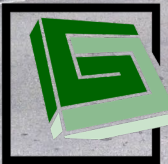


# Investment Offering

2965 N Lincoln Ave | Chicago, IL  
60657

Mixed-Use Retail & Multifamily

Offered at: **\$975,000**



# Investment Highlights



FULLY-LEASED 3-STORY  
MIXED-USE BUILDING (1  
RETAIL + 2  
APARTMENTS)



PRIME LAKEVIEW  
LOCATION – 0.6 MI TO  
WELLINGTON ‘L’  
STATION



NNN REIMBURSEMENT  
LOWERS LANDLORD  
EXPENSE EXPOSURE



NEWER HVAC & WATER  
HEATERS (1-5 YRS)



2024 NOI: \$68,341 –  
7.01% CAP RATE AT  
\$975,000 ASK

Unit / Tenant	Lease Term	Monthly Rent	Annual Rent	Notes
Restaurant – Dear Margaret	10/8/20 – 9/30/25 *3-yr Renewal Signed	\$3,383	\$40,591	Triple-net
Unit 2 – 3BR/1BA	5/1/23 – 4/30/26	\$2,395	\$28,740	Tenant pays gas & electric
Unit 3 – 2BR/1BA	8/1/24 – 7/31/25	\$1,670	\$20,040	Tenant pays gas & electric
→ Total		\$7,448	\$89,371	

# Property Overview

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Address	2965 N Lincoln Ave, Chicago IL 60657
Year Built/PIN	<b>1899</b> (Cook County record)/PIN 14-29-118-003-0000
Building Size / Lot	±4,500 SF (RBA) • 25 × 125 ft lot (0.07 ac)
Construction	3-story mixed-use masonry (retail + 2 apartments)
Roof	Architectural-shingle, sloped 12:12; installed ≈ <b>2016-2017</b> → <b>8-9 yrs old</b> ; no adverse wear noted in 2021 inspection
HVAC	<i>Restaurant furnace</i> → installed 2020 (≈ 5 yrs) • <i>Unit 2 furnace</i> 2019 (≈ 6 yrs) • <i>Unit 3 furnace</i> 2022 (≈ 3 yrs)
Water Heaters	(4) 50-gal units: two electric 2021 & two gas 2020-21 → <b>3-5 yrs old</b>
Electrical	200 A, 120/240 V; modern breaker panels
Plumbing	Predominantly copper supply & cast-iron/galv. waste lines; no pressure issues
Recent Cap-Ex	Flashing repairs, appliance upgrades, interior cosmetic updates (2020-24)





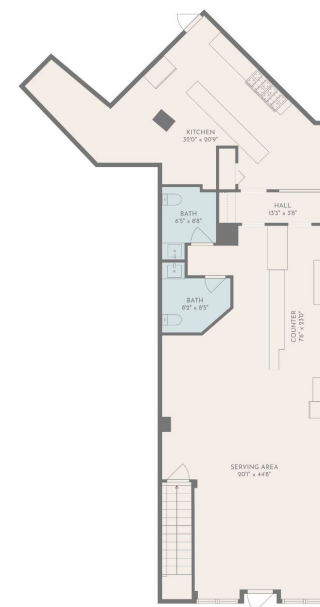
# Exterior Photos

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# Unit 1 Interior



[Virtual Tour Link – Unit 1](#)

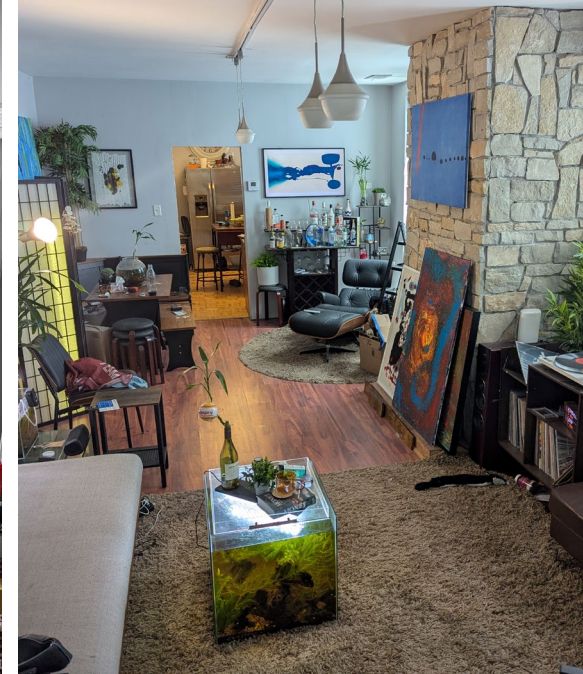
**TOTAL: 1218 sq. ft.**  
BELOW GROUND: 0 sq. ft. FLOOR 2: 1218 sq. ft.  
EXCLUDED AREAS: BASEMENT: 319 sq. ft. UTILITY: 86 sq. ft. STORAGE: 102 sq. ft.  
WALLS: 147 sq. ft.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



[Virtual Tour Link – Unit 2](#)

# Unit 2 Interior



**TOTAL: 1331 sq. ft**  
**FLOOR 1: 1331 sq. ft**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





# Unit 3 Interior



TOTAL: 1062 sq. ft.  
BELOW GROUND: 1062 sq. ft.  
EXCLUDED AREAS: LOW CEILING: 116 sq. ft.  
WALLS: 104 sq. ft.

FLOOR PLAN CREATED BY CUBICADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



[Virtual Tour Link – Unit 3](#)



# Financial Summary

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Item	Annual (\$)	Notes / Basis
<b>Revenue</b>		
Scheduled Gross Rent	<b>89,371</b>	Current rent roll
NNN Reimbursement	<b>10,574</b>	40 % taxes (\$6,424) + 40 % insurance (\$2,080) + 90 % water (\$2,070)
<b>Total Revenue</b>	<b>99,945</b>	
<b>Expenses</b>		
Real-Estate Taxes (2024)	16,059.67	Tax Bill
Insurance (latest)	5,200	Seller-provided
Water & Sewer	2,300	Current billing
Maintenance & Landscaping (5 %)	4,469	5-yr Average Est. 5 % × \$89,371
<b>Property Management (4 %)</b>	3,575	Market Rate 4 % × \$89,371
<b>Total Expenses</b>	<b>31,604</b>	
<b>Net Operating Income (NOI)</b>	<b>68,341</b>	Total Revenue – Total Expenses
<b>Asking Price</b>	<b>\$975,000</b>	
<b>Capitalization Rate</b>	<b>7.01 %</b>	NOI ÷ Price



# Deferred Maintenance & Buyer Credit

Property Inspection (Feb 2025) Identified:

- Roof: Missing drip-edge flashing; gaps at chimney flashing
- Structure: Possible side-wall movement - engineer review recommended; Basement stairs unlevel - correct for safety
- Mechanical: Water heater flue repairs (loose / back-pitched); Basement furnace near end-of-life
- Exterior: Replace damaged soffit & siding sections
- Plumbing: Replace loose toilets and address slow drains; Install sump-pump check valve
- Electrical: Panel corrections (knock-outs, double-tap)

\*Buyer is encouraged to include a repair credit request with the offer.

# Contact



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Or

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- **DISCLAIMER**

- This Offering Memorandum ("OM") has been prepared solely for qualified prospective purchasers of **2965 N Lincoln Avenue, Chicago, IL**. By accepting this OM, the recipient agrees to treat all information contained herein as confidential.

- **No Offer of Securities**

This OM is provided for informational purposes only and does **not** constitute an offer to sell or a solicitation to buy securities, real estate, or any other investment. Offers will be made only through definitive purchase agreements approved by the Seller and its counsel.

- **Accuracy of Information**

The information herein was obtained from sources believed reliable; however, neither the Seller nor its agents make any representation or warranty, express or implied, as to its accuracy or completeness. Prospective purchasers must conduct their own independent investigations and verifications.

- **Forward-Looking Statements**

Financial projections, statements of future performance, and cap-rate or value assumptions are forward-looking. Actual results may differ materially. No assurance is given that targets will be met.

- **Changes & Updates**

The Seller reserves the right to withdraw, modify, or replace this OM at any time without notice.

- **Liability**

Neither the Seller nor its agents shall be liable for any losses or damages arising out of reliance on this OM. Acceptance of this document constitutes agreement to release the Seller and agents from such liability [3].

- **Restrictions on Distribution**

Distribution or reproduction of this OM, in whole or in part, without prior written consent of the Seller is prohibited.

- **Governmental & Legal Compliance**

Recipients are responsible for complying with all applicable laws, regulations, and sanctions before submitting an offer [1].