

SALE

Value-Add | Westwood Office Plaza

18141 DIXIE HIGHWAY

Homewood, IL 60430

PRESENTED BY:

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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,145,000
BUILDING SIZE:	13,410 SF
LOT SIZE:	1.08 Acres
APN:	29-31-409-063-0000
PRICE / SF:	\$85.38
OCCUPANCY	90% 1 Suite Available

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present the ±13,410 SF Office Opportunity on 1.08 AC in the heart of Homewood, Illinois. This 14-unit office is 90% occupied by various long-term businesses. This well-maintained building has wet sprinkler fire system with sprinkler main value replaced, newer fire panel, HVAC less than ten years old, new roof in 2017, basement storage, individually electric metered units, a new water heater, pylon signage, and over 135 feet of frontage on Dixie Highway, double lot parking. Zoned B-1 Central Business District. Well maintained and no capital improvements are necessary.

PROPERTY HIGHLIGHTS

- ±13,410 SF Partial Two-Story Office on 1.08 AC
- 14 Units | Long Term Tenants | 58+ Parking Spaces
- Value-Add | 1 Unit Available
- Partial Basement Storage | Pylon Signage
- Below Replacement Cost | Dixie Highway Frontage

EXTERIOR PHOTOS



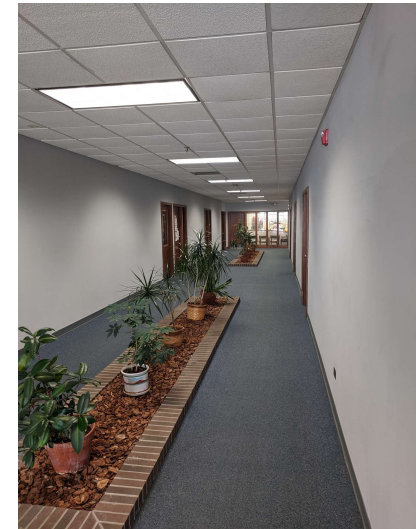
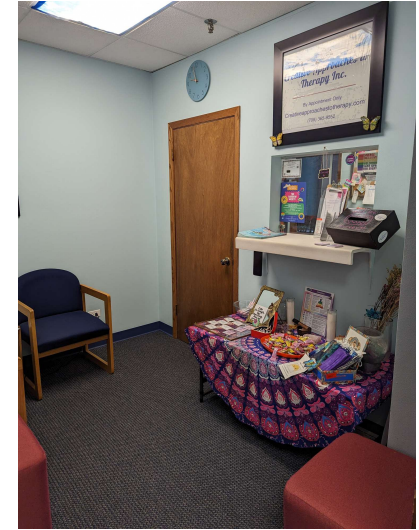
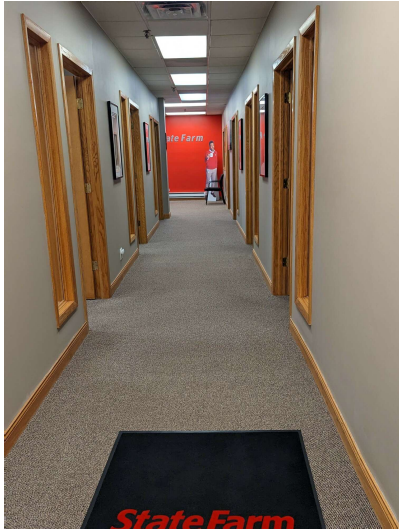
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INTERIOR PHOTOS



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RETAIL AND TRAFFIC COUNT



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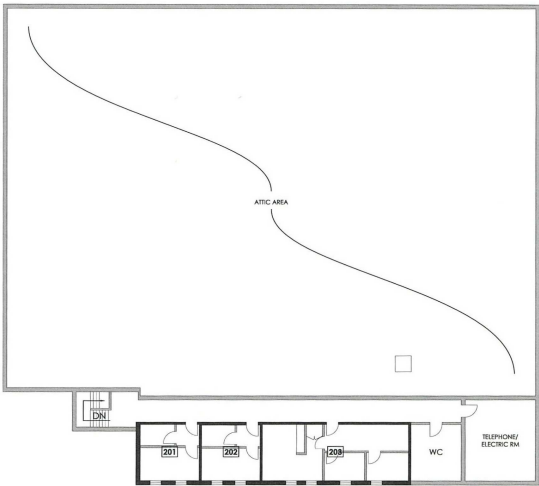
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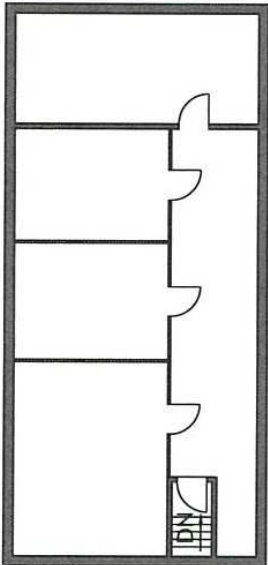
FLOOR PLANS



First Floor



Second Floor



Partial Basement

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SECTION 1
**Financial
Analysis**



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	Accounting & Financial Services	600 SF	4.47%	\$20.80	\$12,480.00	7/1/23	6/30/26
101	Insurance	2,109 SF	15.73%	\$19.15	\$40,392.00	03/01/21	02/28/26
104	Psychiatrist	650 SF	4.85%	\$18.00	\$11,700.00	11/01/24	10/31/25
105	Accounting	1,653 SF	12.33%	\$18.69	\$30,900.00	4/1/22	3/31/25
107	Chiropractor	855 SF	6.38%	\$22.06	\$18,864.00	05/01/14	6/30/25
106	Vacant	1,350 SF	10.07%	-	-	-	-
109	Financial Services	860 SF	6.41%	\$16.65	\$14,320.80	05/01/18	MTM
111	Attorneys at Law	959 SF	7.15%	\$18.51	\$17,748.00	11/01/20	MTM
112	Plumber	897 SF	6.69%	\$20.00	\$17,940.00	05/01/2024	04/30/26
115	Therapist	1,160 SF	8.65%	\$18.62	\$21,600.00	05/01/2024	04/30/26
119	Attorneys at Law	1,176 SF	8.77%	\$20.40	\$23,988.00	11/1/22	10/31/25
201	Insurance	231 SF	1.72%	\$22.23	\$5,136.00	07/01/13	MTM
202	Remote Office Assistant	375 SF	2.80%	\$20.00	\$7,500.00	08/01/24	07/31/26
203	Law Office	535 SF	3.99%	\$19.96	\$10,680.00	12/01/2023	MTM
TOTALS		13,410 SF	100.01%	\$255.08	\$233,248.80		
AVERAGES		958 SF	7.14%	\$19.62	\$17,942.22		

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INCOME & EXPENSES

INCOME SUMMARY

HEART OF HOMEWOOD | WESTWOOD OFFICE PLAZA

VACANCY COST	\$0
GROSS INCOME	\$233,249

EXPENSES SUMMARY

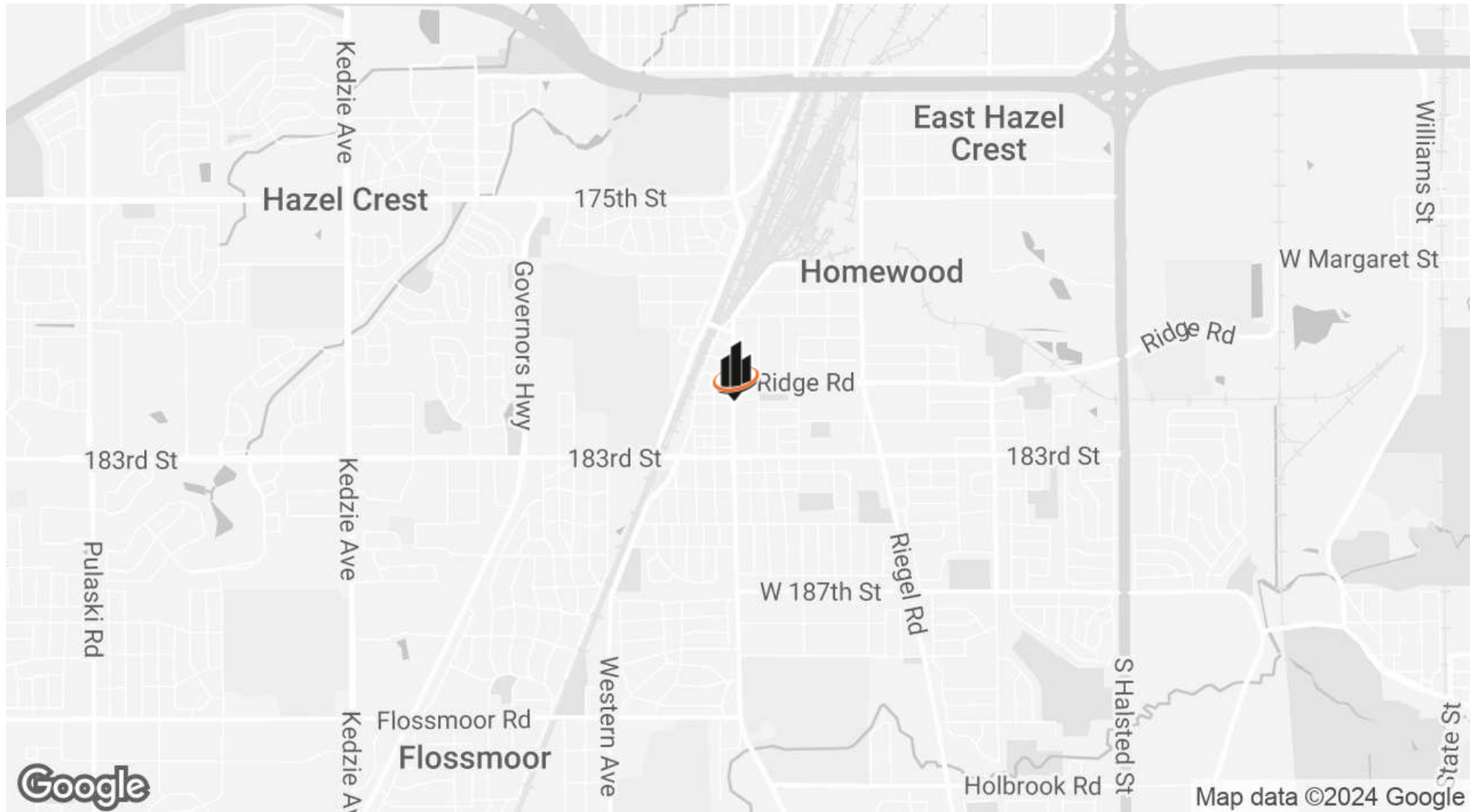
HEART OF HOMEWOOD | WESTWOOD OFFICE PLAZA

TAXES (2023)	\$75,666
INSURANCE	\$5,409
WATER & SEWER	\$1,970
ELECTRICITY & GAS	\$45,982
WASTE REMOVAL & PEST CONTROL	\$4,566
JANITORIAL & CLEANING SERVICE	\$12,800
FIRE ALARM MONITORING & MAINTENANCE	\$6,903
LANDSCAPE & SNOW REMOVAL	\$1,464
BUILDING REPAIR & MAINTENANCE	\$7,064
PROPERTY MANAGEMENT FEE (4%)	\$10,887
FIRE SYSTEM & ALARM	\$1,168
OPERATING EXPENSES	\$173,879

NET OPERATING INCOME	\$59,370
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

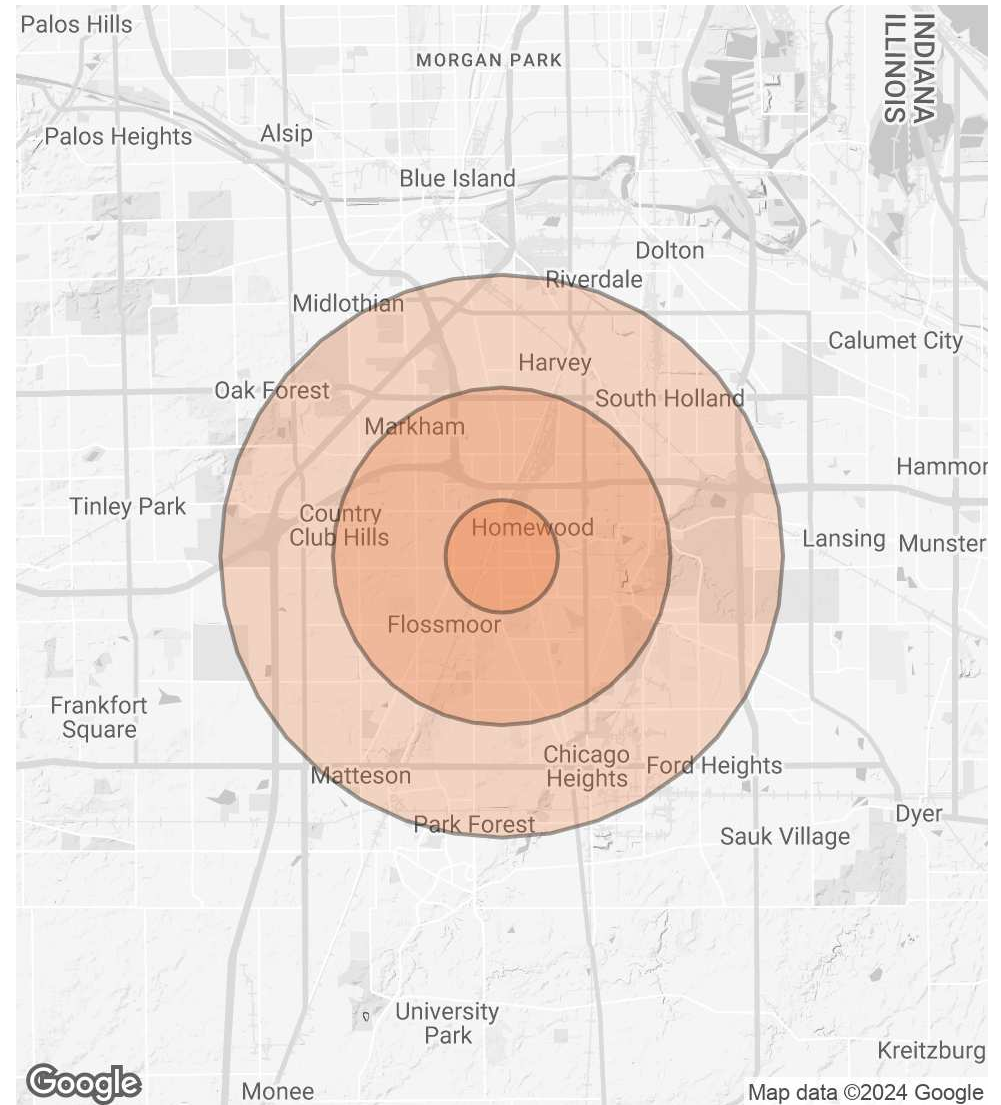
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,395	82,754	209,651
AVERAGE AGE	39.9	38.8	36.4
AVERAGE AGE (MALE)	39.2	36.4	33.9
AVERAGE AGE (FEMALE)	40.0	40.1	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,593	29,409	71,762
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$79,983	\$78,351	\$66,398
AVERAGE HOUSE VALUE	\$203,154	\$210,554	\$196,493

* Demographic data derived from 2020 ACS - US Census



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