

31 Improved Rowhome Sites FOR SALE

Riverbend, Genoa, IL

Ideal Builder Opportunity!



Dan Flanagan, ALC
Managing Broker

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Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.



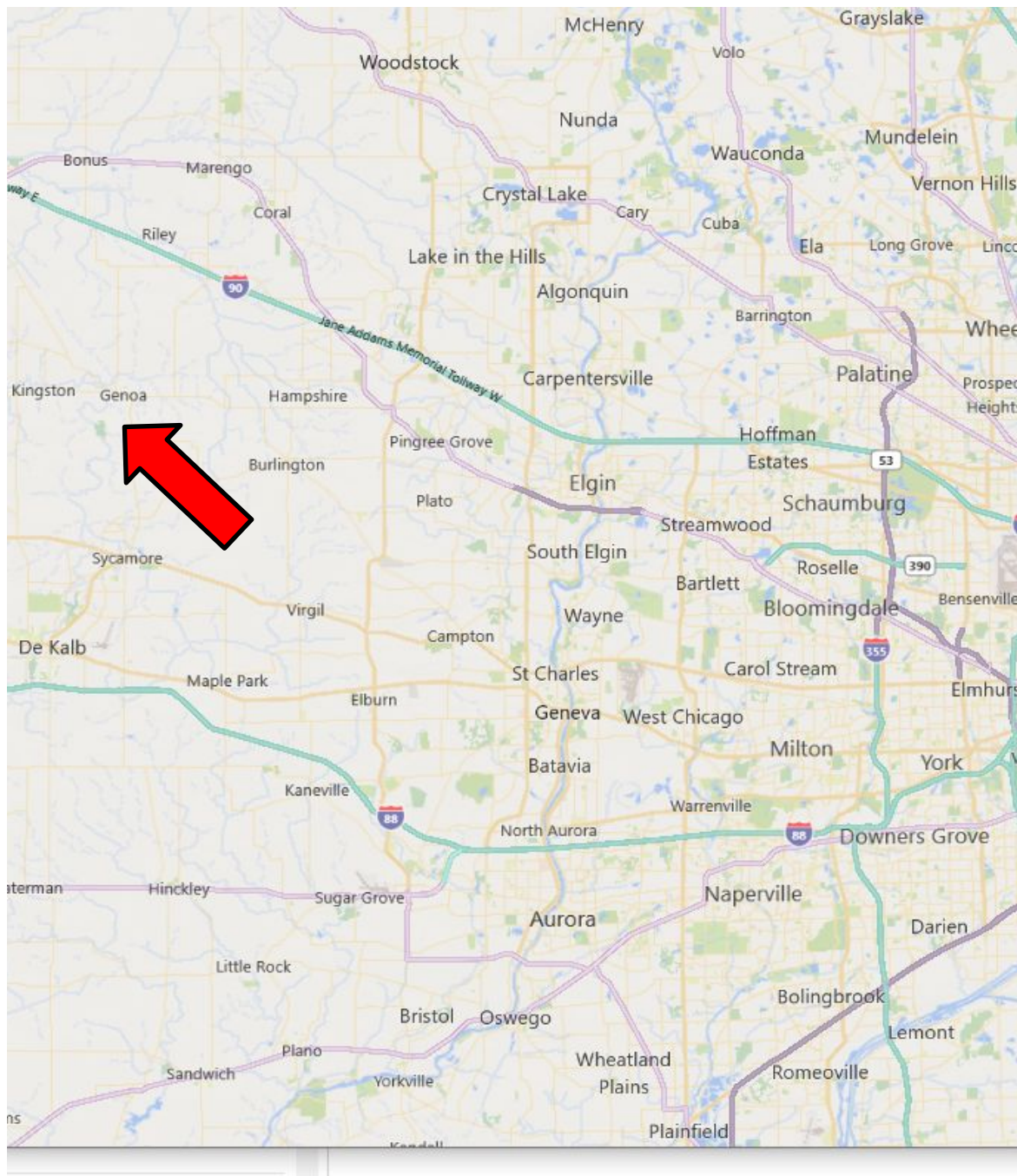
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Summary

Location:	South of Route 72, west of Market Street, Genoa, DeKalb County, IL
Units:	31 fully improved sites
Lot Size:	27.5' x 122'
Permit Fees:	Upon Request
Improvements:	Fully improved sites Purchaser responsible for sidewalks, paths, trees and parkways.
Architecture:	Per Annexation Agreement
HOA:	Established
Schools:	Genoa Kingston 424 Adjacent to High School
Terms:	Seller prefers a bulk sale but will consider structured takedowns
Zoning:	PUD
Price:	\$527,000 (\$17,000 per lot)

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Genoa-Kingston High School & CUSD 424

Steam Dr

Riverbend Dr

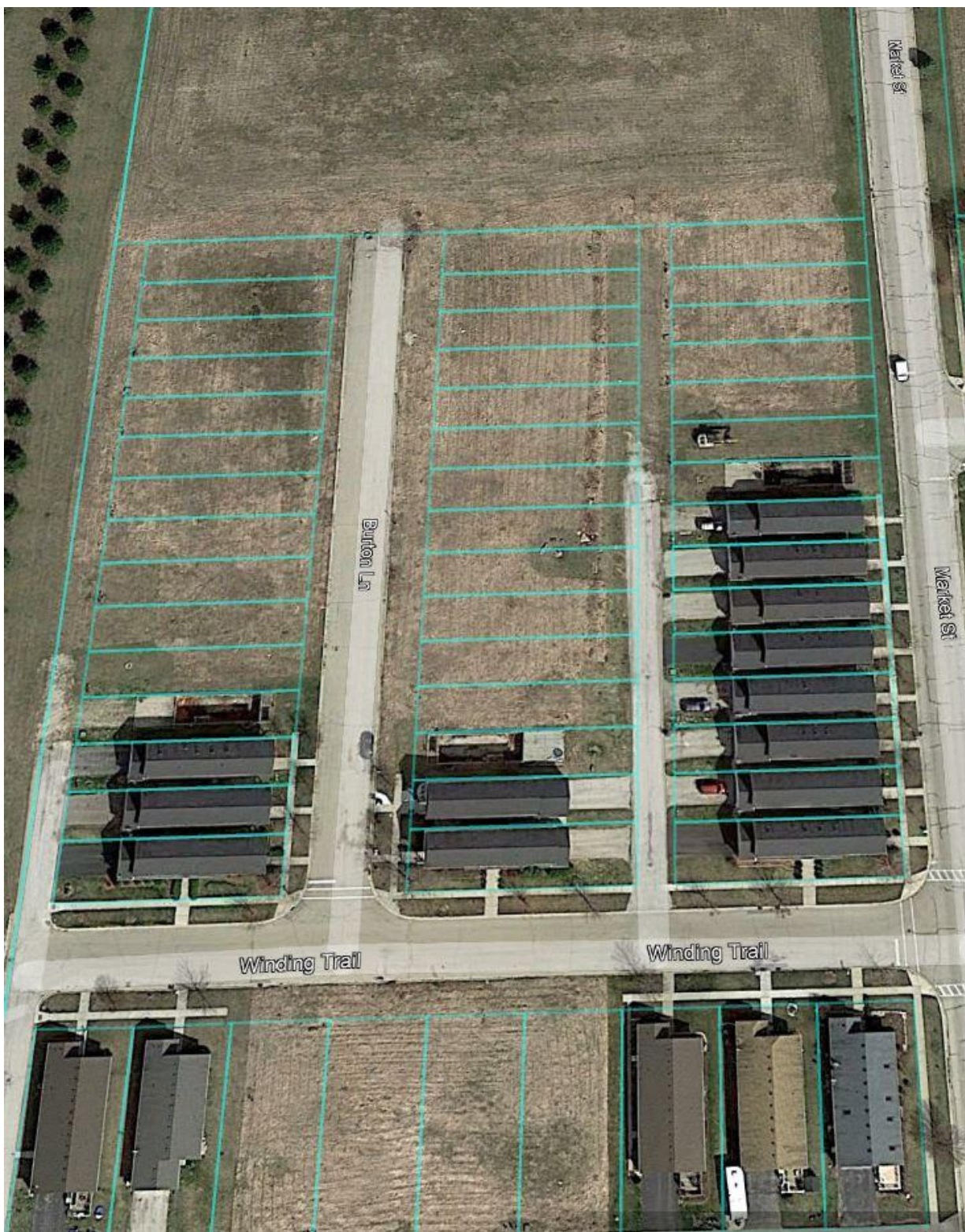
Steam Dr

Riverbend Dr

S Br Kishwaukee River

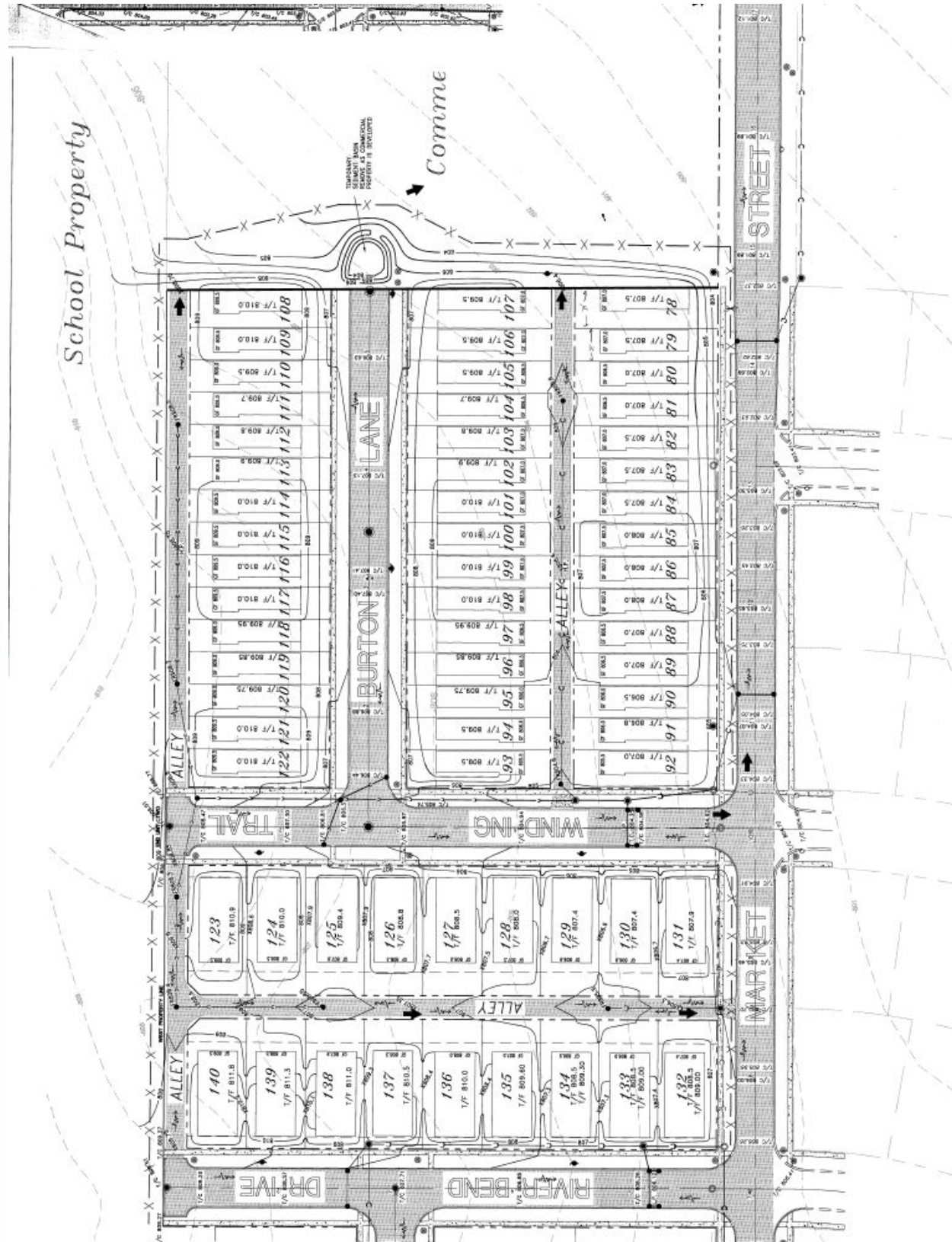
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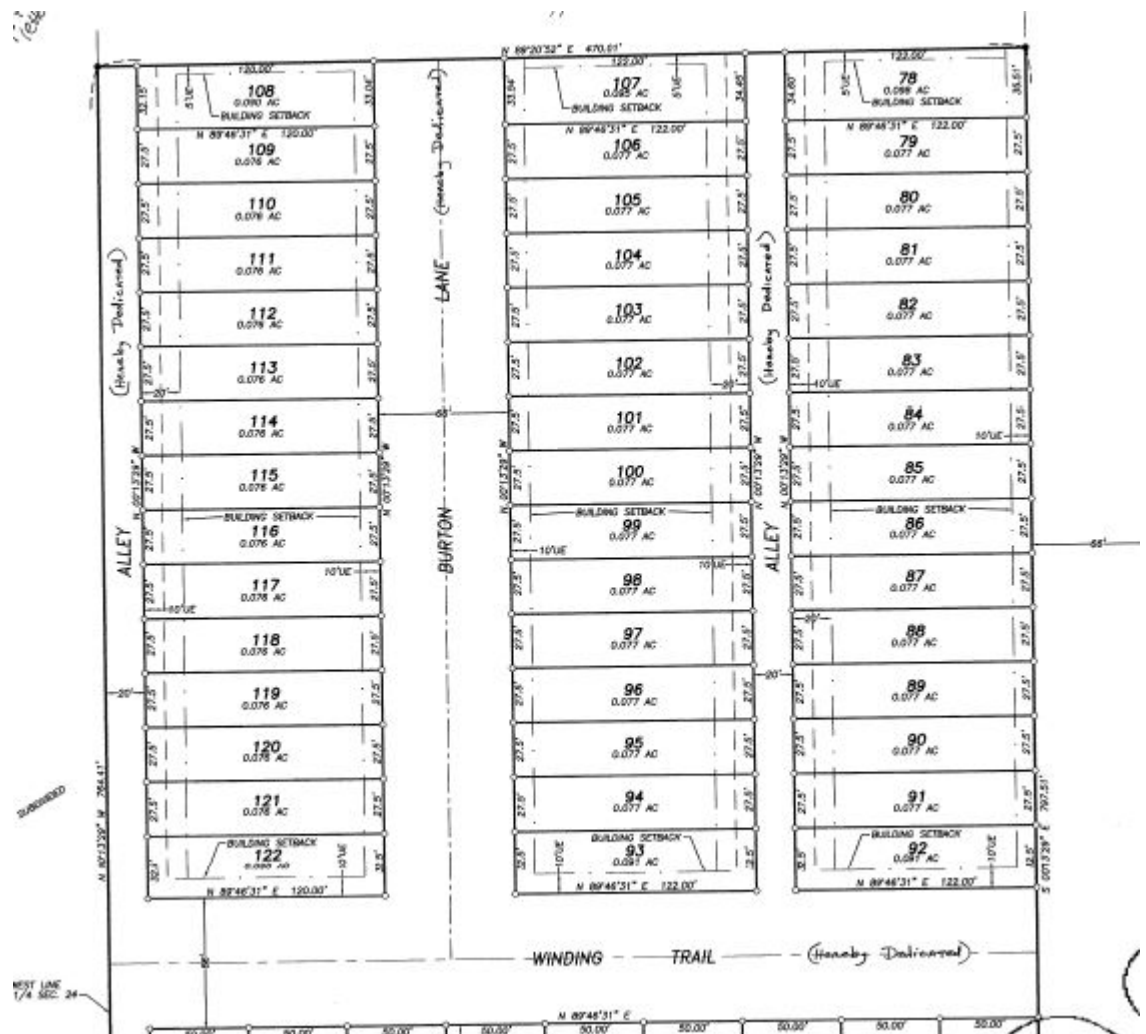
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- (1) Lot 78 – PIN #0224448060 – 201 Market St.
- (2) Lot 79 – PIN #0224448059 – 203 Market St.
- (3) Lot 80 – PIN #0224448058 – 205 Market St.
- (4) Lot 81 – PIN#0224448057 – 207 Market St.
- (5) Lot 82 – PIN #0224448056 – 209 Market St.
- (6) Lot 83 – PIN #0224448055 – 211 Market St.
- (7) Lot 95 – PIN #0224448043 – 224 Burton Ln.
- (8) Lot 96 – PIN #0224448042 – 222 Burton Ln.
- (9) Lot 97 – PIN #0224448041 – 220 Burton Ln.
- (10) Lot 98 – PIN #0224448040 – 218 Burton Ln.
- (11) Lot 99 – PIN #0224448039 – 216 Burton Ln.
- (12) Lot 100 – PIN #0224448038 – 214 Burton Ln.
- (13) Lot 101 – PIN #0224448037 – 212 Burton Ln.
- (14) Lot 102 – PIN #0224448036 – 210 Burton Ln.
- (15) Lot 103 – PIN #0224448035 – 208 Burton Ln.
- (16) Lot 104 – PIN #0224448034 – 206 Burton Ln.
- (17) Lot 105 – PIN #0224448033 – 204 Burton Ln.
- (18) Lot 106 – PIN #0224448032 – 202 Burton Ln.
- (19) Lot 107 – PIN #0224448031 – 200 Burton Ln.
- (20) Lot 108 – PIN #0224447016 – 201 Burton Ln.
- (21) Lot 109 – PIN #0224447017 – 203 Burton Ln.
- (22) Lot 110 – PIN #0224447018 – 205 Burton Ln.
- (23) Lot 111 – PIN #0224447019 – 207 Burton Ln.
- (24) Lot 112 – PIN #0224447020 – 209 Burton Ln.
- (25) Lot 113 – PIN #0224447021 – 211 Burton Ln.
- (26) Lot 114 – PIN #0224447022 – 213 Burton Ln.
- (27) Lot 115 – PIN #0224447023 – 215 Burton Ln.
- (28) Lot 116 – PIN #0224447024 – 217 Burton Ln.
- (29) Lot 117 – PIN #0224447025 – 219 Burton Ln.
- (30) Lot 118 – PIN #0224447026 – 221 Burton Ln.
- (31) Lot 119 – PIN #0224447027 – 223 Burton Ln.

ABOUT FLANAGAN REALTY, LLC

Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.



Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate Daniel Flanagan
Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS
REQUIRED BY STATE LAW.**

Customer Signature

Print Customer's Name

Date
