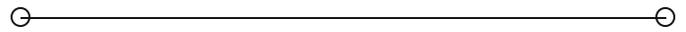


SALE / LEASE

Acorn Plaza

4815 155TH ST

Oak Forest, IL 60452



PRESENTED BY:

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$850,000
BUILDING SIZE:	5,000 SF
LOT SIZE:	0.36 Acres
PRICE / SF:	\$135
CAP RATE:	8.56%
NOI:	\$72,745
YEAR BUILT:	1976
ZONING:	C3
TRAFFIC COUNT:	27,950
APN:	28164030250000

PROPERTY OVERVIEW

SVN Chicago proudly presents this unique investment opportunity in business-friendly Oak Forest, IL. This affordable yet profitable strip center is anchored by a historic day care center, and houses other popular destination tenants for the area. Located near the stoplight intersection, and just off the main road, allows businesses the opportunity to take advantage of the high traffic area, while also having privacy and ease of operation.

The parking lot and building were cared for well over the years, with many upgrades in the last 5 years. The building is brick and concrete construction with a flat vinyl roof. Utilities are shared amongst the tenants, there are 2 egresses, and also an outdoor play area for the day care. With below market rents, and minimal expenses, this property can be a cash cow for the right investor with the right vision. Do not pass up, call today!

LOCATION OVERVIEW

From the intersection of 155th St and Cicero Ave, head west 1 block. The building is on the north side of the street.

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AERIAL



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
A	Gary's Barber Shop	500 SF	\$22.20	\$11,100.00	7/31/2026
B	Pup-N-Suds	500 SF	\$22.20	\$11,100.00	7/31/2026
C	Nail Salon	500 SF	\$20.40	\$10,200.00	MTM
D	Angel Nails & Waxing	500 SF	\$21.60	\$10,800.00	MTM
E	Acorn Child Care	3,000 SF	\$26.40	\$79,200.00	MTM
TOTALS		5,000 SF	\$112.80	\$122,400.00	
AVERAGES		1,000 SF	\$22.56	\$24,480.00	

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$122,400
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EXPENSES SUMMARY

TAXES	\$39,565
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UTILITIES	\$2,560
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INSURANCE	\$4,800
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LEGAL/ADMINISTRATIVE FEES	\$200
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MAINTENANCE/REPAIRS	\$2,130
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SNOW REMOVAL/LANDSCAPE	\$400
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OPERATING EXPENSES	\$49,655
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NET OPERATING INCOME	\$72,745
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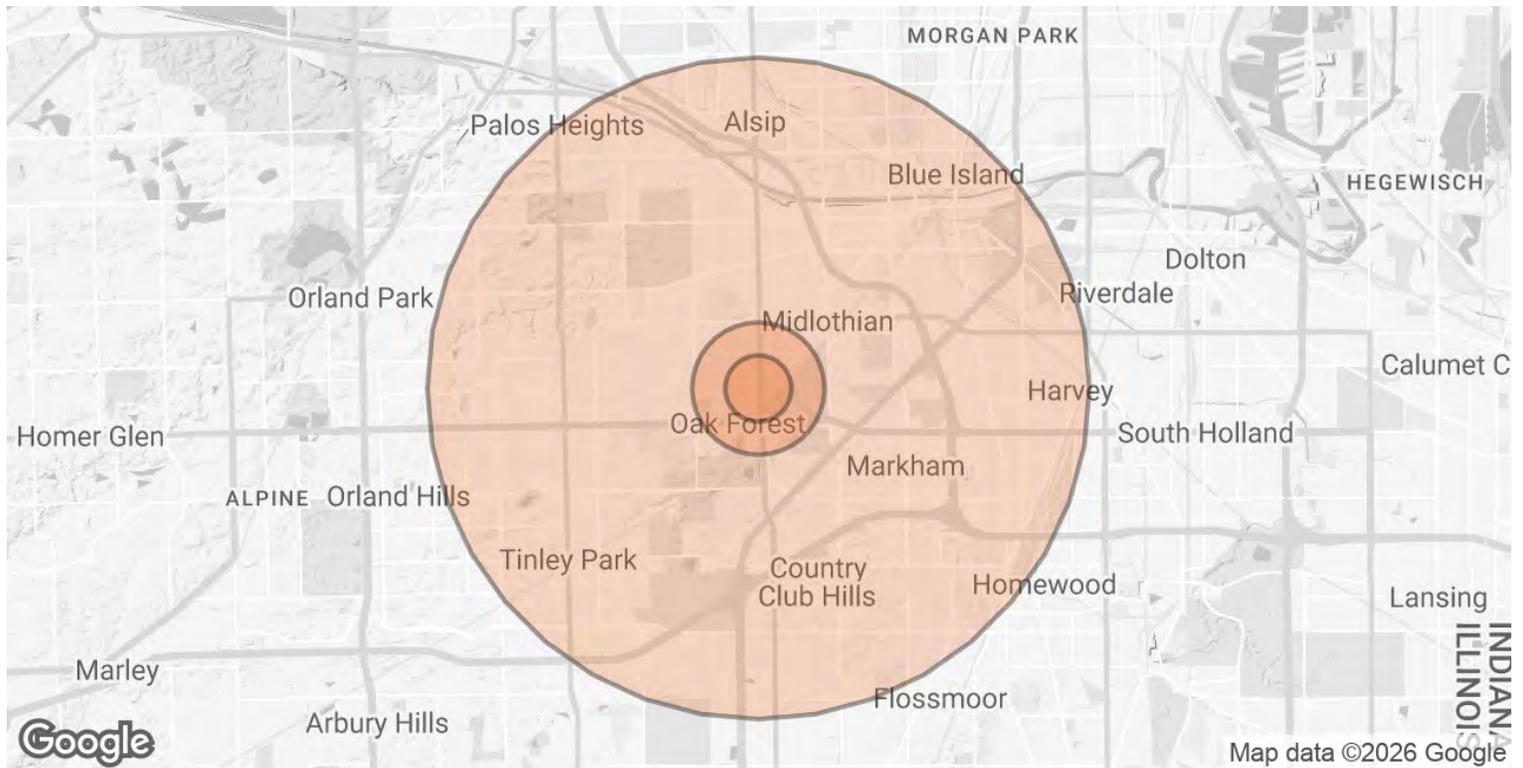
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	5 MILES
TOTAL POPULATION	2,056	9,590	232,774
AVERAGE AGE	41.9	43.0	39.4
AVERAGE AGE (MALE)	41.3	42.6	36.5
AVERAGE AGE (FEMALE)	46.1	47.4	42.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
TOTAL HOUSEHOLDS	794	3,808	95,577
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$84,534	\$85,981	\$71,650
AVERAGE HOUSE VALUE	\$209,205	\$195,669	\$172,971

2020 American Community Survey (ACS)

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SVN[®] by the numbers

We believe in the **power of collective strength to accelerate growth in commercial real estate**. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities.

Our **unique business model is built on the power of collaboration and transparency** and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.



200+
OWNERS



2,000+
ADVISORS AND STAFF



\$13.2 B
TOTAL VALUE OF SALES &
LEASE TRANSACTIONS



3
GLOBAL OFFICES & EXPANDING



15
CORE SERVICES & SPECIALITY
PRACTICE AREAS

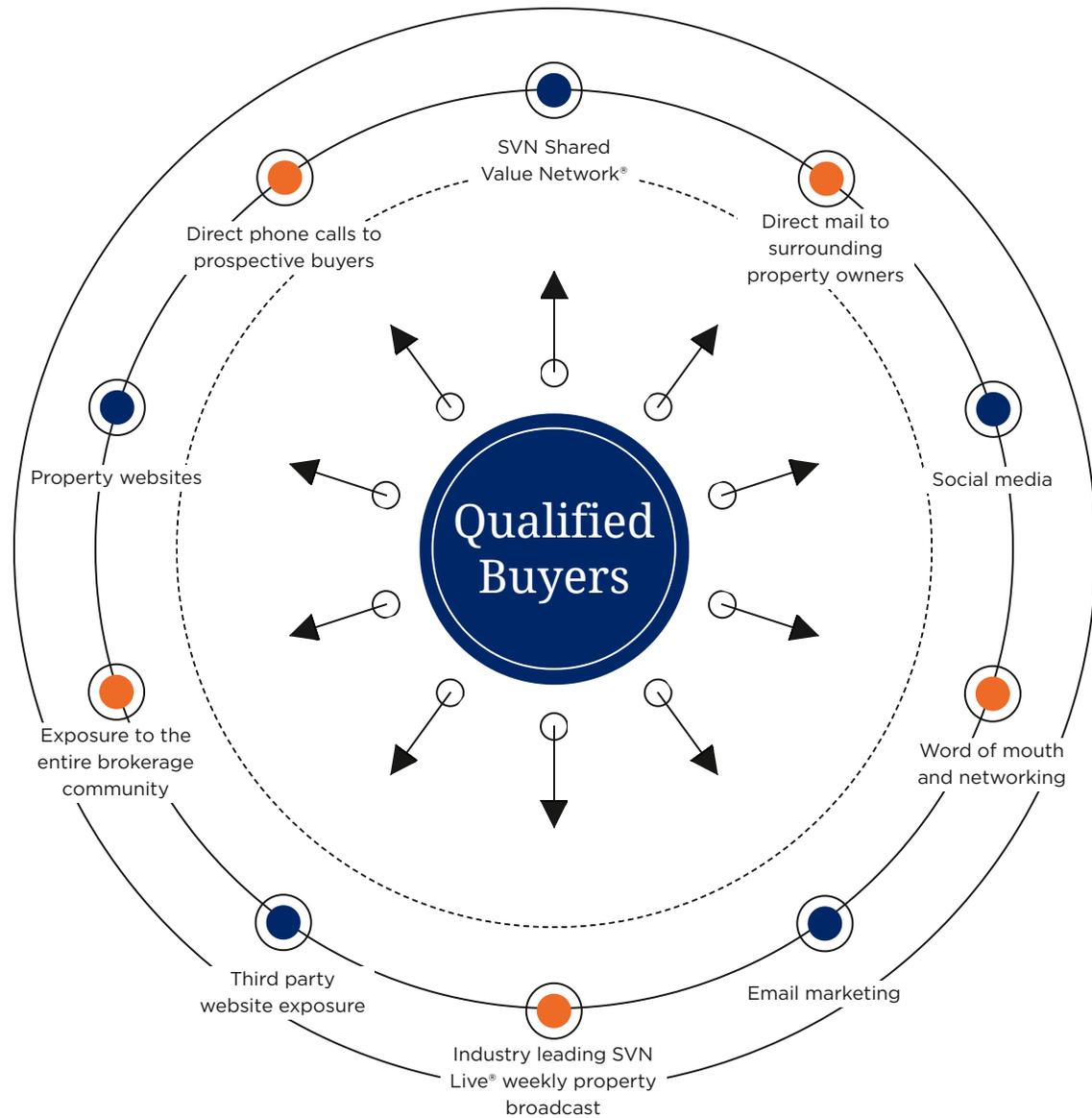


66 M+
SF IN PROPERTIES
MANAGED

SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

Maximize the value of your property



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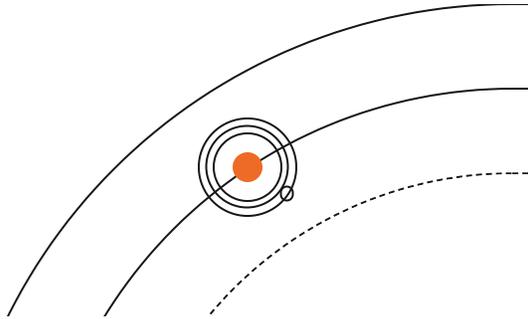


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THE 9.6% REPORT

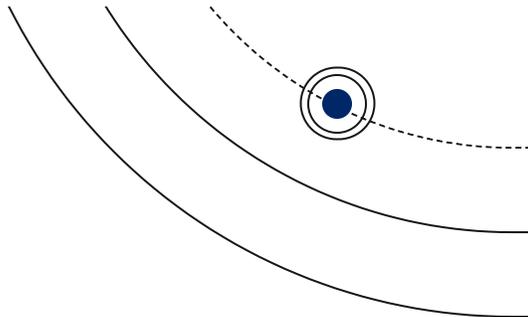
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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