



SALE

**10.5% Cap | 11-Unit Mixed-
Use Investment Opportunity
in Downtown Harvey**

169-171 E 154TH ST & 15341 CENTER AVE

Harvey, IL 60426

PRESENTED BY:

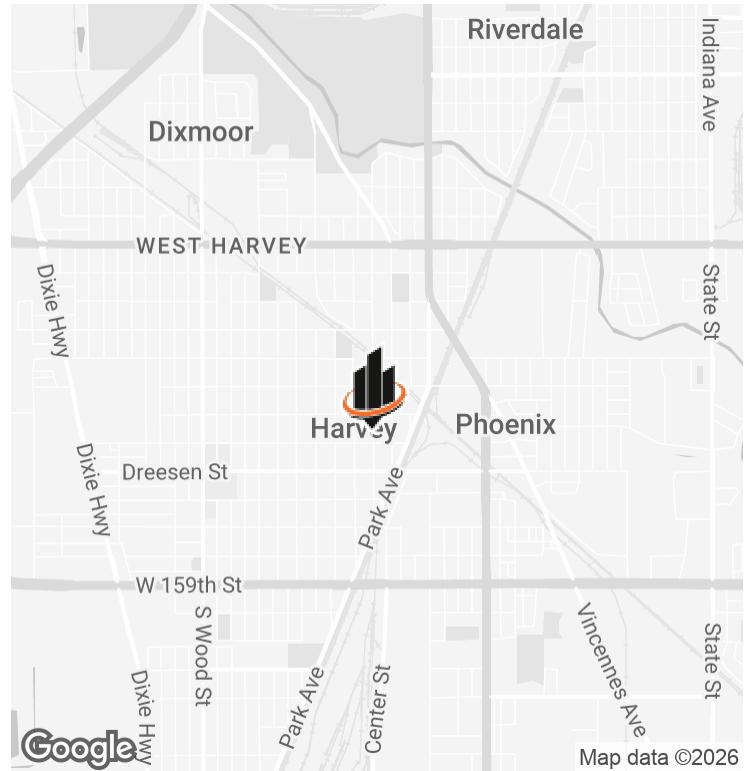
**KAREN KULCZYCKI, CCIM,
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$395,000
NUMBER OF UNITS:	11
LOT SIZE:	0.1 Acres
BUILDING SIZE:	12,000 SF
PRICE / UNIT:	\$35,909
PRICE / SF:	\$32.92
NOI:	\$41,571.07
CAP RATE:	10.52%
SUBMARKET:	South Suburban
APN:	29-17-211-015-0000

PROPERTY DESCRIPTION

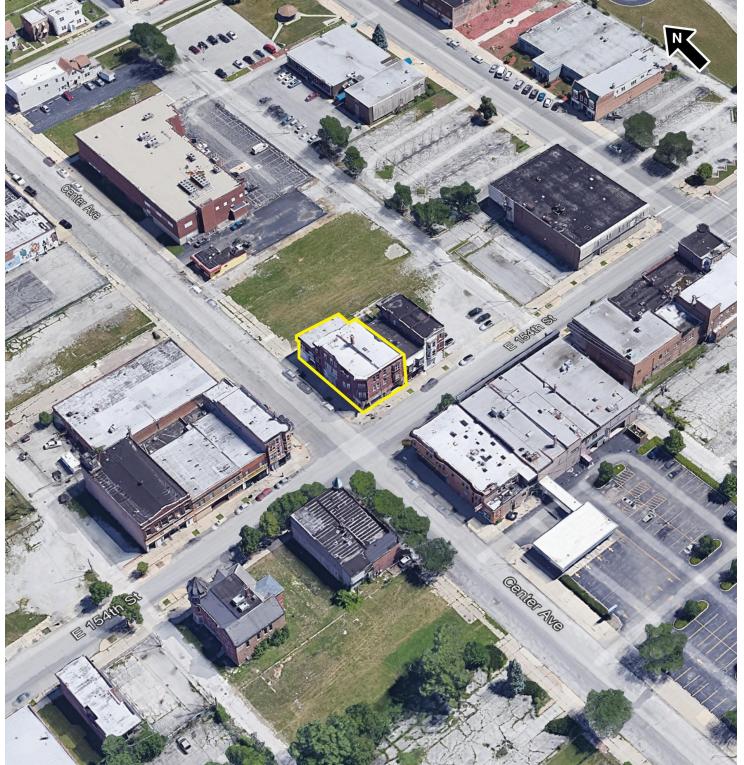
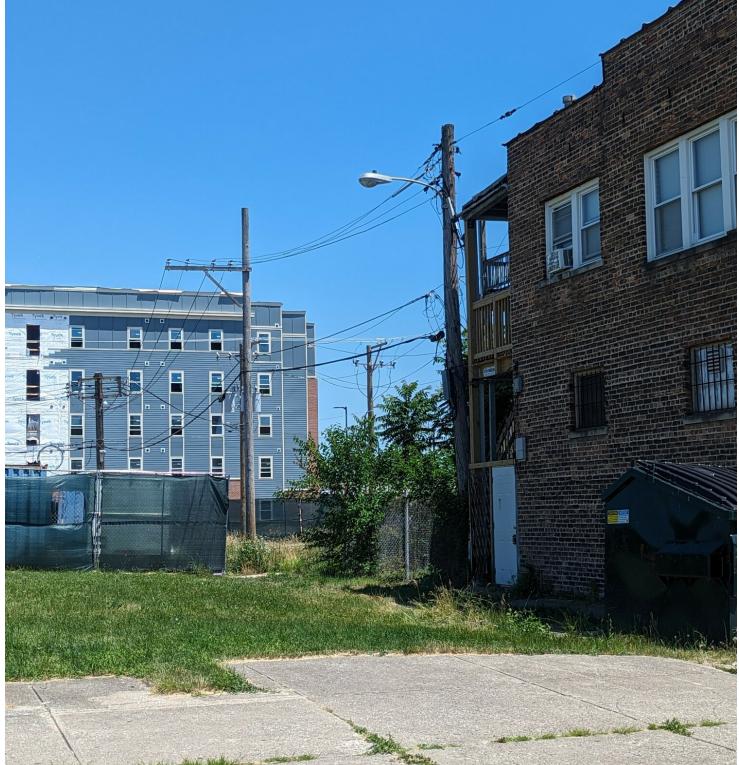
SVN is pleased to present Beacon on 154 at 169-171 E. 154th Street and 15341 Center Avenue, an 11-unit, Mixed-Use Retail and Multi-Family property of approximately ±12,000 SF available in the heart of downtown Harvey, Illinois. Three (3) retail units are 100% occupied by Instant Tax Service, TruStar Beauty Bar & Suites, and EBJ Foundation resale store. Six (6) occupied Multi-Family units and value-add with completion of the remaining 2 units, third-floor units ±1,525 SF on the third floor, below market rents and transfer of unit utilities (individually metered) to existing tenants. Additional storage available in the basement. Recent renovations include windows, plumbing, an exit stairway, a common area and roof improvements. The Pace bus stop is in front of the building and it is only a few blocks' walking distance to the Metra station. A new development corridor with a 52-unit apartment development called "Harvey Lofts" and the Harvey Police Department Sub Station steps away.

PROPERTY HIGHLIGHTS

- Three Story, 11-Unit Mixed Use Property
- 3 Retail Units | 6 Occupied Residential Units
- Value-add to complete the remaining 3rd floor
- Basement Storage | Building Signage
- Walking distance to CTA Train Station

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ADDITIONAL PHOTOS



KAREN KULCZYCKI, CCIM, SIOR

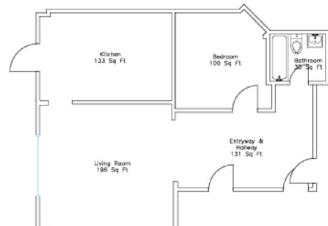
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APARTMENT UNITS



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APARTMENT UNIT FLOOR PLANS



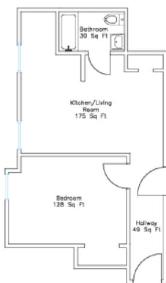
Apartment #2



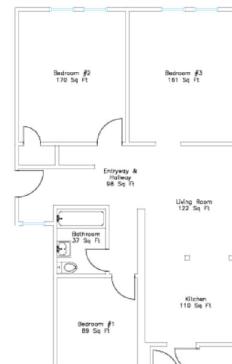
Apartment #1



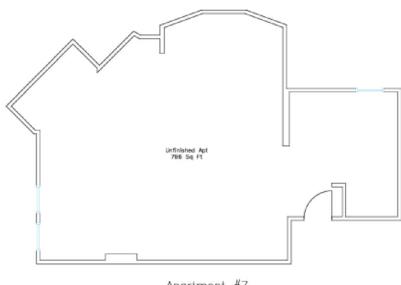
Apartment #3A



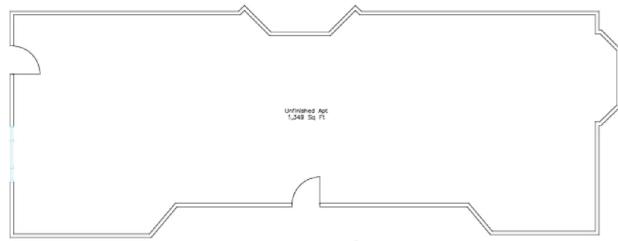
Apartment #3B



Apartment #4



Apartment #7



Apartment #5

NAT

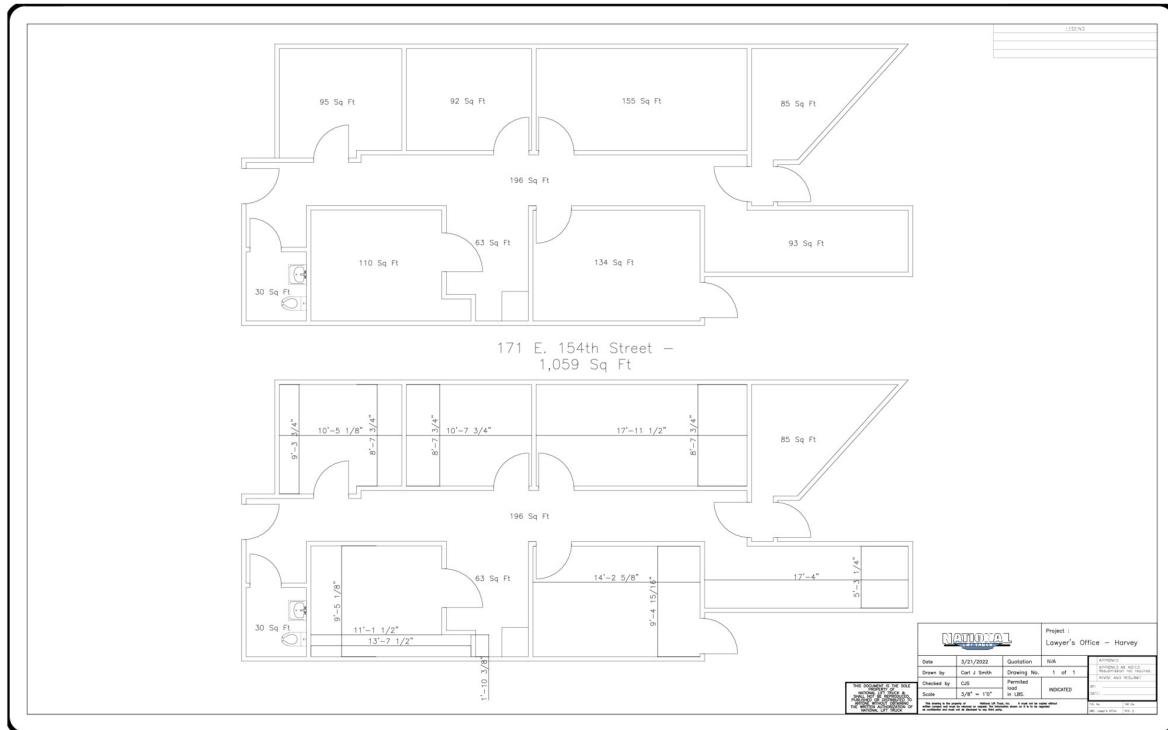
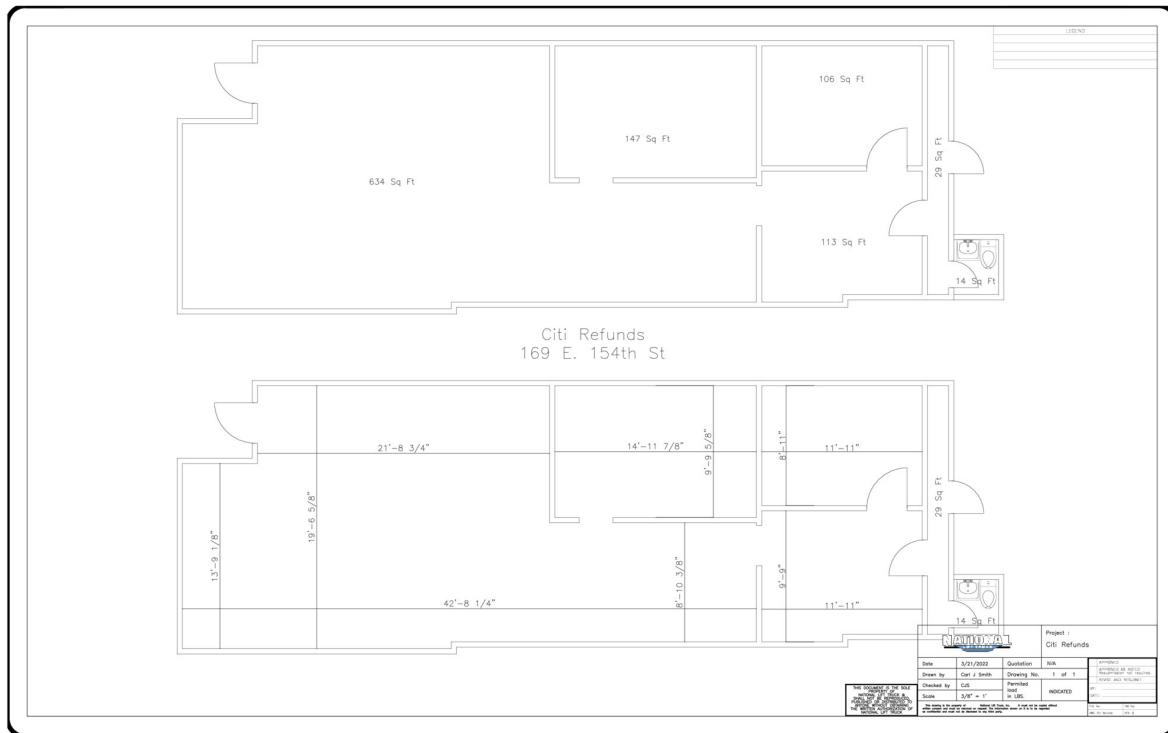
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RETAIL UNIT FLOOR PLANS 169 & 171 E. 154TH STREET



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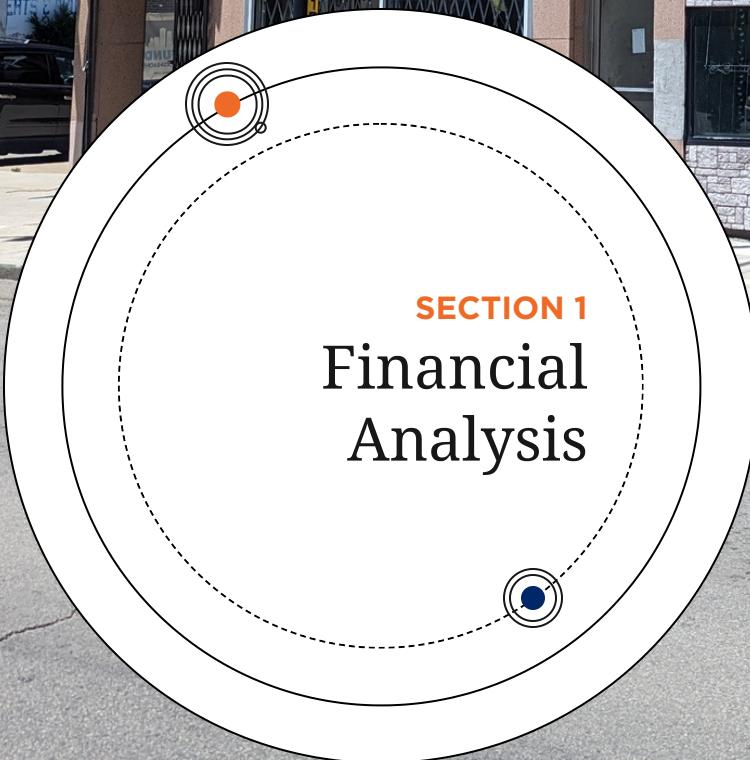
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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT
Retail: 169 E. 154th	-	-	1,100 SF	\$14,400.00
Retail: 171 E. 154th	-	-	1,200 SF	\$18,000.00
Retail: 15341 Center Ave.	-	-	900 SF	\$11,400.00
Apt 1	1	1	475 SF	\$10,800.00
Apt 2	1	1	600 SF	\$11,700.00
Apt 3A	1	1	550 SF	\$12,000.00
Apt 3B	1	1	450 SF	\$12,000.00
Apt 4	3	1	800 SF	\$15,600.00
Apt 6	3	1	1,500 SF	\$5,940.00
Apt 7- Unfinished Vacant	1	1	1,000 SF	-
Apt 5- Unfinished Vacant	1	1	525 SF	-
TOTALS			9,100 SF	\$111,840.00

Enter comments here...

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SECTION 1
**Financial
Analysis**

INCOME & EXPENSES

INCOME SUMMARY

10.5% CAP | 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY

GROSS INCOME

\$111,840

EXPENSES SUMMARY

10.5% CAP | 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY

TAXES (2024)

\$35,709

INSURANCE

\$12,000

WATER/SEWER

\$3,600

ELECTRIC

\$10,800

GAS

\$4,800

SCAVENGER/DUMPSTER

\$2,160

MANAGEMENT FEE / MAINTENANCE

\$1,200

OPERATING EXPENSES

\$70,269

NET OPERATING INCOME

\$41,571

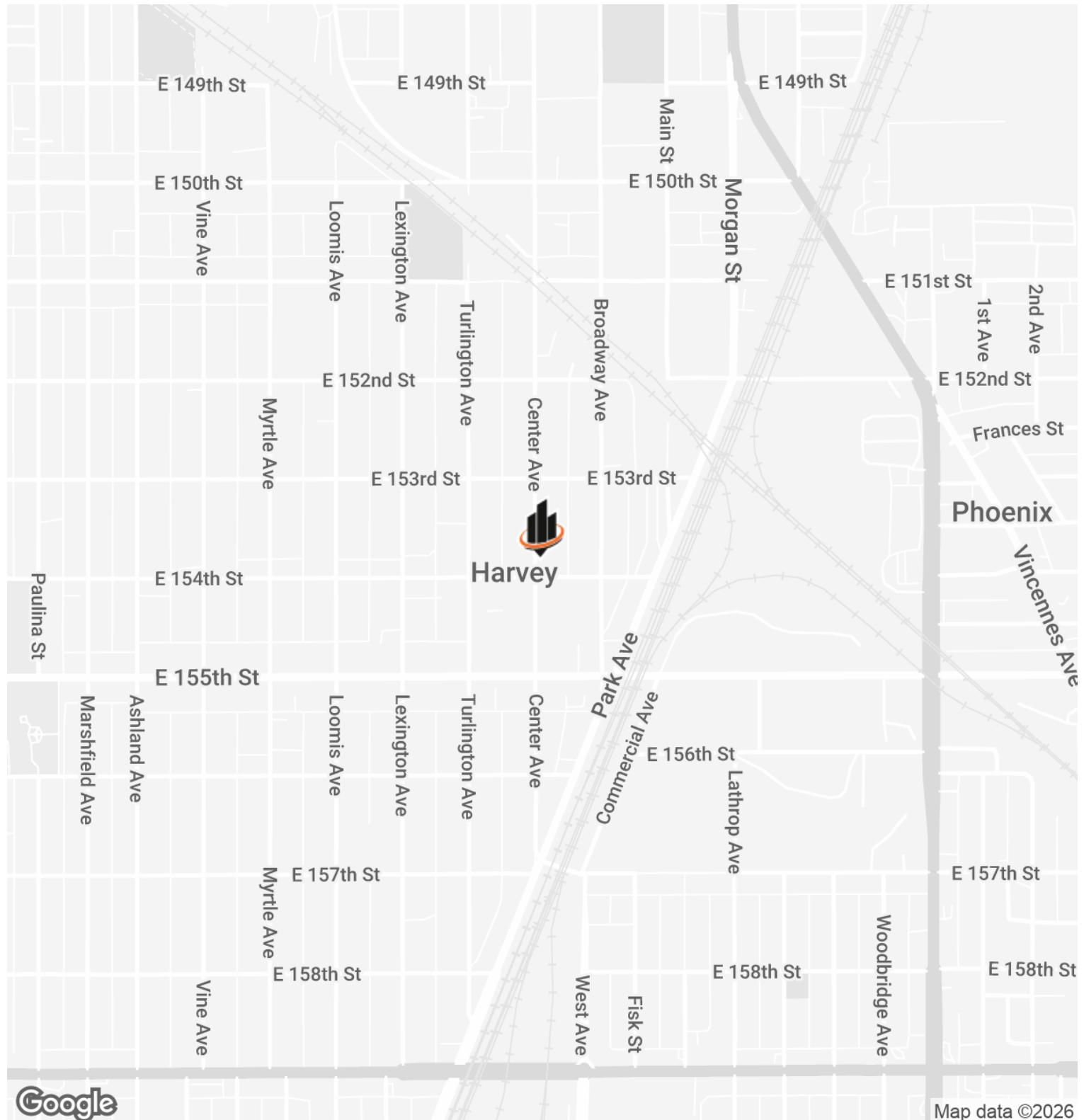
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW		10.5% CAP 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY
PRICE		\$395,000
PRICE PER SF		\$33
PRICE PER UNIT		\$35,909
GRM		3.53
CAP RATE		10.52%
CASH-ON-CASH RETURN (YR 1)		16.45%
TOTAL RETURN (YR 1)		\$22,305
DEBT COVERAGE RATIO		1.88
OPERATING DATA		10.5% CAP 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY
GROSS SCHEDULED INCOME		\$111,840
TOTAL SCHEDULED INCOME		\$111,840
GROSS INCOME		\$111,840
OPERATING EXPENSES		\$70,269
NET OPERATING INCOME		\$41,571
PRE-TAX CASH FLOW		\$19,496
FINANCING DATA		10.5% CAP 11-UNIT MIXED-USE OPPORTUNITY IN DOWNTOWN HARVEY
DOWN PAYMENT		\$118,500
LOAN AMOUNT		\$276,500
DEBT SERVICE		\$22,075
DEBT SERVICE MONTHLY		\$1,839
PRINCIPAL REDUCTION (YR 1)		\$2,809

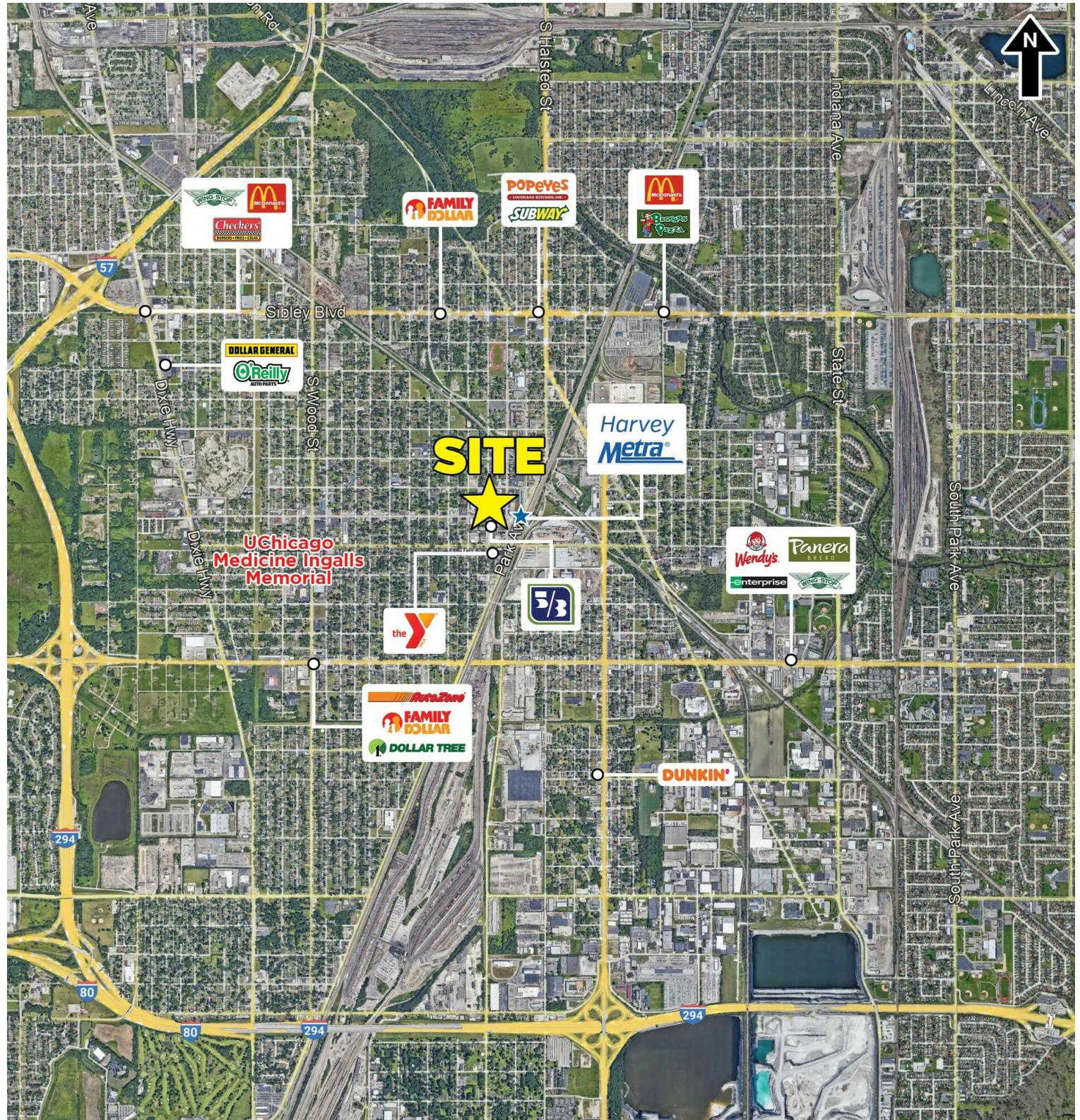
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LOCATION MAP



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AREA AERIAL



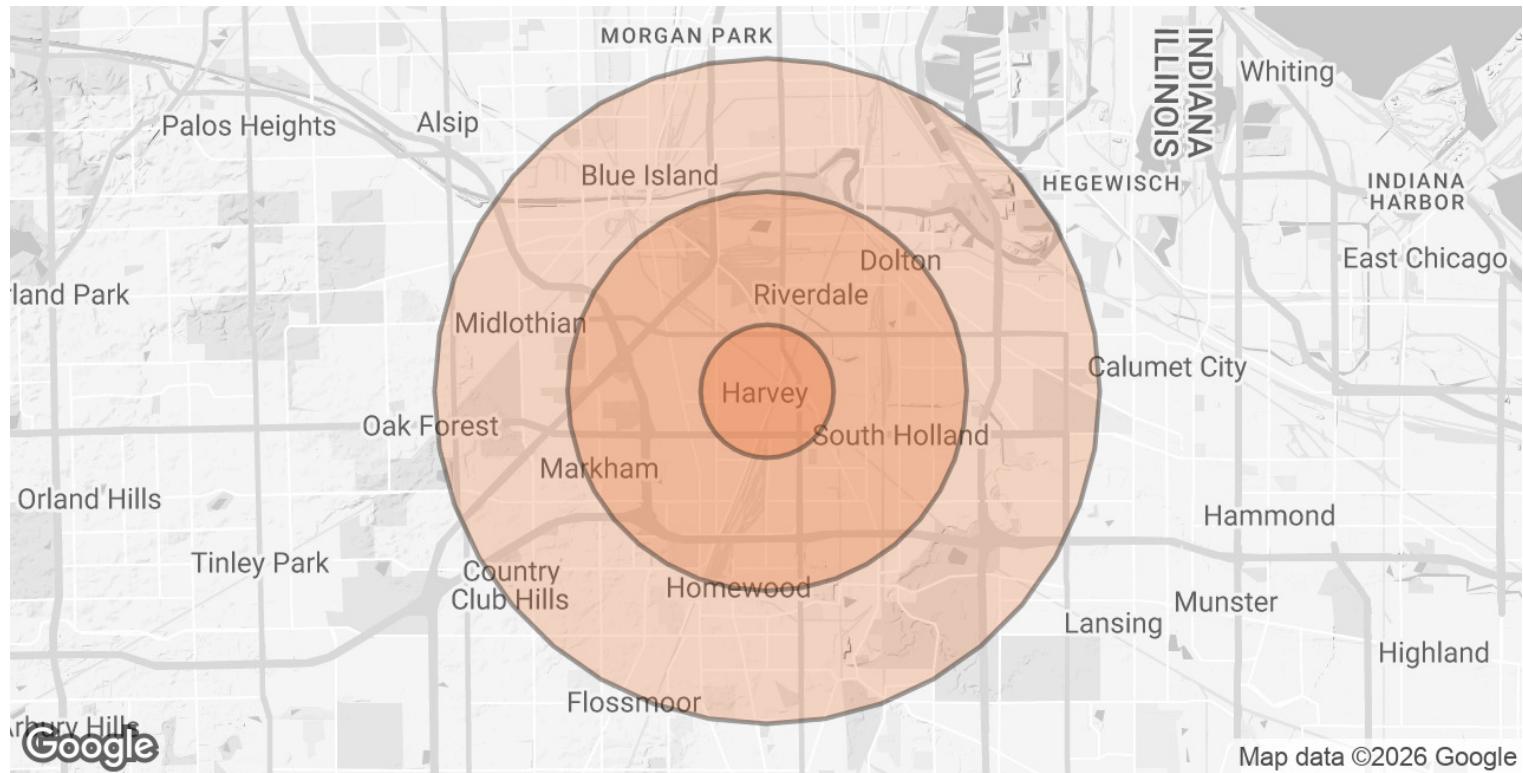
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,839	77,200	223,559
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	40	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,263	27,917	84,094
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$66,409	\$68,289	\$76,934
AVERAGE HOUSE VALUE	\$137,333	\$143,619	\$177,507

Demographics data derived from AlphaMap

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