



SALE

Lincoln Square | Foster-Western Office Redevelopment Opportunity

5214 N. WESTERN AVENUE

Chicago, IL 60625

PRESENTED BY:

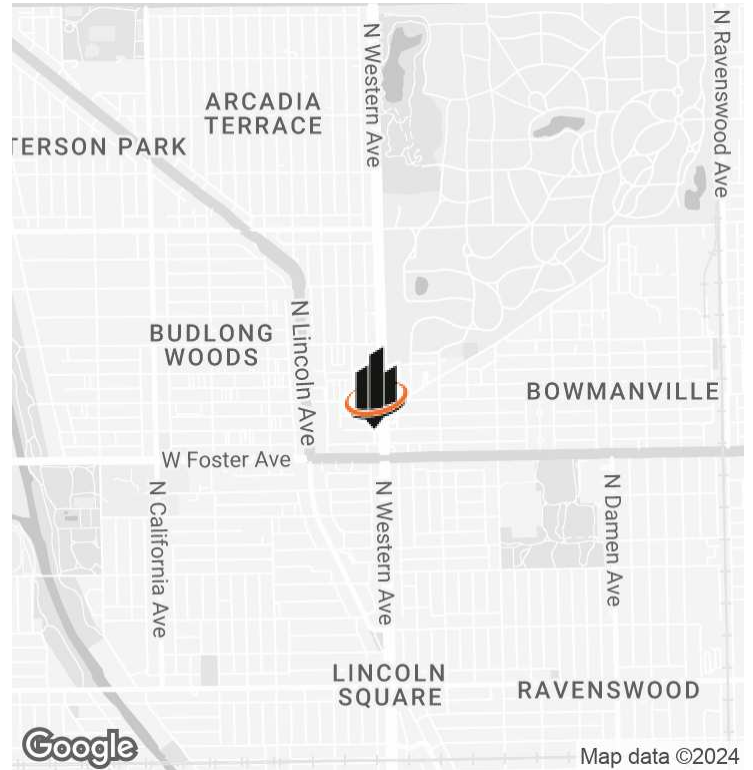
KAREN KULCZYCKI, CCIM

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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
PRICE PER SF:	\$139
NUMBER OF UNITS:	15
LOT SIZE:	0.23 Acres
BUILDING SIZE:	9,000 SF
NOI:	\$36,161
APN:	13-12-233-032-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present the Foster-Western Office Building located at 5214 North Western Avenue, Chicago, IL, 60625. This $\pm 9,000$ SF property on 0.23 AC boasts versatile floor plans, 15 Units on three levels, with ample, dedicated rear parking, superb visibility, electric separately metered, and customizable private suites. Newly renovated lobby and hallways in 2023. Full Building Redevelopment Opportunity. Nearby to new mixed-use project developments along the Western Avenue corridor and steps to the CTA. 40th Ward infrastructure projects starting in 2024, Western Avenue Corridor Study implementation.

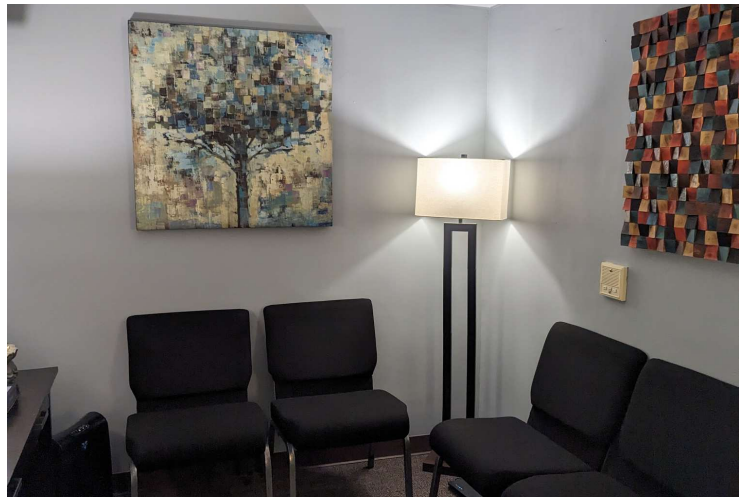
PROPERTY HIGHLIGHTS

- $\pm 9,000$ SF Office Building on 0.23 AC
- 15 Office Units | 3 Levels | 80% Occupied
- Redevelopment Opportunity | 40th Ward
- Newly Renovated | Rear Parking
- Great Visibility | Individual Electric Meters

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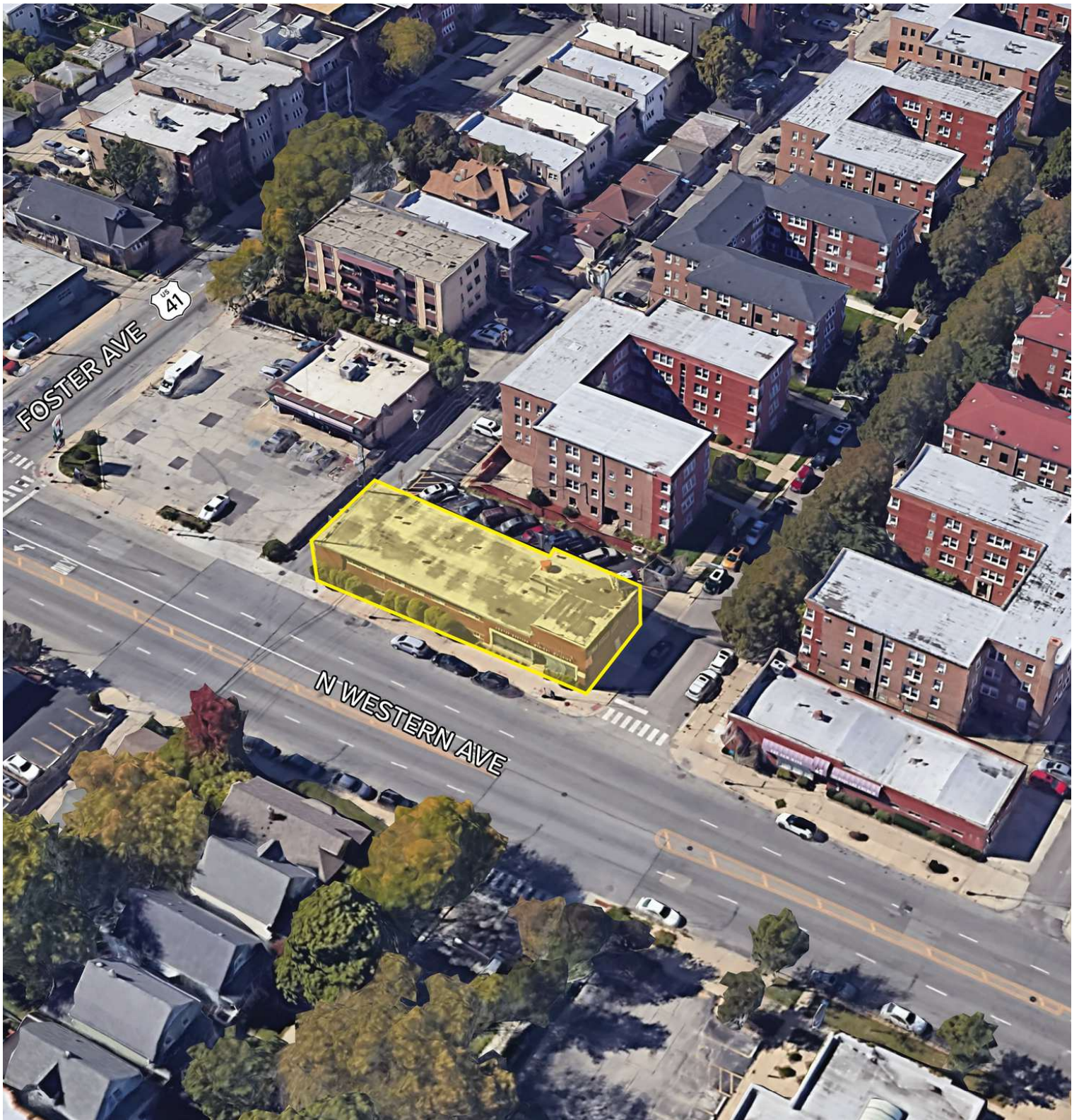
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ADDITIONAL PHOTOS



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AERIAL PHOTO



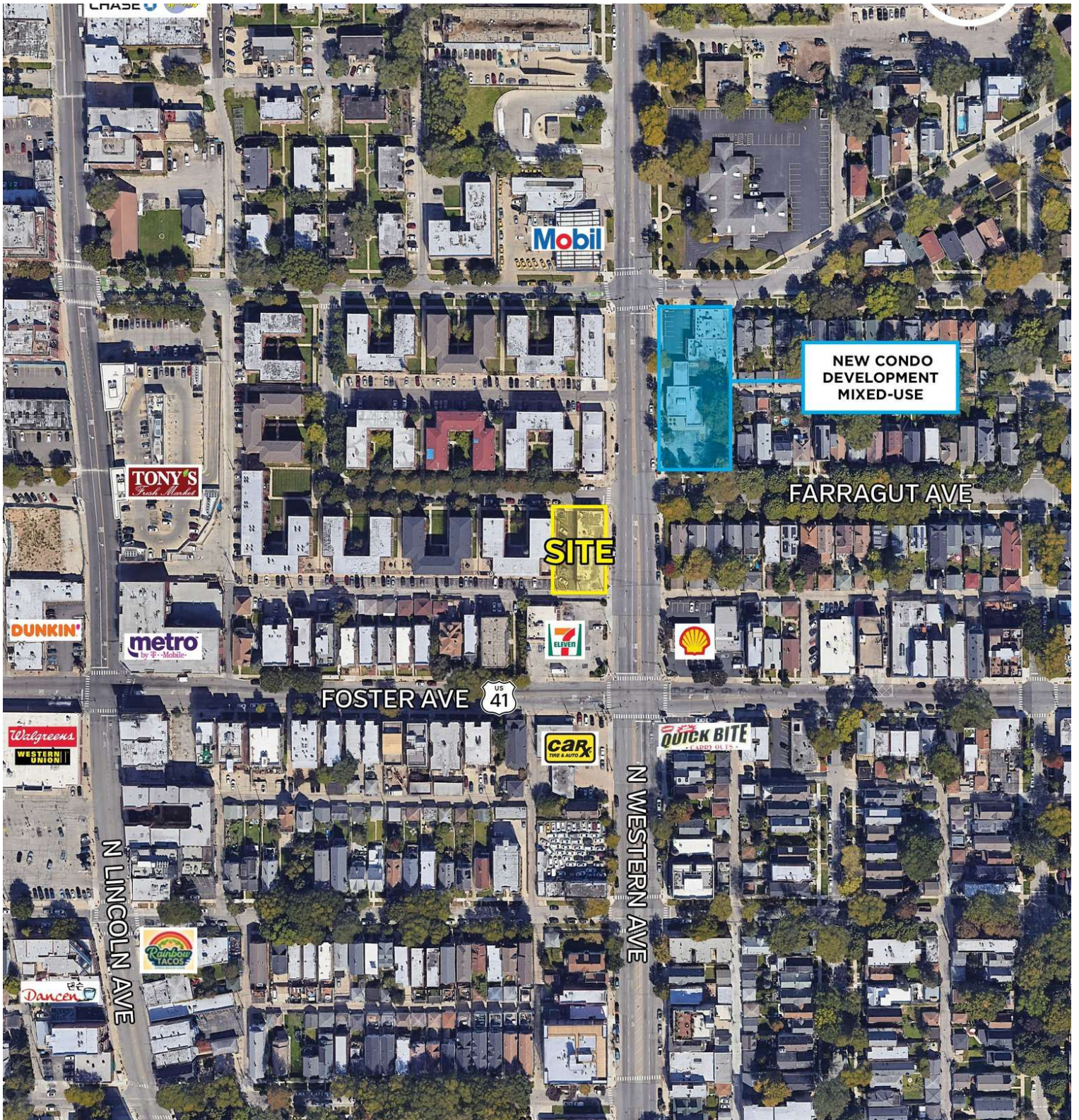
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FOSTER - WESTERN CORRIDOR



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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	540 SF	6%	\$38.89	\$21,000.00	1/1/17	MTM
151	Therapist	386 SF	4.29%	\$28.01	\$10,812.00	9/1/07	MTM
102 Lower	Dietician	253 SF	2.81%	\$19.92	\$5,040.00	1/01/25	12/31/2025
103 Lower	Medical Lab	1,328 SF	14.76%	\$20.33	\$27,000.00	9/1/21	MTM
104 Lower	CRE Mgmt	373 SF	4.14%	\$20.01	\$7,464.00	10/1/24	9/30/25
106 Lower	Home Health	297 SF	3.30%	\$20.00	\$5,940.00	8/1/24	MTM
108 Lower	Vacant	439 SF	4.88%	-	-	-	-
201	Accounting	446 SF	4.96%	\$27.17	\$12,120.00	8/1/07	MTM
202	Tax Service	630 SF	7%	\$20.95	\$13,200.00	9/1/18	MTM
203	Therapist	325 SF	3.61%	\$20.31	\$6,600.00	5/1/22	MTM
204	Vacant	770 SF	8.56%	-	-	-	-
205	Dentist	675 SF	7.50%	\$32.75	\$22,104.00	7/1/11	MTM
301	Vacant	241 SF	2.68%	-	-	-	-
302	Dentist	389 SF	4.32%	\$26.10	\$10,152.00	4/1/03	MTM
303	Therapist	370 SF	4.11%	\$26.63	\$9,852.00	7/1/21	6/30/26
TOTALS		7,462 SF	82.92%	\$301.07	\$151,284.00		
AVERAGES		497 SF	5.53%	\$25.09	\$12,607.00		

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INCOME & EXPENSES

INCOME SUMMARY

LINCOLN SQUARE | FOSTER-WESTERN OFFICE AVAILABLE

GROSS INCOME	\$151,284
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EXPENSES SUMMARY

LINCOLN SQUARE | FOSTER-WESTERN OFFICE AVAILABLE

TAXES (2023)	\$20,036
INSURANCE	\$6,340
REPAIRS AND MAINTENANCE	\$10,749
LANDSCAPE / SNOW REMOVAL	\$1,991
WASTE DISPOSAL	\$7,662
HVAC REPAIRS AND MAINTENANCE	\$12,417
CLEANING SERVICE	\$21,318
ELECTRIC	\$12,277
GAS	\$8,704
WATER	\$6,746
PROPERTY MANAGEMENT	\$6,885
OPERATING EXPENSES	\$115,123

NET OPERATING INCOME	\$36,161
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

LINCOLN SQUARE | FOSTER-WESTERN OFFICE AVAILABLE

PRICE	\$1,250,000
PRICE PER SF	\$139
PRICE PER UNIT	\$83,333
GRM	8.26
CAP RATE	2.89%
CASH-ON-CASH RETURN (YR 1)	2.89%
TOTAL RETURN (YR 1)	\$36,161

OPERATING DATA

LINCOLN SQUARE | FOSTER-WESTERN OFFICE AVAILABLE

GROSS SCHEDULED INCOME	\$151,284
TOTAL SCHEDULED INCOME	\$151,284
GROSS INCOME	\$151,284
OPERATING EXPENSES	\$115,123
NET OPERATING INCOME	\$36,161
PRE-TAX CASH FLOW	\$36,161

FINANCING DATA

LINCOLN SQUARE | FOSTER-WESTERN OFFICE AVAILABLE

DOWN PAYMENT	\$1,250,000
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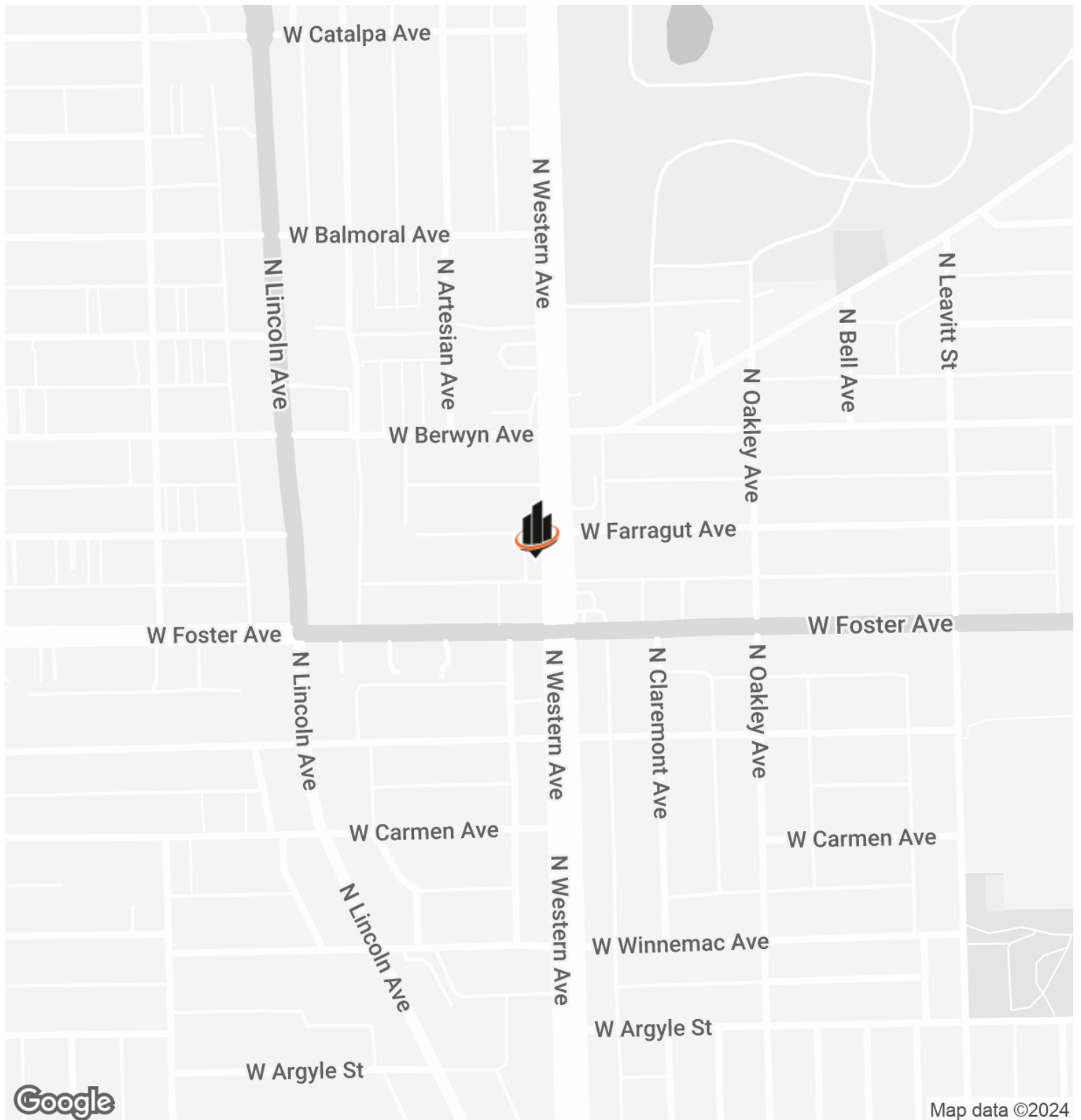
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LOCATION MAP



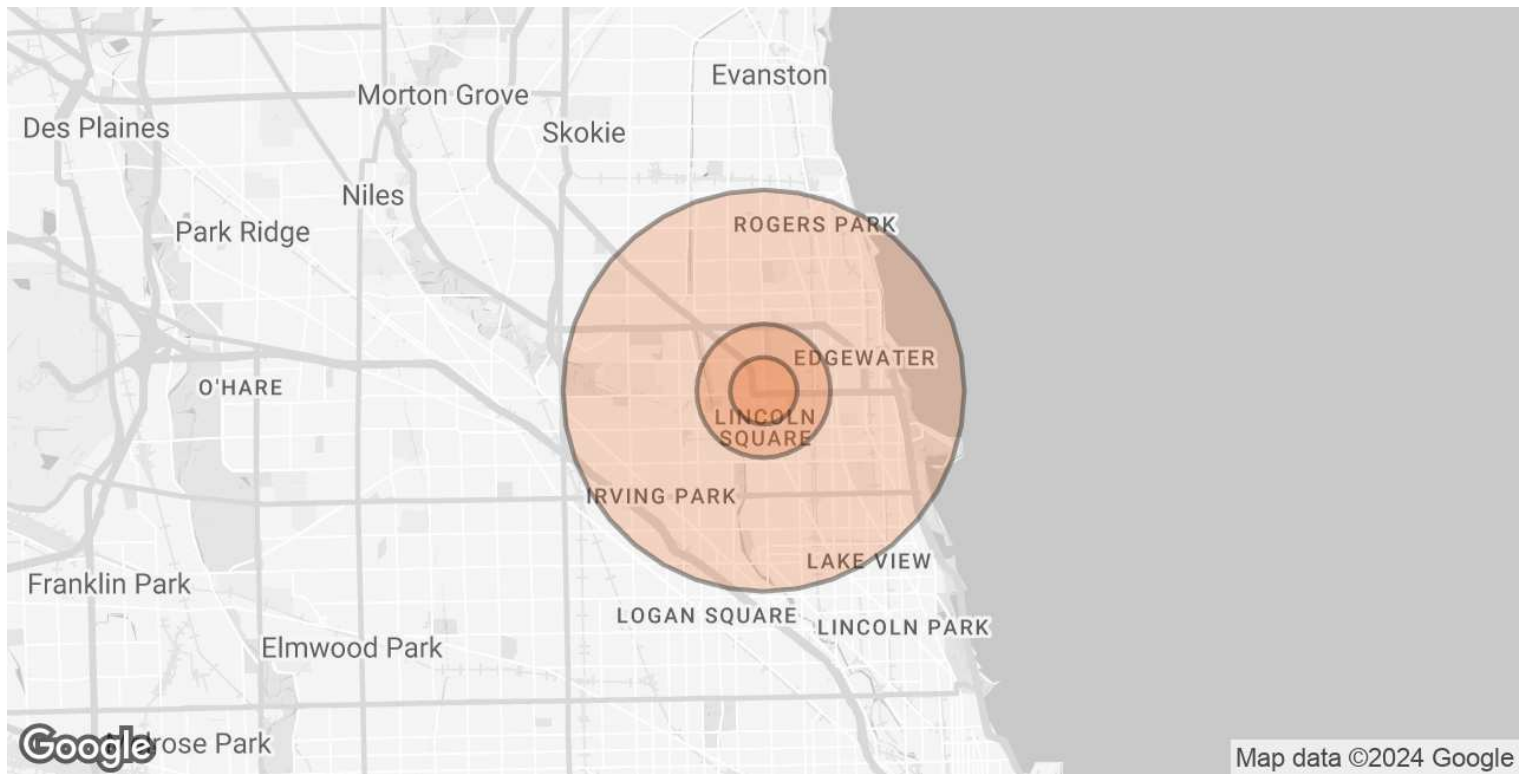
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	17,141	50,299	490,937
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	40	39
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	7,622	22,898	223,276
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$119,806	\$123,098	\$119,463
AVERAGE HOUSE VALUE	\$504,302	\$561,064	\$526,584

Demographics data derived from AlphaMap

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