



**Bus / Bus w/Real Est**

MLS #: **11683140**

List Price: **\$310,000**

Status: **NEW**

List Date: **12/03/2022**

Orig List Price: **\$310,000**

Area: **1064**

List Dt Rec: **12/05/2022**

Sold Price:

Address: **1007 S Division Ave , Polo, IL 61064**

Directions: **South Division Avenue on the West side of street.**

Lst. Mkt. Time: **3**

Rented Price:

Closed:

Contract:

Lease SF/Y:

Off Mkt:

Concessions:

Mthly. Rnt. Price:

Corp Limits:

Unincorporated:

Contingency:

County: **Ogle**

Year Built:

PIN #: **14163790220000**

Zoning Type: **Commercial**

Multi PINs: **No**

Actual Zoning: **B2**

# Stories: **1**

Real Est. Incl: **Yes**

Unit SF: **344**

Relist:

Waterfront:

Lease Type:

Lease Exp.:

Lot Dimensions: **1.3**

Appx. Bldg SF: **5464**

Estimated Cam/Sf:

Land SF: **60107**

Appx. Bsn SF: **5464**

Est. Tax per SF/Y:

Lot Size SF:

List Price Per SF: **\$901.16**

Sold Price Per SF: **\$0**

Lot Size Src:

Mobility Score: -

Remarks: **12 unit motel with attached 2 bedroom 1 bath managers apartment, a one car garage, 44 x 26 garage with 8' overhead doors, and an extra lot that can be used to build garages or storage space. All equipment and chattels to operate the motel are included plus the marquee sign. The motel exterior front wall is PermaStone and steel siding on the sides and back. Financials available to qualified buyer and signing a confidentiality agreement.**

**Financial Information**

Type Ownership:

Frontage Acc:

Current Use:

Potential Use:

Client Needs:

Client Will:

Amenities:

Known Encumbrances: **None Known**

Location:

Lot Size: **1.0-1.99 Acres**

Construction:

Roof Coverings: **Metal**

Misc. Outside:

Misc. Inside:

# Parking Spaces: **16**

Indoor Parking:

Outdoor Parking: **13-18 Spaces, Paved**

Parking Ratio:

Business Name: **NEW VILLAGE INN MOTEL**

# Full Time Emp:

# Part Time Emp:

Business Age: **Unknown**

Business Type: **Hotel or Motel**

Food/Bev Type:

Type Ownership (Bus):

Current Owner:

Living Quarters:

Seating Capacity:

Sale Price Includes: **Land, Building, Business, Trade**

**Fixtures**

Air Cond.: **Wall Sleeve**

Electricity:

Heat/Ventilation: **Electric**

Utilities To Site: **Sanitary Sewer to Site, Water-Municipal**

Business Pays: **Electric, Janitorial, Real Property Taxes, Insurance, Scavenger, Water/Sewer**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Proprietary Info:

Sale Terms:

Possession: **Closing**

	<u>Annual Amount</u>	<u>Year</u>	<u>Source</u>		<u>Annual Amount</u>	<u>Year</u>	<u>Source</u>
Gross Sales:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>	Annual Rent for Real Estate:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>
Cost of Goods Sold:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>	Inventory:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>
Gross Profit:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>	Real Estate Taxes:	<b>\$5,058</b>	<b>2021</b>	<b>Actual</b>
Total Operating Expenses:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>	Gross Payroll:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>
Net Profit:	<b>\$0</b>	<b>2022</b>	<b>AC</b>	Sales Taxes:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>
Adjusted Net Income:	<b>\$0</b>	<b>2022</b>	<b>Actual</b>				
Operating Expense Includes:							

Broker: **Northwest Illinois Realty, LLC (93654) / (815) 631-8550**

List Broker: **John Rosengren (930363) / (815) 631-8550 / JohnRosengren@gmail.com; johnrosengren@gmail.com**

CoList Broker:

More Agent Contact Info:

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MLS #: 11683140

Prepared By: John Rosengren | Northwest Illinois Realty, LLC | 12/06/2022 10:32 AM