



# OFFERING MEMORANDUM

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**EXCLUSIVELY LISTED BY**



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**AJ** COMMERCIAL  
GROUP

INVESTMENT OVERVIEW

## EXECUTIVE SUMMARY

# INVESTMENT OVERVIEW

SUMMARY		
LIST PRICE	\$2,000,000	
DOWN PAYMENT	\$400,000	20%
NUMBER OF UNITS	6	
PRICE PER UNIT	\$333,333	
RENTABLE SQ FT		
LOT SIZE	13,541	
APPROX YEAR BUILT	1895	

RETURNS	CURRENT	PROFORMA - 5 Year
CAP RATE	7.93%	8.79%
CASH-ON-CASH	10.09%	14.41%
DEBT COVERAGE RATIO	1.34	1.49

FINANCING	
LOAN AMOUNT	\$1,600,000
LOAN TYPE	NEW
INTEREST RATE	6.25%
AMORTIZATION	30 YEARS

Loan terms and financing information are subject to change. Please contact your AJ Commercial Group representative for the most current details. Pro forma figures in this evaluation are based on **current operating expenses**. Page 16 reflects higher projected expenses to account for anticipated future increases.

# OF UNITS	UNIT TYPE	SQFT/UNIT	LEASE	SCHEDULED RENTS
1	1 BDRM/1 BATH	900	YEAR	\$1,300
2	2 BDRM/ 2 BATH	1,500	YEAR	2300-2350
1	1 BDRM/ 1 BATH	1,100	YEAR - 2 STORY	\$1,600
1	2 BDRM/ 1 BATH	1,500	YEAR - 2 STORY + LOFT	\$2,200



# INVESTMENT OVERVIEW

## *Residential Units: 5*

**Unit 1** - 1Bed/1Bath - 900 Sq Ft

\$1300 | 1 Year lease

**Unit 2** - 2Bed/2Bath - 1500 Sq Ft

\$2,300 | 1 year lease

**Unit 3** - 2Bed/ 2Bath - 1500 Sq Ft

\$2,350 | 1 Year lease

**Unit 107** - 2 Story apt. - 1Bed/1Bath -1100 Sq Ft

\$1,600 | 1 Year lease

**Unit 109** - 2 story + loft - 2Bed/1Bath upstairs

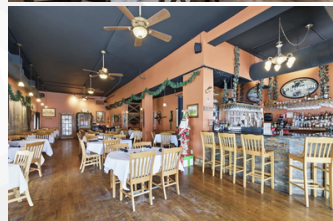
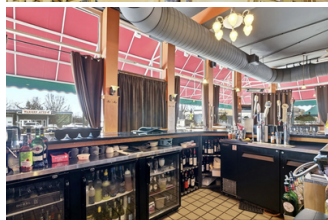
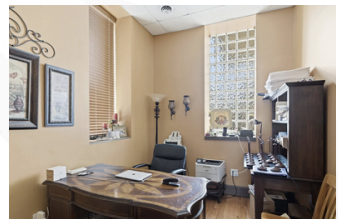
1500 Sq Ft

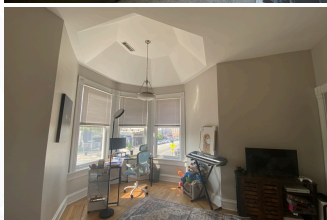
\$2,200 | 1 year lease

## *Restaurant - DeGrassi Mamma Onesta's*

Features two dining areas, a spacious commercial kitchen, a basement, and a shared common area. One dining room spans approximately 3,000 square feet and includes a kitchen, while the second dining room offers 1,500 square feet of space. Monthly rent is \$7,500 with a 3% annual increase and 10 Year Lease Term. The restaurant tenant covers all water and garbage expenses for the entire building, as well as electricity for both their space and the shared common areas.

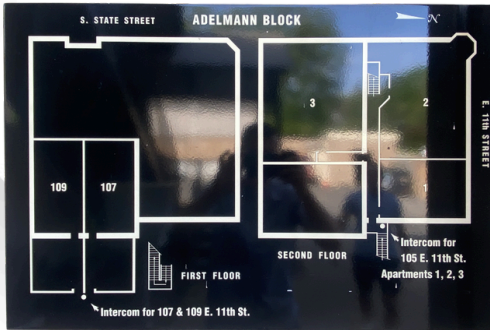






# FLOOR PLANS

# INVESTMENT OVERVIEW



TOTAL: 3397 sq. ft.  
BELOW GRADE: 3397 sq. ft.



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FINANCIAL ANALYSIS

# RENT ROLL SUMMARY

# FINANCIAL ANALYSIS

Unit Type	# Of Units	Rental Range	Current		5 Year	
			Average Rent	Monthly	Average	Monthly
1 Beds/ 1 Bath	1	1300	\$1,300	\$1,300	\$1,400	\$1,400
2 Beds/ 2 Bath	2	\$2,300- \$2,350	\$2,325	\$4,650	\$2,400	\$4,800
1 Bed/ 1 Bath - 2 Story	1	\$1,600	\$1,600	\$1,600	\$1,750	\$1,750
2 Bed/ 1 Bath - 2 Story + Loft	1	\$2,200	\$2,200	\$2,200	\$2,300	\$2,300
Restaurant	1	\$7,500	\$7,500	\$7,500	\$8,441	\$8,441
<b>Totals/Weighted Avg</b>	<b>6</b>			<b>\$17,250</b>		<b>\$18,691</b>
<b>Gross Annualized Rents</b>				<b>\$207,000</b>	<b>\$133,200</b>	<b>\$224,296</b>

# RENT ROLL DETAIL

Unit	Unit Type	Current Rent/Month	Potential Rent/ Month - 5 Year	Lease
1	1 Bed / 1 Bath	\$1,300	\$1,400.00	1 Year
2	2 Bed / 2 Bath	\$2,300	\$2,400.00	1 Year
3	2 Bed / 2 Bath	\$2,350	\$2,400.00	1 Year
4 (2 Story)	1 Bed / 1 Bath	\$1,600	\$1,750.00	1 Year
5 (2 Story + Loft)	2 Bed / 2 Bath	\$2,200	\$2,300.00	1 Year
Restaurant	3,000 Sq Ft	\$7,500	\$8,441.32	10 Year
<b>Total</b>		<b>\$17,250</b>	<b>\$18,691</b>	
<b>Total Annual</b>		<b>\$207,000</b>	<b>\$224,296</b>	

## FINANCIAL ANALYSIS

# OPERATING STATEMENT

# FINANCIAL ANALYSIS

INCOME	CURRENT	YEAR 5
Gross Rent	\$207,000	\$224,296
<b>Total Effective Gross Income</b>	<b>\$207,000</b>	<b>\$224,296</b>
EXPENSES		
Real Estate Taxes	\$11,949	
Insurance	\$7,000	
Utilities - Gas	\$0	
Utilities - Water & Sewer	\$8,400	
Utilities - Electric	\$1,800	
Landscaping & Snow Removal	\$1,500	
Repairs & Maintenance	\$3,600	
Garbage	\$3,840	
Management Fee	\$10,350	
<b>Total Expenses</b>	<b>\$48,439</b>	
<b>Net Operating Income</b>	<b>\$158,561</b>	

	Current	ProForma Y2	ProForma Y5
APT 1	\$1,300.00	\$1,350.00	\$1,400.00
APT 2	\$2,300.00	\$2,350.00	\$2,400.00
APT 3	\$2,350.00	\$2,350.00	\$2,400.00
APT 4	\$1,600.00	\$1,700.00	\$1,750.00
APT 5	\$2,200.00	\$2,250.00	\$2,300.00
Resturant	\$7,500.00	\$7,725.00	\$8,441.32
Total Income (Monthly)	\$17,250.00	\$17,725.00	\$18,691.32
Total Income (Yearly)	\$207,000.00	\$212,700.00	\$224,295.84

# Proforma Restaurant

Yr	Resturant	Percent Inc.
1	\$7,500.00	3%
2	\$7,725.00	3%
3	\$7,956.75	3%
4	\$8,195.45	3%
5	\$8,441.32	3%
6	\$8,694.56	3%
7	\$8,955.39	3%
8	\$9,224.05	3%
9	\$9,500.78	3%
10	\$9,785.80	3%



# 3

**AJ** COMMERCIAL  
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## MARKET OVERVIEW

### Population & Growth

- Population (2023 est.): ~26,100
- Population density: ~1,700 people per sq. mi.
- Growth trend: Stable growth supported by suburban expansion and new housing development

### Households & Housing

- Total households: ~9,300
- Average household size: ~2.8 persons
- Owner-occupied housing: ~82%
- Vacancy rate: ~4–5%

### Income & Economy

- Median household income: ~\$105,000
- Per capita income: ~\$42,000
- Primary employment sectors: logistics, healthcare, construction trades, manufacturing, and professional services

### Education

- High school diploma or higher: ~93–95%
- Bachelor's degree or higher: ~28–30%

### Housing Values

- Median home value: ~\$285K–\$310K
- Median year built: ~1998
- Homes built after 2000: 40%+



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**AJ** COMMERCIAL  
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BROKERAGE TEAM



AJ Commercial Group is a full-service multifamily brokerage team founded by **Anthony Muñoz** and **Joey Batliner**, two top-producing brokers driven by a shared vision: to bring energy, precision, and unmatched market knowledge to Chicago's multifamily real estate sector.

Built on a foundation of hands-on deal experience, AJ Commercial Group has grown into one of the most active boutique teams in the Midwest, advising private owners, investors, and institutions on acquisitions, dispositions, and portfolio strategies. The team's approach combines:

- **Data-Driven Analysis** – Leveraging market intelligence, proprietary underwriting tools, and demographic research to maximize value for clients.
- **Targeted Marketing** – From digital campaigns to curated investor networks, the group ensures listings reach the right buyers at the right time.
- **Execution & Negotiation** – Anthony and Joey's track record is rooted in relentless outreach, strategic positioning, and skillful deal-making that gets transactions across the finish line.
- **Client-First Culture** – Whether advising a first-time seller or structuring a complex 100+ unit disposition, the team prioritizes transparency, responsiveness, and long-term relationships.

With headquarters in the southwest suburbs of Chicago, AJ Commercial Group covers the entire Chicagoland market and has expanded its reach into emerging Midwest submarkets. Anthony and Joey continue to lead the firm with the entrepreneurial drive that started it all—building a brokerage known for results, innovation, and trust.

# 2025

59 Properties Sold  
Over \$100M in Sales Volume





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