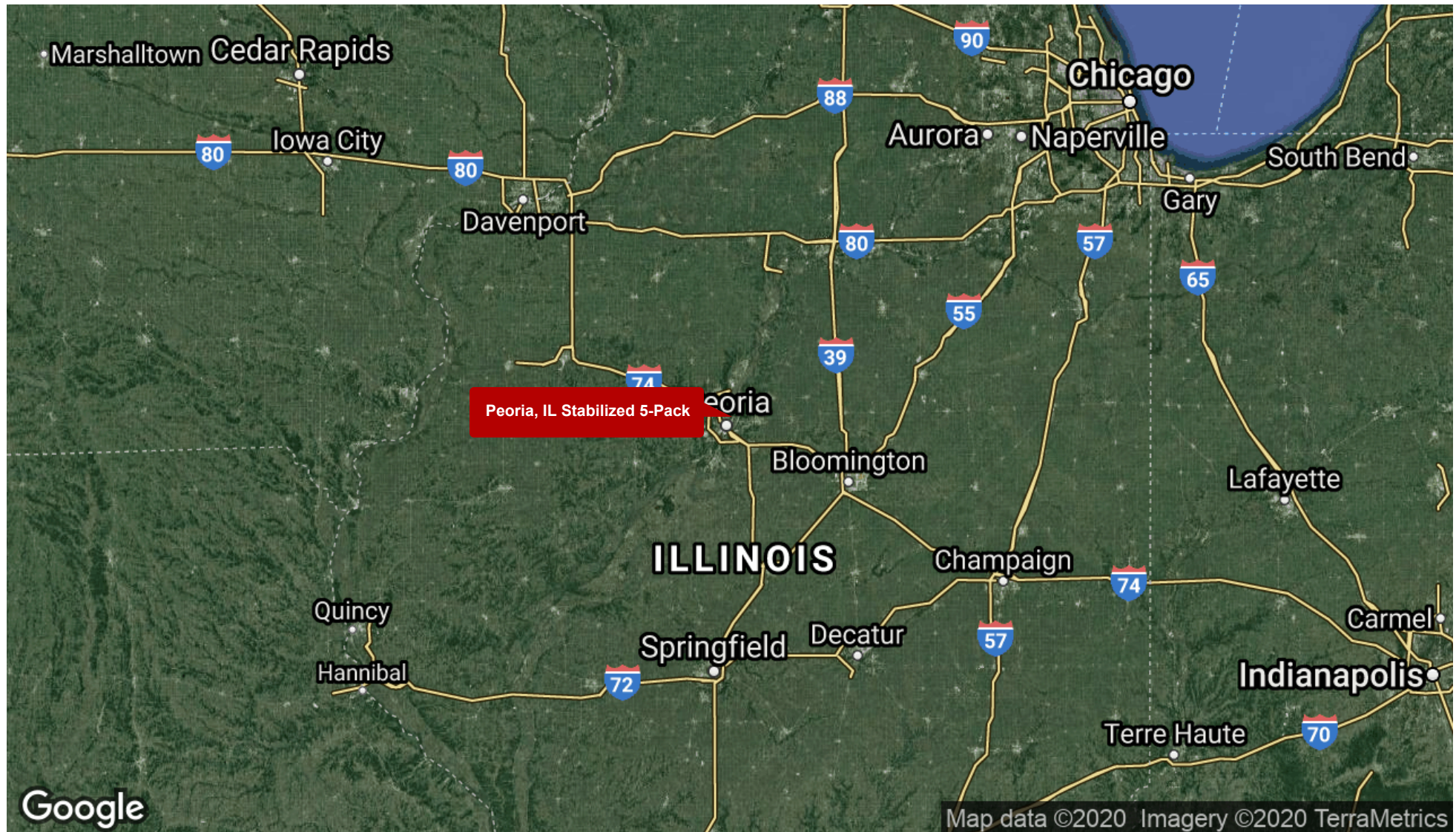
# LOCATION INFORMATION

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REGIONAL MAP



## Regional Map





PEORIA, IL STABILIZED 5-PACK

# FINANCIAL ANALYSIS

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## Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
1029 E Corrington	1	1	711	\$7,500	\$10.55		
1015 E Willcox	2	1	871	\$9,000	\$10.33		
1217 E Melbourne	2	1	760	\$9,300	\$12.24		
729 E Seneca	2	1	850	\$9,000	\$10.59		
3322 N Stanley	2	1	750	\$9,300	\$12.40		
Totals/Averages			3,942	\$44,100	\$11.19	\$0	

## Peoria IL Stabilized 5-Pack

ADDRESS	PIN	BR	BA	IN PLACE RENT/MO	ANNUAL RENT	ANNUAL TAXES	OPERATING EXPENSES	NOI
1029 E Corrington	14-34-126-026	1	1	\$625.00	\$7,500.00	1276.09		
1015 E Willcox	14-34-127-025	2	1	\$750.00	\$9,000.00	1973.76		
1217 E Melbourne	14-34-128-023	2	1	\$775.00	\$9,300.00	985.46		
729 E Seneca	14-33-280-020	2	1	\$750.00	\$9,000.00	1366.63		
3322 N Stanley	14-30-452-007	2	1	\$775.00	\$9,300.00	1602.69		
<b>15% Property Maintenance</b>							\$6,615.00	
<b>6% Property Management</b>							\$2,646.00	
<b>Property Insurance</b>							\$3,200.00	
<b>Peoria County Non-Owner Occupied Fee</b>							\$600.00	
<b>Total</b>				<b>\$2,900.00</b>	<b>\$44,100.00</b>	<b>7204.63</b>	<b>\$13,061.00</b>	<b>23834.37</b>

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