



# VINTAGE MULTI-TENANT INVESTMENT

314-316 FRANKLIN STREET  
GENEVA, IL 60134

---

Neil Johnson  
O: 630.938.4950  
[neil.johnson@svn.com](mailto:neil.johnson@svn.com)

# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$545,000
Building Size:	2,820 SF
Price / SF:	\$193.26
Lot Size:	6,150 SF
Cap Rate:	7.42%
NOI:	\$40,441
Year Built:	1920
Renovated:	2020
Zoning:	D-RSCM Downtown - Residentially Scaled Commercial Mixed Use
Market:	Chicago - far west
Submarket:	Kane County
APN:	12.03.460.006

## PROPERTY OVERVIEW

Multi-tenant, retail / residential investment property. 100% leased. Refurbished 1920 vintage residence. 2,440 sf 2-story main building. Winding Deer Path is the 1,510 sf retail tenant on the first floor and basement. 930 sf apartment on 2nd floor. The Treasure Shop is the retail tenant in the 380 sf "annex" building. 2021 Taxes: \$12,018. PLEASE DO NOT DISTURB TENANTS OR CUSTOMERS.

## LOCATION OVERVIEW

In the heart of the unique Third Street shopping district in downtown Geneva. Just west of Graham's Chocolates. State Street [Rt. 38] to Third Street, south to Franklin, west to buildings on south side of street. Just 3 1/2 blocks to Metra commuter train station. Street parking & public lot behind the buildings.



# Highlights



## PROPERTY HIGHLIGHTS

- Multi-tenant Commercial Investment
- 100% Leased
- Downtown Geneva Just Off Third Street
- Walk to Metra Train
- Public Parking Behind Building







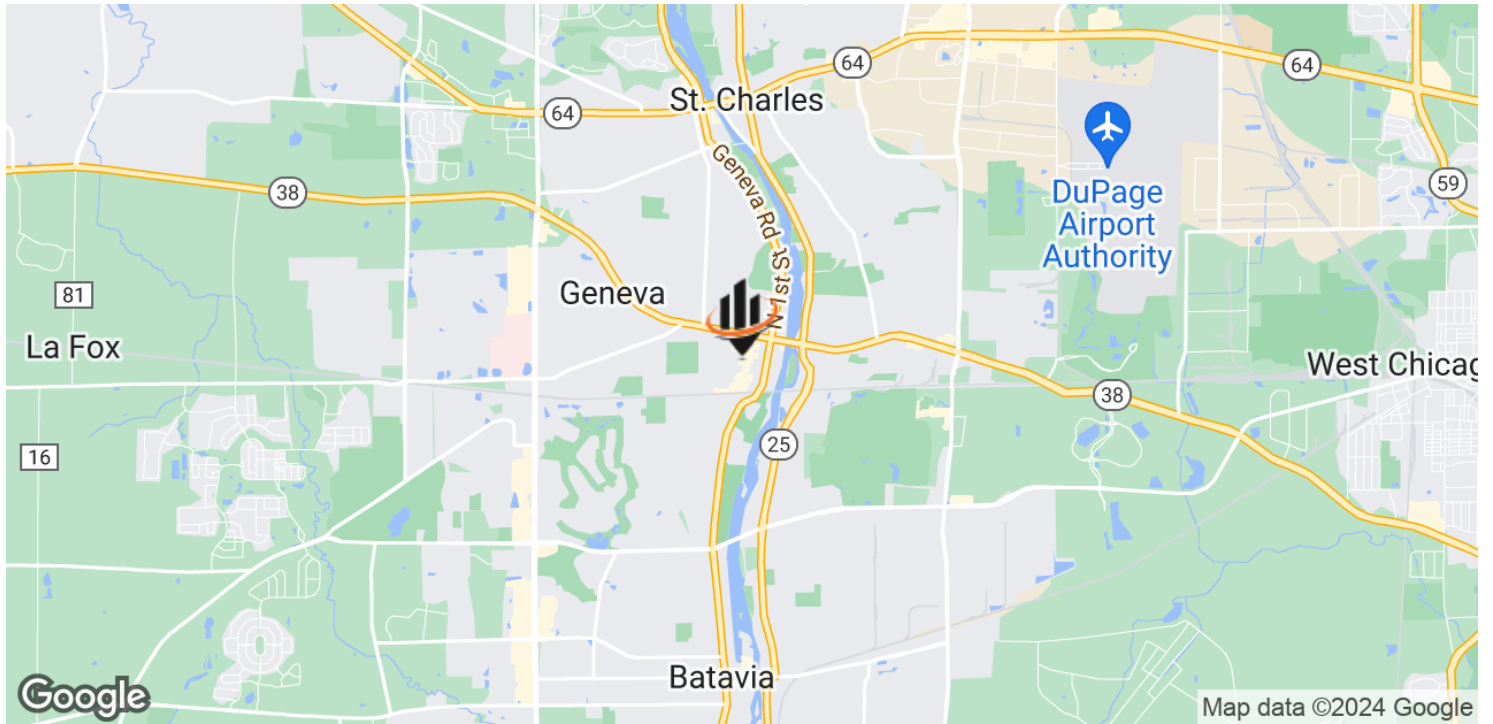


# Retailer Map

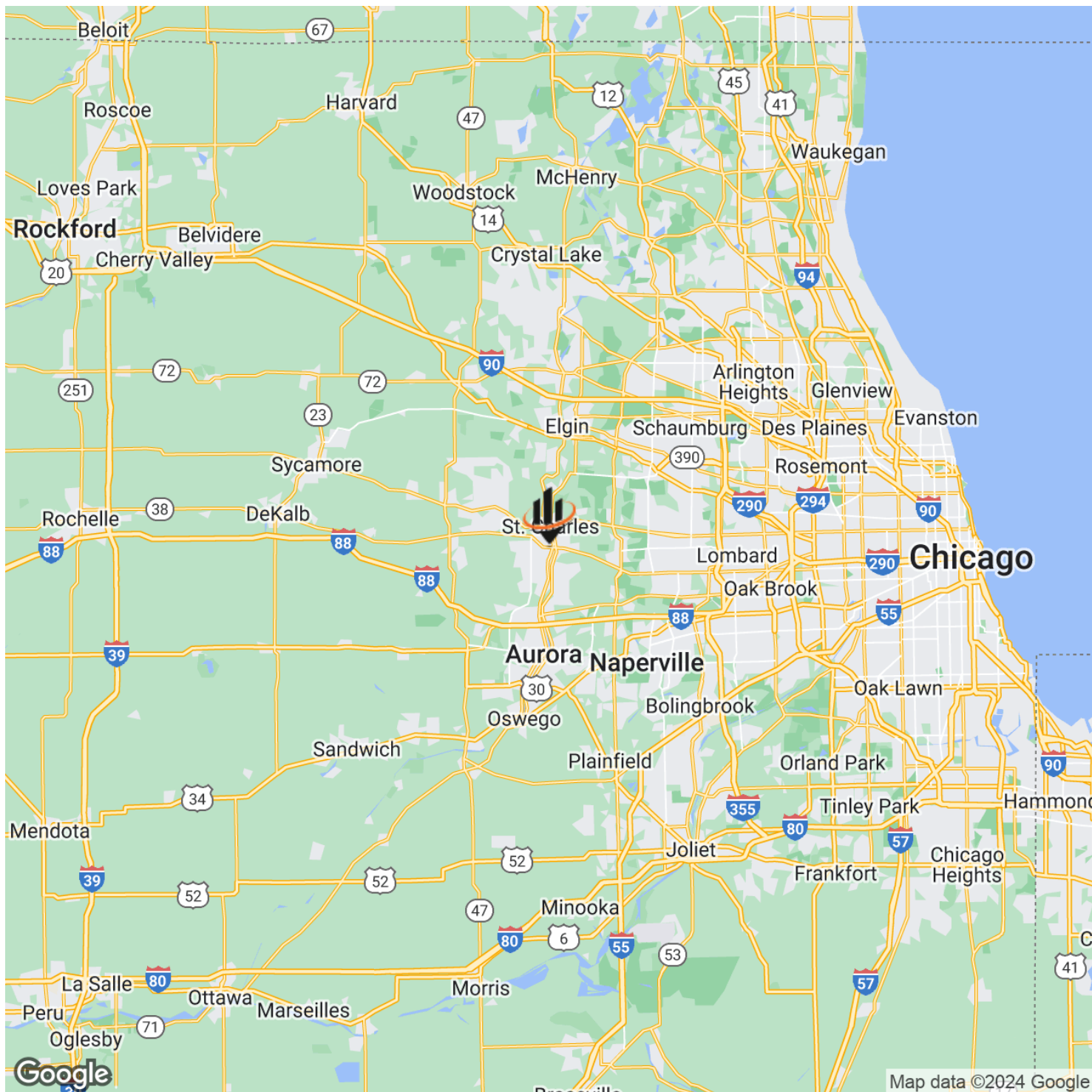




# Location Map

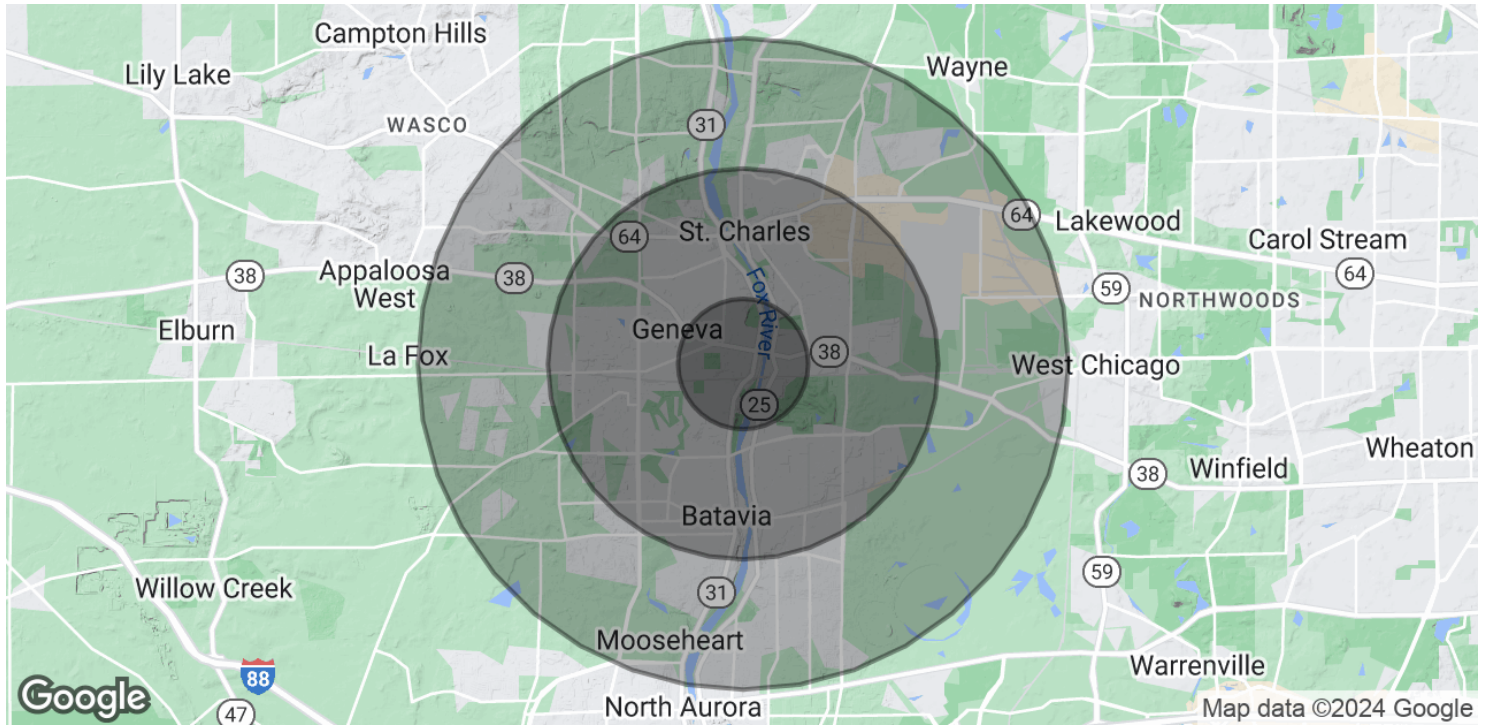


# Regional Map





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,268	61,376	131,815
Average Age	42.4	39.9	38.8
Average Age (Male)	41.7	38.6	37.9
Average Age (Female)	43.4	41.9	39.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,782	23,489	47,209
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$109,817	\$99,816	\$107,773
Average House Value	\$378,987	\$340,750	\$362,378

\* Demographic data derived from 2020 ACS - US Census



# Geneva City Info



## HIGHLIGHTS

Kane County Seat  
Festivals  
Shopping  
Recreation  
Arts  
Dining

Airports: O'Hare, Midway, DuPage  
Rail: Geneva Metra Station, Union Pacific West Line  
Pace Bus Routes

Interstates: I-90, I-88, I-355  
State Highways: IL 25, IL 31, IL 38  
County Thoroughfares: Randall Rd, Kirk Rd

Home of Northwestern Medicine-Delnor Hospital

Location of over 1,000 businesses

## GENEVA, IL

35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars Baseball, festivals, bike trails and restaurants. Intersected by the Fox River.

Character found in historic architecture, adaptive use of historic buildings, graceful trees and attention to landscaping.

Open space and recreation opportunities for residents of all age groups and abilities. 700 acres of park land, 580 acre Prairie Green Preserve, 2 golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Excellent schools , parks, and library



# Kane County Info



## HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90  
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

## KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.