



NET LEASED INVESTMENT PROPERTY

PROPERTY INFORMATION

- 7,010 SF property with building and parking lot
- Fully Executed New 15-year NNN lease with SpinXpress Laundry
- Highly successful Texas based company with over 20 locations
- Minimal Landlord responsibilities
- Strong Guaranty
- Fully Rehabbed in 2023-2024

2022 TAXES

\$40,957

ALDERMAN/WARD ZONED

FELIX CARDONA JR. / 31ST
B3-2

PRICE

UPON REQUEST

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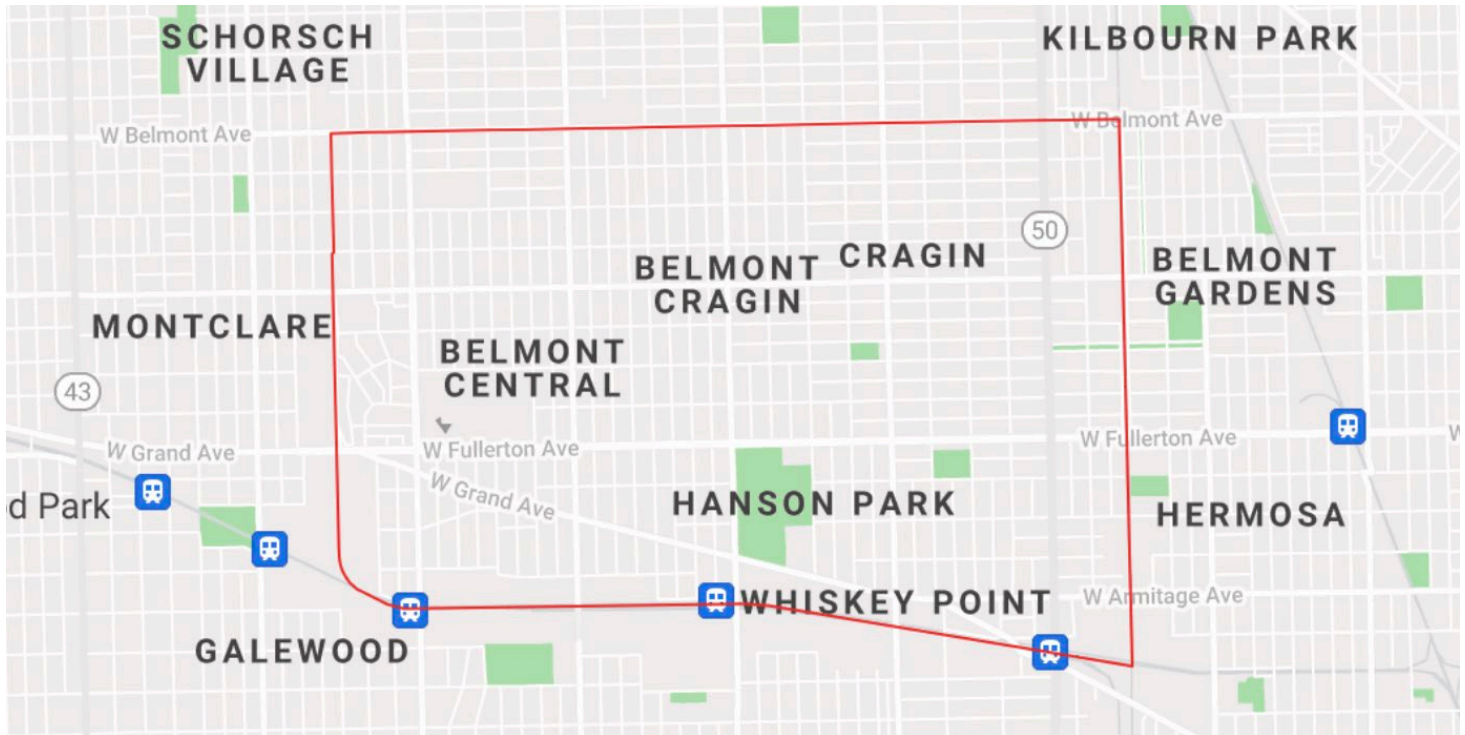


Year	Base Monthly Rent	Base Annual Rent	Cap Rate
1-5	\$13,435.83	\$161,229.96	6%
6-10	\$14,779.42	\$177,353.04	6.6%
11-15	\$16,257.36	\$195,088.32	7.3%

*Lease is Triple Net and all Taxes and Insurance covered by the tenant in addition to base rent.



NOI - \$161,229.96
Initial Cap Rate - 6%



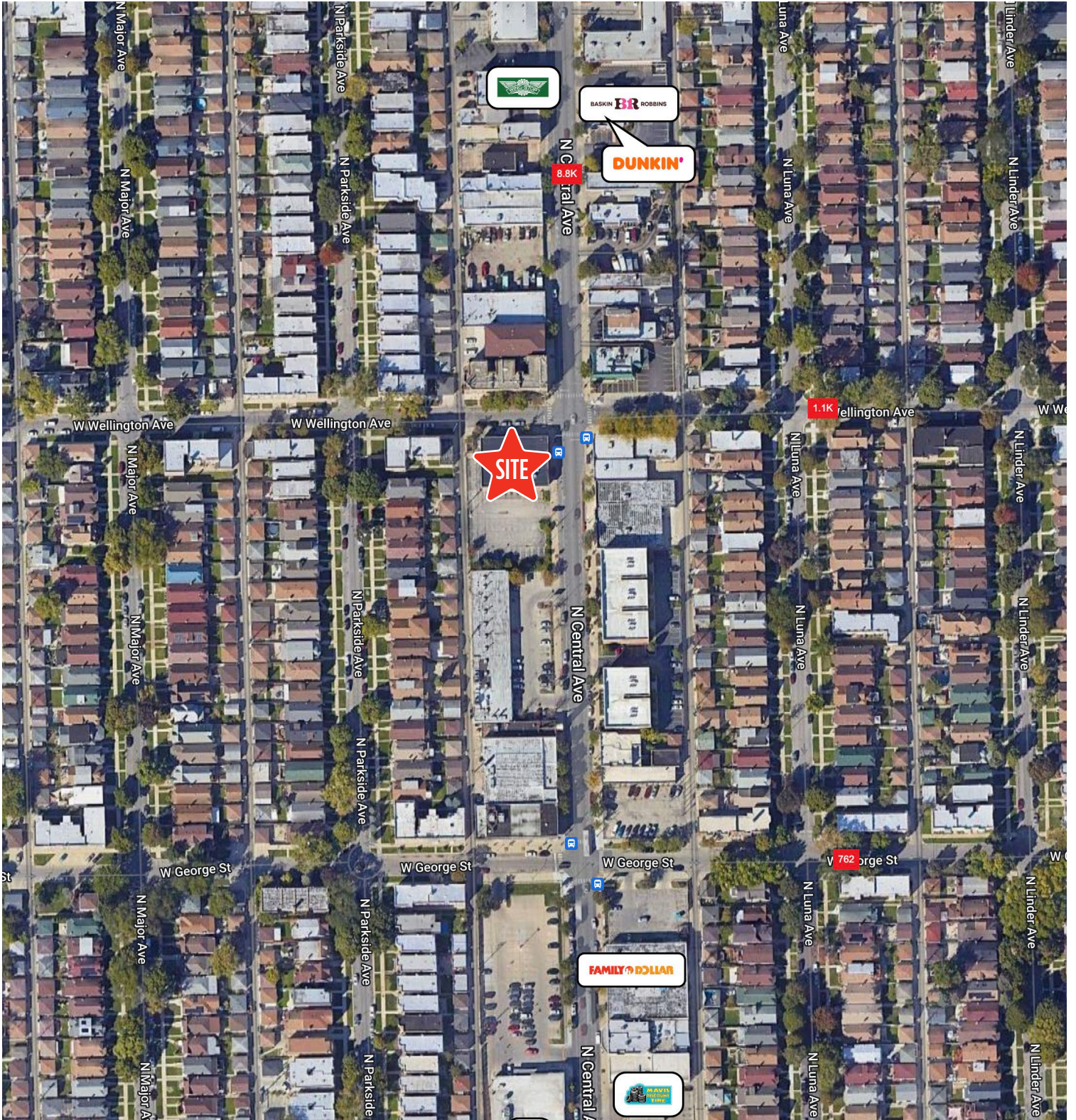
BELMONT CRAGIN

Belmont Cragin is part of the Chicago North Side. Chicago North encompasses numerous affluent and up-and-coming neighborhoods located north of the Loop.

Housing styles in Chicago North include a diverse mix of affordable single-family homes, apartment buildings, town homes, condominiums, contemporary high rises and multi-million dollar homes within walking distance to the lake.

The Chicago Public School District offers students a number of highly regarded public schools, including the award-winning Walter Payton College Prep School. The area is easily accessible by car thanks to the Kennedy Expressway and Lake Shore Drive. There are also dozens of CTA Lines and Metra railways, including the Union Pacific North Line and the Union Pacific Northwest Line, providing transportation to and from downtown Chicago and the north and northwest suburbs.

Residents within the Chicago North area enjoy quick access to several lakefront parks and beaches, including Oak Street Beach and North Avenue Beach. In addition to world-renowned shopping along the Magnificent Mile, Chicago North features vibrant nightlife and acclaimed restaurants throughout many of its communities. Chicago North is also home to Wrigley Field, one of the oldest major league ballparks in the country.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

63,144

3 MILE

424,972

5 MILE

972,304

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$106,010

3 MILE

\$112,501

5 MILE

\$128,884