

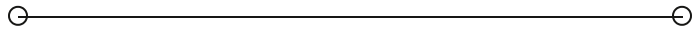


**OFFERING MEMORANDUM**

# Tri-Taylor 22 Portfolio

1007-1011 SOUTH OAKLEY BOULEVARD  
608-610 S OAKLEY BOULEVARD

Chicago, IL



**PRESENTED BY:**

**JOE CONNELLY**

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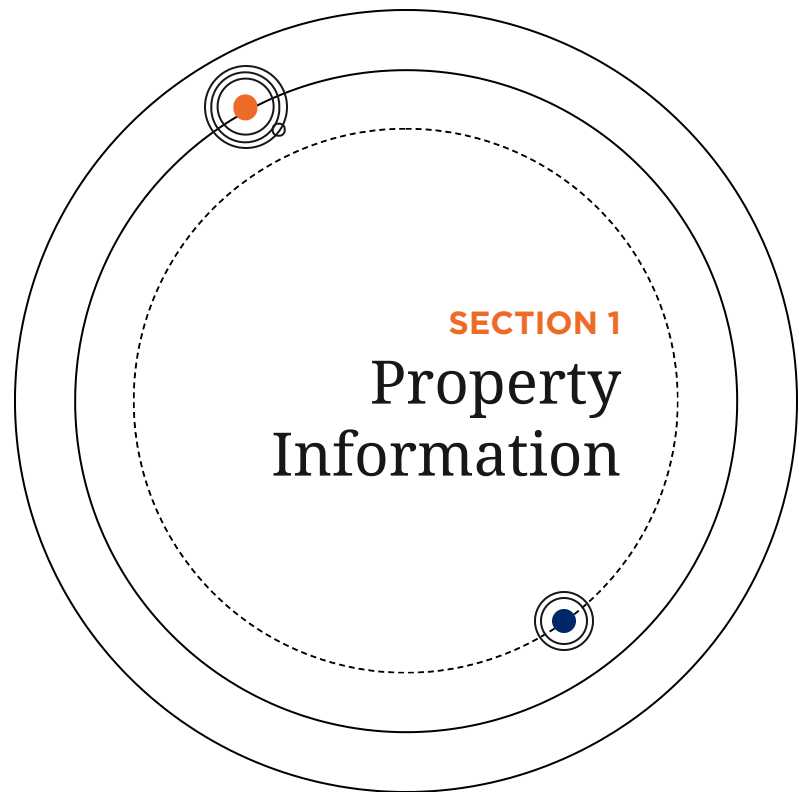
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# Table of Contents

<b>3</b>	<b>PROPERTY INFORMATION</b>	<b>13</b>	<b>LOCATION INFORMATION</b>	
	Property Summary	4	Regional Map	14
	1007-1011 S Oakley Blvd.	5		
	608 S Oakley BLVD.	6	<b>15</b>	<b>FINANCIAL ANALYSIS</b>
<b>7</b>	<b>PROPERTY PHOTOS</b>		Financial Summary	16
	1007-1011 S Oakley - Interior Photos	8	Income & Expenses	17
	1007-1011 S Oakley BLVD - Mechanical Photos	9	Rent Roll	18
	608-610 S Oakley - Interior Photos	10	<b>20</b>	<b>DEMOGRAPHICS</b>
	608-610 S Oakley - Mechanical Photos	11	Demographics Map & Report	21
	Additional Photos	12	Disclaimer	22



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE</b>	\$4,500,000
<b>NUMBER OF UNITS:</b>	22
<b>PRICE PER UNIT:</b>	\$204,545
<b>PER UNIT EXPENSE:</b>	\$7,989
<b>BUILDING SIZE:</b>	21,900 SF
<b>PRICE PER SQFT:</b>	\$205
<b>NOI:</b>	\$317,736
<b>CAP RATE:</b>	7.06%
<b>SUBMARKET:</b>	Tri-Taylor

### PROPERTY DESCRIPTION

SVN is pleased to present the Tri-Taylor 30 Portfolio located in one of the most sought-after neighborhoods of Chicago's Near West Side. The portfolio comprises two buildings and 22 units. Unit mix includes (14) 2 Bed 1 Bath, (8) 3 Bed 1 Bath. Heat is provided by central forced air and the majority of the portfolio has air conditioning throughout. The majority of the units are equipped with updated kitchens and baths, newer cabinets, stainless steel appliances, newer windows, newer roof and basement laundry.

### PROPERTY HIGHLIGHTS

- Strong Location
- Extensive Capital Improvements
- Low In-Place Rents

## 1007-1011 S OAKLEY BLVD.



### PROPERTY DESCRIPTION

- # of units: 18
- Unit Mix: (10) two bedroom one bath (8) Three bedroom one bath
- Zoning: PD-30
- Building Size: 20,031 SF
- Land Size: 8,181 SF
- Year Built: 1919
- Heating: Central Forced Air / AC in 10 of 16 Units
- Electrical: Newer
- Plumbing: Copper/Galvanized
- Water Tanks: Newer
- Laundry: (2) Washer (2) Dryer
- Roof: Newer
- Windows: Newer
- Parking: None



## PROPERTY DESCRIPTION

- # of units: 4
- Unit Mix: (4) two bedroom one bath
- Zoning: RM-5
- Building Size: 3,610 SF
- Land Size: 3965 SF
- Year Built: 1919
- Heating: In-unit Central Forced Air/AC
- Electrical: Newer 400AMPs
- Plumbing: Copper/Galvanized
- Water Tanks: In-Unit
- Laundry: (1) Washer (1) Dryer
- Roof: Newer
- Windows: Newer
- Parking: None

A large white circular graphic overlay with a dashed border and two small circular icons (one orange, one blue) on the left and right sides respectively.

**SECTION 2**  
Property  
Photos

1007-1011 S OAKLEY - INTERIOR PHOTOS (1)



1007-1011 S OAKLEY BLVD - MECHANICAL PHOTOS



608-610 S OAKLEY - INTERIOR PHOTOS



608-610 S OAKLEY - MECHANICAL PHOTOS



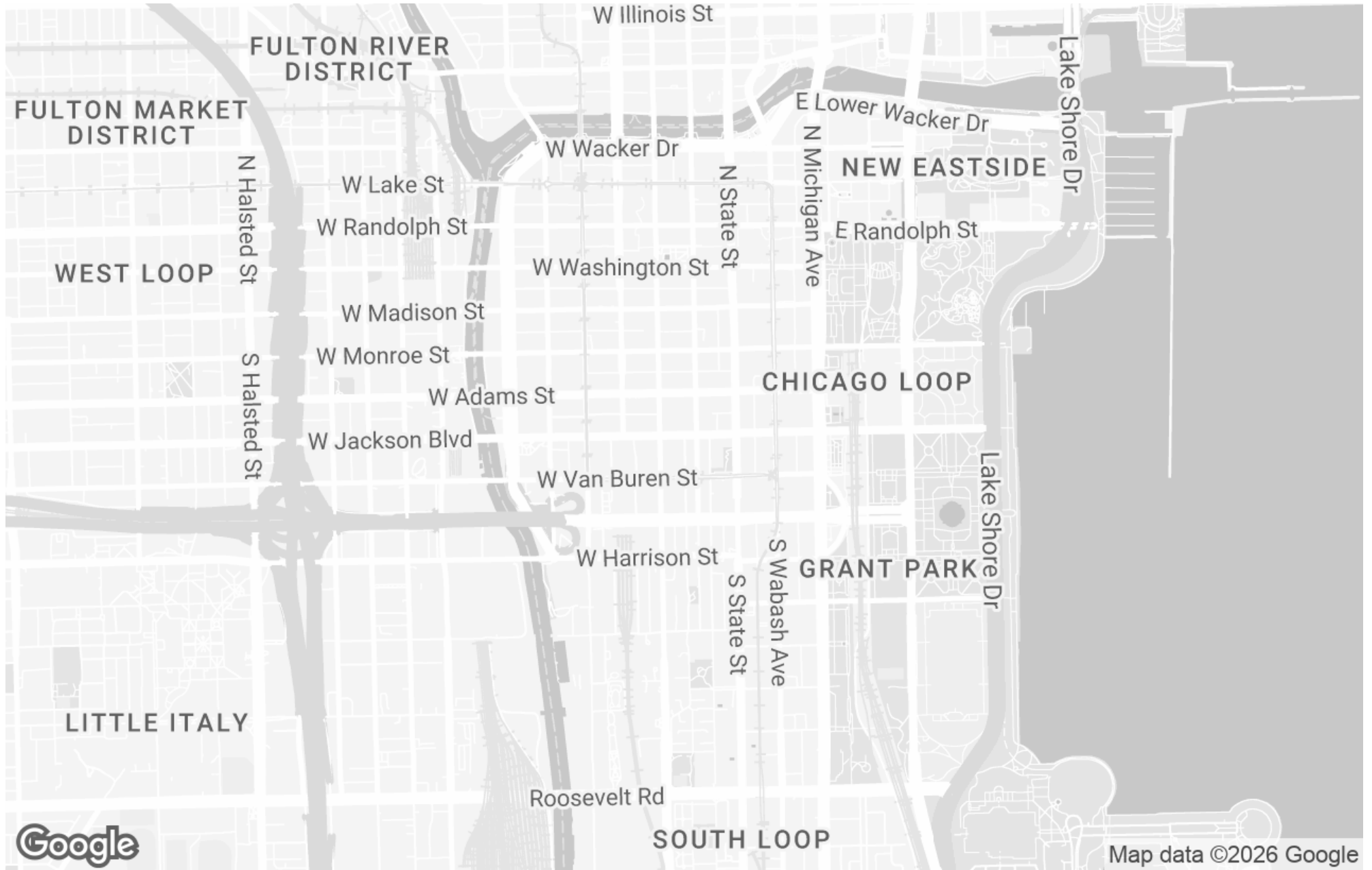
1007-1011 S OAKLEY - INTERIOR PHOTOS (2)





**SECTION 3**  
Location  
Information

**REGIONAL MAP**





**SECTION 4**  
Financial  
Analysis



# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

## TRI-TAYLOR 22 PORTFOLIO

PRICE	\$4,500,000
PRICE PER SF	\$202
PRICE PER UNIT	\$204,545
GRM	10.77
CAP RATE	7.06%
CASH-ON-CASH RETURN (YR 1)	7.06%
TOTAL RETURN (YR 1)	\$317,736

## OPERATING DATA

## TRI-TAYLOR 22 PORTFOLIO

GROSS SCHEDULED INCOME	\$417,867
OTHER INCOME	\$3,300
TOTAL SCHEDULED INCOME	\$421,167
VACANCY COST	\$20,893
GROSS INCOME	\$400,274
OPERATING EXPENSES	\$146,847
NET OPERATING INCOME	\$317,736
PRE-TAX CASH FLOW	\$317,736

## FINANCING DATA

## TRI-TAYLOR 22 PORTFOLIO

DOWN PAYMENT	\$4,500,000
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**INCOME & EXPENSES**

**INCOME SUMMARY**

**TRI-TAYLOR 22 PORTFOLIO**

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VACANCY COST	(\$20,893)
<b>GROSS INCOME</b>	<b>\$400,274</b>

**EXPENSES SUMMARY**

**TRI-TAYLOR 22 PORTFOLIO**

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REPAIRS/MAINTENANCE	\$5,500
CLEANING/DECORATING	\$1,650
UTILITIES - GAS	\$8,781
UTILITIES - ELECTRIC	\$3,143
UTILITIES - WATER	\$12,301
PROPERTY TAXES	\$52,728
INSURANCE	\$27,184
SCAVENGER	\$8,430
JANITOR	\$2,530
MANAGEMENT	\$20,750
MISCELLANEOUS AND RESERVE	\$3,850
<b>OPERATING EXPENSES</b>	<b>\$146,847</b>

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<b>NET OPERATING INCOME</b>	<b>\$317,736</b>
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# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT
1	2	1	850 SF	\$1,600.00
2	2	1	850 SF	\$1,600.00
3	2	1	850 SF	\$1,550.00
4	2	1	850 SF	\$1,575.00
07-1F	3	1	1,300 SF	\$1,600.00
07-1R	2	1	850 SF	\$1,400.00
07-2F	3	1	1,300 SF	\$2,100.00
07-2R	2	1	850 SF	\$1,450.00
07-3F	3	1	1,300 SF	\$2,100.00
07-3R	2	1	850 SF	\$1,500.00
09-1F	2	1	850 SF	\$1,350.00
09-1R	2	1	850 SF	\$1,500.00
09-2F	3	1	1,300 SF	\$2,050.00
09-2R	2	1	850 SF	\$1,450.00
09-3F	3	1	1,300 SF	\$2,100.00
09-3R	2	1	850 SF	\$1,500.00
11-1F	3	1	1,300 SF	\$2,000.00
11-1R	2	1	850 SF	\$1,210.00
11-2F	3	1	1,300 SF	\$1,920.00
11-2R	2	1	850 SF	\$1,250.00
11-3F	3	1	1,300 SF	\$2,100.00

**RENT ROLL**

<b>UNIT</b>	<b>BEDROOMS</b>	<b>BATHROOMS</b>	<b>SIZE SF</b>	<b>RENT</b>
11-3R	2	1	850 SF	\$1,550.00
<b>TOTALS</b>			<b>22,300 SF</b>	<b>\$36,455.00</b>
<b>AVERAGES</b>			<b>1,014 SF</b>	<b>\$1,657.05</b>



SECTION 5  
Demographics





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.