

OFFERING SUMMARY

3341-3343 N WESTERN AVE

Chicago, IL 60618



OFFERING SUMMARY

Sale Price:	\$1,100,000
Proforma Cap Rate:	8.24%
Proforma NOI:	\$90,673
Unit Count:	2-Residential Units, 1-Commercial Unit
Building SF & Land SF:	3,451 SF & 5,350 SF
Renovated:	1994
Zoning:	C1-2
2023 Real Estate Taxes (Paid in 2024):	\$20,889.45

PROPERTY HIGHLIGHTS

- Sought after Roscoe Village location near multiple retail strip centers, Lane Tech College Prep High School and W Roscoe Street Restaurant Row
- Mixed-use building with 2 residential units on the second and third floors and 1 bar/lounge on the first floor
- Unit mix consists of two 2-Bedroom/1-Bath units
- Additional side lot for parking included in the sale
- First floor bar/lounge business can be purchased with license for \$50,000
- Excellent investment or owner-user with additional monthly income
- Tax PINs: 14-19-316-010-0000, 14-19-316-011-0000

Sheryl Fisher

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PROFORMA INCOME & EXPENSES

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INCOME SUMMARY

First Floor (Liberty Lounge) (\$2,500 Per Month - Business Income Separate @ \$60,000)	\$30,000
Second Floor (2-Bed/1-Bath) (\$1,900 Per Month)	\$22,800
Third Floor (2-Bed/1-Bath) (\$1,850 Per Month)	\$22,200
Liberty Lounge Business Income	\$60,000
GROSS INCOME	\$135,000

EXPENSES SUMMARY

Real Estate Taxes	\$20,889
Janitorial / Maintenance	\$3,600
Water	\$2,250
Gas	\$2,100
Electric	\$5,664
Scavenger	\$1,524
Insurance	\$7,400
Landscaping / Snow Removal	\$900
OPERATING EXPENSES	\$44,327

NET OPERATING INCOME	\$90,673
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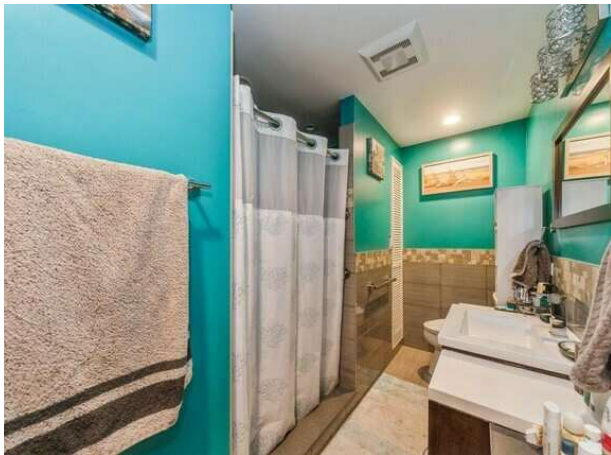


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INTERIOR PHOTOS

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