



7.62% Cap Value-Add Strip Center in Oak Park

6912-6926 W ROOSEVELT ROAD

Oak Park, IL 60304

PRESENTED BY:

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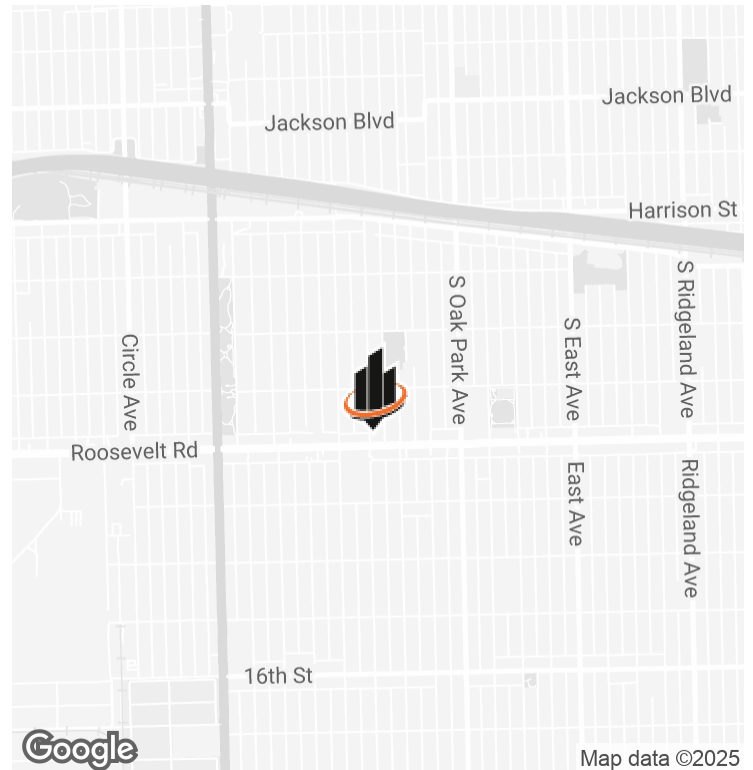
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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	+/- 8,600 SF
LOT SIZE:	0.31 Acres
UNITS:	8
1 AVAILABLE UNIT:	+/- 885 SF
NOI:	87,677
CAP RATE:	7.62%
APN:	16-18-327-016-0000

PROPERTY DESCRIPTION

SVN is pleased to present 6912-6926 W Roosevelt Road, a ±8,600 SF Retail Strip Center on 0.31 Acres. This 8-unit retail strip center is 91% occupied and has high visibility. Dynamic location is conveniently located within walking distance to the Oak Park CTA Blue Line station and in close proximity to I-290. Join destination retailers such as Needful Things, Smeltekop Repair, Just Cause Dancers, Inc., Sutor Heating & Cooling, and Home 34 Co.

PROPERTY HIGHLIGHTS

- Decorative Vintage Ceilings | Hardwood Floors
- Close proximity to I-290 & CTA Blue Line Station
- 15' Frontage on Roosevelt (17,000 VPD) with Display Windows
- Staff Parking Behind the Building | Abundant Street Parking

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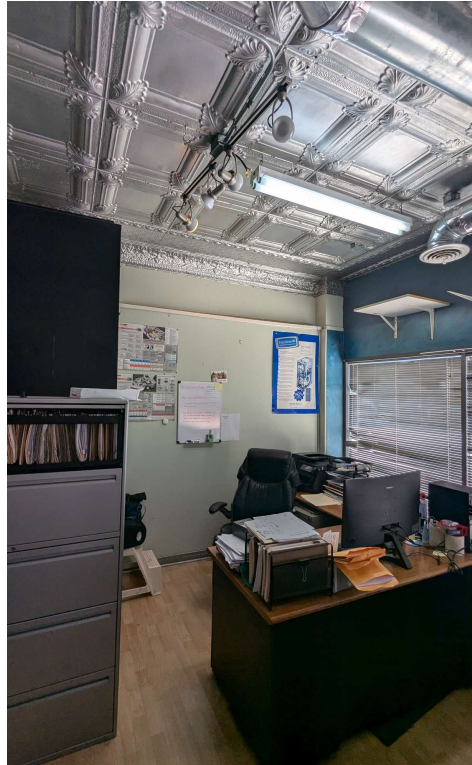
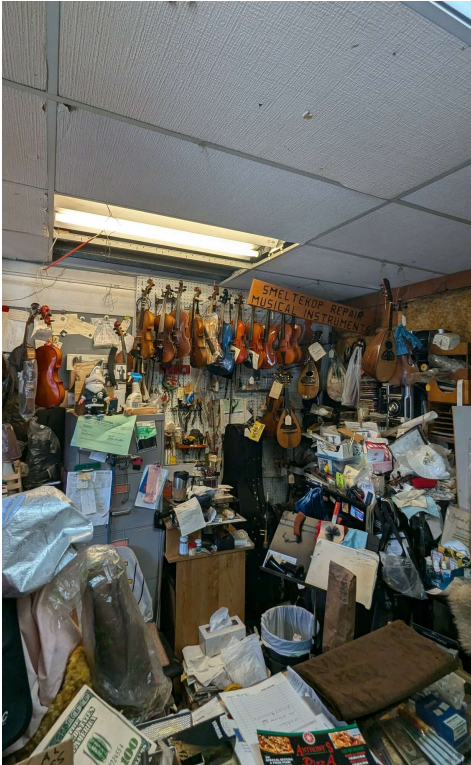
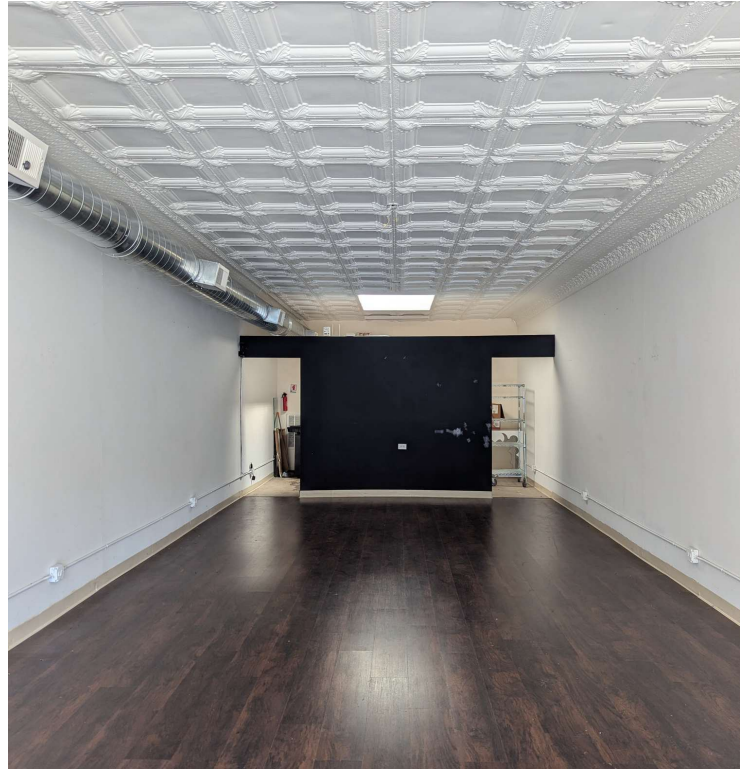
EXTERIOR PHOTOS



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INTERIOR UNIT PHOTOS



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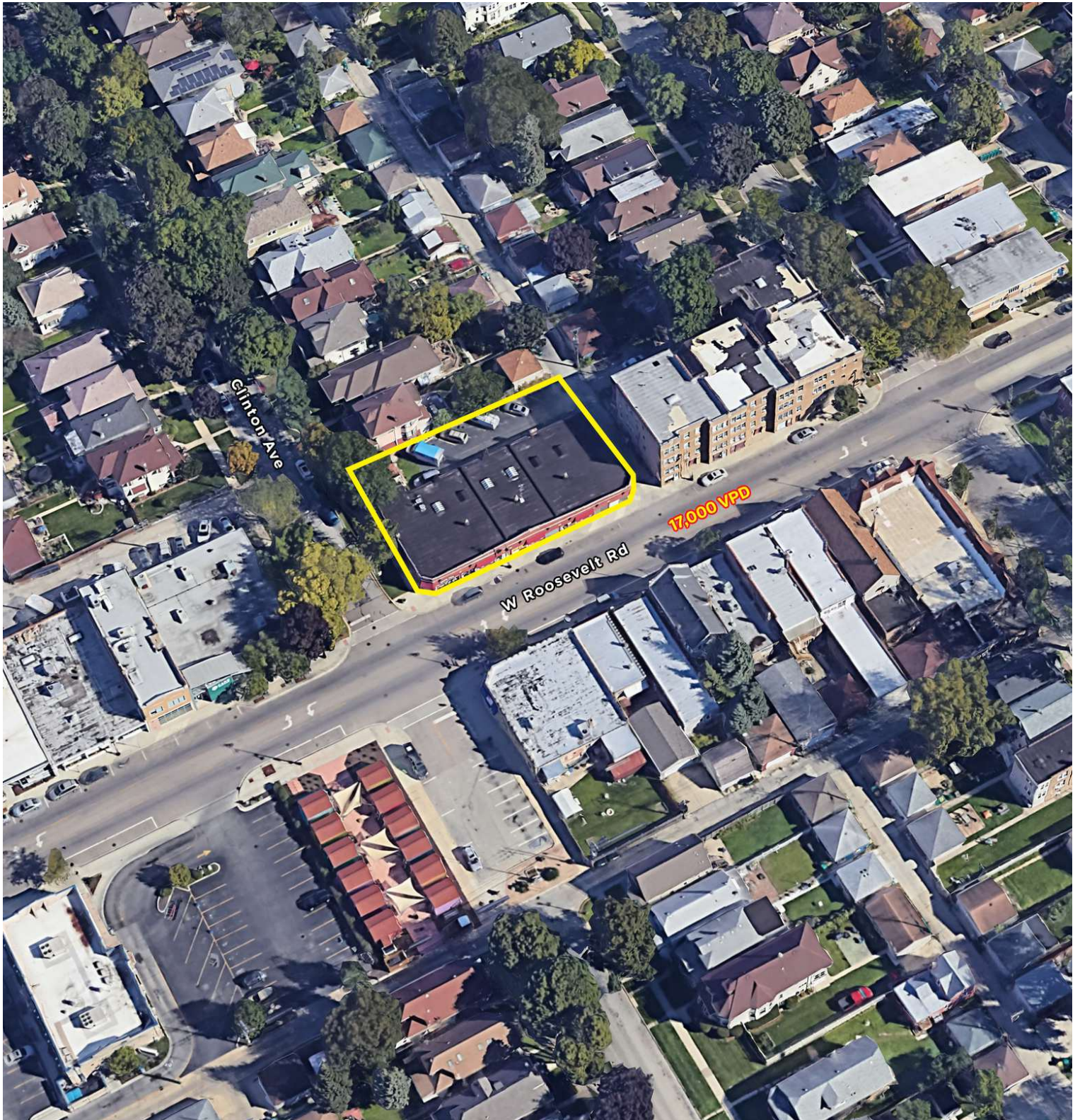
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AERIAL



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NEEDFUL THINGS

SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
6912 & 6914	Home 34 Co.	1,970 SF	22.91%	\$21.73	\$42,808.10	3/31/2030
6916 & 6918	Sutor Heating & Cooling	1,920 SF	22.33%	\$13.73	\$26,361.60	10/31/2026
6920	Smeltekop Music Repair Repair	960 SF	11.16%	\$12.50	\$12,000.00	10/31/2025
6922	Vacant	885 SF	10.29%	-	-	-
6924	Just Cause Dancers, Inc.	810 SF	9.42%	\$21.73	\$17,601.30	11/30/2029
6926	Needful Things	1,300 SF	15.12%	\$16.15	\$21,000.00	10/31/2029
TOTALS		7,845 SF	91.23%	\$85.84	\$119,771.00	

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INCOME & EXPENSES

INCOME SUMMARY

PRIME OAK PARK RETAIL OPPORTUNITY

GROSS INCOME	\$119,771
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EXPENSES SUMMARY

PRIME OAK PARK RETAIL OPPORTUNITY

TAXES (2023)	\$24,094
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INSURANCE	\$4,488
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UTILITIES (WATER)	\$288
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REPAIRS & MAINTENANCE	\$900
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PROPERTY MANAGEMENT	\$2,324
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OPERATING EXPENSES	\$32,094
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NET OPERATING INCOME	\$87,677
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRIME OAK PARK RETAIL OPPORTUNITY

PRICE	\$1,150,000
PRICE PER SF	\$134
PRICE PER UNIT	\$143,750
GRM	9.6
CAP RATE	7.62%
CASH-ON-CASH RETURN (YR 1)	7.15%
TOTAL RETURN (YR 1)	\$29,739
DEBT COVERAGE RATIO	1.31

OPERATING DATA

PRIME OAK PARK RETAIL OPPORTUNITY

GROSS SCHEDULED INCOME	\$119,771
TOTAL SCHEDULED INCOME	\$119,771
GROSS INCOME	\$119,771
OPERATING EXPENSES	\$32,094
NET OPERATING INCOME	\$87,677
PRE-TAX CASH FLOW	\$20,547

FINANCING DATA

PRIME OAK PARK RETAIL OPPORTUNITY

DOWN PAYMENT	\$287,500
LOAN AMOUNT	\$862,500
DEBT SERVICE	\$67,130
DEBT SERVICE MONTHLY	\$5,594
PRINCIPAL REDUCTION (YR 1)	\$9,192

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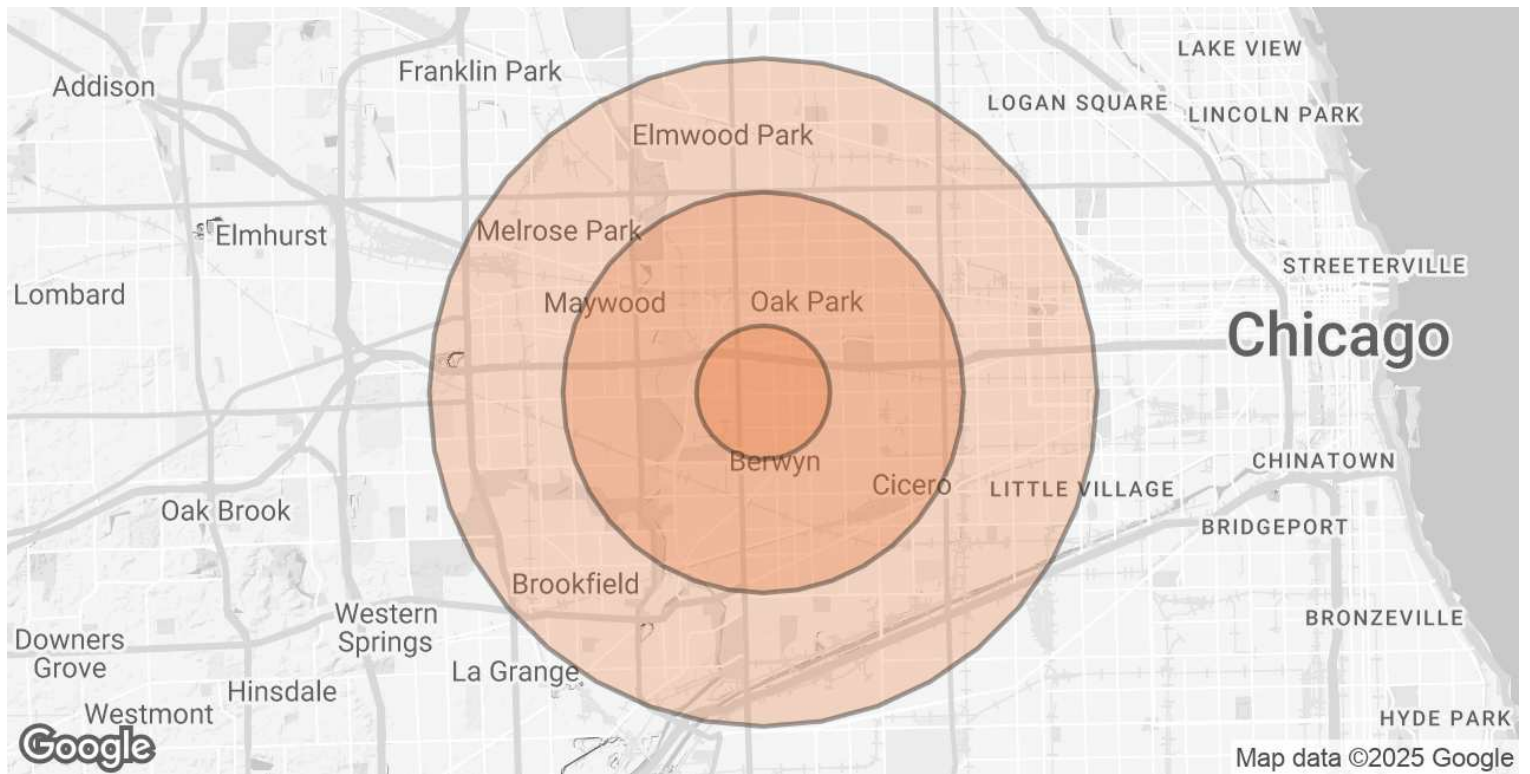
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	39,279	282,324	660,277
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	14,611	103,950	235,950
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$117,317	\$101,270	\$91,810
AVERAGE HOUSE VALUE	\$387,116	\$371,687	\$329,820

Demographics data derived from AlphaMap

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