



22 UNIT MULTI-FAMILY OFFERING

5109 N. Illinois St, Fairview Heights, IL



LOCATION.
commercial real estate

5109 N. ILLINOIS ST



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Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction of the suitability of the property for your needs.

exclusively listed by:

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LOCATION. COMMERCIAL REAL ESTATE

231 S. BEMISTON AVE | SUITE 300 | ST. LOUIS, MO

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5109 N. ILLINOIS ST

INVESTMENT OVERVIEW

Price: \$2,120,400

9.0% Cap Rate

NOI	\$190,836.00
Price Per Unit	\$96,381.00
Occupancy	100%
Parcel Size	1.0 +/- Acres
Year Built	1973
Year Remodeled	2008
Roof Replaced	2018
Parking Lot	Gravel

FINANCIALS

Rental Income	\$263,712.00
RE Taxes	\$13,379.00
Insurance	\$5,950.00
Utilities	\$46,931.16
Repairs & Maintenance	\$6,616.00
Total Operating Expenses	\$72,876.16
NOI	\$190,836.00

- 22 Units: 1 BD / 1 BA
- Additional Office Space Leased by Chestnut Health
- Chestnut Health Leases 100% of the Units
- 24 HVAC Units replaced in 2020
- Chestnut Health handles maintenance for Units
- Landlord responsible for roof, structure, mechanical, and snow removal



Chestnut Health Systems™ is a private, not-for-profit 501(c)(3) charitable organization governed by a volunteer Board of Directors.

Chestnut offers a comprehensive scope of behavioral health and human services in Illinois and Missouri. Their professional and experienced staff is committed to providing high-quality care and services to the communities they serve. From drug and alcohol addiction treatment facilities (residential and outpatient) to primary care medical homes, to a research institute, Chestnut continuously works to achieve its mission to make a difference and improve quality of life through excellence in service.

5109 N. ILLINOIS ST

TRADE AREA OVERVIEW



Fairview Heights, Illinois is located in the Metro-East portion of the St. Louis MSA, and is 15 minutes from downtown St. Louis. With over 3 million square feet of retail, Fairview Heights is dubbed the Retail Hub of Southern Illinois. It is home to a Super Regional Mall and several shopping centers, restaurants, hotels and motels. I-64 straddles the City with traffic counts exceeding 83,000 vehicles per day.

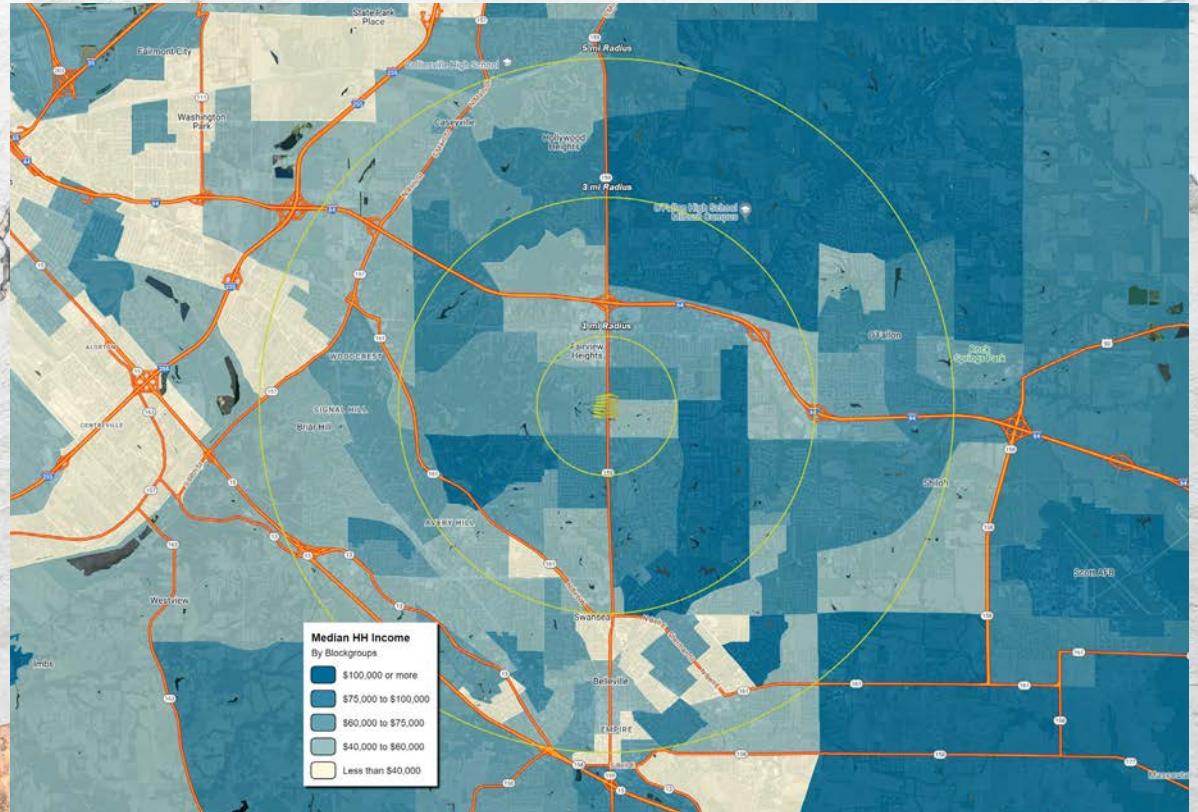
Fairview Heights is a dominant shopping destination for southwestern Illinois and includes numerous shopping centers, primarily concentrated along and around IL-159 between I-64 and Lincoln Trail. Fairview Heights is known as having some of the best shopping in Southern Illinois. St. Clair Square Mall is an enclosed shopping mall that opened in 1974 and was most recently renovated in 2003. The mall is anchored by Macy's, JC Penney and Dillard's, and features over one million square feet of GLA. It is the fifth largest mall in the St. Louis Metro area.

Located to the east of Fairview Heights is the City of O'Fallon, Illinois. O'Fallon is one of the fastest growing communities in the Metro St. Louis area. Located just 20 minutes from Downtown St. Louis, O'Fallon is a premier community in St. Clair County offering quality housing and a wide range of businesses and services. Due to its close proximity to Scott Air Force Base, O'Fallon is home to many veterans, defense contractors and active duty military personnel. O'Fallon is the third largest community in the Metro East region. O'Fallon's AA+ Bond Rating puts it at the top 94% of all cities, parks, counties and school districts in Illinois and one of the top in the Metro East area.

Shopping, dining and entertainment abound in O'Fallon. There are over 1,300 businesses that operate in the city and more open their doors each month. O'Fallon offers a state-of-the-art 15-screen movie theater and is home to numerous auto dealerships. The city has a highly educated workforce, with over 44% of the population holding a bachelor degree or higher, and major employers include businesses in the defense, finance, retail and healthcare industries. O'Fallon is the front door to Scott Air Force Base, a military installation that directly employs more than 13,000 military and civilian workers, supports over 18,000 military retirees, and indirectly employs another 25,000. The base provides a \$3 billion annual economic impact to the region. HSHS St. Elizabeth's Hospital opened in November 2017. Memorial Hospital purchased 94 acres of land at the edge of the city and has now opened its satellite hospital to continue St. Louis' Healthcare Highway into O'Fallon.

Downtown O'Fallon is the historical and eclectic heart of O'Fallon and is comprised of historic buildings that house plentiful shops and restaurants in an easily walkable location. During the year, Downtown O'Fallon is home to numerous street festivals and parades which draw thousands of residents and visitors. Downtown O'Fallon is home to a multitude of civic facilities and serves as a business center for many of O'Fallon's restaurants. O'Fallon is fortunate to have great parks and recreation programs that provide quality services, facilities and imaginative approaches to recreational and natural resource opportunities. O'Fallon's crown jewel is its Family Sports Park. This world-class facility sits on 200 acres, boasting state-of-the-art tournament baseball fields with advanced sports lighting, postmodern pavilions and concession buildings, artificial turf soccer fields, a 2.5-mile walking trail, an expansive playground and beautiful fountains and ponds.

Fairview Heights' public high school students attend Belleville East High School, part of the Belleville Township High School District in Belleville, Illinois. O'Fallon Township High School (OTHS) serves the high school population of O'Fallon and has been nationally recognized by U.S. News & World Report as one of the best high schools in Illinois. OTHS received a bronze medal award, which recognizes high-performing schools based on state exam performance.



5109 N. ILLINOIS ST

SITE OVERVIEW



1 mile 3 miles 5 miles

POPULATION 7,540 43,053 128,487

HOUSEHOLDS 3,409 18,961 55,213

EMPLOYEES 3,705 19,846 44,877

AVG HH INCOME \$84,328 \$99,738 \$92,799

Over the years, Fairview Heights has grown into a local center of retail trade and tourism for Southwestern Illinois. The city is home to the super regional St. Clair Square Mall, and serves as a significant shopping center for Southwestern Illinois.

MAJOR EMPLOYERS



SCOTT AIR FORCE BASE



SOUTHWESTERN
ILLINOIS COLLEGE

St. Clair County
ILLINOIS



Hospital Sisters
HEALTH SYSTEM



MEMORIAL
HOSPITAL

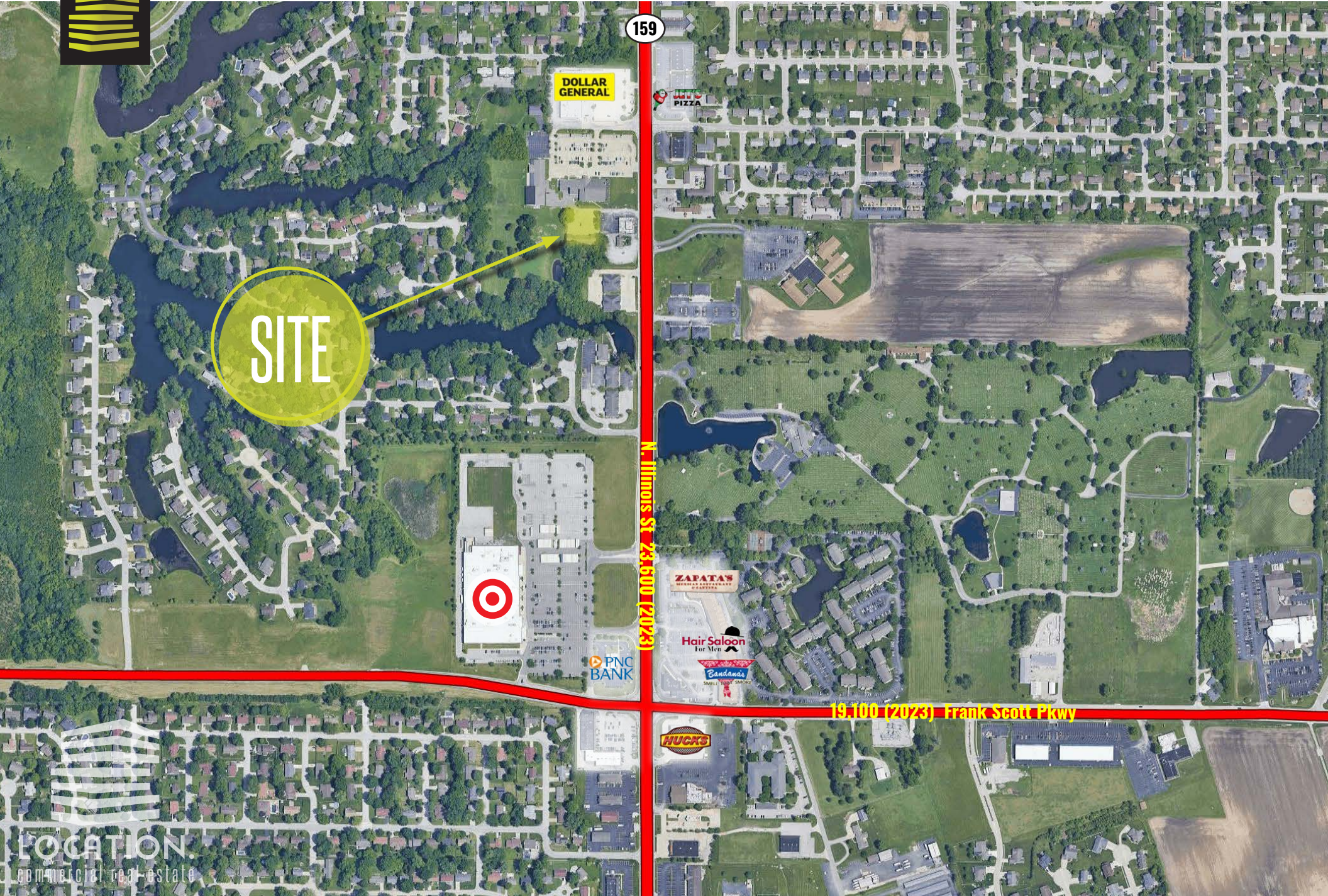


Google Maps



5109 N. ILLINOIS ST

M I D A E R I A L



SITE

DOLLAR
GENERAL

159

PIZZA



PNC
BANK

ZARATA'S

Hair Saloon
For Men

Pandora's

HUCKS

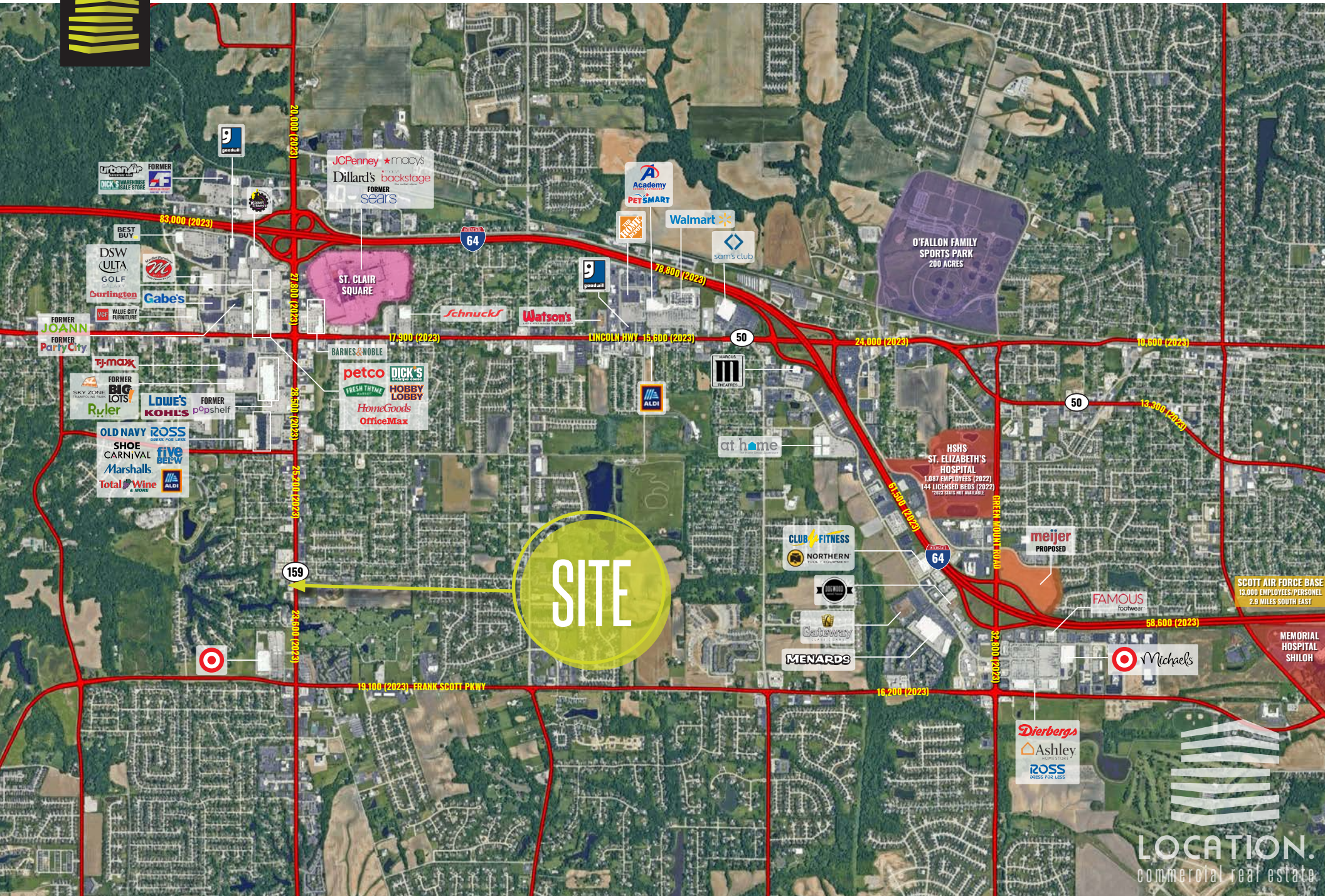
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MARKET AERIAL





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