



Banbury Fair

Mixed Use Investment Opportunity

LISTING PRESENTATION | 211 WEST RAILROAD AVENUE | BARTLETT, IL

Exclusively Listed by

Rudy Johnson - Commercial Agent | (630) 201-4130 | rudyjohnson@kw.com | 475.139695, IL

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KELLER WILLIAMS INSPIRE
407 S 3rd St # 114
Geneva, IL 60134

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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple stories with various window placements and balconies. The perspective is from a low angle, looking up at the building.

01

Property Information

EXECUTIVE SUMMARY

PRO FORMA SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

Step into a remarkable piece of Bartlett history with this fully leased, high-yield mixed-use property. Known affectionately to the community as Banbury Fair, this landmark estate spans multiple addresses and offers an exceptional blend of retail, restaurant, and residential income. Originally built in 1877, the property seamlessly pairs historic charm with modern reliability, thanks to extensive renovations in the 1990s and a final major renovation in 2006.

Positioned in the heart of thriving downtown Bartlett and just a short walk to the Metra train station, this property is perfectly situated to capitalize on the area's explosive growth—downtown retail revenue has surged by an impressive 30% over the last four years!

Property Highlights

- Property Configuration & Highlights
- Main Mixed-Use Building (4,025 Sq. Ft.): A bustling retail hub currently housing a beloved coffee shop, a local florist, the Banbury Fair home design boutique, and several other boutique retail shops.
- Luxury Owner's/Rental Apartment (1,400 Sq. Ft.): Situated directly above the retail space, this massive 3-bedroom, 2-bathroom apartment offers excellent rental income or a perfect live-work setup for an owner-occupant.
- Freestanding Restaurant Space (1,340 Sq. Ft.): A fully operational, highly visible restaurant space adding strong diversification to your tenant mix.
- 100% Occupancy: Enjoy immediate, turnkey cash flow from day one with all units currently rented.
- Bonus Business Opportunity: Highly versatile investment! This is a phenomenal owner-occupied opportunity, with the established and successful Banbury Fair business also available for purchase separately.
- Financial Summary
- Gross Annual Income: \$90,000
- 2024 Property Taxes: \$10,182
- Annual Utilities: \$12,000
- Net Operating Income (NOI): \$68,000

Price:	\$885,000
Building SF:	5365
Price / SF:	\$165
NOI:	68000
CAP Rate:	7.7%
Lease Rate:	100
Rentable SF:	5365
Available SF:	0
Occupancy:	100
Lot Size:	23,168 sq ft

Pro Forma Summary



Investment Summary

Price	\$885,000
Year Built	1877
Tenants	5
RSF	5,340
Price/RSF	\$165.73
Lot Size	23,168 sf
Floors	2
APN	06-34-408-022, 06-34-408-020, 06-34-408-024
Cap Rate	7.68%

Financing Summary

Loan 1 (Fixed)	\$620,000
Initial Equity	\$265,000
Interest Rate	7%
Term	30 years
Monthly Payment	\$4,125
DCR	1.37

Tenant Annual Scheduled Income

Tenant	Actual
	\$90,000
Totals	\$90,000

Annualized Income

Description	Actual
Gross Potential Rent	\$90,000
- Less: Vacancy	\$0
Effective Gross Income	\$90,000
- Less: Expenses	(\$22,000)
Net Operating Income	\$68,000
- Debt Service	(\$49,499)
Net Cash Flow after Debt Service	\$18,501
+ Principal Reduction	\$6,298
Total Return	\$24,800

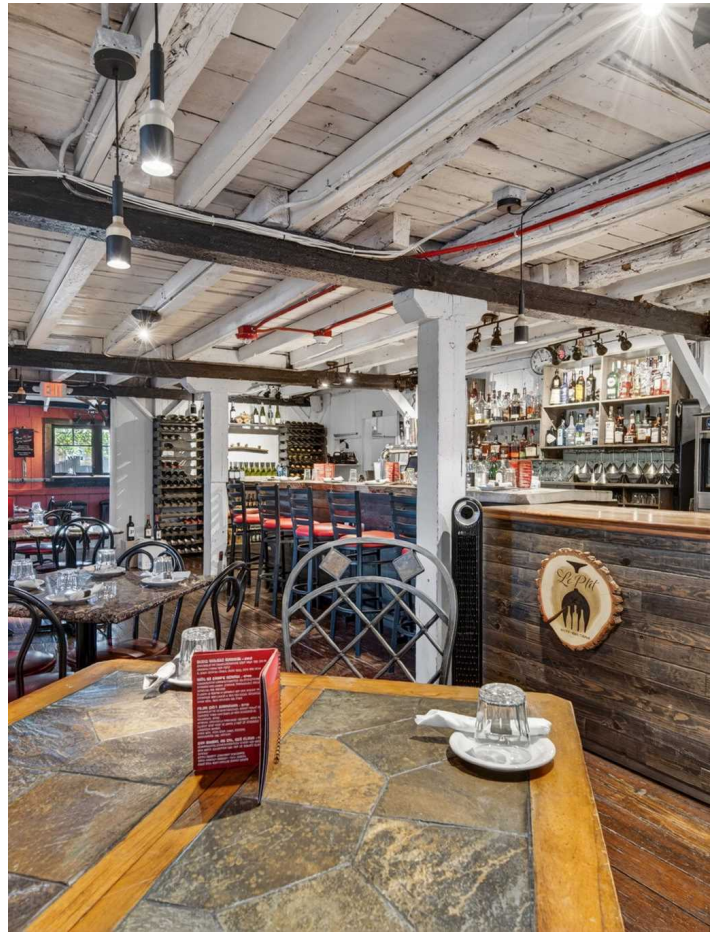
Annualized Expenses

Description	Actual
Taxes - Real Estate	\$10,182
Utilities	\$11,818
Total Expenses	\$22,000
Expenses Per RSF	\$4.12

Property Photos



Property Photos



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, with various rectangular volumes and protrusions. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

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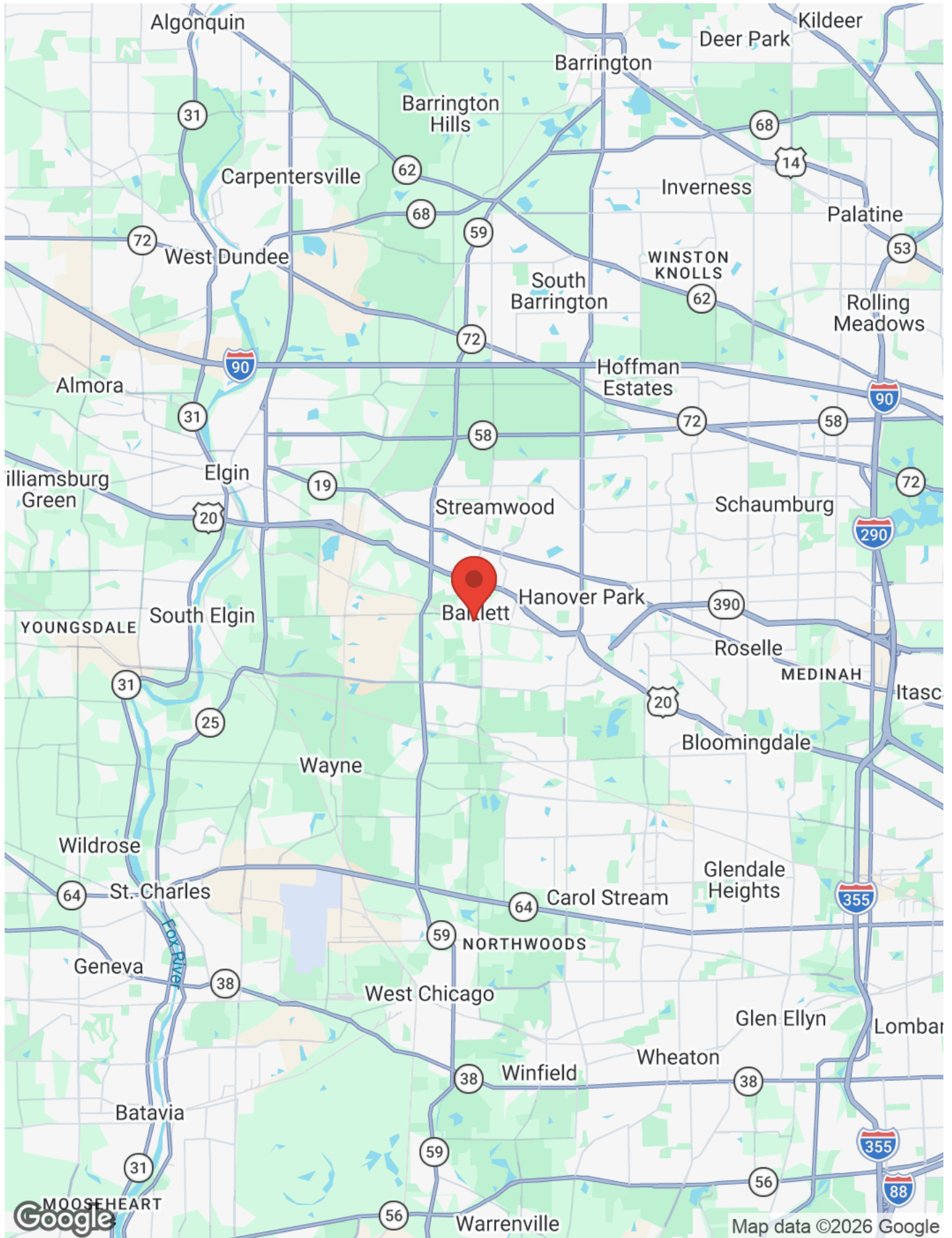
Location Information

REGIONAL MAP

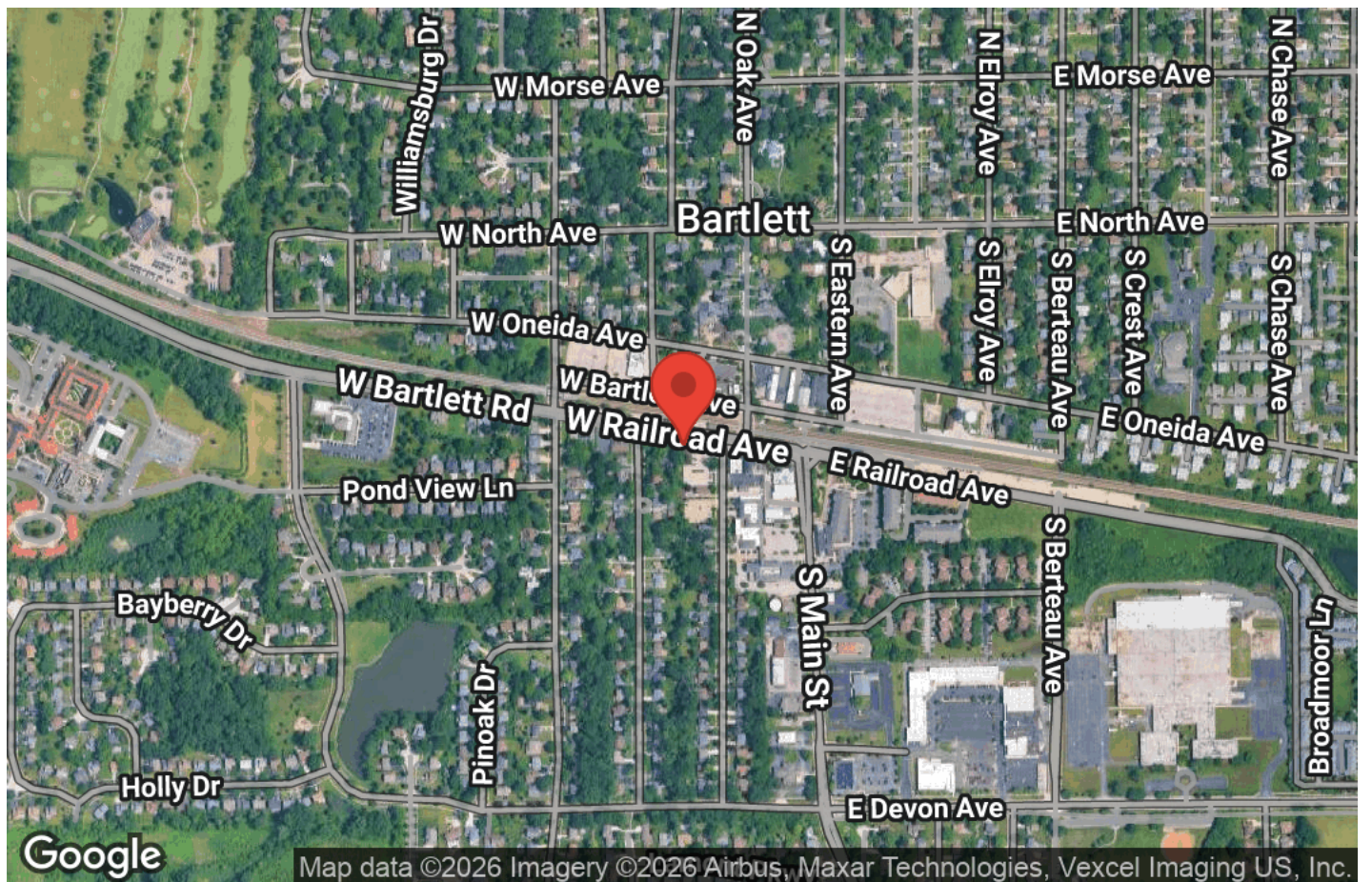
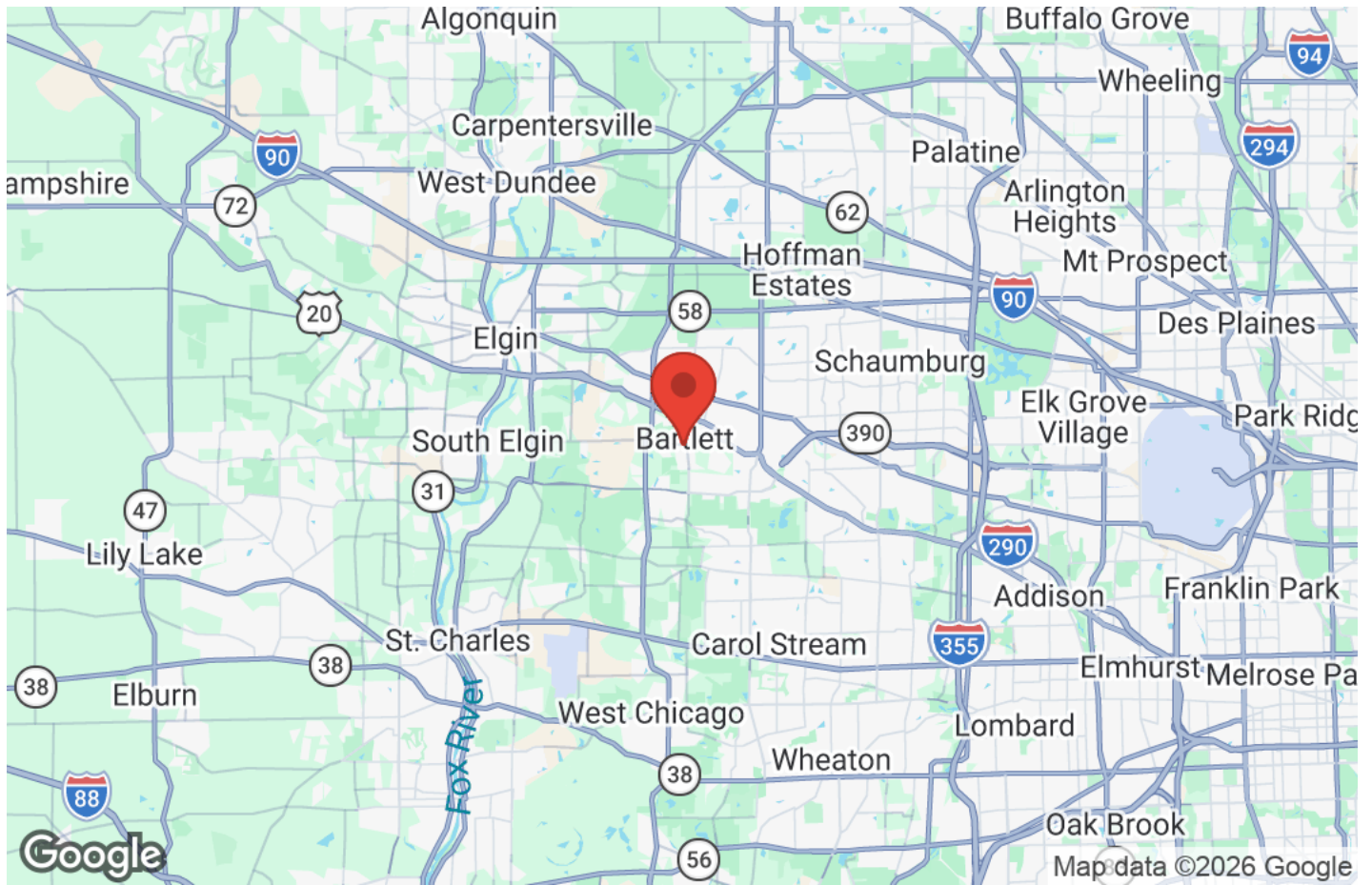
LOCATION MAPS

AERIAL MAP

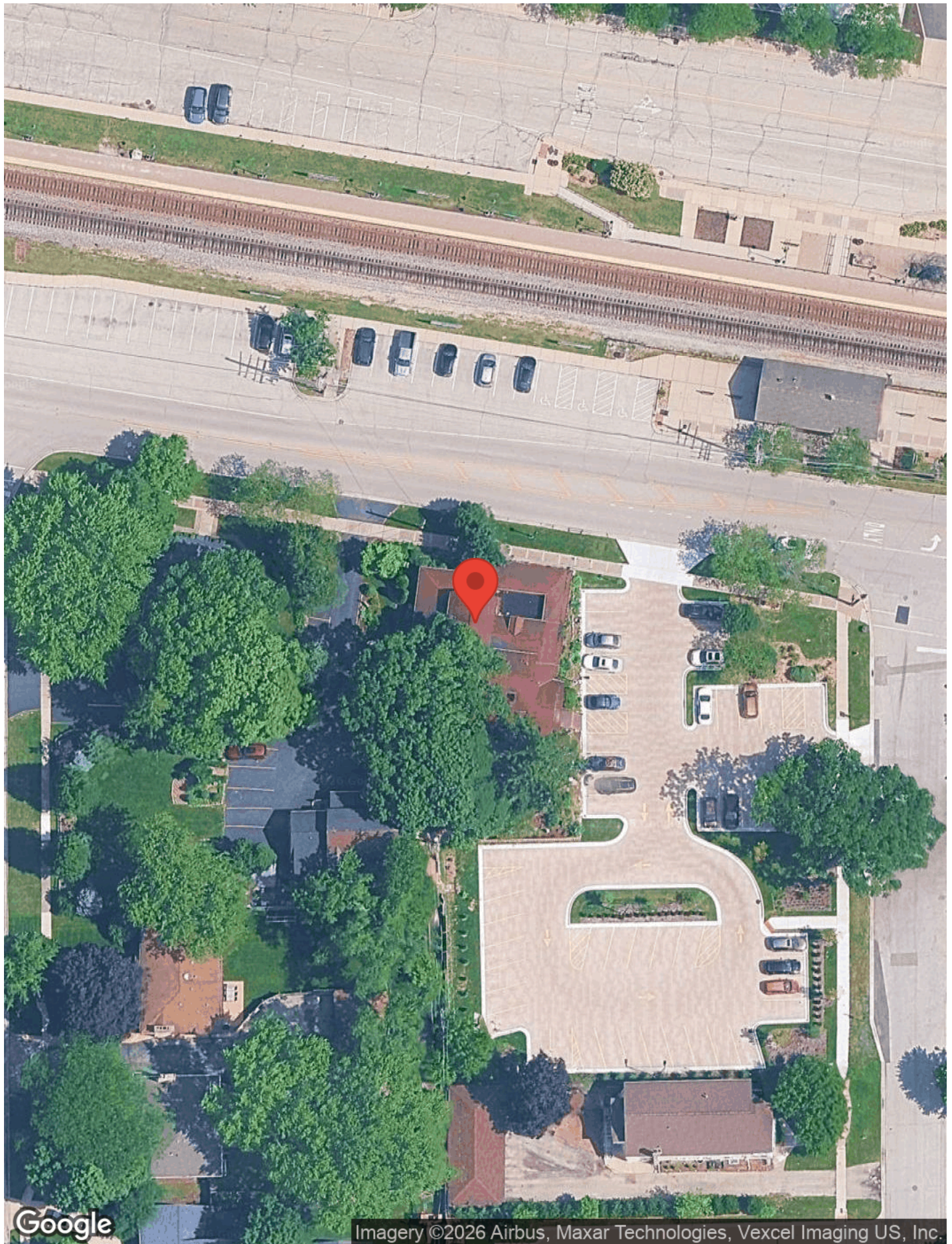
Regional Map



Location Maps



Aerial Map



Google

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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, three-dimensional grid of rectangular shapes, representing the structure of a multi-story building. The perspective is from a low angle, looking up at the building's facade. Dotted lines are also visible, extending from the top right towards the center of the page, suggesting a design or construction process.

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Financial Analysis

INVESTMENT DETAILS

BROKER OPINION OF VALUE

Investment Details



Analysis

Analysis Date May 2026

Property

Property Type Mixed Use
Property Banbury Fair
Address 211 West Railroad Avenue
City, State Bartlett, IL 60103
Year Built 1877

Purchase Information

Purchase Price \$885,000
Tenants 5
Total Rentable SF 5,340
Lot Size 23,168 sf

Income & Expense

Gross Operating Income \$90,000
Monthly GOI \$7,500
Total Annual Expenses (\$22,000)
Monthly Expenses (\$1,833)

Financial Information

Initial Equity \$265,000

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$620,000	30 years	30 years	7.00%	\$4,125	

Broker Opinion of Value



Valuation Summary	Conservative	Average	Aggressive
Income Valuation	\$755,556	\$850,000	\$971,429
Sales Comparison Valuation	\$0	\$0	\$0

\$ per SF	Conservative	Average	Aggressive
Income Valuation	\$141.49	\$159.18	\$181.92
Sales Comparison Valuation	\$0.00	\$0.00	\$0.00

Broker Opinion of Value



Stabilized Income	Amount	Percent	\$ per SF
Gross Scheduled Income	\$90,000	100%	\$16.85
- Vacancy	\$0	0.0%	\$0.00
Gross Operating Income	\$90,000	100%	\$16.85
- Total Operating Expenses	(\$22,000)	24.4%	\$4.12
- Management Fees	\$0	0.0%	\$0.00
- Replacement Reserves	\$0	0.0%	\$0.00
Net Operating Income	\$68,000		\$12.73

Income Valuation Analysis	Price	Cap Rate	\$ per SF
Conservative Cap Rate	\$755,556	9.00%	\$141.49
Average Cap Rate	\$850,000	8.00%	\$159.18
Aggressive Cap Rate	\$971,429	7.00%	\$181.92

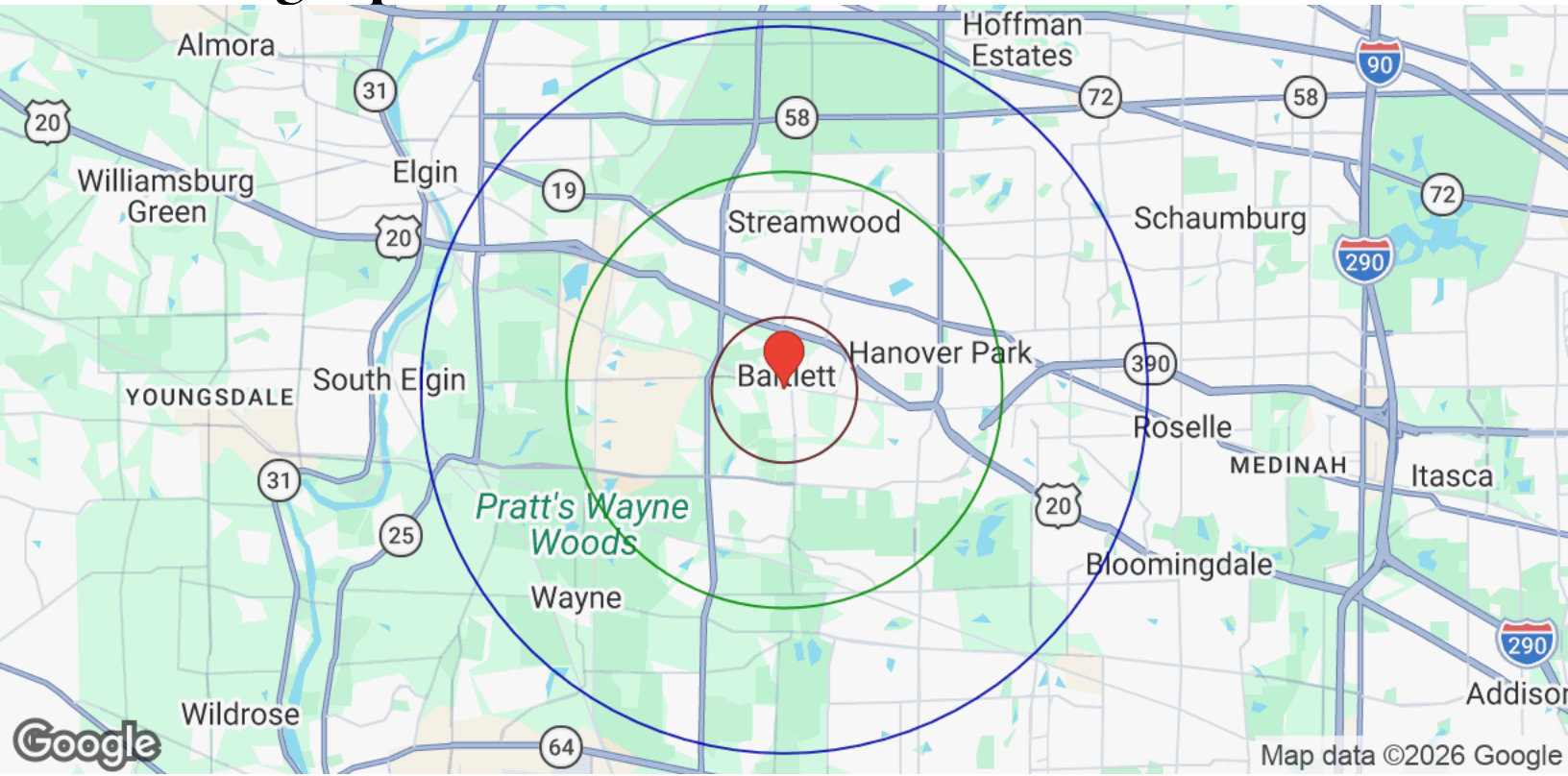
04

Demographics

DEMOGRAPHICS



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,622	46,042	101,877
	Female	4,416	46,099	103,336
	Total Population	9,038	92,141	205,213
Race / Ethnicity	White	5,257	43,186	99,959
	Black	641	6,358	13,257
	Am In/AK Nat	6	37	103
	Hawaiian	N/A	9	41
	Hispanic	1,819	26,122	52,555
	Asian	1,124	14,816	35,687
	Multiracial	168	1,511	3,407
	Other	23	92	205
Housing	Total Units	3,489	33,119	75,269
	Occupied	3,308	31,637	71,975
	Owner Occupied	2,442	25,406	57,254
	Renter Occupied	866	6,231	14,721
	Vacant	182	1,482	3,295
Age	Ages 0 - 14	1,526	16,430	36,653
	Ages 15 - 24	1,059	11,696	25,595
	Ages 25 - 54	3,539	38,253	84,282
	Ages 55 - 64	1,188	11,796	26,661
	Ages 65+	1,726	13,968	32,021
	Income	Median	\$96,623	\$107,326
Under \$15k		172	1,888	4,164
\$15k - \$25k		95	962	2,136
\$25k - \$35k		154	1,212	3,152
\$35k - \$50k		350	2,296	5,209
\$50k - \$75k		502	4,297	9,073
\$75k - \$100k		443	3,904	9,466
\$100k - \$150k		502	6,968	15,101
\$150k - \$200k		398	4,659	10,420
Over \$200k		693	5,451	13,252

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are also present, suggesting a perspective or grid system.

05

Agent Profile

PROFESSIONAL BIO

DISCLAIMER

Professional Bio



Rudy Johnson

Commercial Agent

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Over 20 Years of Experience in Real Estate
Member of KW Commercial Mid West Region, KW Commercial National and KW Commercial International
ALC Member KW Inspire Commercial Representative
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Loopnet Membership
Crexi Pro Membership
MLS Member
National Association of Realtors
Realtor Association of The Fox Valley
Master in Counseling Psychology

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