



BETHEL COMMUNITY CENTER

Available for Sale
Exclusively by *Tegar Corp*

Mikel Rastegar (310) 435-2002 |
mikel@tegar.com



TABLE CONTENT

CONTENT

- Property Information
 - Vacancies
- Location Information
- Financial Analysis
 - Financial Summary
 - Rent Roll
 - Expenses



PROPERTY INFORMATION

Office and retail building strategically situated on the outskirts of Downtown Chicago. The contemporary infrastructure constructed in 2005 encompasses 22,257 sq ft, providing a sophisticated and functional workspace. Boasting a consistent high income yield, this property benefits from substantial foot traffic in its bustling surroundings. Centrally positioned at the intersection of Lake St. and Pulaski, this location ensures visibility and accessibility for maximum business impact. The building consistently attracts distinguished tenants, and is currently home to occupants such as Mary Crane League, creating a brand of professionalism and credibility. A generous adjacent lot consisting of 40 parking spaces ensures easy accessibility for both tenants and visitors. The proximity to the CTA Green Line train and major public transportation hubs provides connectivity for commuters and easy transportation. This is a highly gentrified area.



PROPERTY DETAILS	
RENTAL RATE	\$17.00 to \$22.00 / SF /YEAR
NUMBER OF TENANTS	4
GROSS LEASEABLE AREA	22,257 SF
YEAR BUILT	2005
PROPERTY TYPE	Retail: Storefront or Office
PARKING RATIO	4.35/1,000 SF



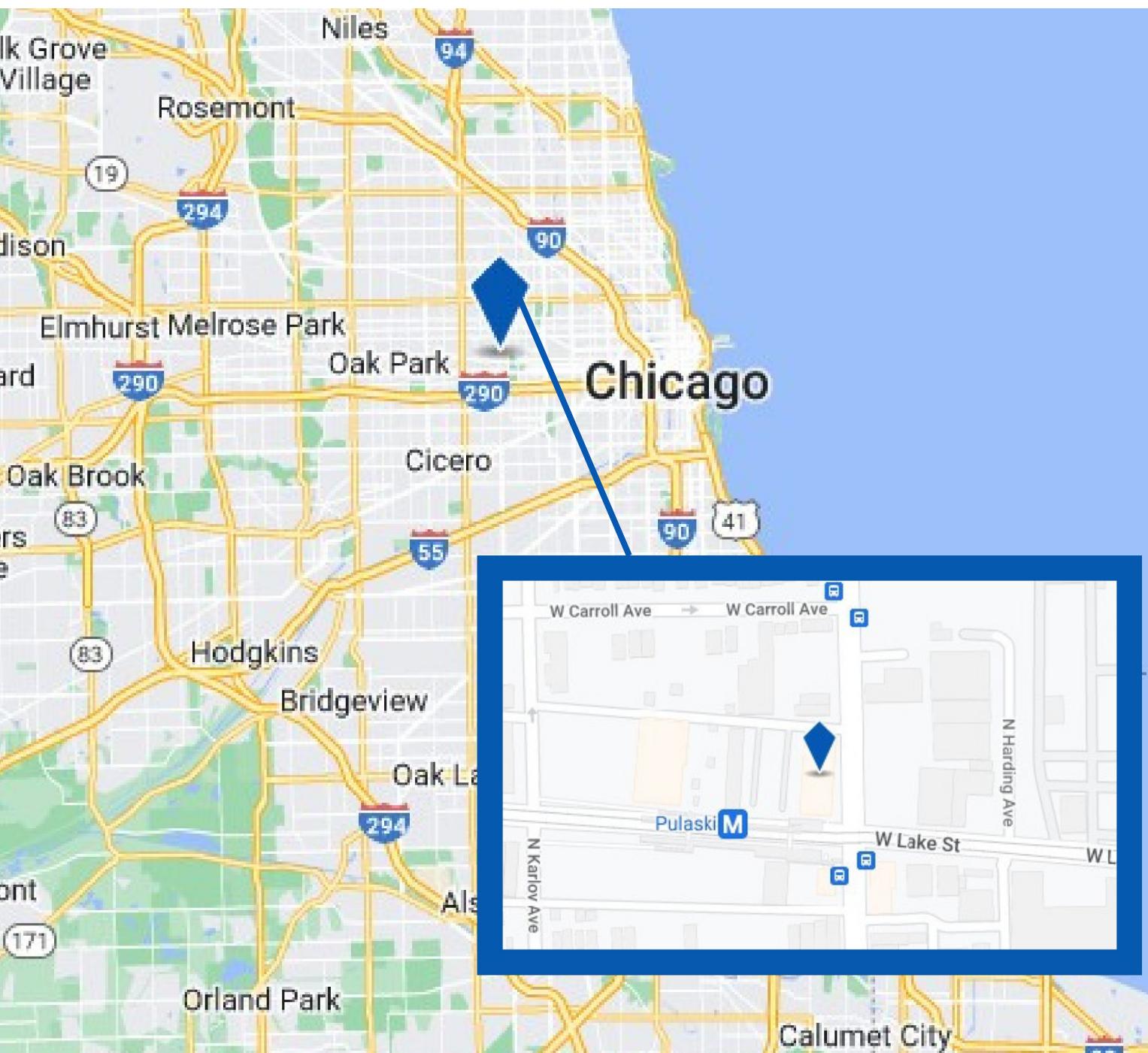
NO VACANCIES

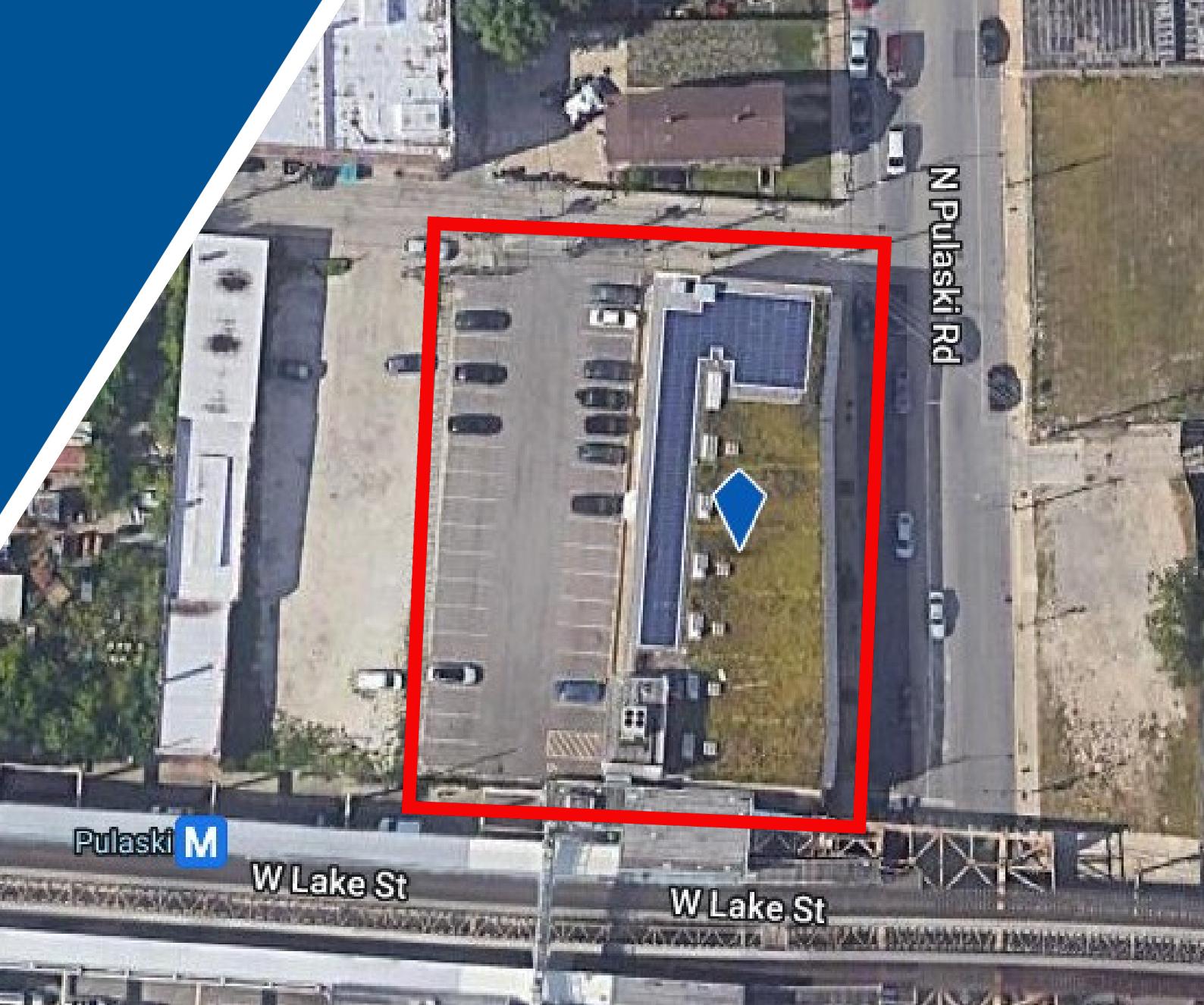
LOCATION INFORMATION

304 - 316 N. Pulaski Street, Chicago IL 60624

Population: 514,021 within 3 miles & 43,547 within 1 mile

Traffic: 31,100 vehicles per day





Bethel Community Center is a 22,257 square feet, two story, mixed use office and retail space adjacent to the train with plenty of parking. Come join US Bank, Mary Crane League, and other great office users!

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,999,999
RENTAL RATE PERFORMA	\$17.00 / SF / YEAR
NET INCOME	\$324,000 / YR





RENT ROLL

TENANT	MONTHLY RENT	ANNUAL RENT
West Side Heroin/Opioid Task Force Prevention Partnership	\$5,000	\$60,000
YNK Market	\$2,000	\$24,000
Mary Crane League	\$20,000	\$240,000

TOTAL EXPECTED	\$27,000/ MO	\$324,000/ YR
-----------------------	--------------	---------------

EXPENSE SUMMARY

UTILITIES	PER YEAR
PEOPLE'S GAS	\$7,961
CITY OF CHICAGO WATER	\$8,139
ELECTRICITY	\$28,760
TOTAL UTILITIES	\$44,860

EXPENSES	PER YEAR
INSURANCE	\$10,476
PROPERTY MANAGEMENT	\$6,000
PROPERTY TAXES (2023)	\$126,462
ELEVATOR MAINTENANCE CONTRACT	\$4,080
WINDOW WASHING	\$2,880
AT & T	\$2,251
FIRE ALARM	\$535.00
HVAC	\$5,500
LANDSCAPE / SNOW REMOVAL	\$1,305.00
TOTAL	\$159,489

GRAND TOTAL PLUS UTILITIES: \$204,349



TOGETHER LET'S WORK

MIKEL RASTEGAR

(310) 435 - 2002

mikel@tegar.com

Exclusively Listed by Tegar Corp