



FORTINO
REAL ESTATE GROUP

STABILIZED 7-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

1211 HOMESTEAD ROAD, LA GRANGE PARK, IL | OFFERING MEMORANDUM

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PROPERTY OVERVIEW

Fortino Real Estate Group is pleased to present a **7 unit all brick multifamily building** located in a highly desirable suburban market. The property consists of seven **1 bedroom, 1 bathroom units** and benefits from consistent tenant demand due to its proximity to Downtown La Grange, major transportation corridors, and surrounding employment centers. The building has seen ongoing ownership investment, with several units updated and rents pushed to current market levels.

Unit A is currently vacant and undergoing renovations and is expected to be leased prior to the property closing, resulting in a stabilized income profile. Most in place rents are approximately \$1,499 per month, supported by on site amenities including coin operated laundry and 10 on site parking spaces. The property produces around \$91,367 in annual NOI, making this an attractive opportunity for investors seeking stable cash flow with long term upside in a supply constrained submarket.



*Well-maintained grounds and common areas
Residents have access to ample parking spaces*





PROPERTY OVERVIEW

INVESTMENT DETAILS

Property Address	1211 Homestead Road
City, State	La Grange Park, IL 60526
Property Type	Multi-Family
Offering Price	\$1,190,000
Cap Rate	7.63%
NOI	\$91,367
Building Size	5,700 SF
# Units	7
Occupancy	100% Occupied
Lot Size	11,200 SF
Parking	10 Parking Spaces
Year Built	1957
Heat	Boiler
Construction Type	Brick
Roof Type / Age	Flat Roof
PIN	15-28-420-009, 15-28-420-010
Taxes	\$10,776.56

INVESTMENT HIGHLIGHTS



UNIT MIX

The 7 unit apartment building is comprised of 1 bedroom, 1 bath units. The units feature spacious, light-filled open-concept living and dining areas, a modern kitchen, a generously sized bedroom with ample closet space, and updated bathroom fixtures and finishes.



FAVORABLE RENTS

It benefits from strong in-place rents, with most units currently leasing at \$1,499 per month.



CONSTRUCTION AND CONDITION

The building features all-brick construction with a well-maintained exterior and evidence of ongoing capital investment.

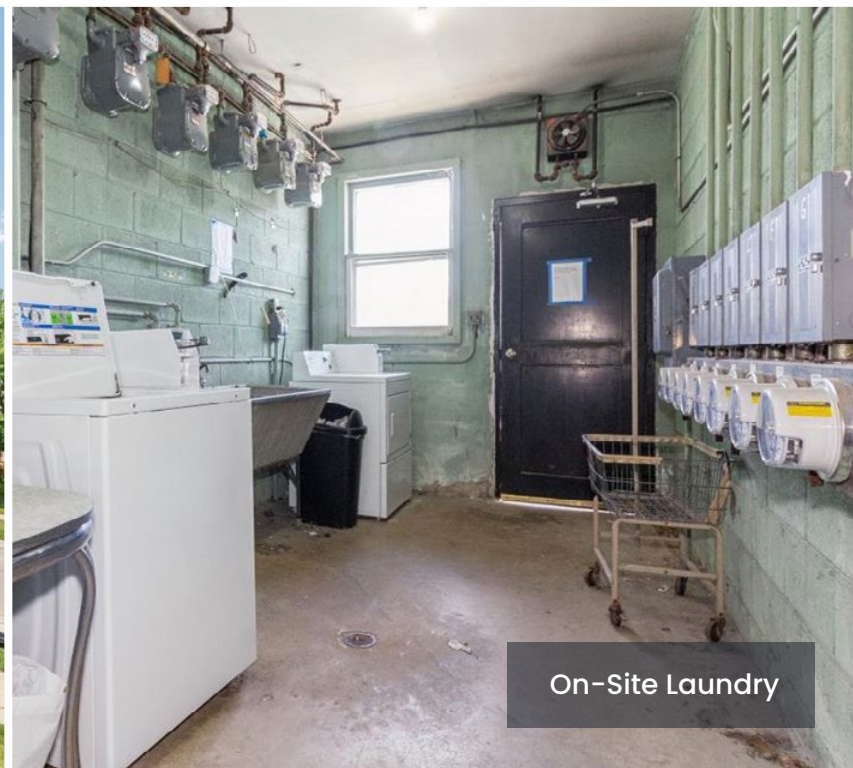


INCOME & AMENITIES

The property offers on-site parking and coin-operated laundry, both of which provide supplemental income.



Contemporary Fixtures and Finishes



On-Site Laundry



Walgreens

DOLLAR TREE

Marshalls

GNC

PETSMART

HARBOR
FREIGHT

ASHLEY

Fannie May

CHARLEYS

Chick-fil-A

LA FITNESS



MR.
SUBMARINE

CHASE



ACCESS
CREDIT UNION



Giordano's

W CERMAK ROAD

W CERMAK ROAD

Brezina Woods



Twenty-Sixth Street
Woods

MAPLE AVENUE

Salt Creek

Hanesworth Park

Community Park
District

William G Yena Park

Robinhood Park

SUBJECT PROPERTY

Brook Park
Elementary School

La Grange Park
Antique Mall

ACE
Hardware

POSTO 31
GATHERING PLACE

31st STREET

31st STREET

RENT ROLL

Unit	Tenant	Lease Start	Lease Exp.	Monthly Rent	Annual Rent
A	1 bed + 1 bath (Vacant/Under Renovation)	10/1/2024	-	\$1,499.00	\$17,988.00
C	1 bed + 1 bath	8/15/2025	8/31/2026	\$1,499.00	\$17,988.00
D	1 bed + 1 bath	10/1/2024	9/30/2026	\$1,150.00	\$13,800.00
E	1 bed + 1 bath	10/1/2025	9/30/2026	\$1,499.00	\$17,988.00
F	1 bed + 1 bath (MTM)	11/1/2024	-	\$1,499.00	\$17,988.00
G	1 bed + 1 bath	9/24/2025	9/30/2026	\$1,499.00	\$17,988.00
H	1 bed + 1 bath	8/1/2025	7/31/2026	\$1,499.00	\$17,988.00
Total				\$10,144	\$121,728.00

CASH FLOW

PROPERTY & INPUTS

Purchase Price	\$1,190,000.00	Interest Rate	5.80%
# of Units	7	Amortization	30
Rooms (per unit)	4	Balloon	5
Beds (per unit)	1	Loan Principal Reduction (Year 1)	\$11,375
Baths (per unit)	1	Loan Principal Reduction (Year 1-5)	\$64,069
Down Payment %	25.00%		

FINANCING SUMMARY

Down Payment Amount	\$297,500.00	Annual GOI (From Monthly)	\$127,128.00
Financing Amount	\$892,500.00	Annual GOI	\$127,168.00
Monthly Mortgage Payment	\$5,236.77	Base Monthly GOI (excl. annual adj)	\$10,594.00
Annual Debt Service	\$62,841.25		

INCOME

Monthly

Annual

Gross Rent	\$10,144.00	\$121,728.00
Laundry Income	\$300.00	\$3,600.00
Parking Income (3 Spaces)	\$150.00	\$1,800.00
Misc Income	\$0.00	\$0.00
GROSS OPERATING INCOME	\$10,594.00	\$127,128.00

KEY METRICS

Operating Expense Ratio	28.13%
Cap Rate	7.68%
DSCR	1.45
GRM	9.36
Total Return	13.41%

CASH FLOW

OPERATING EXPENSES		Monthly	Annual
Property Taxes		\$898.05	\$10,776.56
Maintenance / CapEx / Misc.		\$500.00	\$6,000.00
Vacancy		\$250.00	\$3,000.00
Water		\$258.00	\$3,096.00
Electric		\$85.00	\$1,020.00
Gas		\$242.00	\$2,904.00
Insurance		\$292.00	\$3,504.00
Lawn Care / Snow		\$250.00	\$3,000.00
Trash Removal		\$205.00	\$2,460.00
Total Expenses		\$2,980.05	\$35,760.56
NET OPERATING INCOME (NOI)		\$7,613.95	\$91,367.44
DEBT SERVICE			
Mortgage Payment		\$5,236.77	\$62,841.25
CASH FLOW (After Debt)		\$2,377.18	\$28,526.19

LOCATION OVERVIEW

La Grange Park, Illinois is a charming and well-established suburban community known for its balance of small-town appeal and convenient access to the greater Chicago area. Thoughtful planning and well-maintained public spaces contribute to a high quality of life that continues to attract both families and professionals.

Outdoor recreation is a major draw of La Grange Park, with the Park District offering numerous parks, playgrounds, and recreational facilities. Residents enjoy access to nearby green spaces and scenic trails like Brezina Woods Park and Preserve, as well as local attractions such as the Salt Creek Butterfly Farm.

Downtown La Grange offers a vibrant mix of shopping and dining options, from boutique storefronts to cafés and restaurants. The location is also prized for its accessibility and livability. The village is conveniently located near major highways and public transportation options, making commuting to downtown Chicago and surrounding suburbs easy. Highly regarded local schools add to the area's appeal, making La Grange Park an excellent choice for families seeking strong educational opportunities alongside suburban comfort and convenience.



TRANSPORTATION

METRA STATIONS

Two Metra Stations: the LaGrange Road station (shared with Amtrak) and the Stone Avenue station.

MAJOR HIGHWAYS

Easy access to major roads I-290, I-294, I-55, and airports.



ATTRACTIONS

BREZINA WOODS

Paved and unpaved trails that run along the Des Plaines River, Salt Creek and Brookfield Zoo.

GALLOPING GHOST ARCADE

One of the largest entertaining arcades in the region.

SALT CREEK BUTTERFLY FARM

Offers unique experiences and educational programs.



STAPLES

HAPPIER NOW CAFE & MARKET

A beloved all-day café serving coffee, drinks, small plates, and market items.

LA GRANGE PARK ANTIQUE MALL

A local treasure for vintage finds, collectibles, and unique décor.

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles
2024 Population	15,463	121,610
2024 Households	5,796	44,941
Avg Household Size	2.60	2.60
Median Home Value	\$375,740	\$346,525
Avg Household Income	\$143,987	\$131,039
Median Age	42.70	43.30



Education

Some High School, No Diploma	422	5,440
High School Graduate	1,846	19,042
Some College, No Degree	2,636	23,001
Associate Degree	442	4,498
Bachelor's Degree	3,307	22,143
Advanced Degree	2,587	16,143



Employment

Civilian Employed	8,140	61,769
Civilian Unemployed	166	2,298
Civilian Non-Labor Force	4,211	35,566
U.S. Armed Forces	28	64



3-MILE POPULATION:
121,610



MEDIAN AGE
43.30



AVERAGE HOUSEHOLD INCOME
\$143,987 (1-mile)

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LA GRANGE PARK, IL

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