



## Property Summary



\$4,250,000



### **OFFERING SUMMARY**

Sale Price:

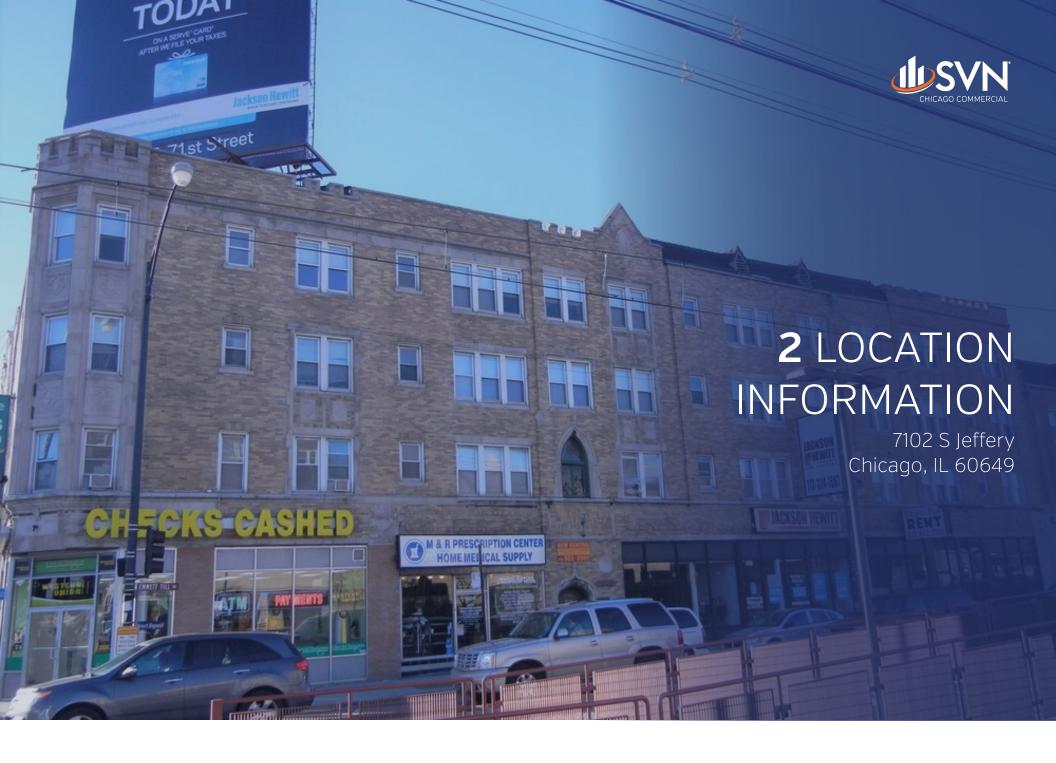
# of Units Sale Price Per Unit: \$77,273 42.720 SF **Building Size:** Lot Size: 18.810 SF Price / SF: \$99.49 Cap Rate: 7.5% \$318,800 NOI: Year Built: 1930 Zoning: B1-3 Market: Chicago

### **PROPERTY OVERVIEW**

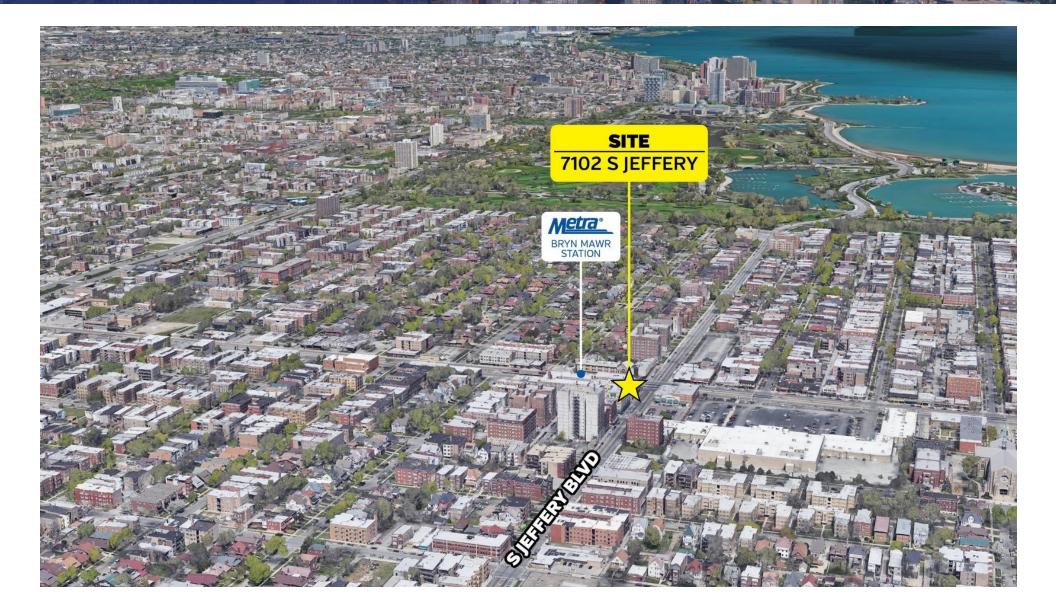
SVN is pleased to offer for sale a 55 unit mixed-use building located in South Shore. The unit mix consists of [9] Retail, [13] studio, [31] 1 Bedroom 1 Bath, [1] 2 Bedroom 1 Bath and [1] 3 Bedroom 1 Bath units. Heat is provided by a central boiler. The property has one passenger elevator. There is a laundry room with 4 washers and 4 dryers, which are owned. The building is situated on approximately 110x171 parcel of land and is zoned B1-3. All units are in good condition and the property is 100% occupied.

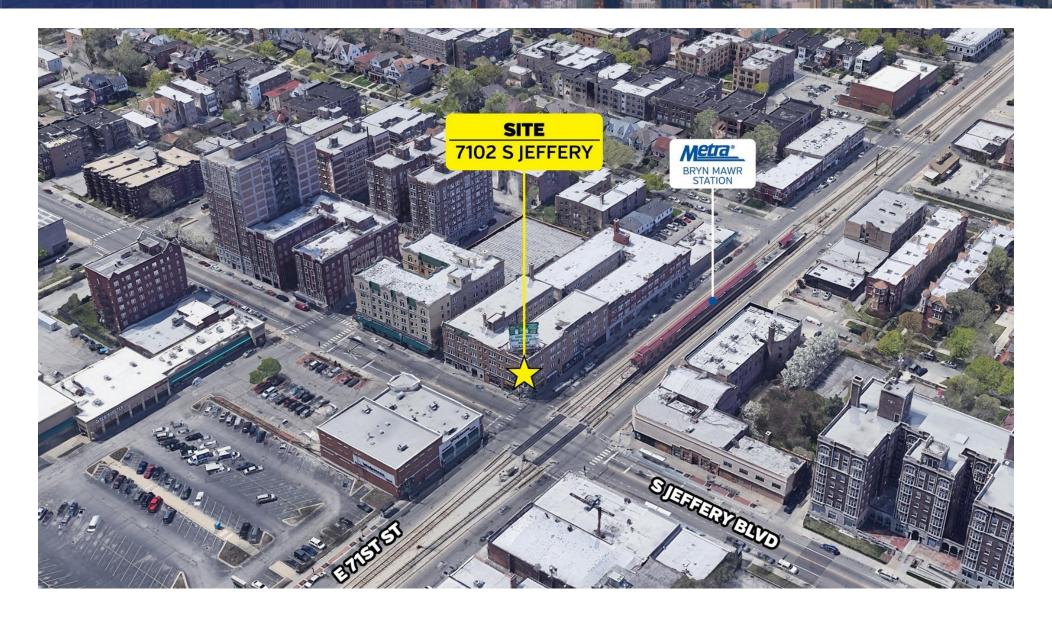
### **PROPERTY HIGHLIGHTS**

- Premier South Shore Location
- Desirable Unit Mix
- (9) Retail, (13) Studio, (31) 1 Bed, (1) 2 Bed (1) 3 Bed Units
- · Well-Maintained Building
- · 100% Occupied



### Aerial

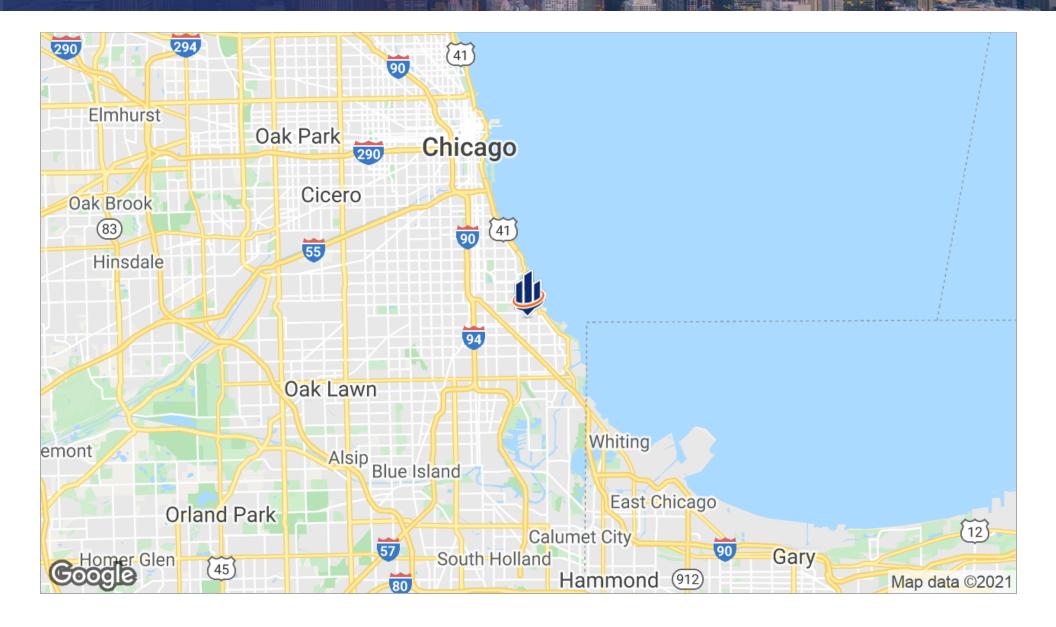




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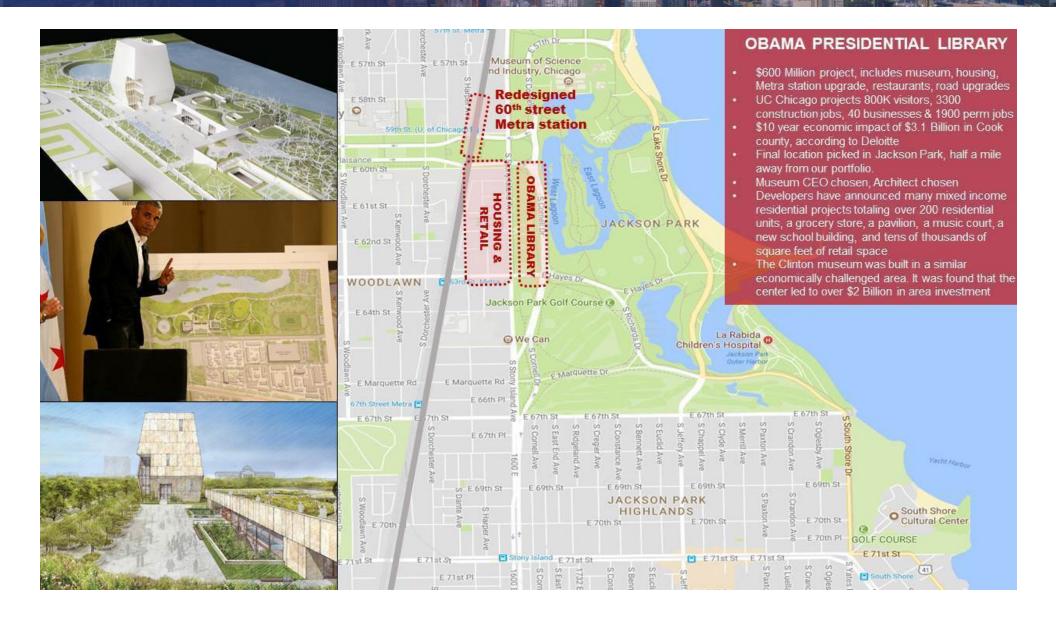
### Location Maps



### 71st & Jeffery New Development



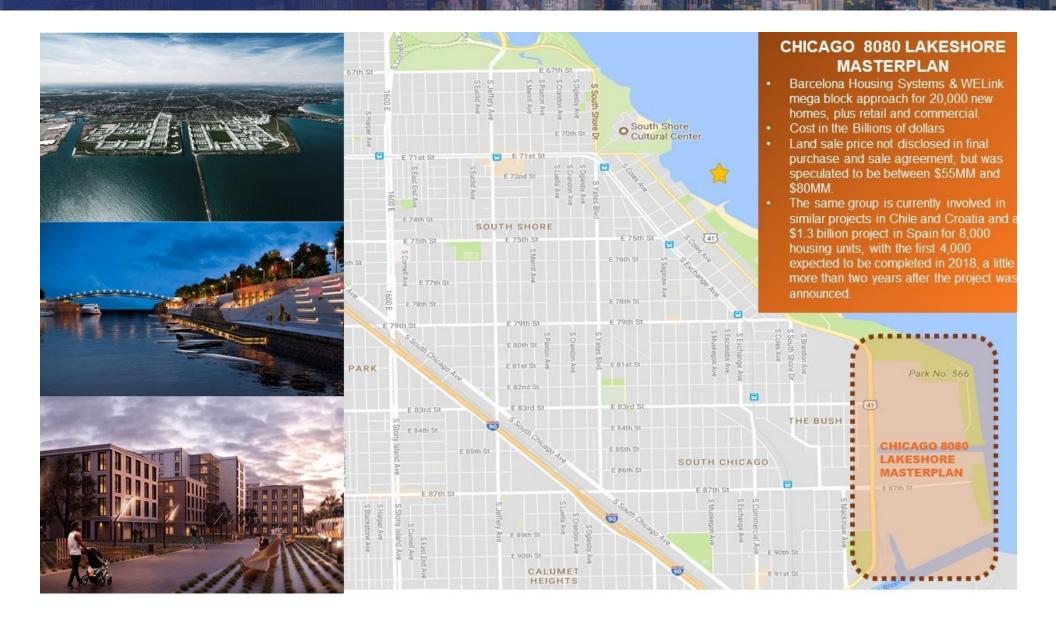
### Obama Presidential Library

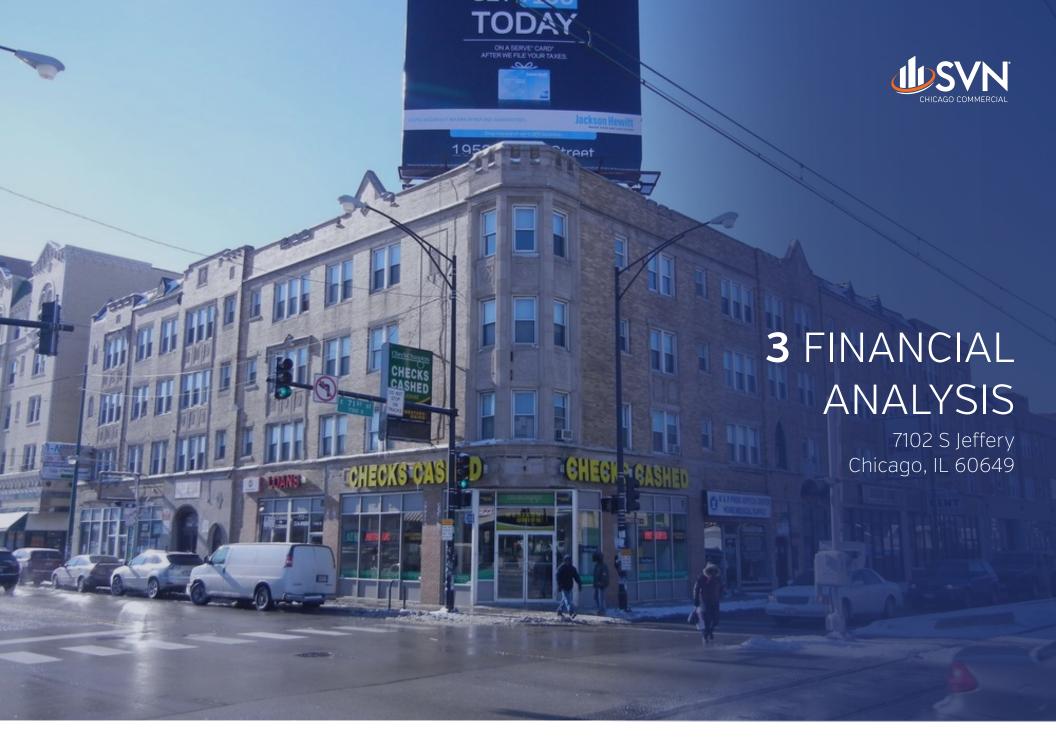


## Tiger Woods Designed Golf Course



### South Works Site Plan





# Financial Summary

INVESTMENT OVERVIEW	CASH FLOW
Price	\$4,250,000
Price per Unit	\$77,272
GRM	7.0
CAP Rate	7.5%
Cash-on-Cash Return (yr 1)	10.22 %
Total Return (yr 1)	\$201,087
Debt Coverage Ratio	1.69
OPERATING DATA	CASH FLOW
Gross Scheduled Income	\$604,320
Other Income	\$44,157
Total Scheduled Income	\$588,045
Vacancy Cost	\$60,432
Gross Income	\$527,613
Operating Expenses	\$269,245
Net Operating Income	\$318,800
Pre-Tax Cash Flow	\$130,362
FINANCING DATA	CASH FLOW
Down Payment	\$1,275,000
Loan Amount	\$2,975,000
Debt Service	\$188,438
Debt Service Monthly	\$15,703
Principal Reduction (yr 1)	\$70,725

# Income & Expenses

**Net Operating Income** 

INCOME SUMMARY	CASH FLOW	PER UNIT
Expected Gross Income	\$604,320	\$10,987
Vacancy	-\$60,432	-\$1,098
Other Income	\$44,157	\$802
Total Income	\$588,045	\$10,691
EXPENSE SUMMARY	CASH FLOW	PER UNIT
Repairs and Maintenance	\$8,800	\$160
Cleaning and Decorating	\$6,875	\$125
Utilities - Gas	\$33,505	\$609
Utilities - Electric	\$30,683	\$557
Utilities - Water	\$34,628	\$629
Real Estate Taxes	\$74,478	\$1,354
Insurance	\$22,000	\$400
Scavenger	\$9,393	\$170
Elevator	\$6,939	\$126
Janitor / Manager	\$12,000	\$218
Management	\$27,194	\$494
Miscellaneous and Reserve	\$2,750	\$50
Gross Expenses	\$269,245	\$4,895

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\$318,800

\$5,796

# Unit Mix Summary

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF
Retail	9	16.4	1,436	\$1,410	\$0.98
Studio	13	23.6	450	\$715	\$1.59
1 Bedroom	31	56.4	700	\$860	\$1.23
2 Bedroom	1	1.8	750	\$800	\$1.07
3 Bedroom	1	1.8	1,000	\$925	\$0.93
Totals/Averages	55	100%	42,224	\$50,370	\$1.19

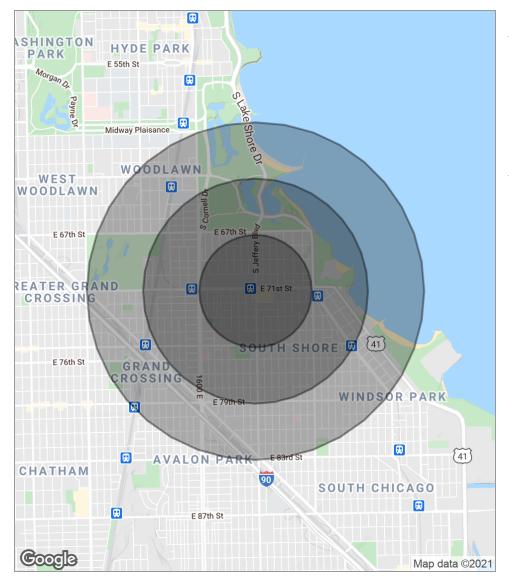


# Demographics Report

	0.5 MILES	1 MILE	1.5 MILES
Total population	6,490	27,647	55,200
Median age	34.2	34.1	36.2
Median age (male)	29.7	28.7	31.7
Median age (female)	35.4	37.0	39.2
Total households	3,156	12,340	24,373
Total persons per HH	2.1	2.2	2.3
Average HH income	\$35,249	\$39,075	\$40,602
Average house value	\$235,434	\$232,085	\$215,077

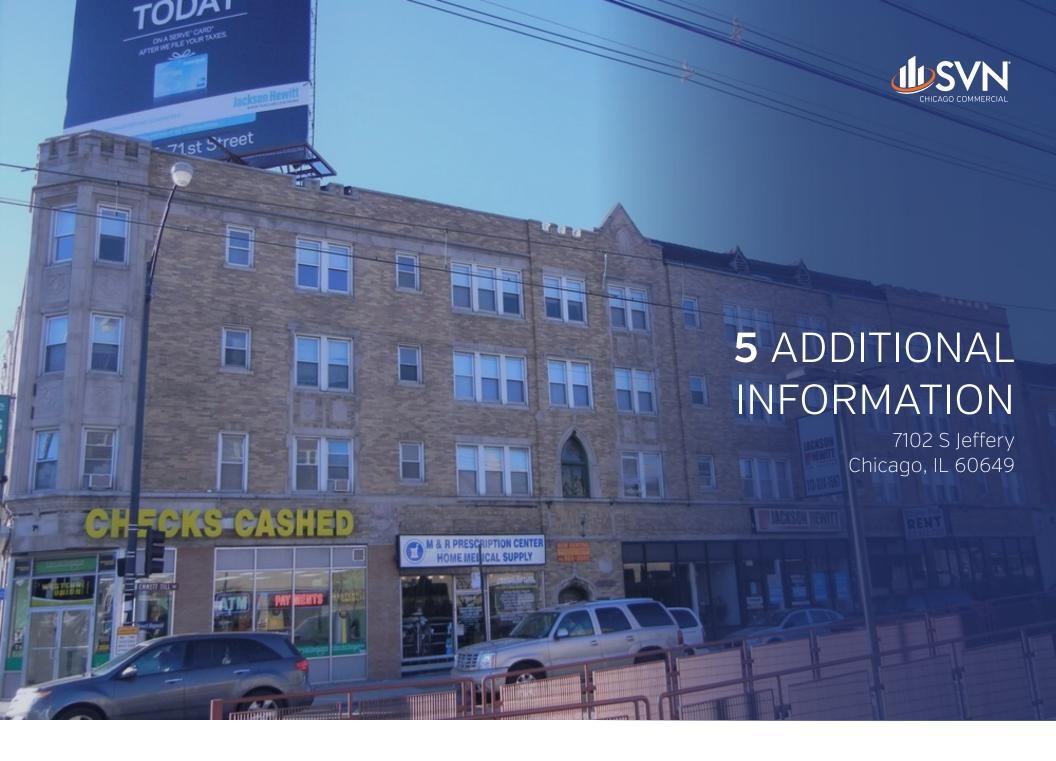
<sup>\*</sup> Demographic data derived from 2010 US Census

## Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
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Median age	34.2	34.1	36.2
Median age (Male)	29.7	28.7	31.7
Median age (Female)	35.4	37.0	39.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
HOUSEHOLDS & INCOME  Total households	<b>0.5 MILES</b> 3,156	<b>1 MILE</b> 12,340	<b>1.5 MILES</b> 24,373
Total households	3,156	12,340	24,373

<sup>\*</sup> Demographic data derived from 2010 US Census



### Photos - Exterior





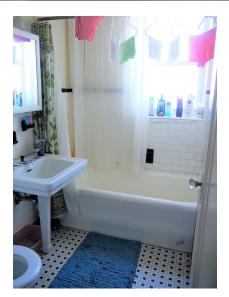


### Photos - Interior









### Photos - Other











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