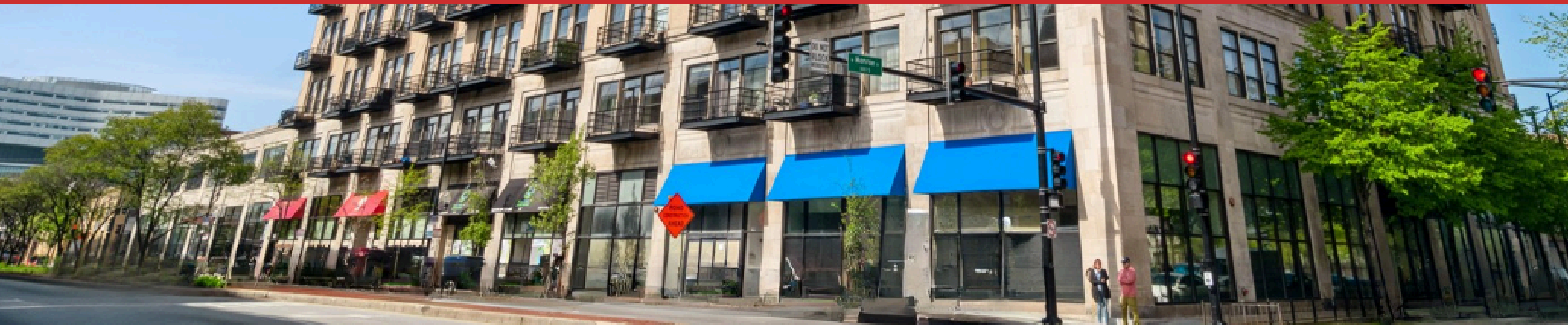


100-140 S. ASHLAND AVE + 1608 W. ADAMS CHICAGO, IL, 60607

kale
Realty



“In the Heart of West Loop. At the Center of What’s Next.”

100-140 S. Ashland Avenue

100-140 S. ASHLAND AVE IS A 52,356 SQF STREET LEVEL COMMERCIAL PROPERTY THAT IS 100% OCCUPIED.

MOST LEASES ARE ABSOLUTE TRIPLE NET LEASES.

THE PROPERTY IS LOCATED IN THE HEART OF CHICAGO'S WEST LOOP. AN INVESTMENT OF \$7 BILLION HAS BEEN PROPOSED BY THE REINSDORF AND WIRTZ FAMILIES JUST A FEW BLOCKS TO THE WEST.

THIS PROPERTY INCLUDES A PRIVATELY OWNED GARAGE LOCATED AT 1608 W. ADAMS WITH 96 PARKING SPACES.



THE OPPORTUNITY

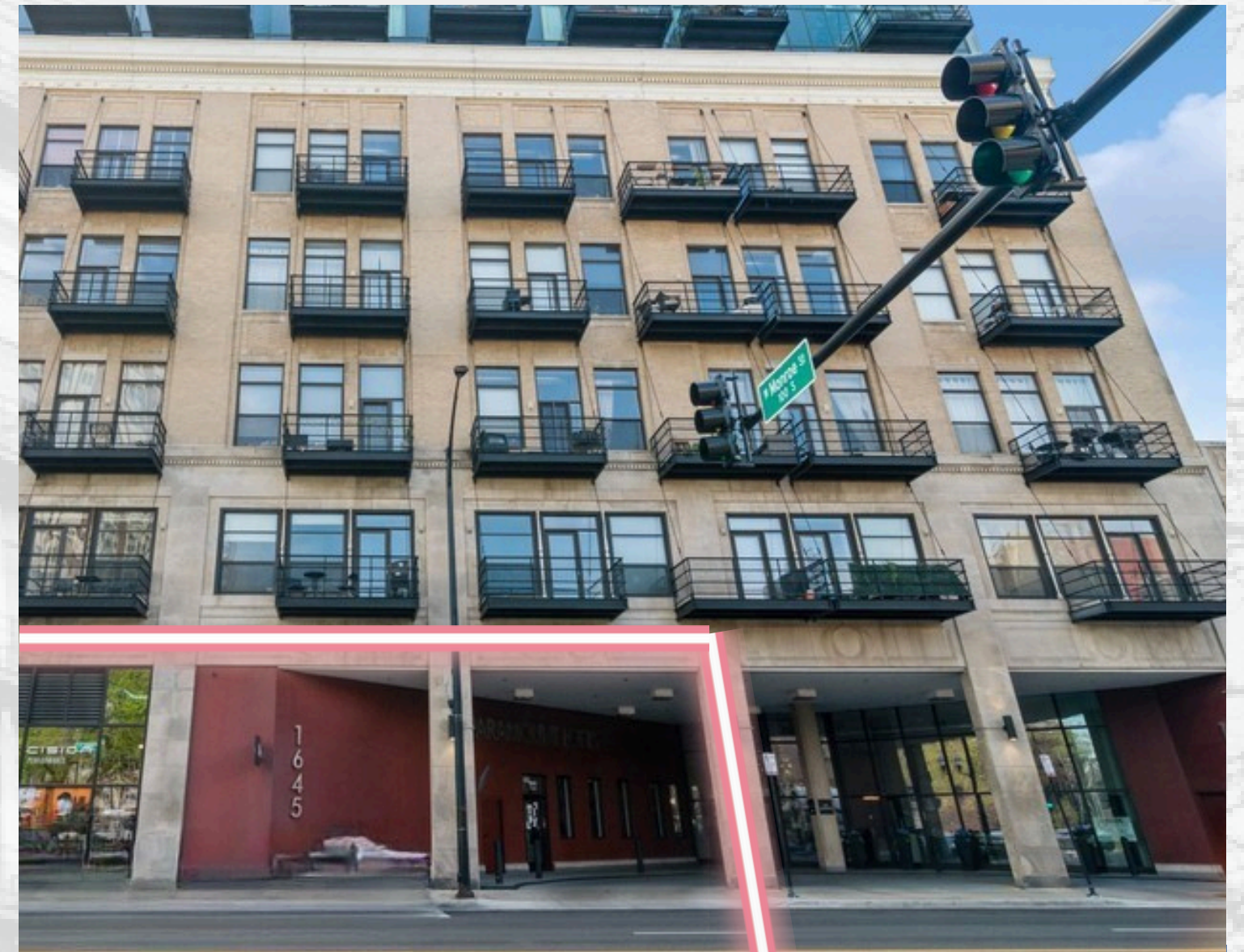
- **STRATEGIC & SOUGHT AFTER CITY LOCATION**
- **STRONG TENANT OCCUPANCY**
- **INCREDIBLE INVESTMENT MOMENTUM**
- **TURNKEY INCOME**
- **REVENUE GENERATING PARKING; \$300,000+ ANNUALLY**
- **SIGNIFICANT ASSUMABLE NON-RECOURSE FINANCING AVAILABLE**

PROPERTY DETAILS



Current Tenants

SANDERLING DIALYSIS CLINIC, LITTLE GREEN TREE HOUSE DAYCARE, PRECISION HUMAN PERFORMANCE, PREMIER MARTIAL ARTS, LAKE STREET BARBERS, MEXICAN RESTAURANT, TIPS 312 NAIL SALON, CLEAN & GREEN LAUNDROMAT, AND RUSH AFFILIATE DOCTORS OFFICES.



Reinsdorf and Wirtz Investment

LARGE PASSIVE INCOME-GENERATING COMMERCIAL PROPERTY OPPORTUNITY

LOCATED ON THE BRINK OF TRANSFORMATIVE GROWTH DUE TO \$7 BILLION INVESTMENT

1608 W. Adams Parking Garage

96 PARKING SPACES THAT GENERATE
OVER
\$300,000 ANNUALLY
INCLUDING AMPLE TENANT PARKING



Ashland Commercial, LLC and Ashland South, LLC

Rent Roll - June 2025

| Unit | Tenant Name | Rent | CAM | Lease From | Lease To | Rent Commencement | S/F |
|-------------------|--|---------------------|---------------------|------------|------------|-------------------|---------------|
| 1633 W Ogden Ave | Precision Human Performance | \$ 6,936.00 | \$ 3,999.46 | 10/31/2019 | 10/30/2026 | 2020 | 3,200 |
| 1611 W Monroe Ave | SRS Chicago Circle, LLC (dialysis offices) | \$ 4,472.92 | \$ 2,684.18 | 10/1/2023 | 9/30/2042 | 10/1/2023 | 2,147 |
| 110 S Ashland Ave | Clean and Green (laundromat and drycleaning) | \$ 10,104.38 | \$ 6,737.28 | 8/1/2024 | 7/31/2035 | 9/1/2024 | 5,389 |
| 1609 W Monroe Ave | Premier Martial Arts | \$ 3,110.63 | \$ 976.75 | 5/1/2021 | 4/30/2028 | 7/1/2022 | 1,659 |
| 1641 W Ogden Ave | Tips 312, LLC (Nail Salon) | \$ 2,350.50 | \$ 744.50 | 2/4/2022 | 2/1/2029 | 6/1/2023 | 1,567 |
| 104 S Ashland Ave | SRS Chicago Circle, LLC (dialysis offices) | \$ 20,744.50 | \$ 8,249.20 | 10/1/2022 | 10/1/2042 | 10/1/2023 | 6,600 |
| 120 S. Ashland | Barber Shop/Salon | \$ 5,084.43 | \$ 1,999.02 | 1/21/2023 | 12/21/2029 | 1/1/2024 | 2,381 |
| 132 S. Ashland | La Lagartija Restaurant | \$ 5,317.17 | \$ 1,404.09 | 4/1/2024 | 3/31/2031 | 4/1/2024 | 1,687 |
| 140 S. Ashland | SRS Chicago Circle, LLC (dialysis clinic) | \$ 26,084.25 | \$ 11,286.33 | 9/16/2022 | 9/15/2042 | 10/1/2023 | 8,300 |
| Parking Garage | Daily Fee Parking | \$ 30,000.00 | NNN | | | | |
| Parking Garage | Monthly Parking | \$ 1,200.00 | | | | | |
| 118 S Ashland | Children's Academies of America** | \$ 24,718.20 | \$ 7,834.42 | 7/1/2009 | 6/30/2029 | 7/1/2009 | 12,546 |
| | Total | \$140,122.98 | \$ 45,915.23 | * | | | 45,476 |

Ashland Commercial, LLC and Ashland South, LLC - 12 Month Financial Forecast

| | |
|------------------------------|--|
| Gross Rent | \$1,681,476 |
| CAM Charges | \$550,983 |
| Total Rent | \$2,232,459 |
| Vacancy @ 5% | -\$111,623 |
| Net Rent | \$2,120,836 |
| Property Taxes | \$406,025 |
| Maintenance/Garage | \$53,500 |
| Utilities | \$2,000 |
| Insurance | \$43,214 |
| Management Fees | \$32,967 |
| Janitorial | \$5,821 |
| Snow Removal | \$1,250 |
| Elevator/Phone | \$1,206 |
| Professional Fees | \$5,000 |
| Total Expenses | \$550,983 * |
| NOI | (divided by 6.25%=FMV of \$25,117,648.00) \$1,569,853 |
| minus Debt Service*** | minus: <u>\$956,715</u> |
| CASH FLOW (per annum) | \$613,138 |
| CASH FLOW (per month) | \$51,094 |

*Any CAM adjustment at the end of 2024 will be billed to tenants in 2025 as tenants are responsible for CAM increases.

**dba Little Green Tree House

***Mortgage amounts \$11,750,000 +/- plus \$2,900,000.00 +/- = \$14,650,000.00 +/-

CURRENT LONG TERM TENANTS



Precision Human Performance



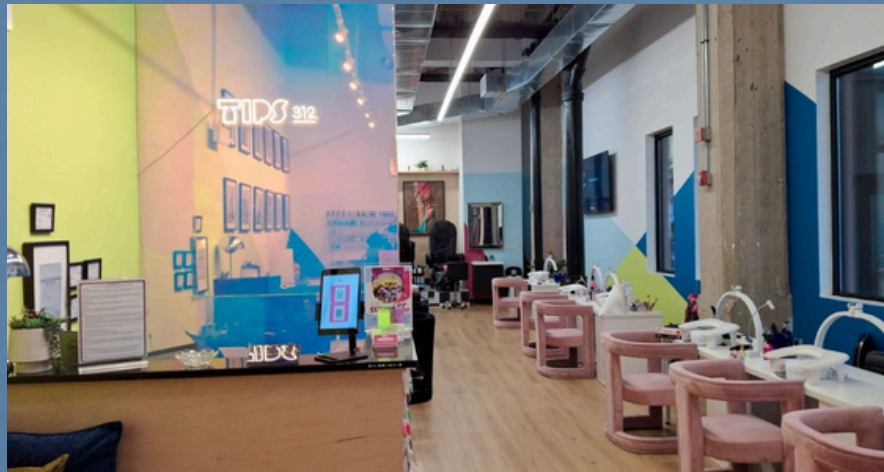
Lake Street Barbers



Mexican Restaurant



Laundromat



Nail Salon



Martial Arts Academy



Daycare Center



Rush Affiliate Doctors Offices



Sanderling Dialysis Clinic



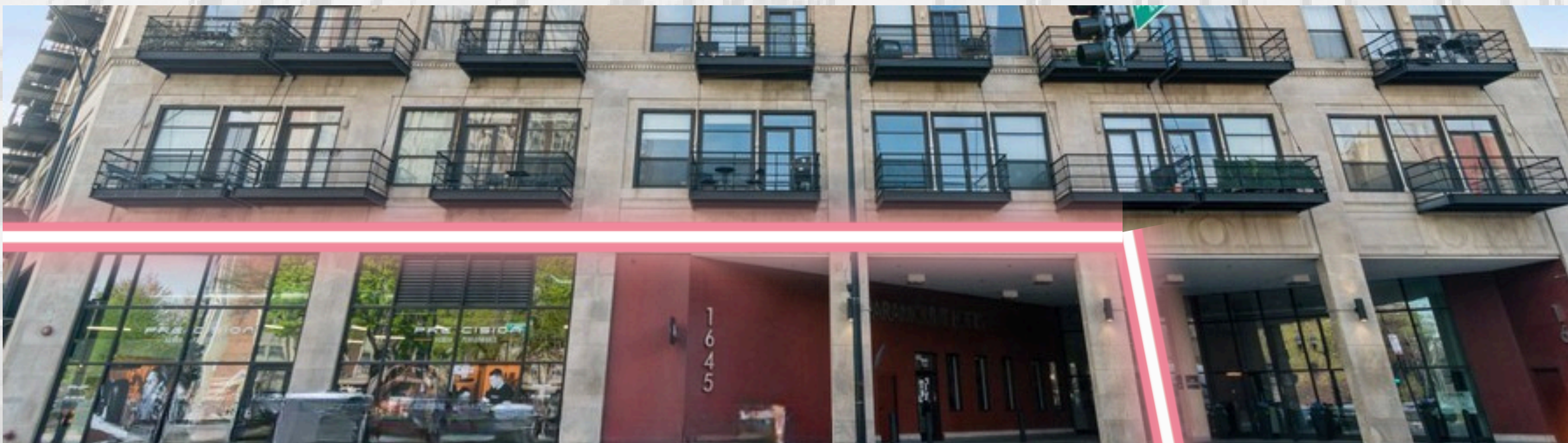
Sanderling Dialysis Clinic

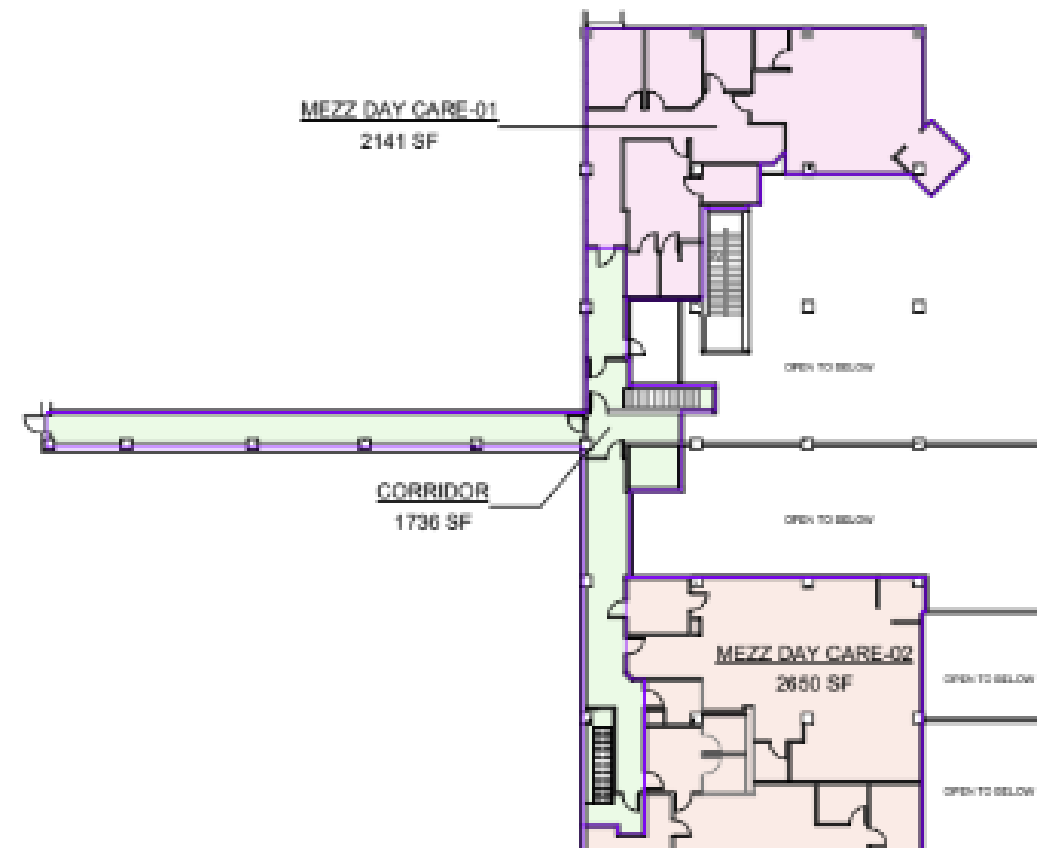
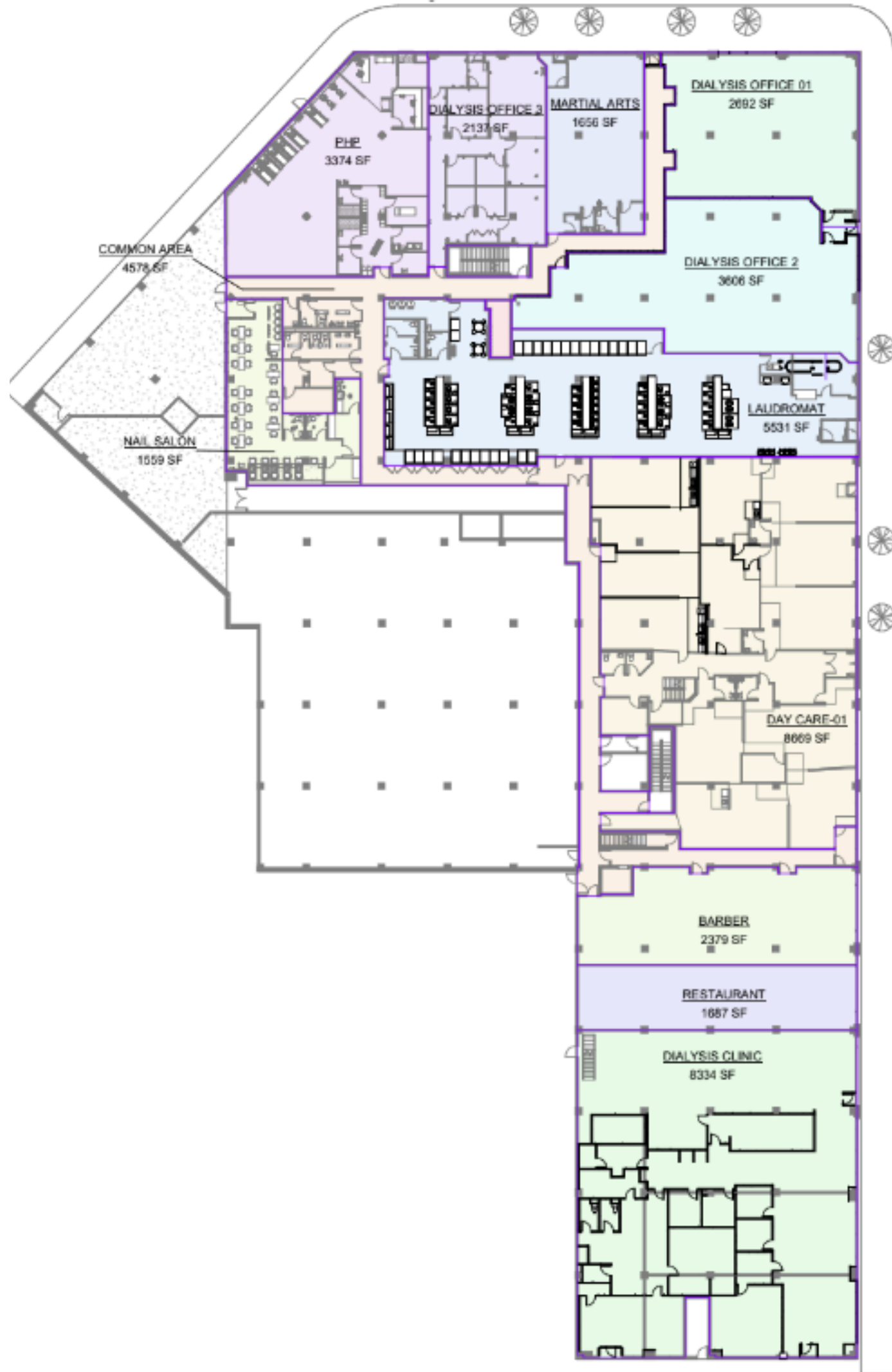


REINSDORF AND WIRTZ INVESTMENT

Project 1901 Highlights:

- **Transformative \$7 billion dollar private investment surrounding the United Center in the heart of West Loop**
- **55+ acres of private assets with mixed use development which include:**
 - **Music hall**
 - **Lush green spaces**
 - **Luxury hotels**
- **Long-term, multi-phased development inspired by Chicago's motto "Urbs in Horto" (City in a Garden)**
- **Primary investment goals are to:**
 - **Create a vibrant neighborhood with greenery/ lush landscape**
 - **Generate collaborative & inclusive programming**
 - **Create plenty of economic growth and opportunity for the city of Chicago**





Rentable Area Legend

| |
|--------------------|
| Area |
| BARBER |
| COMMON AREA |
| DAY CARE-01 |
| DIALYSIS CLINIC |
| DIALYSIS OFFICE 01 |
| DIALYSIS OFFICE 2 |
| DIALYSIS OFFICE 3 |
| LAUDROMAT |
| MARTIAL ARTS |
| NAIL SALON |
| PHP |
| RESTAURANT |

Rentable Area Legend

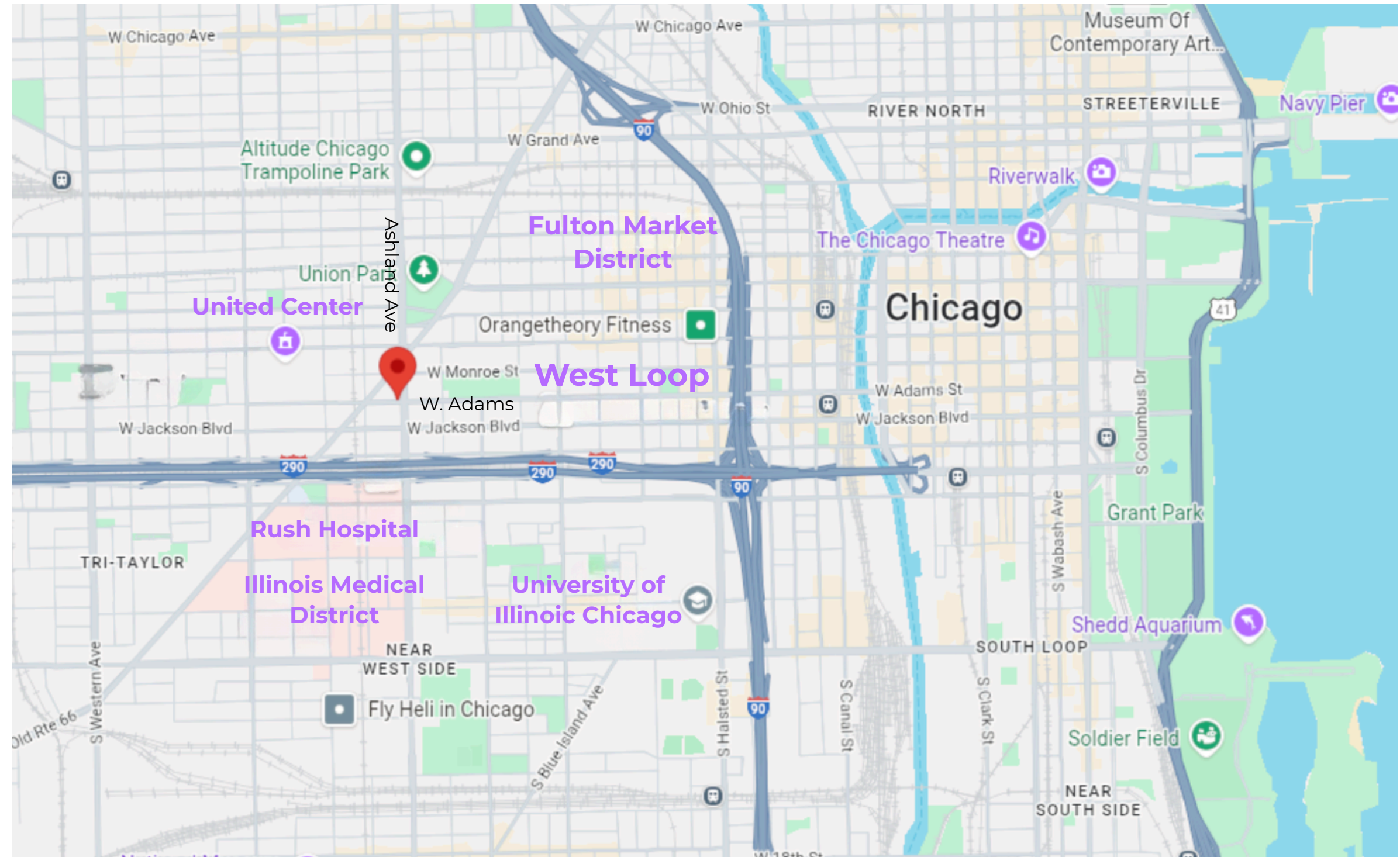
| |
|------------------|
| CORRIDOR |
| MEZZ DAY CARE-01 |
| MEZZ DAY CARE-02 |

| Name | Area | PERCENT OF TOTAL AREA | RSF AREA |
|-------------------|----------|-----------------------|----------|
| COMMON AREA 1 & 2 | 6314.00 | | |
| BARBER | 2379.00 | 5% | 2705 |
| DAY CARE-01 | 8669.00 | 19% | 9858 |
| DIALYSIS CLINIC | 8334.00 | 18% | 9477 |
| DIALYSIS OFFICE 1 | 2692.00 | 6% | 3061 |
| DIALYSIS OFFICE 2 | 3606.00 | 8% | 4101 |
| DIALYSIS OFFICE 3 | 2137.00 | 5% | 2430 |
| LAUDROMAT | 5531.00 | 12% | 6289 |
| MARTIAL ARTS | 1656.00 | 4% | 1883 |
| MEZZ DAY CARE-01 | 2650.00 | 6% | 3013 |
| MEZZ DAY CARE-02 | 1768.00 | 4% | 2010 |
| PHP | 3374.00 | 7% | 3837 |
| RESTAURANT | 1687.00 | 4% | 1918 |
| NAIL SALON | 1559.00 | 3% | 1773 |
| TOTAL AREA | 46042.00 | 100% | 52356 |

IDEAL WEST LOOP LOCATION

Location Highlights:

- Situated in prime location of Chicago's West Loop Neighborhood
- Located directly East of Project 1901
- Densely populated
- Turnkey opportunity with a stable, diversified tenant base, ensuring consistent cash flow
- Average household income of over \$150,000 / ideal demographic
- Parking garage included (daily parking + tenant parking)
- Strong medical presence





INTERESTED IN INVESTING?



Kevin Barnett

Property Listing Agent



317-965-7316



kbarnett@kalerealty.com



www.kalerealty.com



2447 N Ashland, Chicago, IL 60614