



Retail/Stores
 Status: **NEW**
 Area: **8023**
 Address: **3800 W Division St, Chicago, IL 60651**
 Directions: **North Ave S on Division**

MLS #: **11374636**
 List Date: **04/13/2022**
 List Dt Rec: **04/13/2022**
 List Price: **\$600,000**
 Orig List Price: **\$600,000**
 Sold Price:

Lst. Mkt. Time: **1**
 Contract:
 Concessions:
 Unincorporated:
 Subdivision:

Rented Price:
 Lease Price SF/Y:
 Mthly. Rnt. Price:
 CTGF:
 County: **Cook**
 PIN #: **16021280390000**

Zoning Type: **Commercial**
 Actual Zoning: **B3-1**
 Year Built: **1930**
 Relist:
 List Price Per SF: **\$375**
 Sold Price Per SF: **\$0**
 Lot Size Source: **Other**

Subtype: **Automotive**
 Lot Dimensions: **50X125**
 Apx. Tot. Bldg SF: **1600**
 Land Sq Ft: **6187**
 Net Rentable Area:

Stories: **1**
 Gross Rentbl. Area:
 # Tenants: **1**
 Estimated Cam/Sf:

Multiple PINs: **Yes**
 Min Rentbl. SF: **1600**
 Max Rentbl. SF: **1600**
 # Units: **1**
 Unit SF: **1600**
 Lease Type:
 Est Tax per SF/Y:

Mobility Score: - **?**

Remarks: **Fully leased for 5 years 3-Bay Mechanic Shop and lot 5 YEAR lease Major Expenses: Taxes: \$10,448.54 Insurance: \$2400(portfolio quote approx.) Monthly Rent: \$4,000/mo (10% annual increases) 5 Year average yearly income: \$58,608.96 NOI: \$45,760.42 CAP: 7.6%**

Frontage Acc:	Construction:	Air Conditioning: None
Current Use: Commercial	Exterior: Brick	Electricity: Circuit Breakers
Known Encumbrances:	Foundation:	Heat/Ventilation: Oil
Location: Corner, Urban	Roof Structure:	Fire Protection: None
# Drive in Doors: 3	Roof Coverings:	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays: Other
	# Parking Spaces: 13	HERS Index Score:
	Indoor Parking: 1-5 Spaces	Green Disc:
	Outdoor Parking: 6-12 Spaces	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside:	Sale Terms: Conventional
	Floor Finish:	Possession:

Financial Information	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income: \$58,608	Total Income/Month: \$4,884	Total Income/Annual:
Annual Net Operating Income: \$45,760	Net Operating Income Year:	Cap Rate: 7.6
Real Estate Taxes: \$10,448	Total Annual Expenses:	Expense Year:
Tax Year: 2020	Expense Source:	Loss Factor:
Special Assessments: No	Frequency: Not Applicable	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): \$2,400/Owner Projection	
Operating Expense Includes:		

Broker: **RE/MAX Suburban (2648) / (847) 367-8686**
 List Broker: **Jason Bitton (248545) / jason@bittonhomes.com**
 CoList Broker:

More Agent Contact Info:

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MLS #: 11374636

Prepared By: Jason Bitton | RE/MAX Suburban | 04/13/2022 09:54 PM



