



## 1310 Samuel Avenue Condos

Units 2A, 2C, 2F & 3D

**\$1,680,275**

### PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to sell Units 2A, 2C, 2F, and 3D at the brand-new condo development at 1310 E Samuel Avenue (the "Property") in Peoria Heights, IL.

This investment includes 4 units - new construction luxury condos just steps away from restaurants, boutiques & amenities in Peoria Heights. Nearby destinations include rooftop bars, Tower Park, Rock Island Trail (26 miles long), Junction City Shopping Center & Kellar Station, and Country Club of Peoria. 3 units are currently long term rentals and 1 unit is leased by a property management group as a short/medium term rental. Seller financing available with preferable rates and terms. Pro forma IRR with seller financing or interest only financing produces IRR > 24% after 5 years.

### LISTING METRICS

<b>4</b> CONDOS	<b>5,587</b> TOTAL SQUARE FEET
<b>\$420,069</b> PRICE /UNIT	<b>\$301</b> PRICE / SF
<b>6.63%</b> CAP RATE	<b>11.23</b> GRM

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1310 E SAMUEL AVE



## PROPERTY DETAILS

<b>ADDRESS</b>	1310 E Samuel Avenue	Unit 2A	Unit 2C	Unit 2F	Unit 3D
<b>PARCEL ID</b>	Peoria Heights, IL 61616	14-22-409-007	14-22-409-005	14-22-409-004	14-22-409-008

### BUILDING INFORMATION

<b>PROPERTY TYPE</b>	Residential Condos				
<b>STORIES</b>	4				
<b>YEAR BUILT</b>	2021				
<b>ABOVE GRADE GROSS SF</b>	34,528	1,355	1,437	1,305	1,490
<b>TOTAL AVAILABLE SF</b>	5,587				
<b>BLDG RESI UNITS</b>	17				
<b>BLDG COMM UNITS</b>	1				
<b>TOTAL BLDG UNITS</b>	18				
<b>TOTAL AVAILABLE UNITS</b>	4				

### TAX INFORMATION (2023) TOTAL

<b>TOTAL ASSESSMENT</b>	\$381,320	\$78,620	\$102,720	\$92,490	\$107,490
<b>ANNUAL PROPERTY TAX</b>	\$34,168	\$7,045	\$9,204	\$8,288	\$9,632
<b>TAX CLASS</b>	219				
<b>TAX RATE</b>	8.96057%				

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RENT ROLL

						CURRENT	
UNIT	BEDS	BATHS	SIZE (SF)	LEASE EXPIRE	NOTES	MONTHLY RENT	\$/SF
2A	2	2	1,355	<b>Vacant</b>	Furnished Unit	\$3,500	\$31
2C	2	2	1,437	Jun-26	Includes \$75/mo parking	\$3,325	\$28
2F	2	2	1,305	Jul-24		\$2,950	\$27
3D	2	2	1,490	Jul-26	Includes \$75/mo parking	\$3,075	\$25
<b>MONTHLY</b>		<b>8</b>	<b>8</b>	<b>5,587</b>		<b>\$12,850</b>	<b>\$28</b>
<b>ANNUALLY</b>						<b>\$154,200</b>	<b>\$28</b>
<b>Residential Averages</b>			<b>1,397</b>			<b>\$3,213</b>	<b>\$28</b>

<b>TOTAL ANNUAL RESIDENTIAL INCOME</b>	<b>\$154,200</b>
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INCOME / EXPENSES

RESIDENTIAL INCOME		\$ / UNIT / MO	CURRENT ANNUAL INCOME
GROSS ANNUAL INCOME		\$3,213	\$154,200
LESS GENERAL VACANCY	3%	(\$96)	(\$4,626)
<b>EFFECTIVE GROSS ANNUAL INCOME</b>		<b>\$3,116</b>	<b>\$149,574</b>
<b>EXPENSES</b>			
	NOTES	\$ / UNIT	CURRENT
PROPERTY TAXES	Actual 2023	\$8,542	\$34,168
CONDO ASSOCIATION FEES	Actual	\$253	\$1,013
INSURANCE	Estimate	\$750	\$3,000
<b>TOTAL EXPENSES</b>		<b>\$2,121</b>	<b>\$38,182</b>
<b>NET OPERATING INCOME</b>			<b>\$111,392</b>

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EXTERIOR PHOTOS



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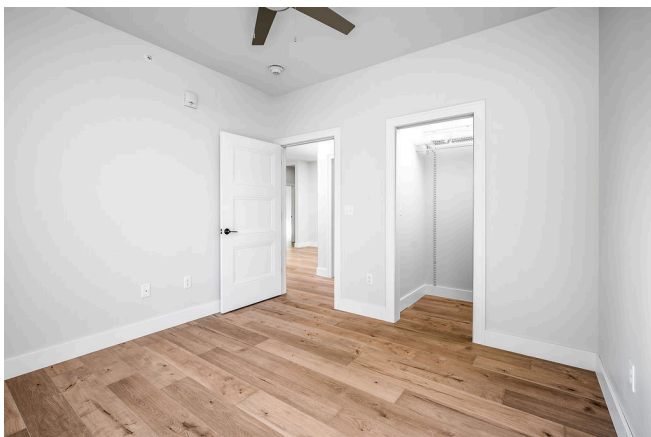
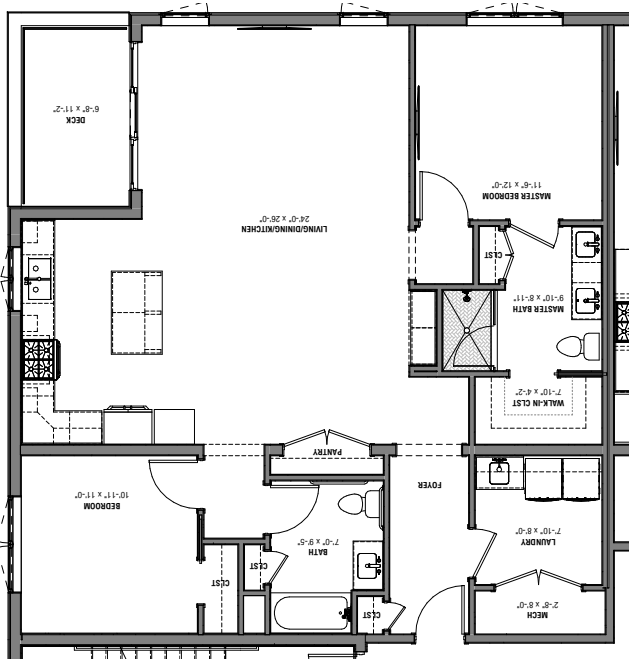
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UNIT 2A



Mike O'Bryan

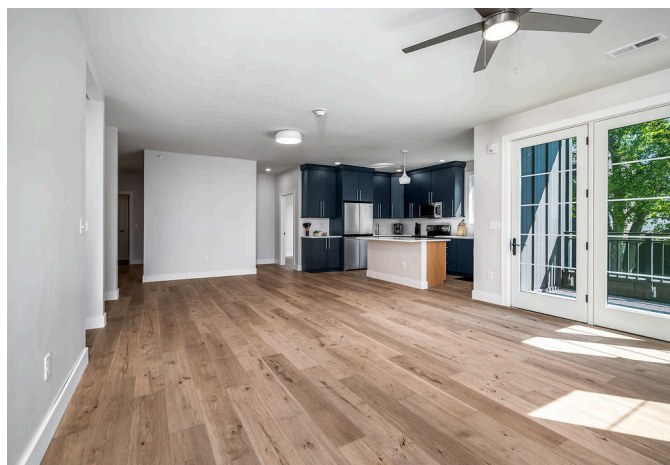
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UNIT 2A



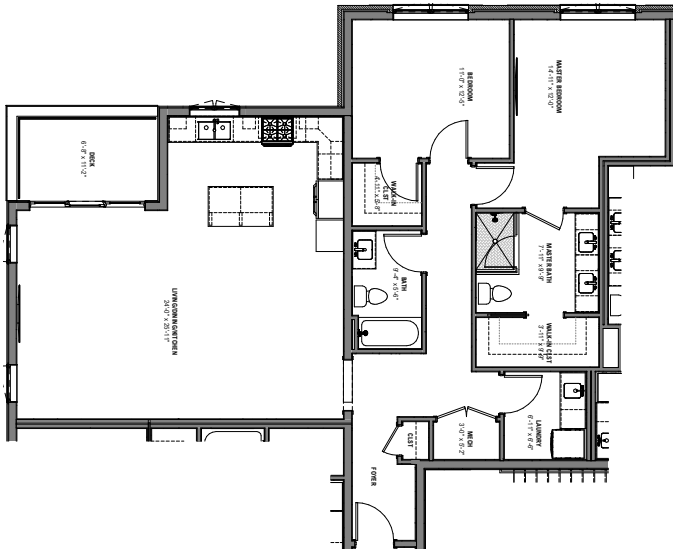
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UNIT 2C



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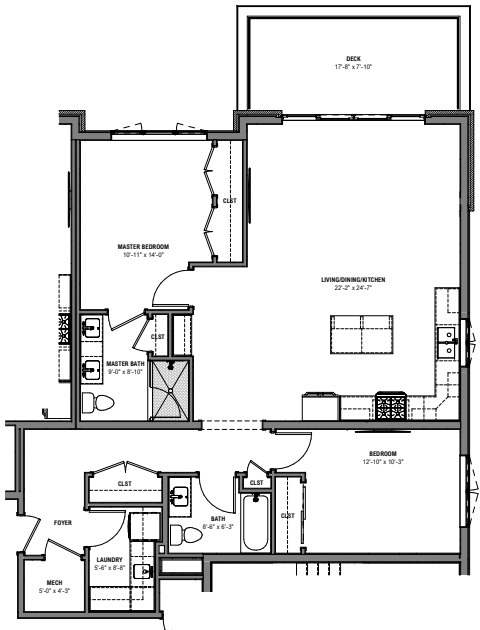
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UNIT 2F



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UNIT 3D



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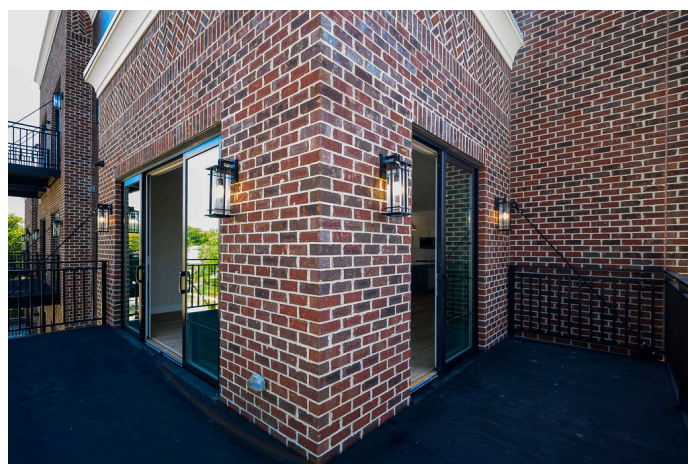
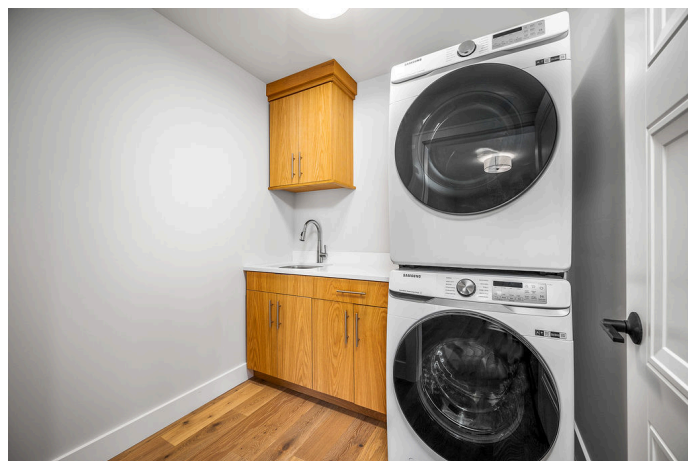
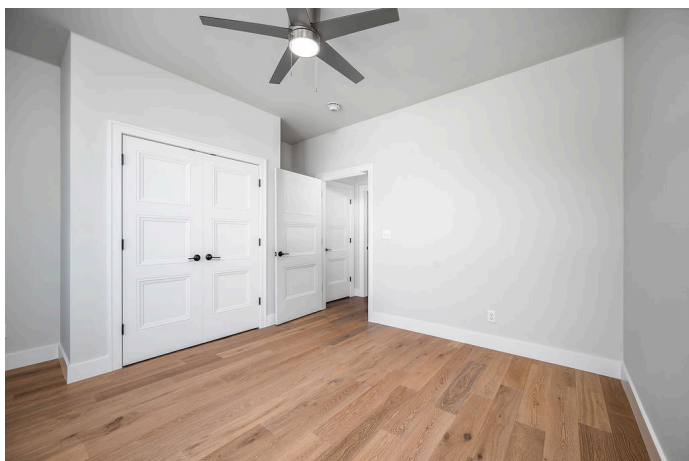
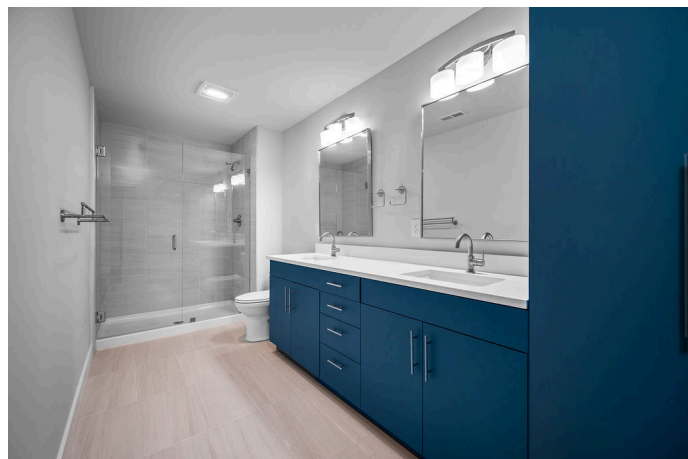
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UNIT 3D



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