

Mixed Use 4-Unit West Loop

1041 WEST MADISON STREET

Chicago, IL 60607

PRESENTED BY:

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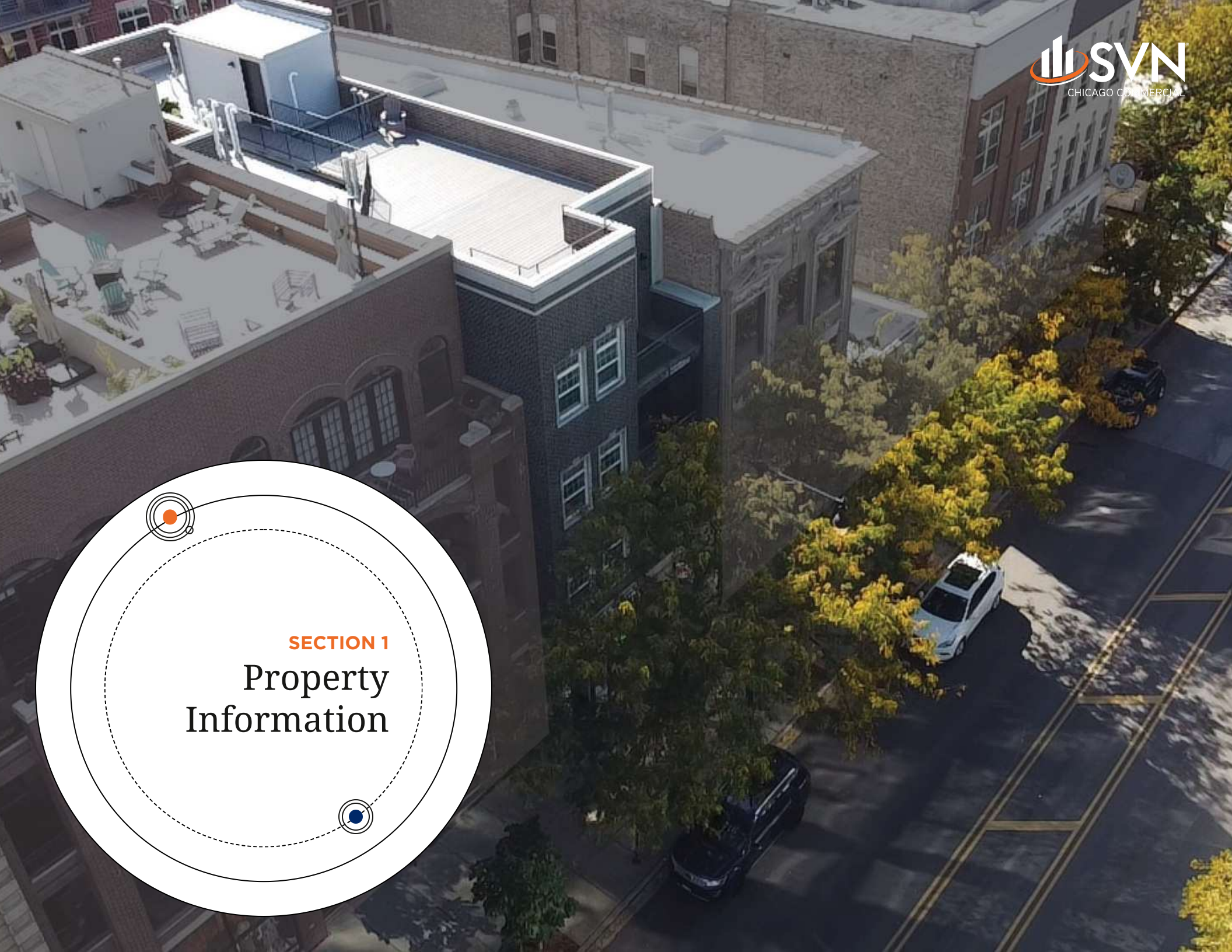


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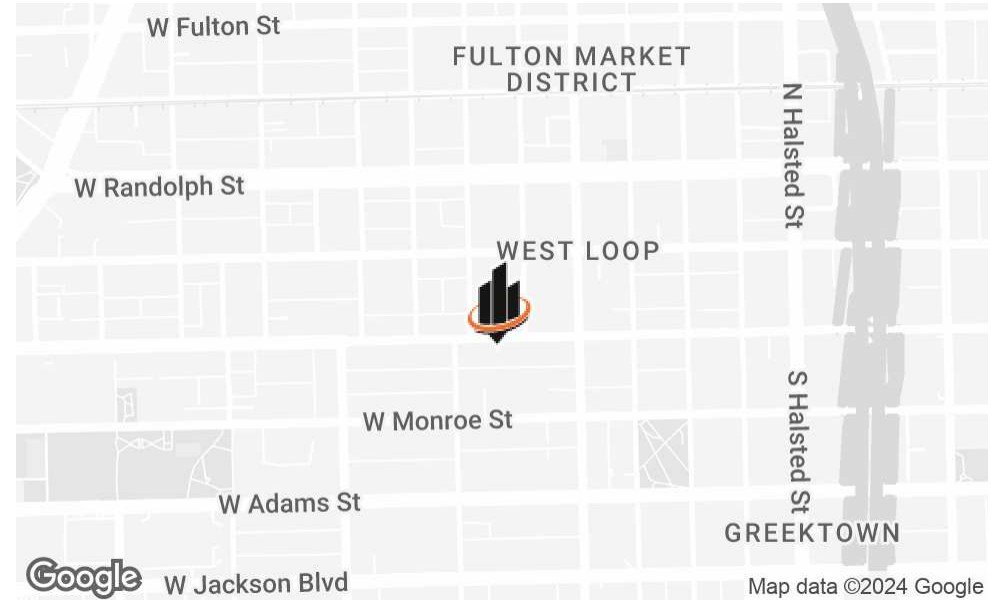
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SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,400,000
NUMBER OF UNITS:	4
PRICE PER UNIT:	\$600,000
LOT SIZE:	3,000 SF
BUILDING SIZE:	6,100 SF
NOI:	\$137,176
CAP RATE:	6.53%

PROPERTY DESCRIPTION

1041 W Madison offers a rare chance to acquire a prime building in one of Chicago's most desirable neighborhoods. The property features (1) Retail space and (3) 3 Bedroom 2 Bathroom units at 1,700SF, all beautifully renovated with modern appliances and in-unit laundry. The mechanical systems are in excellent condition and the property includes two indoor parking spots and four outdoor spaces.

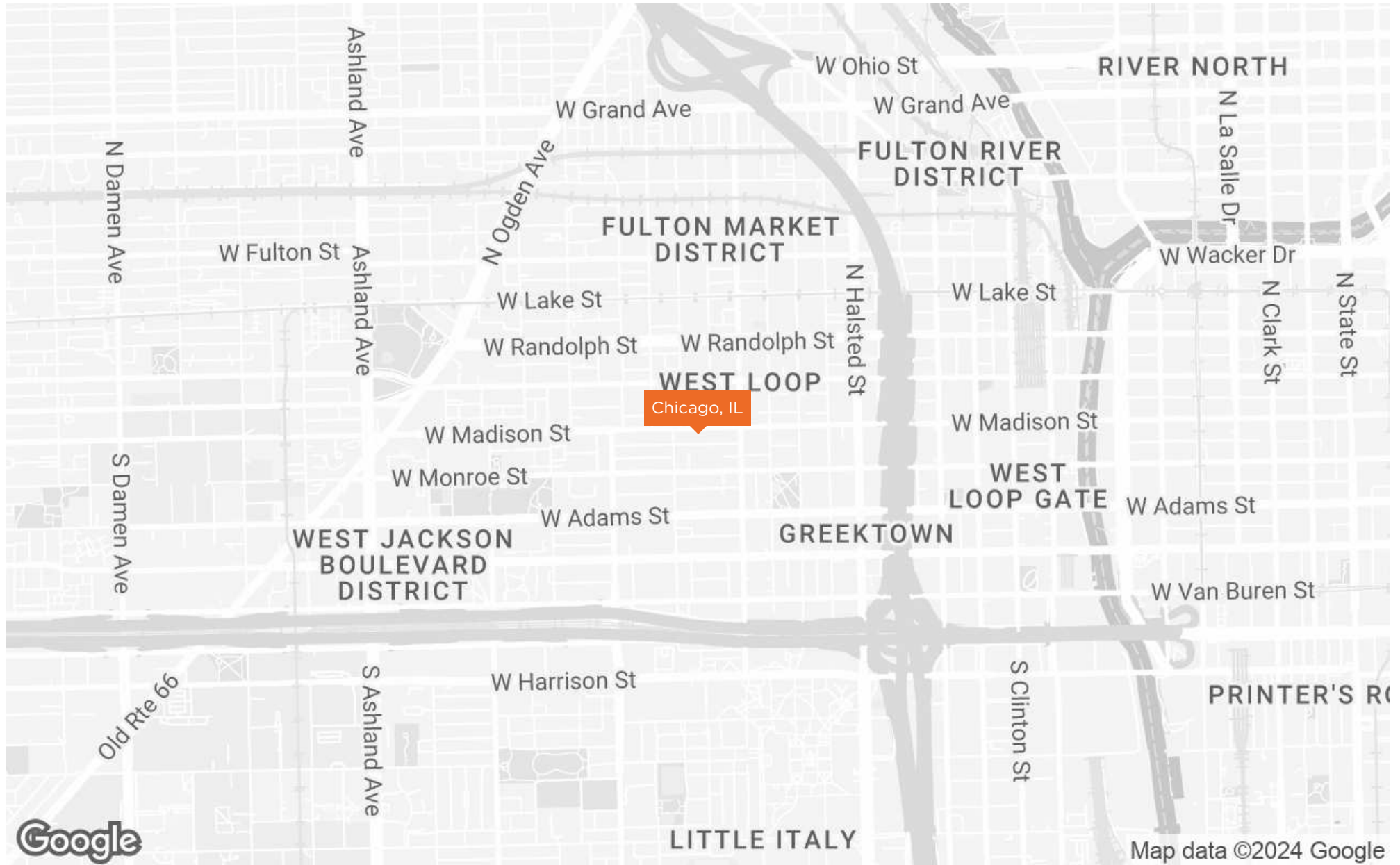
PROPERTY HIGHLIGHTS:

- Rare Opportunity in Prime Location
- Excellent Renovations
- Low In-Place Rents



SECTION 2
Location
Information

REGIONAL MAP



RETAIL MAP



BIRD'S EYE AERIAL





SECTION 3
Property
Photos

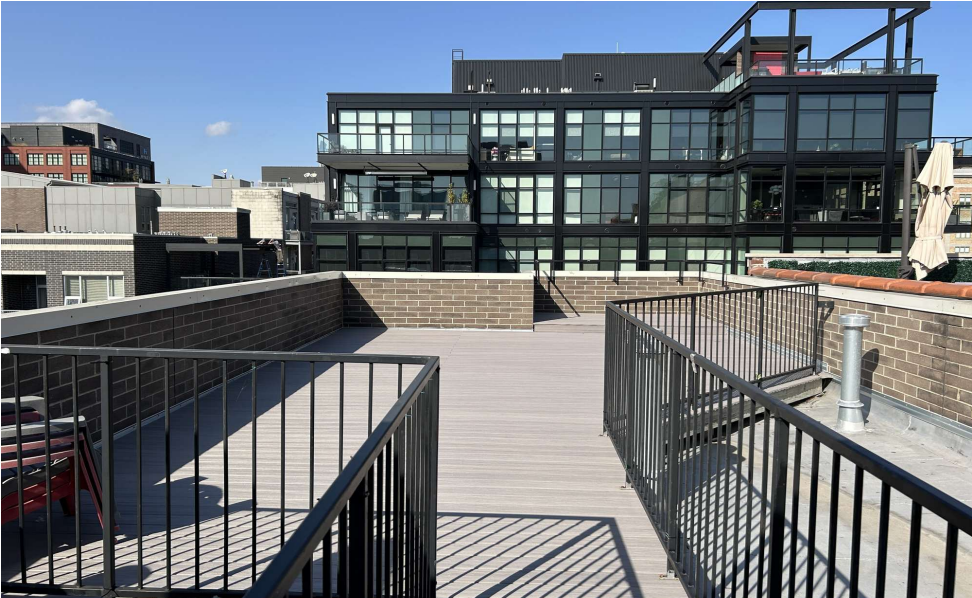
INTERIOR PHOTOS (1)



INTERIOR PHOTOS (2)



ADDITIONAL PHOTOS



MECHANICAL PHOTOS



SECTION 4

**Financial
Analysis**



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$2,400,000
PRICE PER SF	\$393
PRICE PER UNIT	\$600,000
GRM	12.37
CAP RATE	6.53%

OPERATING DATA

GROSS SCHEDULED INCOME	\$194,040
TOTAL SCHEDULED INCOME	\$194,040
GROSS INCOME	\$194,040
OPERATING EXPENSES	\$37,360
NET OPERATING INCOME	\$156,680
PRE-TAX CASH FLOW	\$50,390

FINANCING DATA

DOWN PAYMENT	\$840,000
LOAN AMOUNT	\$1,560,000
DEBT SERVICE	\$106,290
DEBT SERVICE MONTHLY	\$8,857
PRINCIPAL REDUCTION (YR 1)	\$21,014

INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	\$0
GROSS INCOME	\$194,040

EXPENSES SUMMARY

REPAIRS/MAINTENANCE	\$500
CLEANING/DECORATING	\$500
UTILITIES - GAS	\$500
UTILITIES - ELECTRIC	\$360
UTILITIES - WATER	\$2,000
PROPERTY TAXES	\$28,000
INSURANCE	\$3,750
SCAVENGER	\$750
MANAGEMENT - SELF MANAGED	\$0
MISCELLANEOUS AND RESERVE	\$1,000
OPERATING EXPENSES	\$37,360
NET OPERATING INCOME	\$156,680

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
Retail	-	1	1,000 SF	\$3,320	\$3.32	\$3,500	\$3.50
2nd Floor	3	2	1,700 SF	\$3,950	\$2.32	\$5,000	\$2.94
3rd Floor	3	2	1,700 SF	\$4,300	\$2.53	\$5,000	\$2.94
4th Floor	3	2	1,700 SF	\$4,600	\$2.71	\$5,000	\$2.94
TOTALS			6,100 SF	\$16,170	\$10.88	\$18,500	\$12.32
AVERAGES			1,525 SF	\$4,043	\$2.72	\$4,625	\$3.08



SECTION 5
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

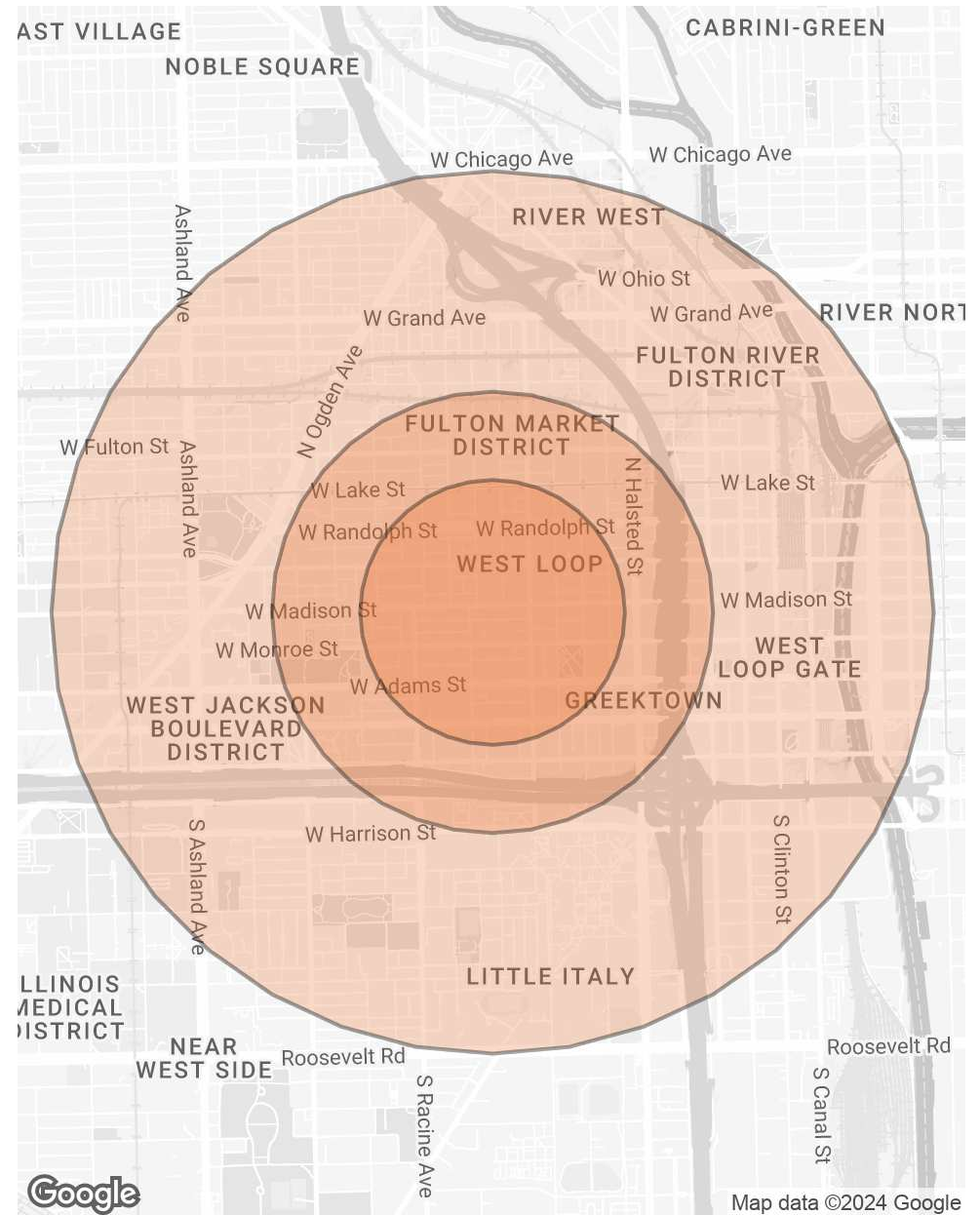
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,797	17,139	57,596
AVERAGE AGE	35	35	35
AVERAGE AGE (MALE)	35	35	35
AVERAGE AGE (FEMALE)	34	35	35

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,685	9,343	32,007
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$205,621	\$194,613	\$174,319
AVERAGE HOUSE VALUE	\$801,373	\$696,650	\$618,715

Demographics data derived from AlphaMap



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PRESENTED BY:

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