

3 Net Leased Properties Portfolio



OFFERING SUMMARY

Sale Price:	\$2,690,000
Cap Rate:	8.52%
Gross Income:	\$405,039.00
NOI:	\$229,186
Properties:	3
Price / SF:	\$253.60

PROPERTY OVERVIEW

3 Net-leased investment properties for sale featuring the successful S2 Express Grill, known for its culinary excellence and vibrant presence in the Chicagoland area. Operating 11 flourishing restaurants. A net-leased investment offers virtually no landlord responsibility, providing an attractive prospect for investors. In 2019, by Andre and Suheir Williams, S2 Express Grill has established itself as an extension of the popular S2 Ultra Bar in Calumet Park, IL, reflecting a dynamic and successful culinary journey.

PROPERTY HIGHLIGHTS

- Net Leased Investment
- Freestanding Buildings
- Triple Net Leases w/ Minimal Landlord Responsibility
- 8734 S Stony Island: Renovated 2020
- 7120 W 159th St: Renovated 2021
- 1001 W Roosevelt Rd: Renovated 2024

for more information

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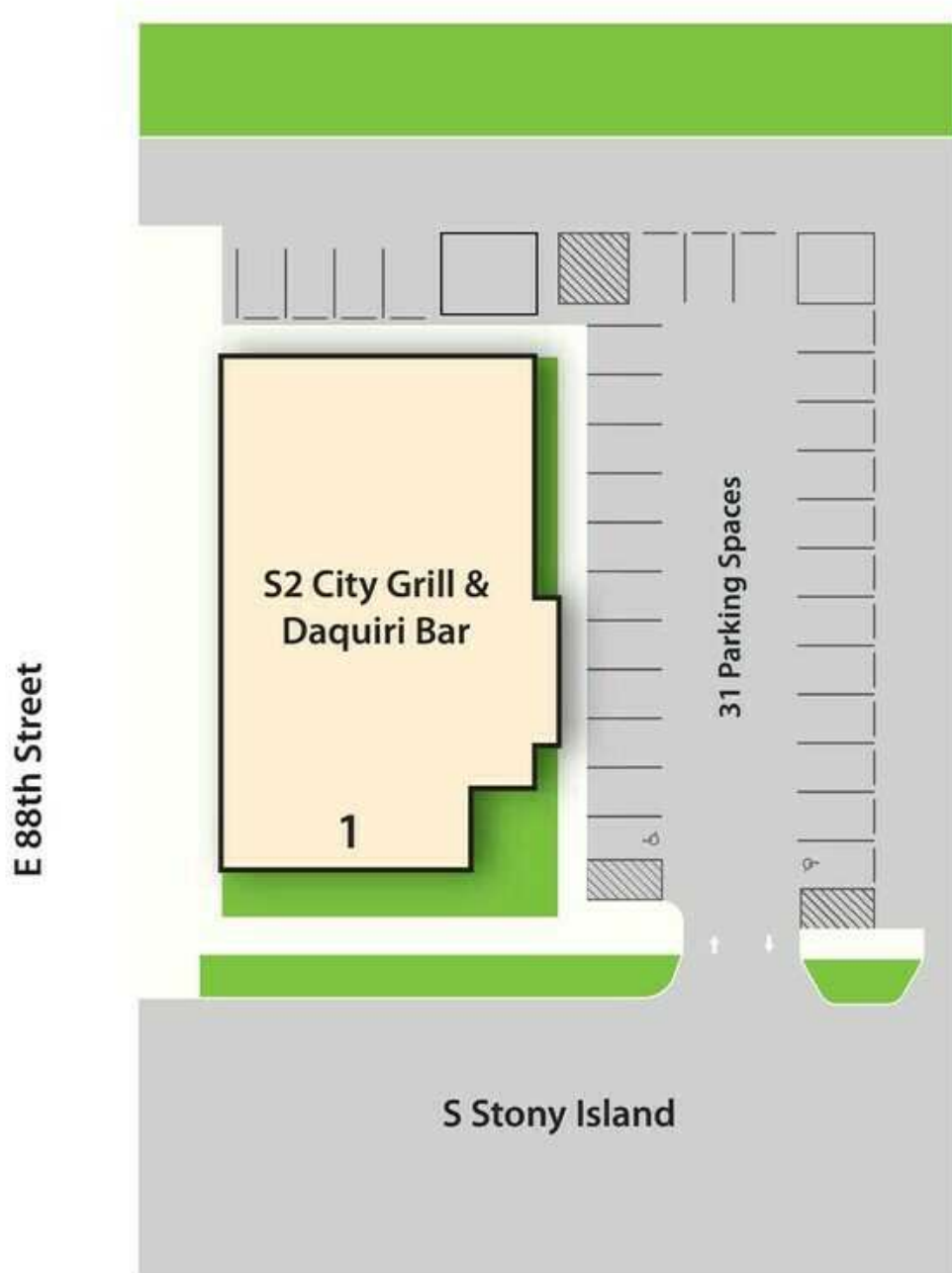
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SUITE	SIZE SF	ESCALATION DATES	MARKET RENT	LEASE START	LEASE END
8734 S Stony Island	6,148 SF	6/1/2026 6/1/2028 6/1/2033 5/31/2038	\$79,200	1/1/2020	6/1/2028
1001 W Roosevelt Rd	3,700 SF	4/1/2029 4/1/2034 4/1/2039	\$75,000	4/1/2024	4/1/2029
7120 W 159th St	2,607 SF	–	\$75,000	5/1/2021	6/1/2026
TOTALS	12,455 SF				

Enter comments here...

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INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$405,039
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EXPENSES SUMMARY

Property Taxes (87th)	\$45,336
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Insurance (87th)	\$6,804
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Property Taxes (Roosevelt)	\$31,398
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Insurance (Roosevelt)	\$6,804
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Property Taxes (159th)	\$45,581
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Insurance (159th)	\$6,804
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Miscellaneous Expenses	\$33,125
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OPERATING EXPENSES	\$175,853
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NET OPERATING INCOME	\$229,186
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