



**SALE**

# 11.9% Cap | 11-Unit Mixed-Use Investment Opportunity in Downtown Harvey

**169-171 E 154TH ST & 15341 CENTER AVE**

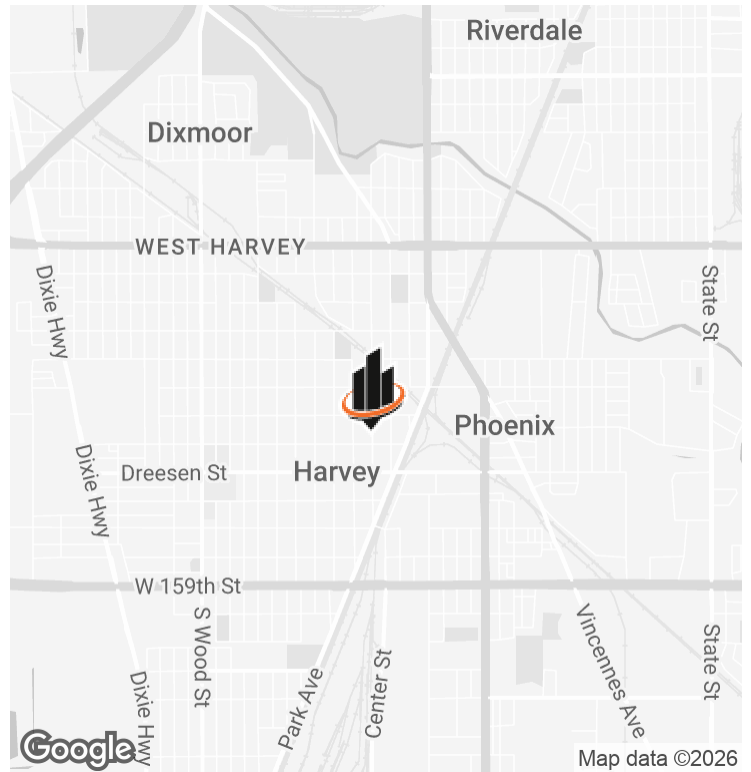
Harvey, IL 60426

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM,  
SIOR**

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IL #471020279

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$350,000
<b>NUMBER OF UNITS:</b>	11
<b>LOT SIZE:</b>	0.1 Acres
<b>BUILDING SIZE:</b>	12,000 SF
<b>PRICE / UNIT:</b>	\$31,818
<b>PRICE / SF:</b>	\$29.17
<b>NOI:</b>	\$41,571.07
<b>CAP RATE:</b>	11.9%
<b>SUBMARKET:</b>	South Suburban
<b>APN:</b>	29-17-211-015-0000

## PROPERTY DESCRIPTION

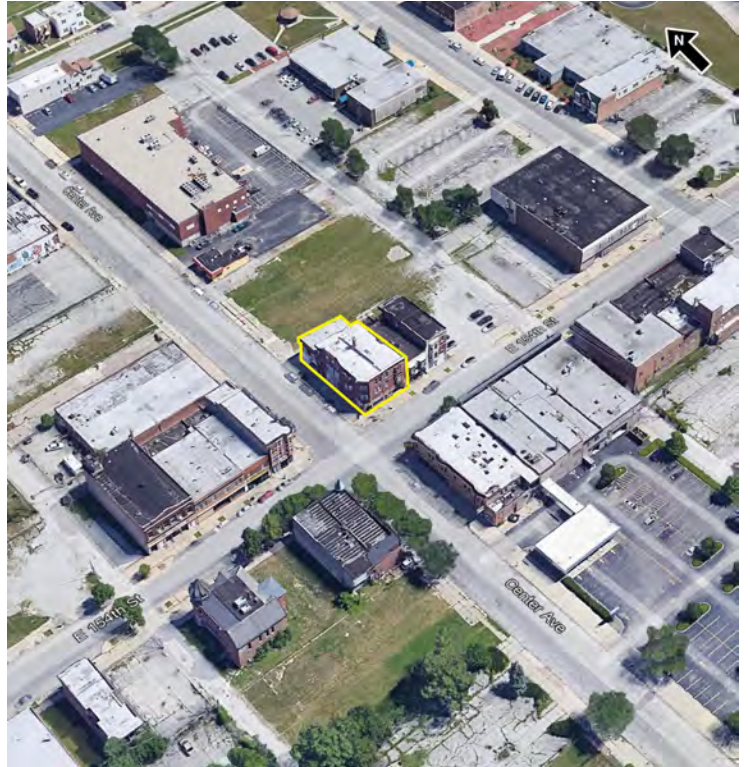
SVN is pleased to present Beacon on 154 at 169-171 E. 154th Street and 15341 Center Avenue, an 11-unit, Mixed-Use Retail and Multi-Family property of approximately ±12,000 SF available in the heart of downtown Harvey, Illinois. Three (3) retail units are 100% occupied by Instant Tax Service, TruStar Beauty Bar & Suites, and EBJ Foundation resale store. Six (6) occupied Multi-Family units and value-add with completion of the remaining 2 units, third-floor units ±1,525 SF on the third floor, below market rents and transfer of unit utilities (individually metered) to existing tenants. Additional storage available in the basement. Recent renovations include windows, plumbing, an exit stairway, a common area and roof improvements. The Pace bus stop is in front of the building and it is only a few blocks' walking distance to the Metra station. A new development corridor with a 52-unit apartment development called "Harvey Lofts" and the Harvey Police Department Sub Station steps away.

## PROPERTY HIGHLIGHTS

- Three Story, 11-Unit Mixed Use Property
- 3 Retail Units | 6 Occupied Residential Units
- Value-add to complete the remaining 3rd floor
- Basement Storage | Building Signage
- Walking distance to CTA Train Station

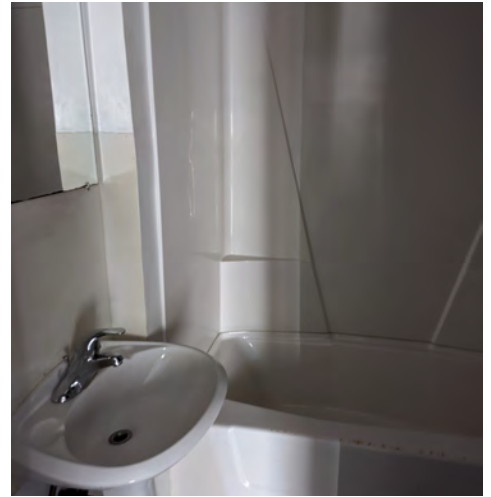
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# ADDITIONAL PHOTOS



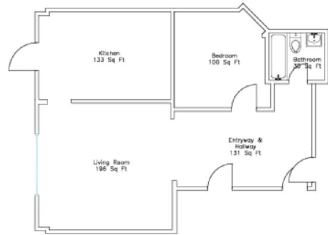
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# APARTMENT UNITS

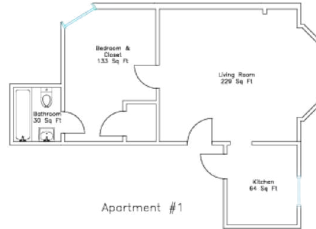


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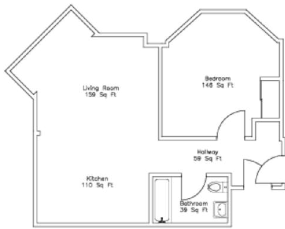
# APARTMENT UNIT FLOOR PLANS



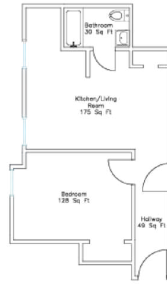
Apartment #2



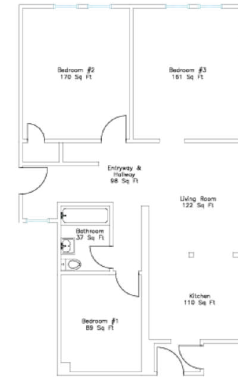
Apartment #1



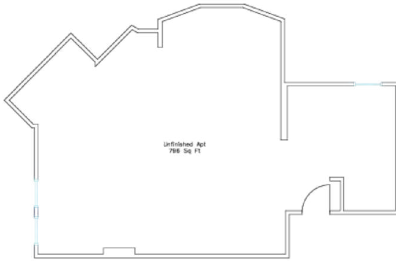
Apartment #3A



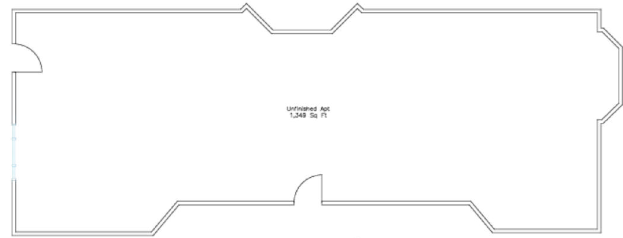
Apartment #3B



Apartment #4



Apartment #7



Apartment #5



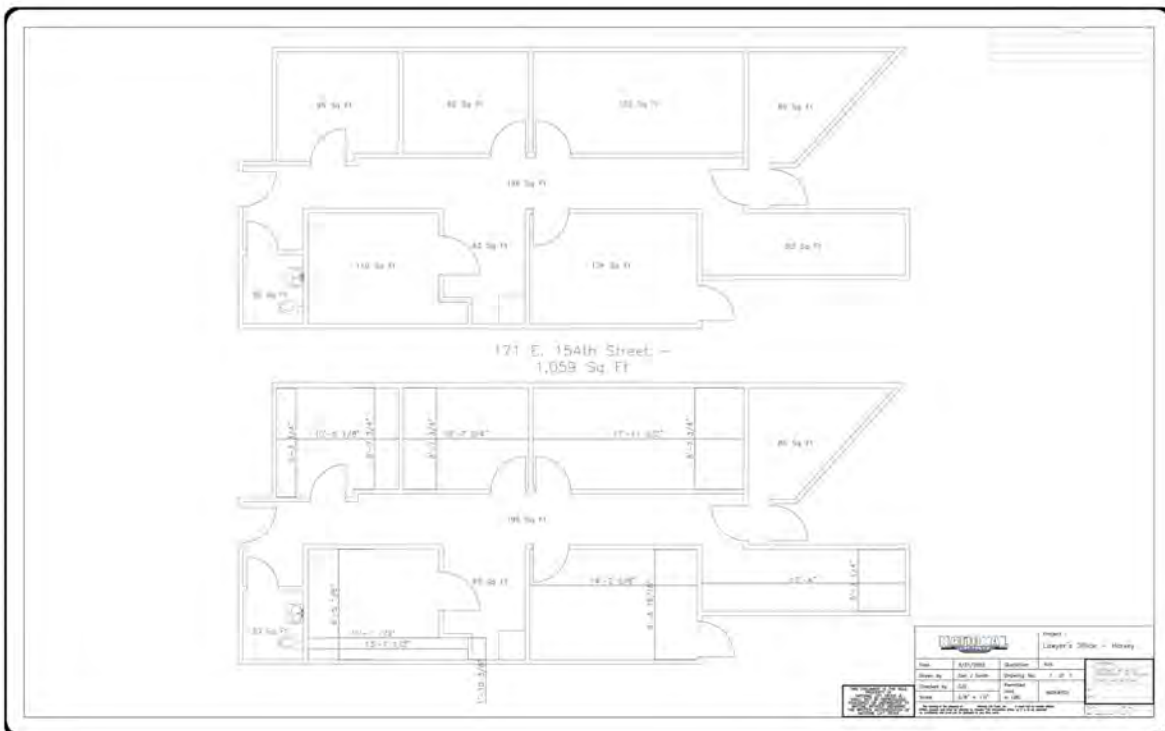
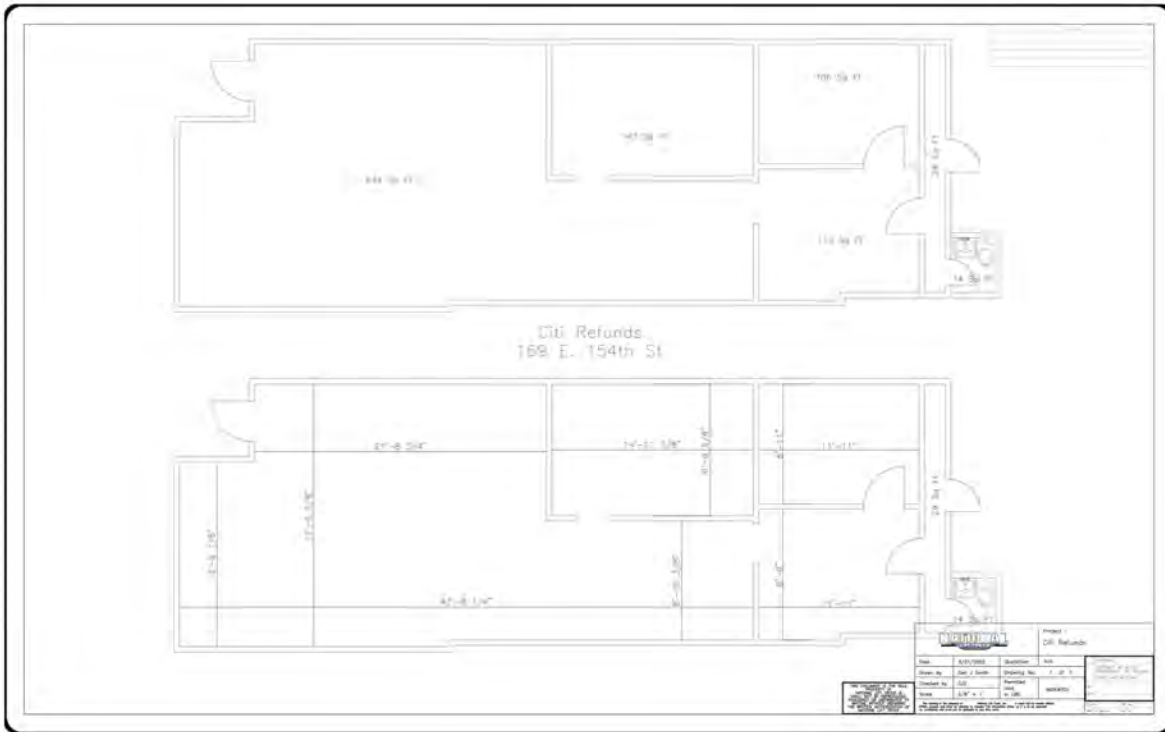
Date	3/1
Drawn by	Car
Checked by	CJE
Scale	1/1

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# RETAIL UNIT FLOOR PLANS 169 & 171 E. 154TH STREET



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# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT
Retail: 169 E. 154th	-	-	1,100 SF	\$14,400.00
Retail: 171 E. 154th	-	-	1,200 SF	\$18,000.00
Retail: 15341 Center Ave.	-	-	900 SF	\$11,400.00
Apt 1	1	1	475 SF	\$10,800.00
Apt 2	1	1	600 SF	\$11,700.00
Apt 3A	1	1	550 SF	\$12,000.00
Apt 3B	1	1	450 SF	\$12,000.00
Apt 4	3	1	800 SF	\$15,600.00
Apt 6	3	1	1,500 SF	\$5,940.00
Apt 7- Unfinished Vacant	1	1	1,000 SF	-
Apt 5- Unfinished Vacant	1	1	525 SF	-
<b>TOTALS</b>			<b>9,100 SF</b>	<b>\$111,840.00</b>

Enter comments here...

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SECTION 1  
Financial  
Analysis



CITY REFUNDS  
CALL 708.566.4583 CASHBACKFAST



1773.3440-6220  
BEAUTY BAR & SUITES  
www.TrustartVacations.com

# INCOME & EXPENSES

## INCOME SUMMARY

11.9% CAP | 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY

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### GROSS INCOME

**\$111,840**

## EXPENSES SUMMARY

11.9% CAP | 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY

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### TAXES (2024)

\$35,709

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### INSURANCE

\$12,000

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### WATER/SEWER

\$3,600

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### ELECTRIC

\$10,800

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### GAS

\$4,800

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### SCAVENGER/DUMPSTER

\$2,160

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### MANAGEMENT FEE / MAINTENANCE

\$1,200

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### OPERATING EXPENSES

**\$70,269**

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### NET OPERATING INCOME

**\$41,571**

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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW 11.9% CAP | 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY

PRICE	\$350,000
PRICE PER SF	\$29
PRICE PER UNIT	\$31,818
GRM	3.13
CAP RATE	11.88%
CASH-ON-CASH RETURN (YR 1)	26.53%
TOTAL RETURN (YR 1)	\$22,305
DEBT COVERAGE RATIO	1.88

## OPERATING DATA 11.9% CAP | 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY

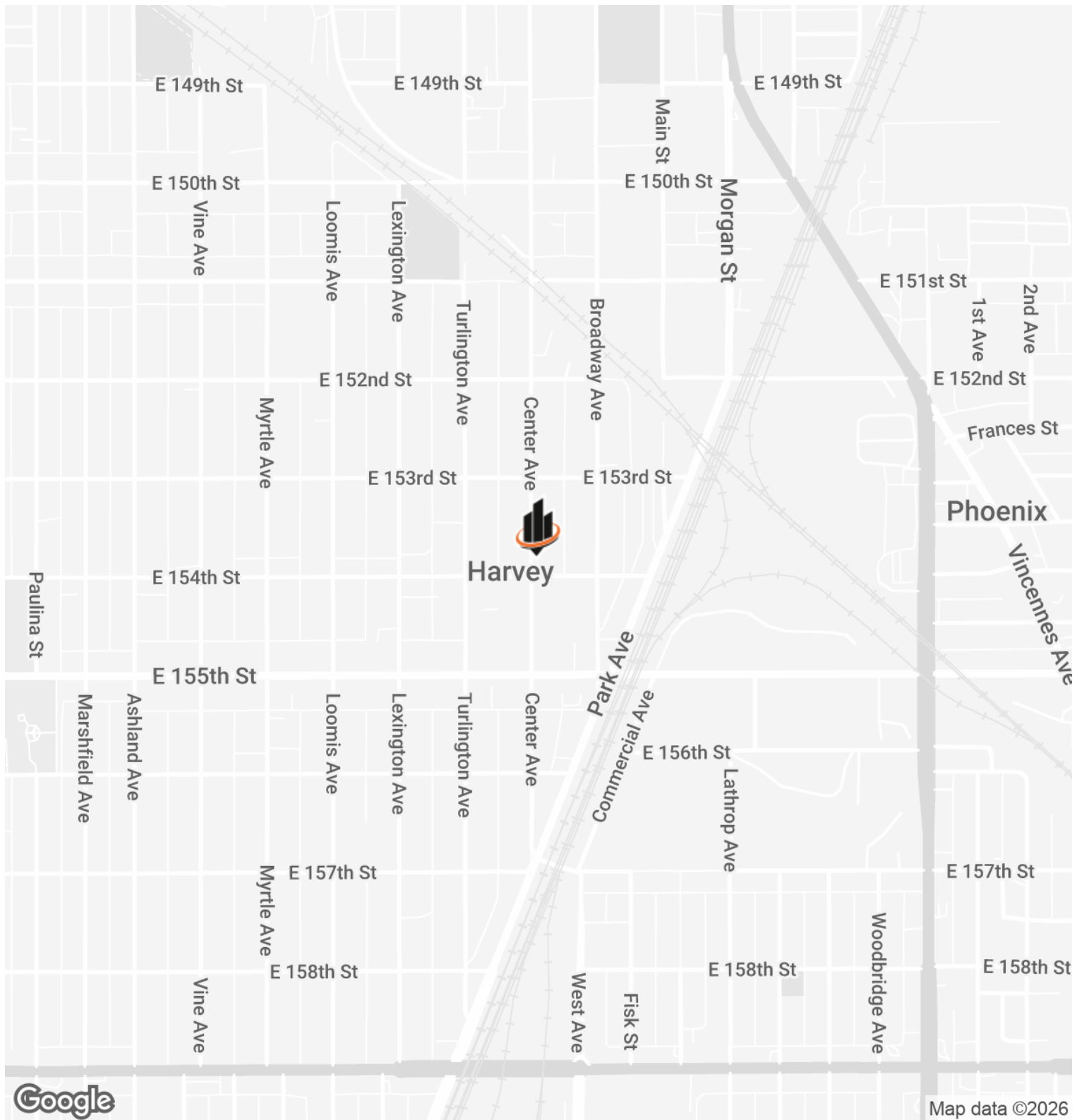
GROSS SCHEDULED INCOME	\$111,840
TOTAL SCHEDULED INCOME	\$111,840
GROSS INCOME	\$111,840
OPERATING EXPENSES	\$70,269
NET OPERATING INCOME	\$41,571
PRE-TAX CASH FLOW	\$19,496

## FINANCING DATA 11.9% CAP | 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY

DOWN PAYMENT	\$73,500
LOAN AMOUNT	\$276,500
DEBT SERVICE	\$22,075
DEBT SERVICE MONTHLY	\$1,839
PRINCIPAL REDUCTION (YR 1)	\$2,809

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# LOCATION MAP



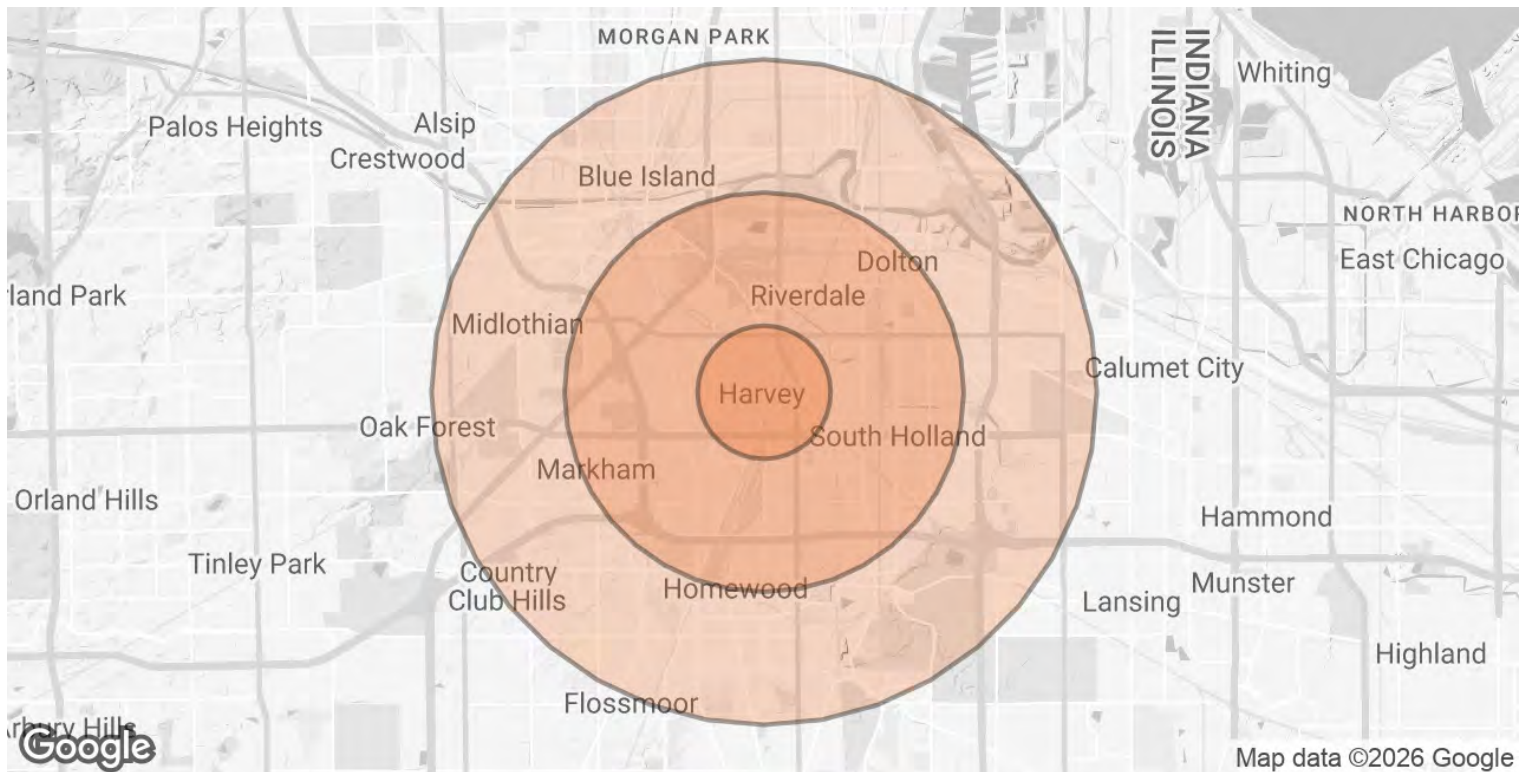
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# AREA AERIAL



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,839	77,200	223,559
<b>AVERAGE AGE</b>	39	39	40
<b>AVERAGE AGE (MALE)</b>	38	38	39
<b>AVERAGE AGE (FEMALE)</b>	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,263	27,917	84,094
<b># OF PERSONS PER HH</b>	2.8	2.8	2.7
<b>AVERAGE HH INCOME</b>	\$66,409	\$68,289	\$76,934
<b>AVERAGE HOUSE VALUE</b>	\$137,333	\$143,619	\$177,507

2020 American Community Survey (ACS)

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