

MANTENO - 13 TRAILER MOBILE HOME PARK FOR SALE

10617 N STATE ROUTE. 50, MANTENO, IL 60950



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR SALE

MANTENO - 13 TRAILER MOBILE HOME PARK FOR SALE

10617 N State Route. 50, Manteno, IL 60950



OFFERING SUMMARY

Sale Price:	\$499,000
Real Estate Taxes:	\$6237.62
Available SF:	
Lot Size:	1.25 Acres
Net Income:	\$46,407
Gross Rent Multiplier:	7.37

PROPERTY OVERVIEW

Sound investment property with good income.

The current owners have taken superb care of all residential units inside and out!

New septic system and updated electric finished recently and an additional list of recent repairs and updates available upon request.

Fully occupied and listed at a 10 cap rate.

11 of 12 mobile homes are sold with property.

McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

BUCK TAMBLYN BROKER

815.549.4301
bucktamblyn@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

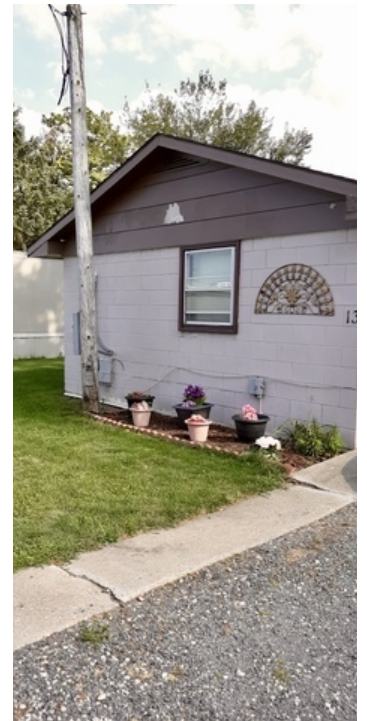
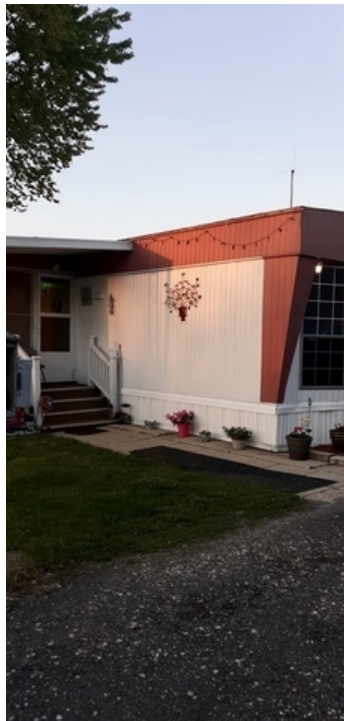
FOR SALE

MANTENO - 13 TRAILER MOBILE HOME PARK FOR SALE

10617 N State Route. 50, Manteno, IL 60950



McCOLLY BENNETT
COMMERCIAL *advantage*



MCCOLLY BENNETT
COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

BUCK TAMBLYN
BROKER

815.549.4301
bucktamblyn@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.



Multi Family 5+ MLS #: **10536165** List Price: **\$499,000**
 Status: **NEW** List Date: **10/02/2019** Orig List Price: **\$499,000**
 Area: **951** List Dt Rec: **10/02/2019** Sold Price:
 Address: **10617 N State Route 50 , Manteno, IL 60950**
 Directions: **Property is located North of Manteno on the east side of Rt. 50.**
 Sold by:
 Closed Date: Contract:
 Off Mkt: Financing:
 Year Built: **1999** Blt Before 78: **No** Rented Price:
 Dimensions: **557.8X295X515.2** Lst. Mkt. Time: **3**
 Unincorporated: **Yes** Township: **Manteno** Concessions:
 CTGF:
 County: **Kankakee**
 Zoning Type: **Other** List Price Per SF: **\$0** Sold Price Per SF: **\$0**
 Actual Zoning: **A-1** PIN #: **03021020000300** Multiple PINs: **No**
 Relist:
 Mobility Score: **38 - Minimal Mobility.**

Remarks: **MANTENO - 13 TRAILER MOBILE HOME PARK FOR SALE - Sound investment property with good income. The current owners have taken superb care of all residential units inside and out! New septic system and updated electric finished recently and an additional list of recent repairs and updates available upon request. Fully occupied and listed at a 10 cap rate. Call today!**

Acreage: **1.25** Lot SF: **54450** Total Bldg SF:
 Basement: # Dishwashers: # Washers: Total # Units: **13** # Stories: **1** # Parking Spaces: **16**
 # Disposals: # Refrigerators: # Dryers: Wash/Dry Leased: # Ranges: **1**
 # Fireplaces: # Window AC: Last Lease Exp:

Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	9	5	2	1	500-680
Type 2	3	6	3	2	640-805
Type 3	1	3	0	1	0-0
Type 4	0	0	0		0
Type 5	0	0	0		0
Type 6	0	0	0		0
Type 7	0	0	0		0

Age: **26-35 Years** Type of Multi-Family: **Other** Air Cond: **Wall Sleeve**
 Type Ownership: Location: Electricity: **Separate Meters, 0-100 Amps**
 Frontage/Access: **State Road** Construction: Fire Protection:
 Current Use: **Residential-Multi-Family** Exterior: Heat/Ventilation: **Gas**
 Potential Use: **Residential-Multi-Family** Foundation: Utilities To Site:
 Client Needs: Roof Structure: Tenant Pays: **Air Conditioning, Electric, Heat**
 Client Will: Roof Coverings: HERS Index Score:
 Known Encumbrances: **None Known** Misc. Outside: Green Disc:
 Amenities: Indoor Parking: Green Rating Source:
 Monthly Assmt Incl: Outdoor Parking: **13-18 Spaces** Green Feats:
 Owner's Assoc: **No** Parking Ratio: Possession:
 Conversion: **No** Bsmt Desc: Sale Terms:
 Deconversion: **No** Misc. Inside: Backup Info:

Gross Rental Income: **\$96,900** Total Monthly Income: **\$8,075** Total Annual Income: **\$96,900**
 Gross Rental Multiplier: **5.14** Tax Amount: **\$6,237.62** Tax Year: **2018**
 Total Annual Exps: **\$50,191** Expense Source: **Combination** Expense Year: **2018**
 Annual Net Operating Income: **\$46,709** Net Oper Income Year: **2019** Cap Rate: **10**
 Janitor Expense (\$/src): **\$0/** Fuel Expense (\$/src): **\$0/** Electricity Expense (\$/src): **\$4,308/**
 Water Expense (\$/src): **\$880/** Trash Expense (\$/src): **\$1,440/** Insurance Expense (\$/src): **\$3,211/**
 Repairs/Decor Expense (\$/src): **\$27,127/** Manager Expense (\$/src): **\$4,482/** Other Expense (\$/src): **\$8,743/**

Broker Private Remarks:
 Internet Listing: **Yes** Remarks on Internet?: **Yes** Addr on Internet?: **Yes**
 VOW AVM: **Yes** VOW Comments/Reviews: **Yes** Lock Box: **None**
 Listing Type: **Exclusive Right to Sell** Information: **List Broker Must Accompany, 48-Hr Notice Required** Special Comp Info: **None**
 Coop Comp: **2.5% (on Gross SP)** Cont. to Show?: Expiration Date:
 Showing Inst: **Contact listing agent**
 Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
 List Broker: **Jay "Buck" Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**
 CoList Broker: More Agent Contact Info:

Copyright 2019 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 10536165 Prepared By: Janet Bond | McColly Bennett Real Estate | 10/04/2019 11:54 AM

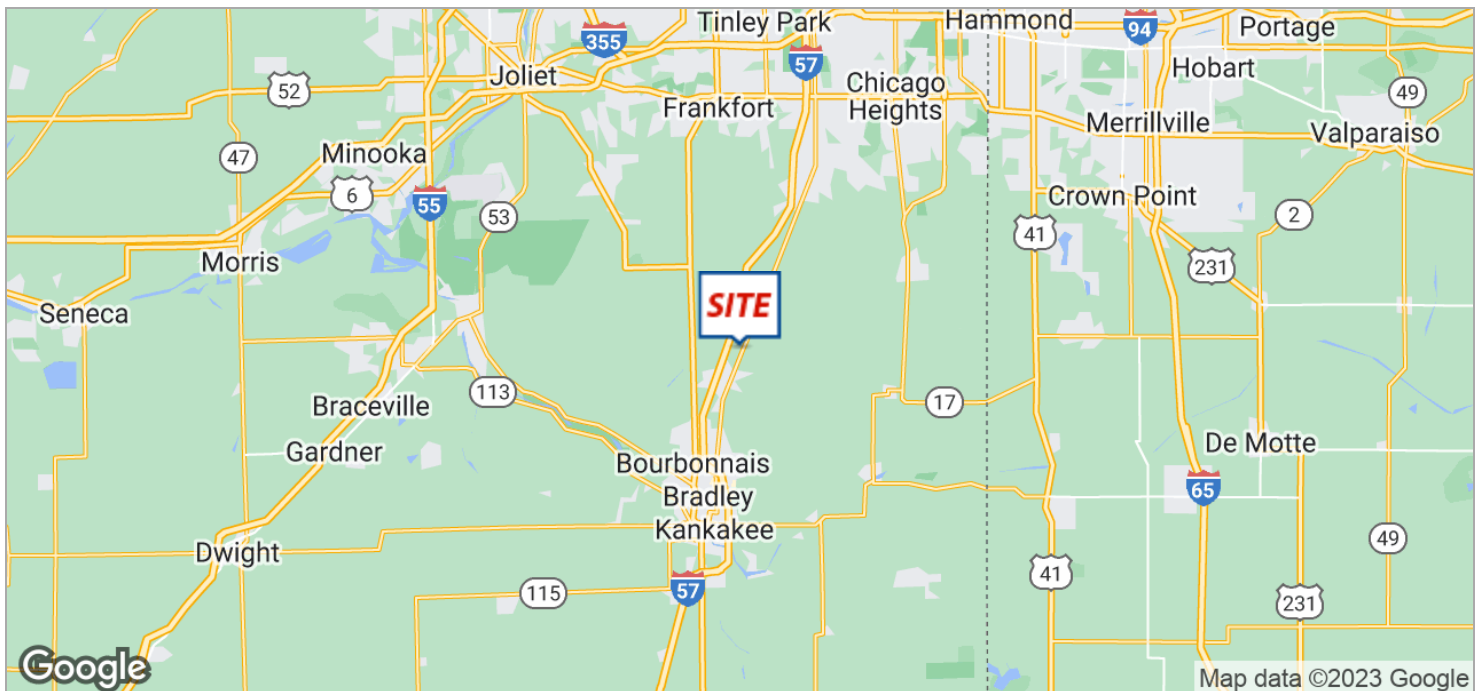
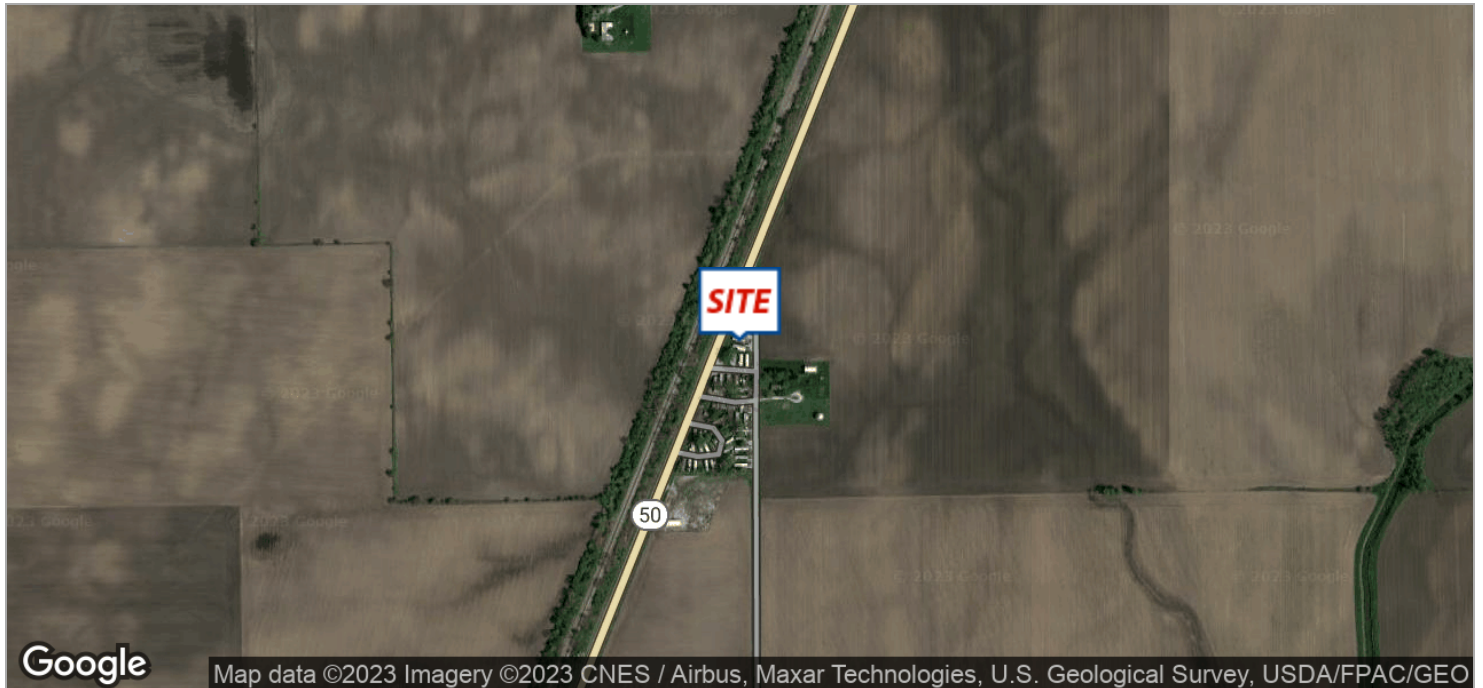


FOR SALE

MANTENO - 13 TRAILER MOBILE HOME PARK FOR SALE



10617 N State Route. 50, Manteno, IL 60950



**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
Bourbonsnais, IL 60914
P: 815.929.9381
mccollycre.com

**BUCK TAMBLYN
BROKER**

815.549.4301
bucktamblyn@mccolly.com

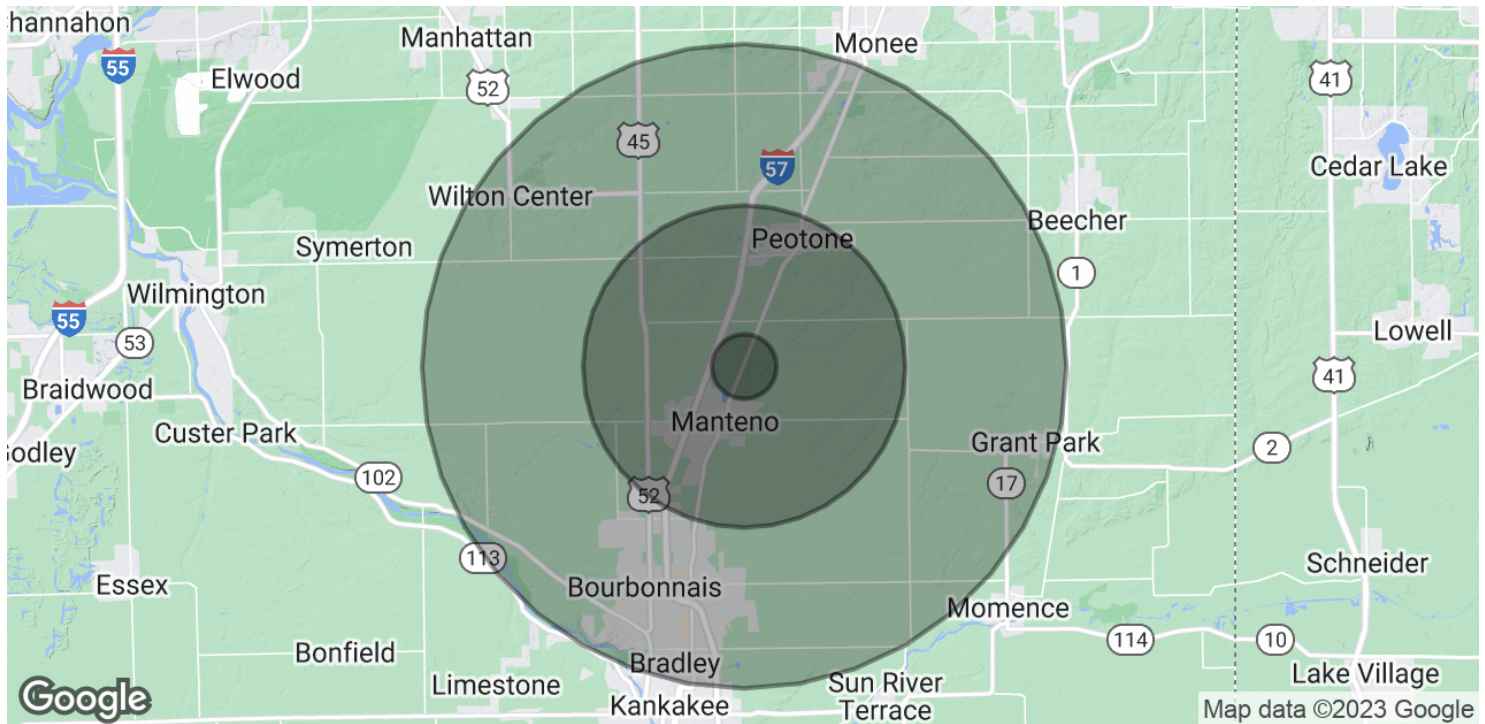
The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

FOR SALE

MANTENO - 13 TRAILER MOBILE HOME PARK FOR SALE



10617 N State Route. 50, Manteno, IL 60950



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,313	16,343	71,575
Median age	39.7	39.2	35.5
Median age (Male)	38.3	37.6	34.1
Median age (Female)	40.3	40.1	36.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	501	6,252	26,212
# of persons per HH	2.6	2.6	2.7
Average HH income	\$67,149	\$69,683	\$68,507
Average house value	\$195,067	\$195,024	\$200,342

* Demographic data derived from 2020 ACS - US Census

McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

BUCK TAMBLYN BROKER

815.549.4301
bucktamblyn@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.