

RETAIL INVESTMENT OPPORTUNITY IN CHICAGO'S LOOP NEIGHBORHOOD

THE POPE BUILDING

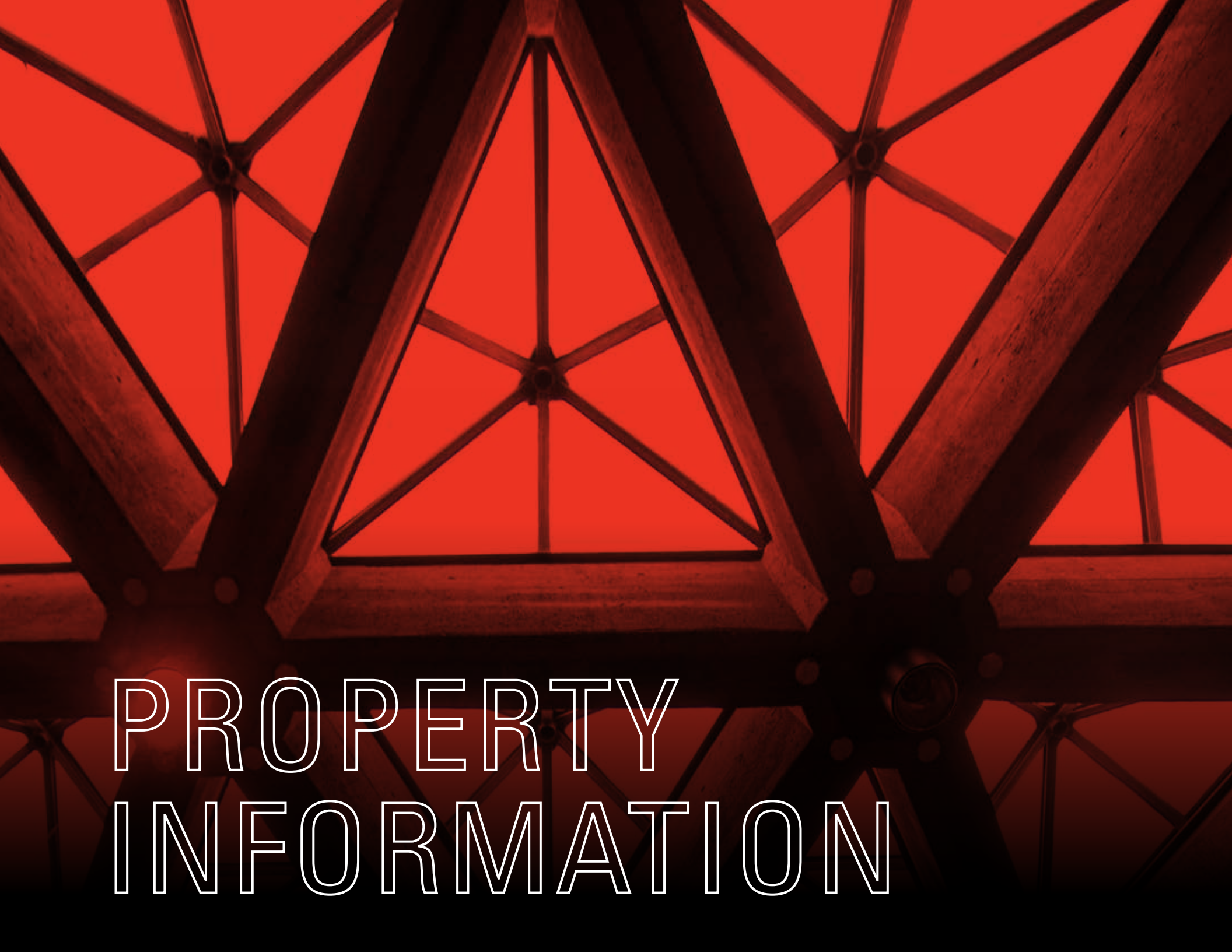
JAMESON.

OFFERING
MEMORANDUM

633 S. PLYMOUTH
CHICAGO, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002



PROPERTY INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present 633 S. Plymouth in Chicago, an excellent opportunity for armchair investors seeking a property with stable income or an owner/user seeking prime location for their business.. This well-located asset features three long-term tenants, each with leases expiring within the next two years, allowing for potential rent adjustments to current market rates. Investors can benefit from strong cash flow while implementing property updates, while users can also consider occupying the space, offsetting costs with rental income. Whether as a passive investment or an owner-occupied building, 633 S. Plymouth offers versatile income potential in a prime Chicago location.

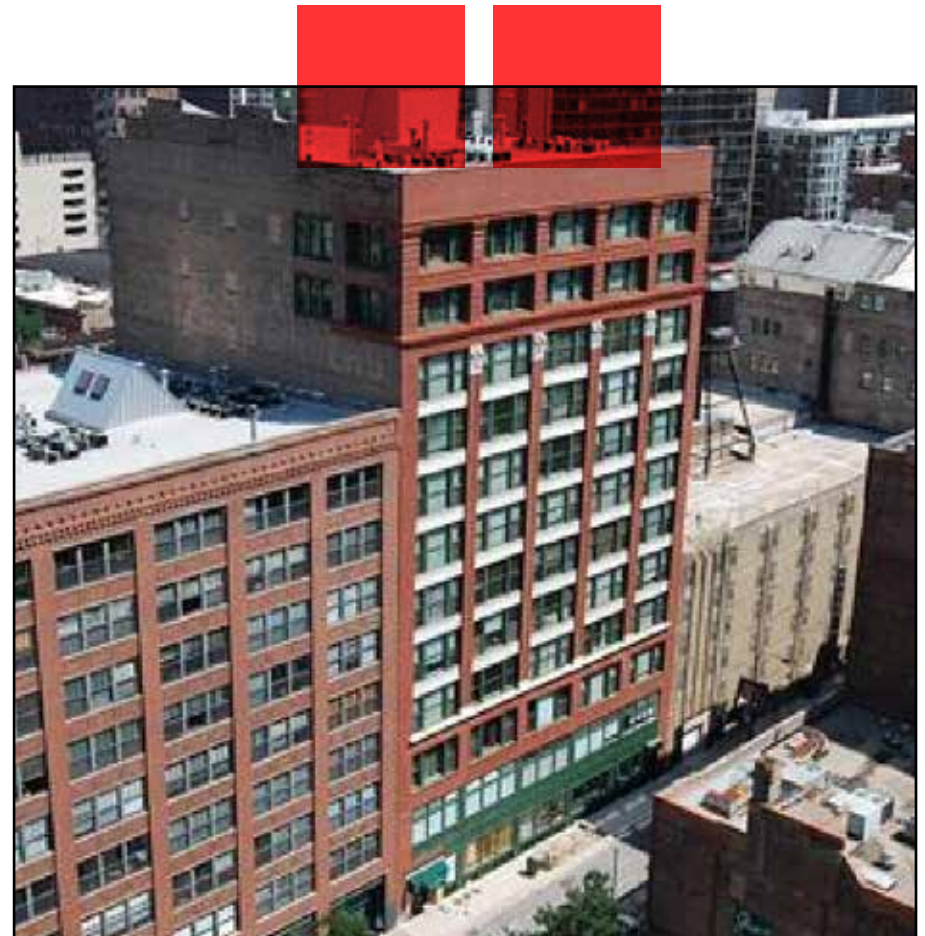
SALES PRICE: \$800,000

PROPERTY SIZE: 6,645 SF

GROSS INCOME: \$143,810

PRICE PER SF: \$120.39/SF

CAP RATE: 17.6%





INVESTMENT HIGHLIGHTS

PRIME LOCATION:

- Rare opportunity in Chicago's Downtown Loop
- Ample Adjacent parking
- Walking distance to Red & Blue CTA lines
- Close proximity to Lake Michigan harbor, Shedd Aquarium, Soldier Field, and the Adler Planetarium

STRONG FINANCIAL PERFORMANCE:

- Purchase Price: \$800,000
- Net Operating Income (NOI): \$71,401
- CAP Rate: 17.6% (exceptional for this location)

This offering presents a unique chance to acquire a premium retail asset in Downtown Chicago with an attractive CAP rate, a combination rarely available in this highly sought-after Chicago submarket.









LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60605

SUB-MARKET: SOUTH LOOP

SUB-MARKET CLUSTER: DOWNTOWN CHICAGO

LOCATION TYPE: CBD

MARKET: CHICAGO

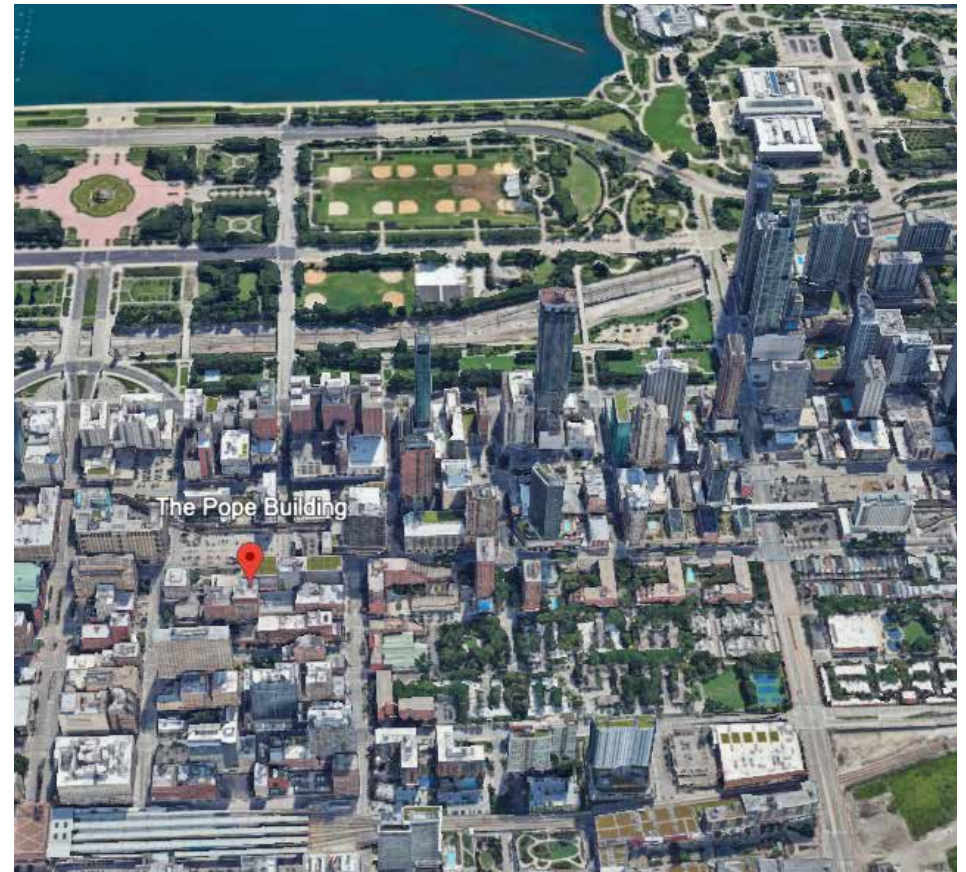
COUNTY: COOK

STATE: ILLINOIS

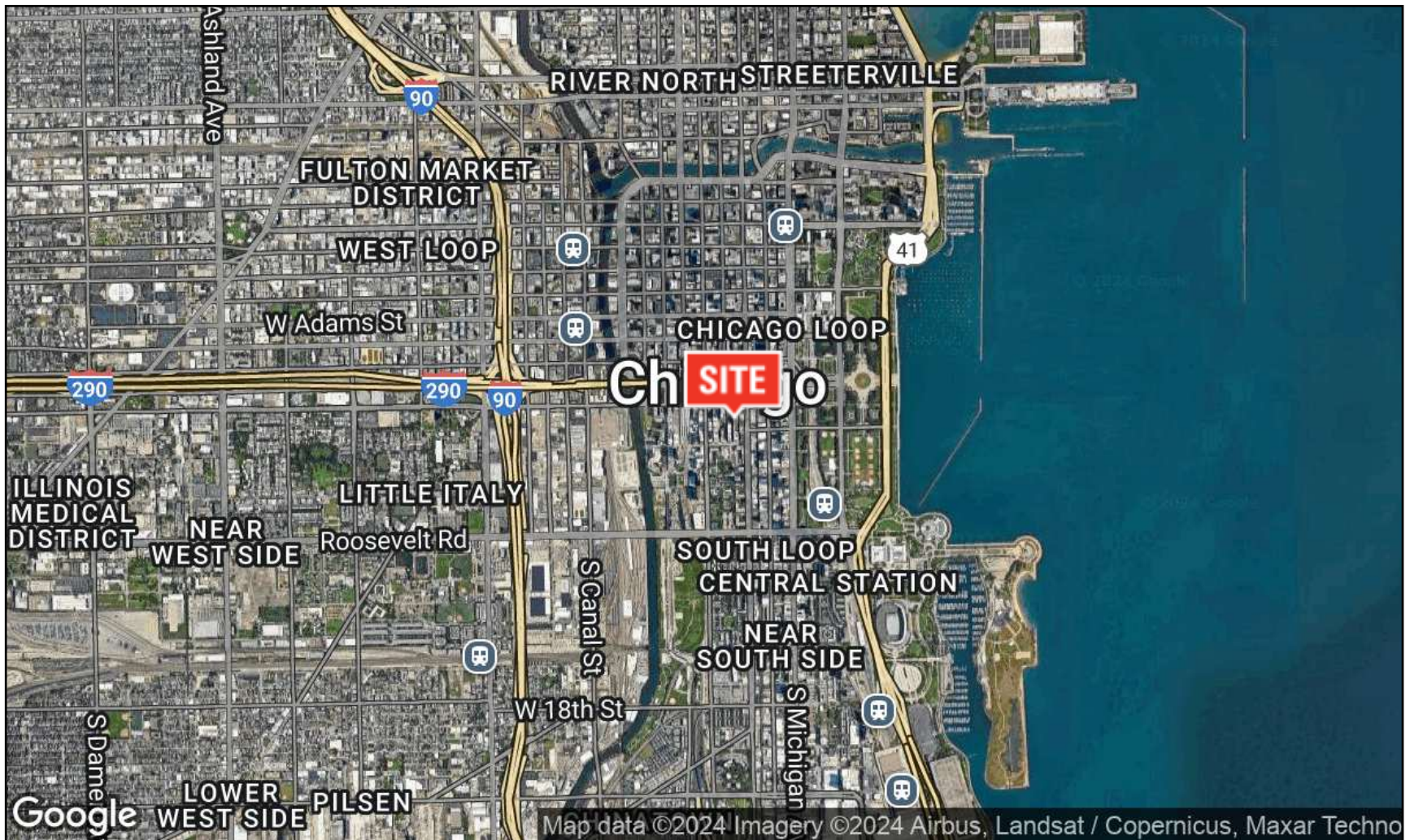
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: CHICAGO, IL-IN

COUNTRY: UNITED STATES



REGIONAL MAP



AERIAL MAP



TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

Harrison Station
(Red Line - CTA)

WALK

3 min

DISTANCE

0.2 mi

Harold Washington Library - State/Van Buren
(Brown, Orange, Pink & Purple Lines - CTA)

5 min

0.3 mi

Jackson Station
(Blue Line - CTA)

6 min

0.4 mi

LaSalle Station
(Blue Line - CTA)

6 min

0.4 mi

COMMUTER RAIL

Chicago LaSalle Station
(Rock Island District Line)

DRIVE

1 min

DISTANCE

0.4 mi

Van Buren Station
(Metra Electric Line)

2 min

0.6 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

29 min

DISTANCE

18.4 mi

Chicago Midway International Airport

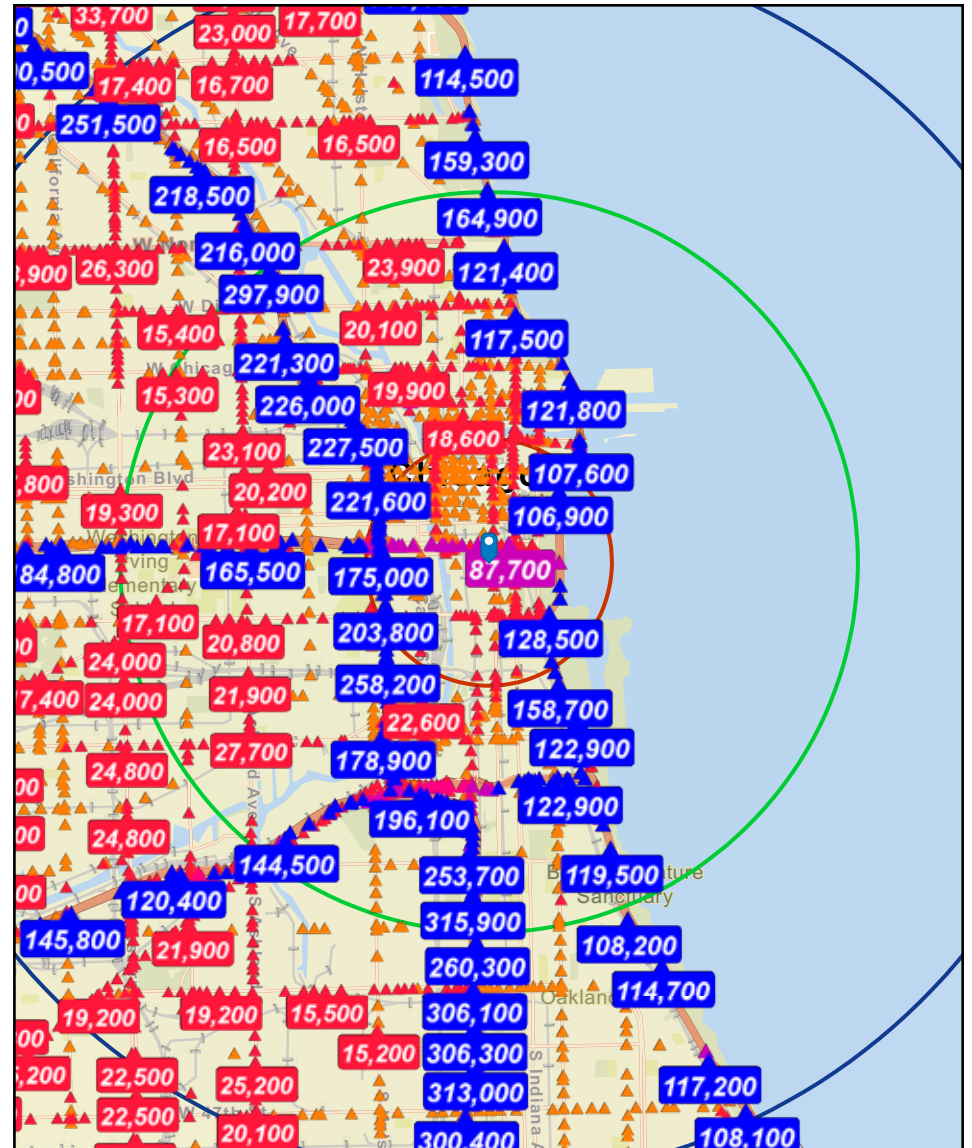
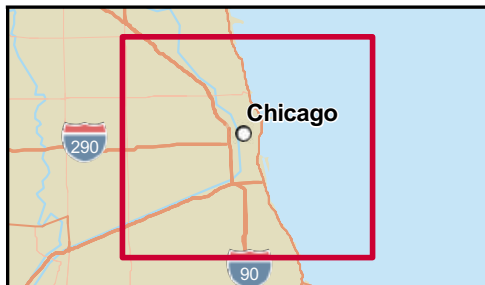
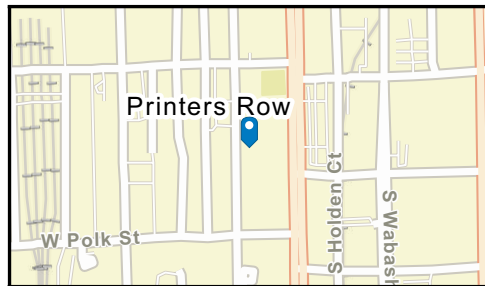
18 min

10.4 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





FINANCIAL ANALYSIS

RENT ROLL

Rent Roll/ Financial 633 S Plymouth

Unit #	Tenant	SQ. Ft.	Lease Term		Rent		
			Start	Expires	\$/SF	Monthly	Annual
101	KNUCKLEHEADS GYM	3,737	7/1/2023	9/30/2026	\$ 20.97	\$ 6,530.41	\$78,365
102	CLEANERS	755	5/1/2019	mo-mo	\$ 31.79	\$ 2,000.00	\$24,000
103	KNITTING STORE	2,153	8/10/2020	12/31/2031	\$ 19.25	\$ 3,453.77	\$41,445
Total		6,645			\$ 21.64	\$ 11,984.18	\$143,810

PROPERTY INCOME & EXPENSES

Rental Income		\$143,810
TAX/CAM Reimbursements		\$0
Vacancy Factor	0%	\$0
Effective Gross Income		\$143,810
Operating Expenses		
Insurance		\$6,803
Maintenance		\$2,165
Accounting/Legal		\$1,000
Supplies and Ground		\$500
Electric		\$0
Gas		\$0
Rubbish		\$0
Water		\$6,000
		\$16,468
RE Taxes		\$55,941
Net Income		\$71,401



MARKET INFORMATION

MARKET OVERVIEW

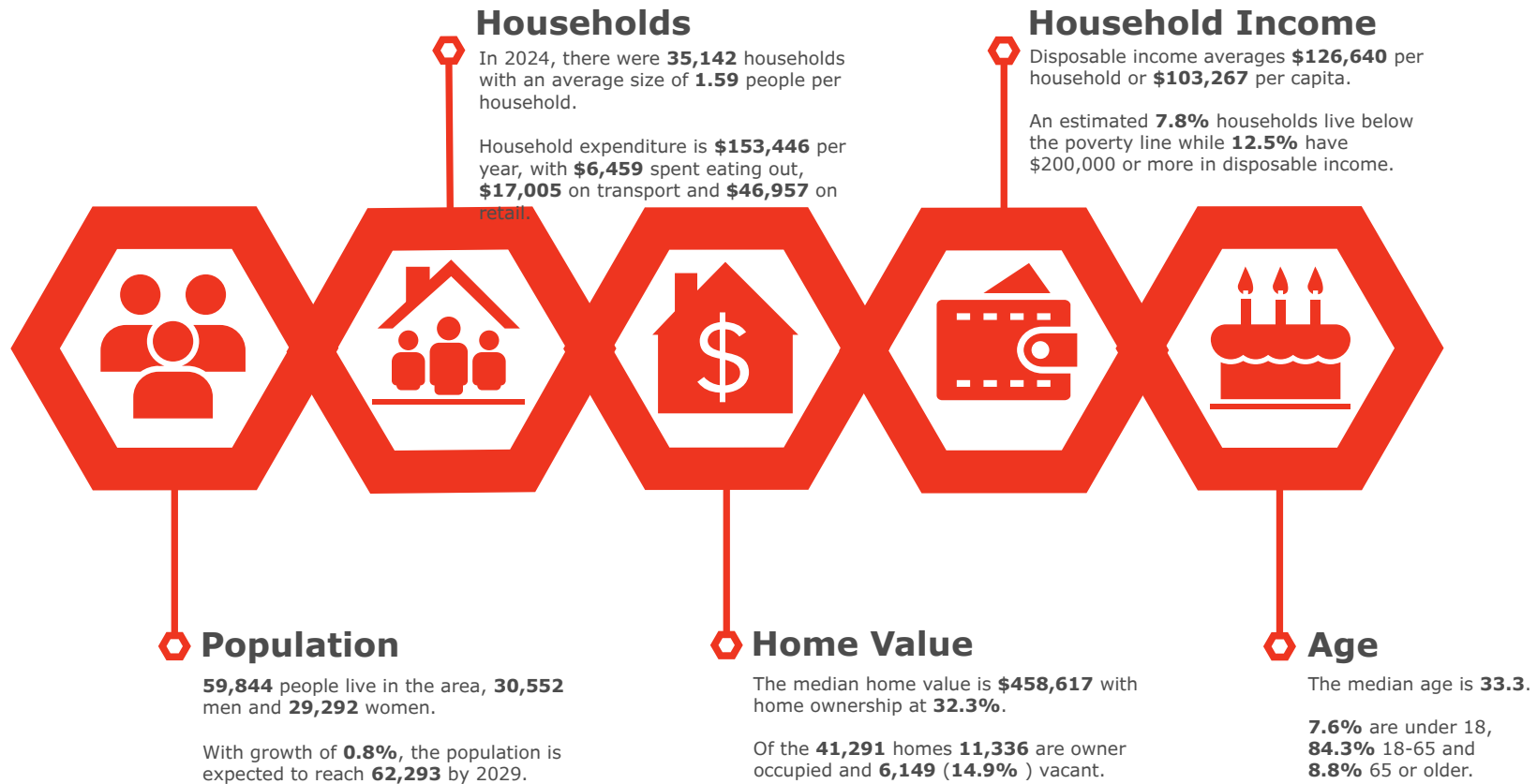
PRINTERS ROW | SOUTH LOOP

Owning commercial retail real estate in Chicago's Printer's Row or South Loop neighborhoods offers several key advantages, particularly in terms of location and growing demand. Both areas boast a rich historical character that attracts a steady flow of locals and tourists alike. Printer's Row, known for its historic buildings and creative vibe, appeals to businesses looking to serve a clientele interested in culture, dining, and boutique shopping. The South Loop, meanwhile, has seen substantial residential and commercial growth, thanks to its proximity to major attractions like Grant Park and the Museum Campus, as well as its accessibility to downtown Chicago.

These neighborhoods also benefit from a young, diverse, and expanding population of residents, students, and professionals. With several universities nearby and an influx of new condo and apartment developments, there is an increased demand for retail, dining, and service-based businesses to serve this growing community. Investors in Printer's Row and the South Loop are well-positioned to capitalize on a reliable customer base, rising property values, and Chicago's overall strong commercial real estate market trends.



DEMOGRAPHIC INSIGHTS





ADDITIONAL
INFORMATION

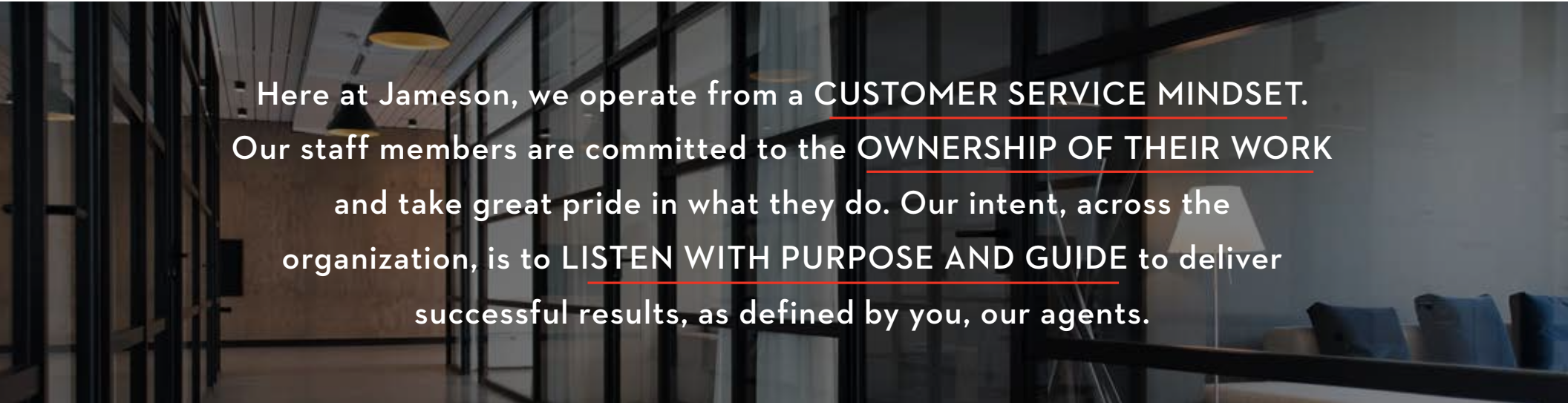
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

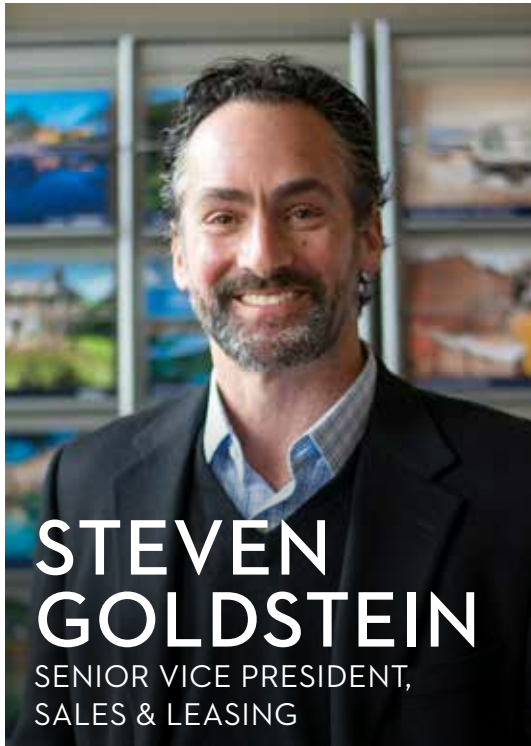
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



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312.840.9002

■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



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