



OWNER/USER, INCOME PRODUCING, MIXED USE BUILDING IN LAKEVIEW

PROPERTY INFORMATION :

- Three Story, Mixed Use Building in Lakeview on Lincoln Ave, North of Diversey
- Perfect Owner/User Property or Investment property with the residential units providing most of the income
- First level features front patio with windows that open, dining area, full bar w/ 6 draft lines, existing kitchen (9ft hood and walk in fridge) and two bathrooms (one ADA)
- Previous bar/restaurant business available at an additional price
- Second and third floor features two residential, duplex up apartments, both are 2BD/2BA and

- there is room to increase the rents, as is
- Both apartments offer unique living in a desirable location with in unit laundry and decks off the back
- Utilities are separately metered, renters pay for gas and electric
- Apartments are being rented below market and both offer value add potential to increase income
- Fantastic high traffic neighborhood, steps from Humboldt Park and 2 blocks from the Bloomington Trail
- 0.3 Miles to the Diversey Brown/Purple Line stop, multiple bus stops and Divvy stations plus close access to the Expressway or Lake Shore Drive
- Area tenants include: Beermiscuous, Herb & Alchemy, Always There Dental Care, Left Coast, Elbo Room, Rotofugi Toy Store, Gino's East and much more!

Zoned

C1-2

2021 taxes

\$15,413.54

Alderman

Scott Waguespack
32nd Ward

DYLAN CARRIGAN

847.507.7353

dylancarrigan@atproperties.com

CURRENT

Floor	Tenant	Ends	Monthly	Yearly
1st	HERB N JUICE (BIZ FOR SALE)	1/31/24	\$3,450.50	\$41,406.00
Duplex	TENANT OCCUPIED 2BD/2BA	7/31/23	\$2,400.00	\$28,800.00
Duplex	TENANT OCCUPIED 2BD/2BA	7/31/23	\$2,400.00	\$28,800.00

PROFORMA

Floor	Tenant	Ends	Monthly	Yearly
1st	HERB N JUICE (BIZ FOR SALE)	1/31/24	\$4,000.00	\$48,000.00
Duplex	TENANT OCCUPIED 2BD/2BA	7/31/23	\$2,600.00	\$31,200.00
Duplex	TENANT OCCUPIED 2BD/2BA	7/31/23	\$2,600.00	\$31,200.00

Current

Monthly Income - \$8,250.50
Yearly Income - \$99,006.00

Proforma

Monthly Income - \$9,200.00
Yearly Income - \$110,400.00

EXPENSES

Taxes	\$15,414.00	2021
Insurance	\$3,200.00	2022
Water	\$1,000.00	ESTIMATED
Maintenance & Repairs	\$1,500.00	ESTIMATED
Total Expense	\$21,114.00	2022

CURRENT

NOI: \$77,892.00
ASKING: \$1,100,000.00
CAP RATE: 7.08%

PROFORMA

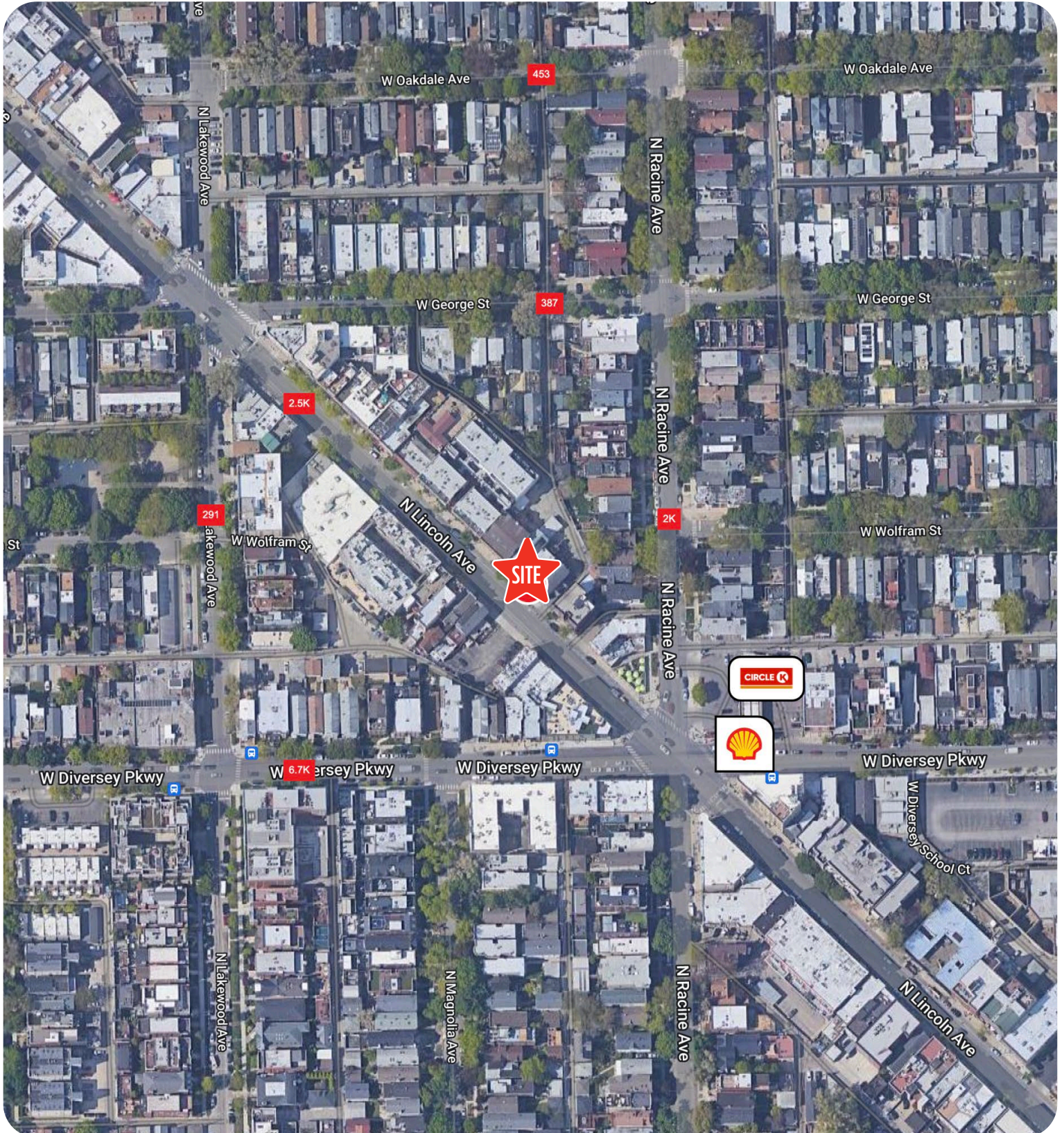
NOI: \$89,286.00
ASKING: \$1,100,000.00
CAP RATE: 8.12%











AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

83,361

3 MILE

490,765

5 MILE

1,049,249

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$174,926

3 MILE

\$144,908

5 MILE

\$126,676