

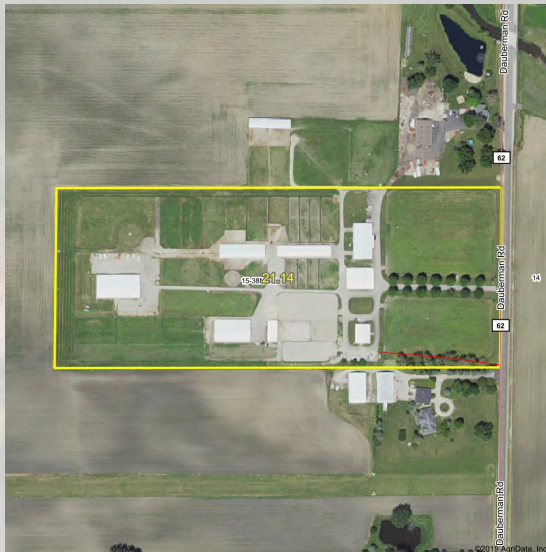


Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company

DAUBERMAN COMMERCIAL



Kane County, Big Rock Twp.

21.14± acres

**Excellent income, currently
generating \$8,280/month or
\$99,360 annually with the
potential for more!**

Listed At: \$1,330,000.00

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

1100 S County Line Road

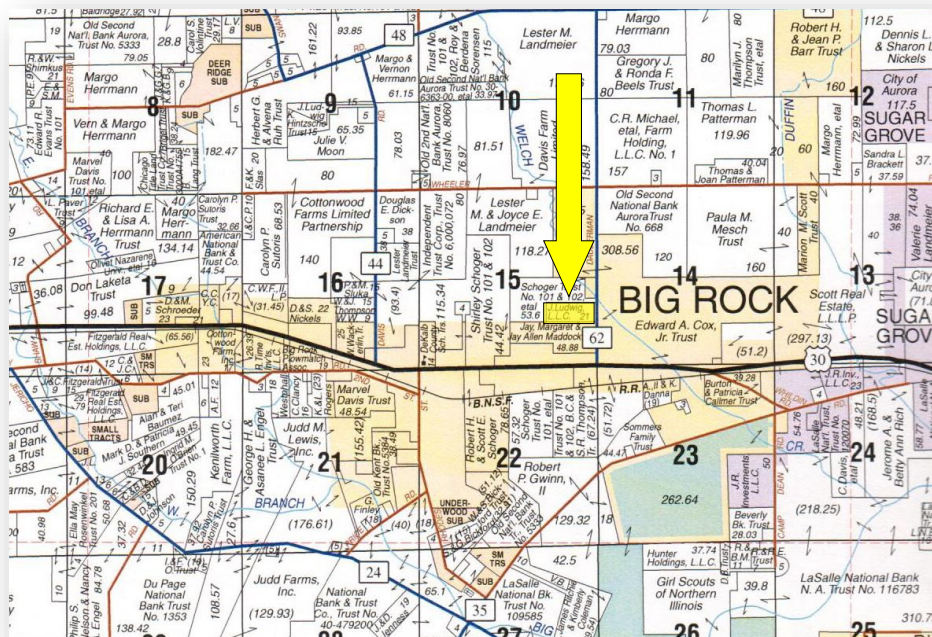
P.O. Box 297

Maple Park, IL 60151

Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



PROPERTY SPECIFICATIONS

GROSS ACRES:	21.14±
ESTIMATED TAXES:	\$7,757.80
TOTAL BUILDING SF:	51,190
ZONING:	AG/M-1 Multi Use
CURRENT RENTAL INCOME:	\$8,280/month—\$99,360 annually
PRICE:	\$1,330,000

Plenty of space to expand! Commercial rental facility, main office, apartment, lounge. All buildings have electricity and water.

Remaining horse farm buildings can be converted to rental units if desired by purchaser.

Large 1.2± acre gravel parking area. Large well, ample electric service. Located right at the Kane County Dauberman Road Extension.

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JOE LUDWIG

Broker/Owner
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Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

Appraisals



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DAUBERMAN ROAD FACILITY

BUILDING	ESTIMATED SQUARE FOOTAGE
Building 1:	7,200.00SF
Building 2:	6,300.00SF
Building 3:	3,402.00SF
Building 4:	6,480.00SF
Building 5:	6,700.00SF
Building 6:	10,368.00SF
Building 7:	8,640.00SF
Building 8:	2,100.00SF
Total Building Space:	51,421.20SF

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DAUBERMAN ROAD CURRENT/POTENTIAL RENTAL INCOME			
UNIT	EXP.	Current Rent	Potential Rent
Dauberman, SE 40	6/30/2019	\$ 895.00	
Dauberman, NW 40	mo-mo	\$ 695.00	
Dauberman, NE 40	6/30/2019	\$ 695.00	
Dauberman, Unit 1 North	7/31/2019	\$ 695.00	
Dauberman, Unit 2 South	mo-mo	\$ 695.00	
Dauberman, Apartment/ Shop	mo-mo	\$ 1,300.00	
Dauberman, Stallion	5/30/2019	\$ 1,190.00	
Indoor storage	mo-mo	\$ 225.00	
3-Bedroom Apartment	mo-mo	\$ 1,195.00	
Dauberman, SW 40	mo-mo	\$ 650.00	
Horse Barns & outdoor facilities	Currently available		\$3,000.00
	Current Mo. Income	\$ 8,135.00	
		Potential Mo. Income	\$11,135.00

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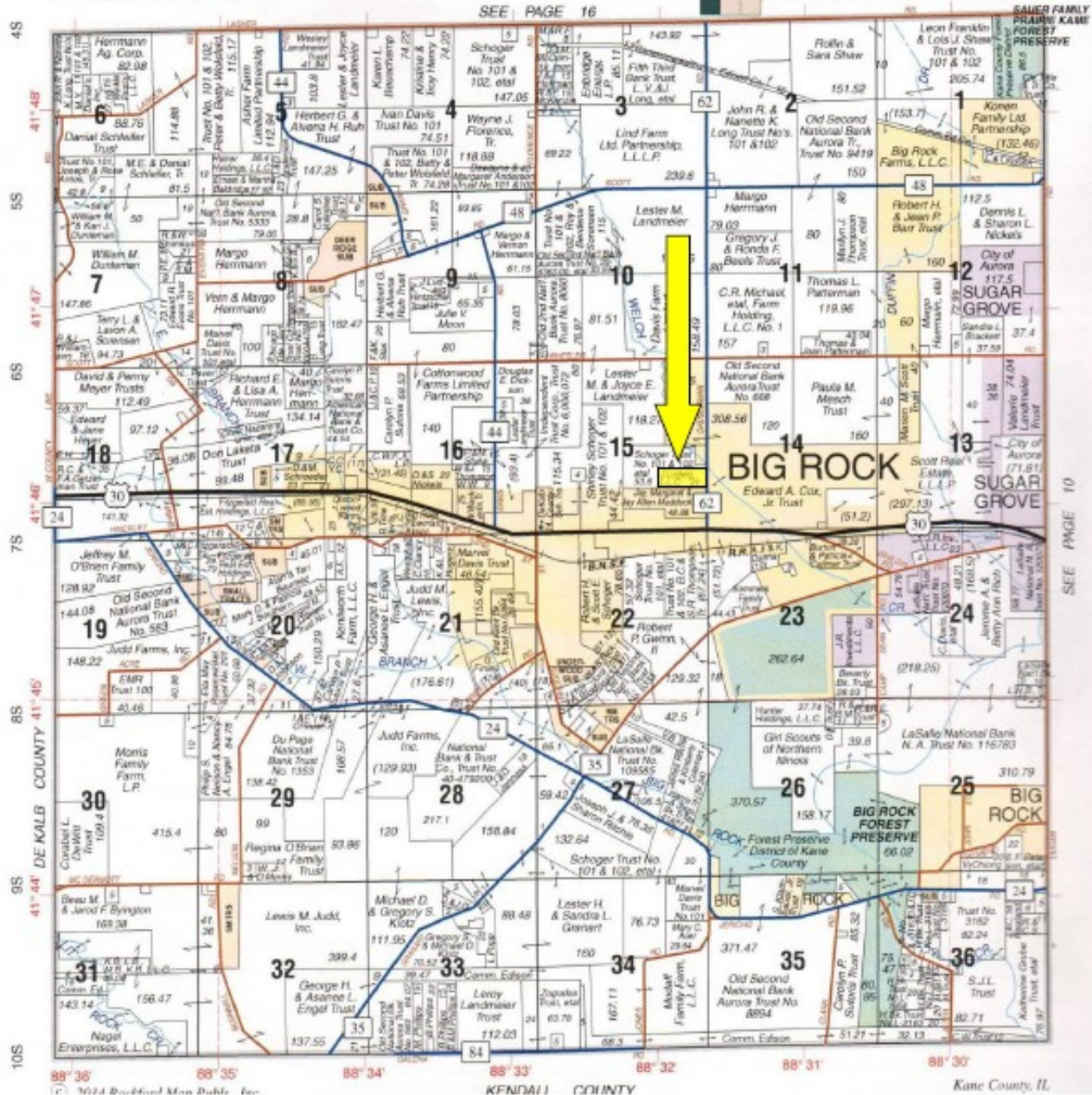
Farm Management

Crop Insurance

Appraisals

BIG ROCK

T.38N.-R.6E.



**DON'T LET
YOUR MONEY
COLLECT
DUST, INVEST
IN DIRT.**



Rooster Ag
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**NORTHERN
ILLINOIS
AG CENTER**

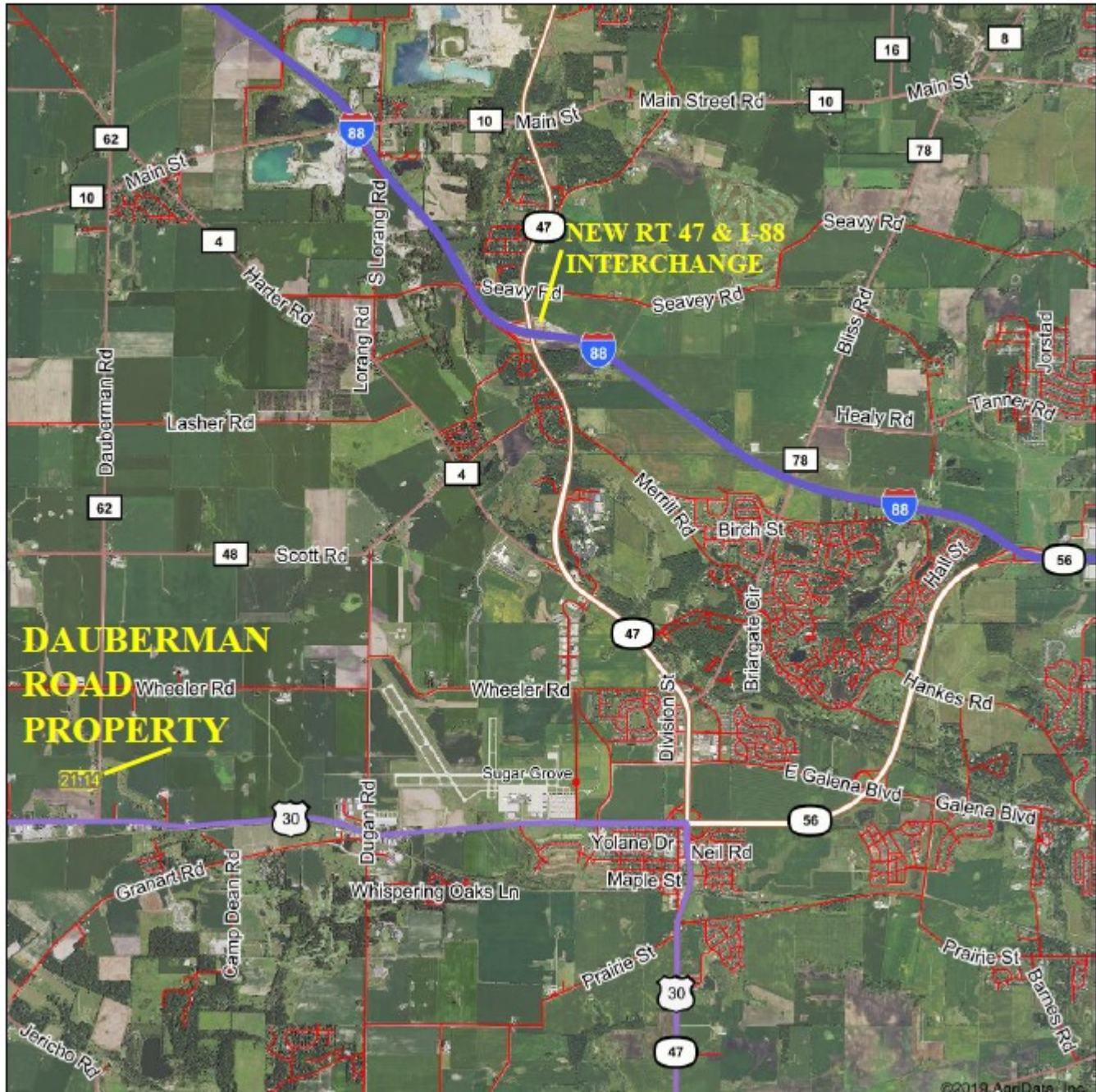
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1031 TRADER
FARMLAND SALES
GRAIN FACILITY SALES
• MORE



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Aerial Map



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BUILDING #1



BUILDING #2



BUILDING #3



BUILDING #4



BUILDING #5



BUILDING #6



BUILDING #7



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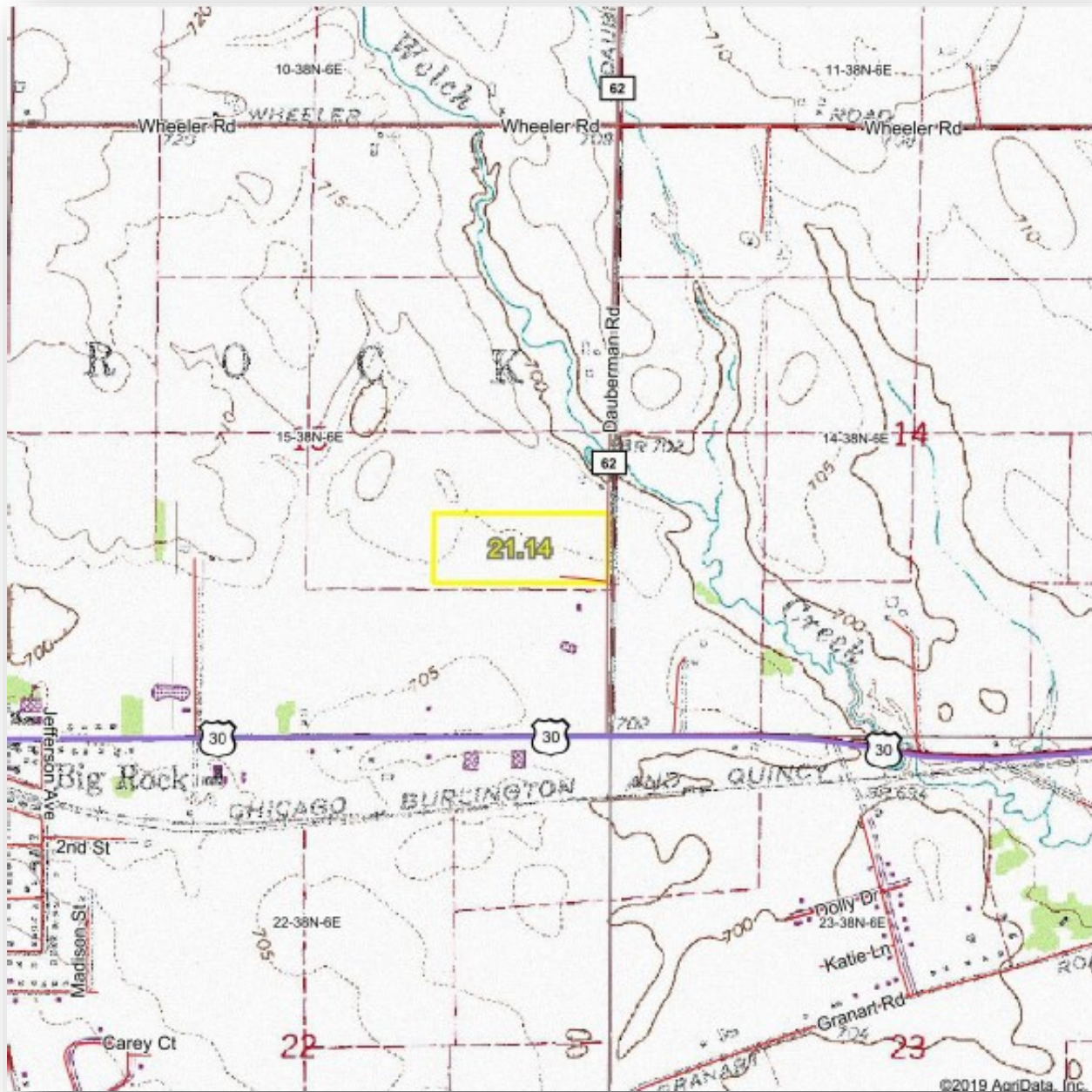
APARTMENT





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