

SALE

Downtown Oak Lawn 5-Unit Retail

5370 W 95TH ST

Oak Lawn, IL 60453

PRESENTED BY:

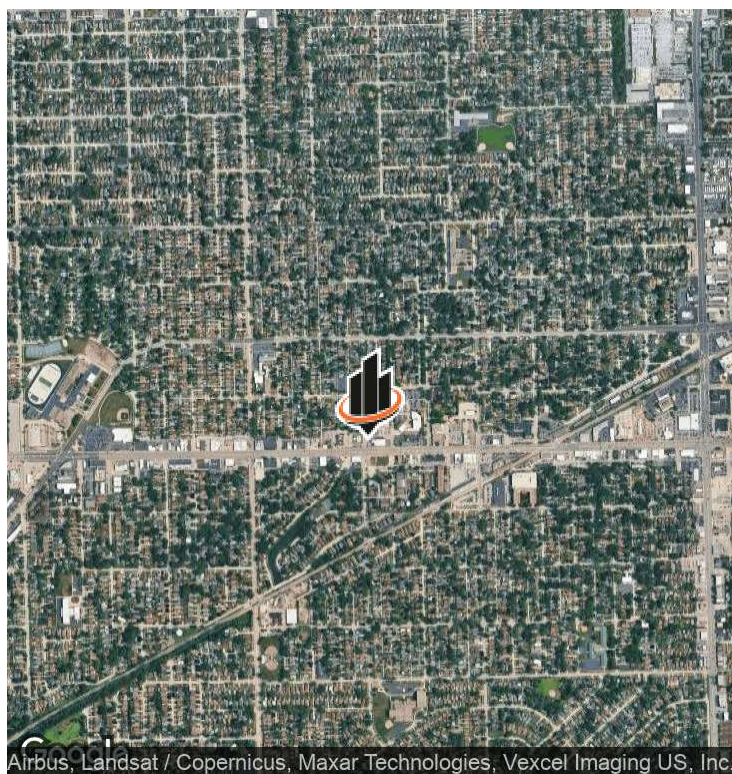
DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|--------------|
| SALE PRICE: | \$950,000 |
| NUMBER OF UNITS: | 5 |
| LOT SIZE: | 10,354 SF |
| BUILDING SIZE: | 6,800 SF |
| NOI: | \$101,092.00 |
| CAP RATE: | 10.64% |
| TRAFFIC COUNT: | 40,000 |
| YEAR BUILT: | 1950 |

PROPERTY DESCRIPTION

SVN Chicago proudly presents this 5-unit in-line retail investment in bustling downtown Oak Lawn! This property has long-term tenants and owners who meticulously care for the building. Located on a stoplight corner across from the old Freshline grocery store, this is smack in the heart of Oak Lawn. Take advantage of competitive in-place rents and minimal stress. This offering won't last long. Inquire today and watch the cash flow!

LOCATION DESCRIPTION

Located at the northeast corner of 95th St and 54th Ave.

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

ADDITIONAL PHOTOS

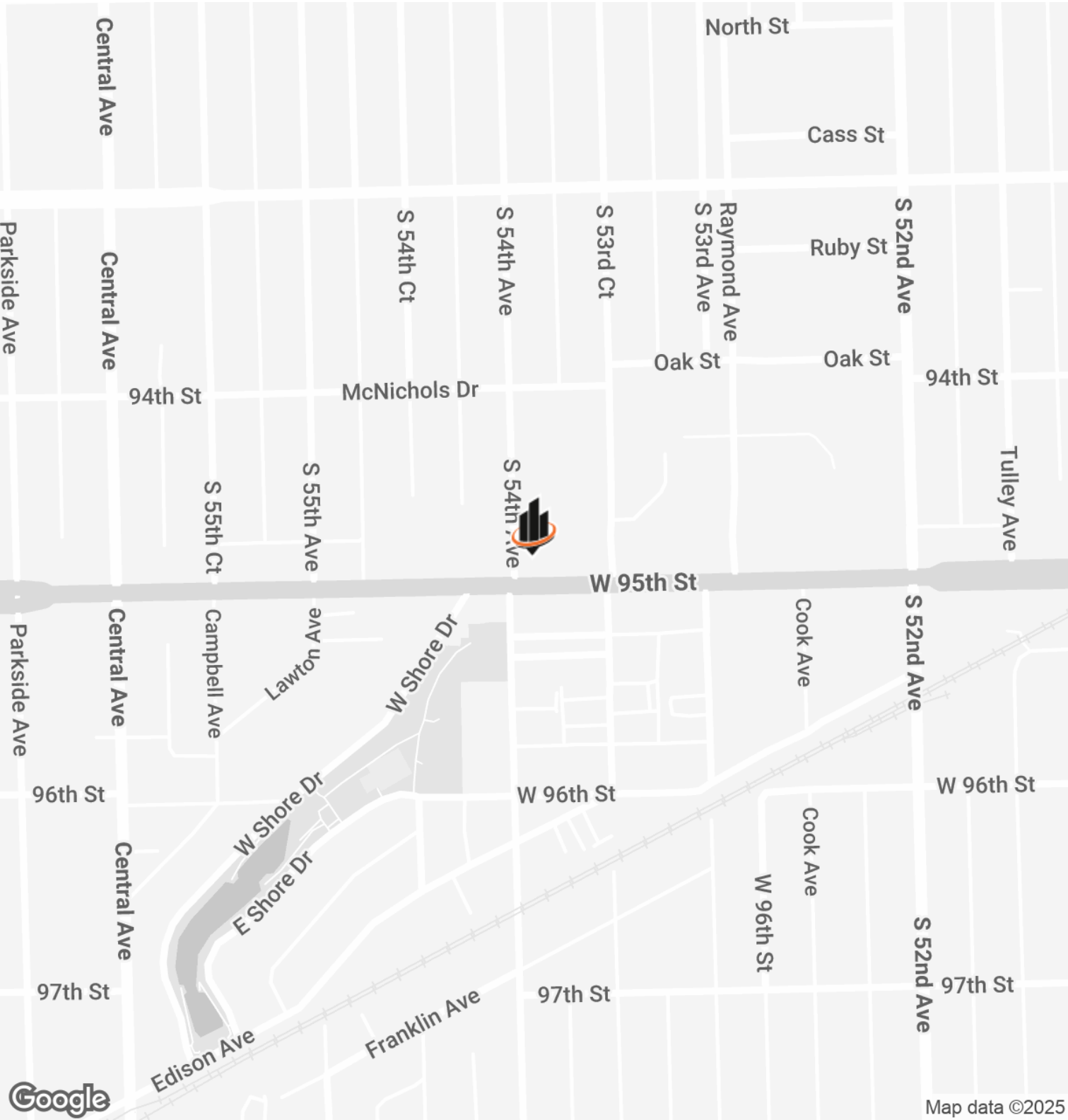


DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

LOCATION MAP



DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

| | |
|----------------------------|-----------|
| PRICE | \$950,000 |
| PRICE PER SF | \$140 |
| PRICE PER UNIT | \$190,000 |
| GRM | 6.8 |
| CAP RATE | 10.64% |
| CASH-ON-CASH RETURN (YR 1) | 10.64% |
| TOTAL RETURN (YR 1) | \$101,092 |

OPERATING DATA

| | |
|------------------------|-----------|
| GROSS SCHEDULED INCOME | \$139,800 |
| TOTAL SCHEDULED INCOME | \$139,800 |
| GROSS INCOME | \$139,800 |
| OPERATING EXPENSES | \$38,708 |
| NET OPERATING INCOME | \$101,092 |
| PRE-TAX CASH FLOW | \$101,092 |

FINANCING DATA

| | |
|--------------|-----------|
| DOWN PAYMENT | \$950,000 |
|--------------|-----------|

DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

RENT ROLL

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | ANNUAL RENT | LEASE END |
|----------|------------------------|----------|---------------|--------------|-----------|
| 5370 | Old Town Smoke | 1,500 SF | 22.06% | \$30,000.00 | MTM |
| 5368 | Nu You Salon | 1,400 SF | 20.59% | \$24,000.00 | MTM |
| 5366 | Los Friends Restaurant | 1,400 SF | 20.59% | \$41,400.00 | 6/30/25 |
| 5364 | Alkutz Hair | 1,100 SF | 16.18% | \$20,400.00 | MTM |
| 5362 | Back 2 The Vintage | 1,400 SF | 20.59% | \$24,000.00 | MTM |
| TOTALS | | 6,800 SF | 100.01% | \$139,800.00 | |
| AVERAGES | | 1,360 SF | 20.00% | \$27,960.00 | |

DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

INCOME & EXPENSES

INCOME SUMMARY

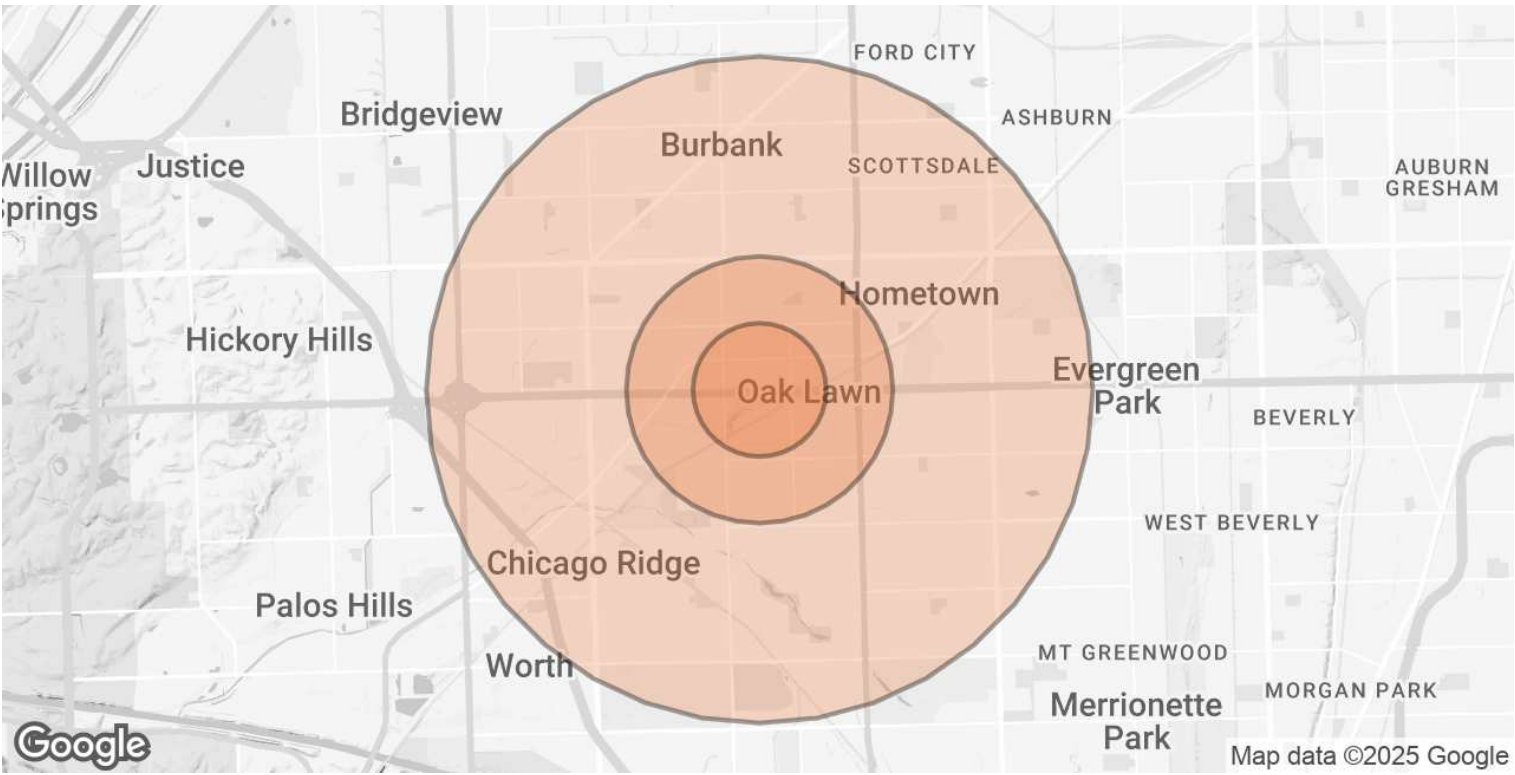
| | |
|--------------|-----------|
| VACANCY COST | \$0 |
| GROSS INCOME | \$139,800 |

EXPENSES SUMMARY

| | |
|-------------------------|-----------|
| TAXES | \$24,975 |
| UTILITIES | \$500 |
| INSURANCE | \$4,088 |
| MAINTENANCE AND GROUNDS | \$3,000 |
| MANAGMENT/MISC. FEES | \$6,145 |
| OPERATING EXPENSES | \$38,708 |
| NET OPERATING INCOME | \$101,092 |

DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.5 MILES | 1 MILE | 2.5 MILES |
|----------------------|-----------|--------|-----------|
| TOTAL POPULATION | 5,224 | 21,212 | 128,410 |
| AVERAGE AGE | 41 | 41 | 40 |
| AVERAGE AGE (MALE) | 40 | 40 | 39 |
| AVERAGE AGE (FEMALE) | 43 | 42 | 42 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 2.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,916 | 7,650 | 46,585 |
| # OF PERSONS PER HH | 2.7 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$102,040 | \$101,254 | \$100,011 |
| AVERAGE HOUSE VALUE | \$294,593 | \$296,866 | \$272,981 |

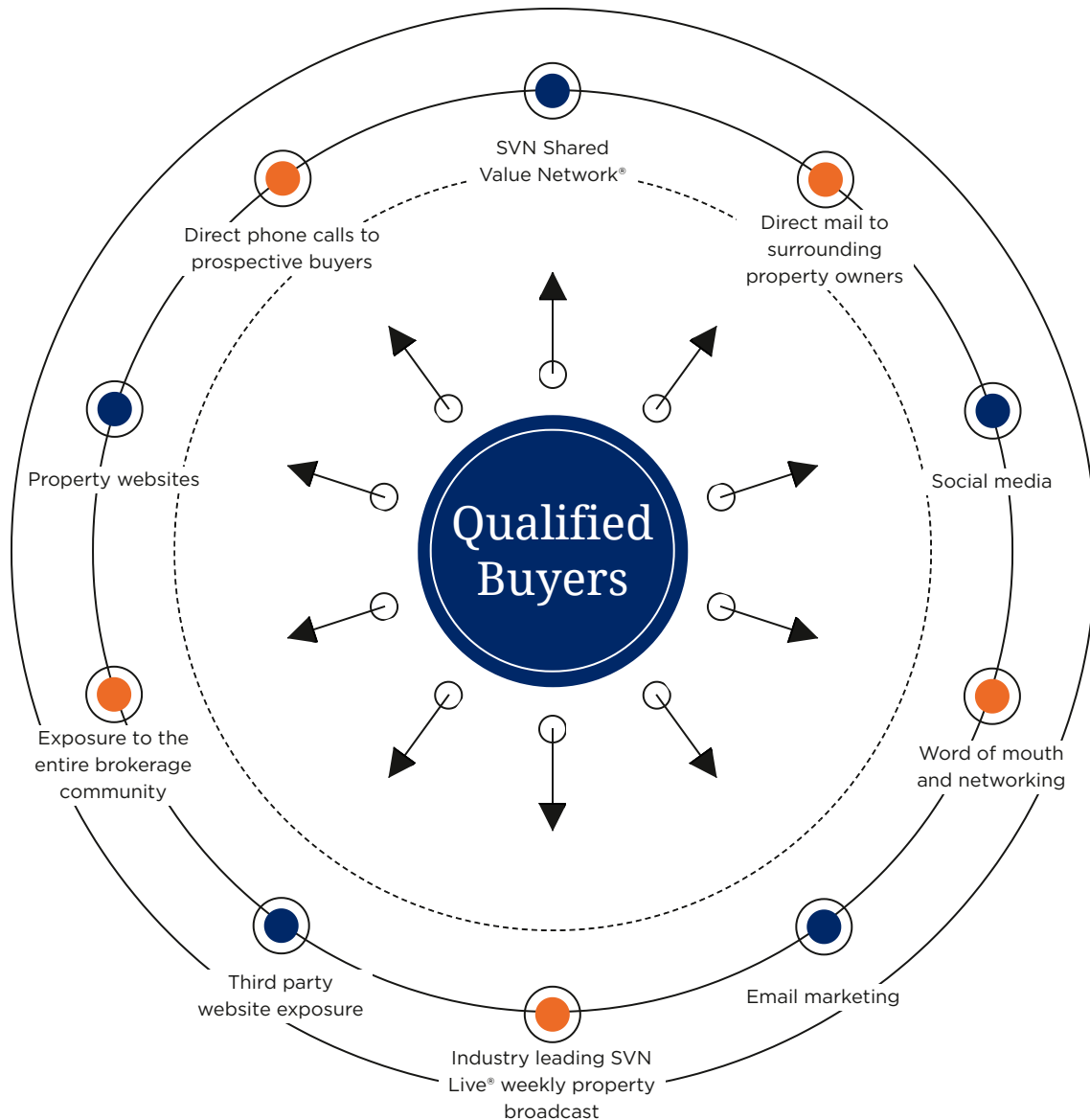
Demographics data derived from AlphaMap

DEREK GONSCH
O: 312.676.1864
derek.gonsch@svn.com

SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE
MEDIA CHANNELS TO

Maximize the value of
your property



svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
©2025 SVN International. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International. All SVN® offices are
independently owned and operated



DEREK GONSCH

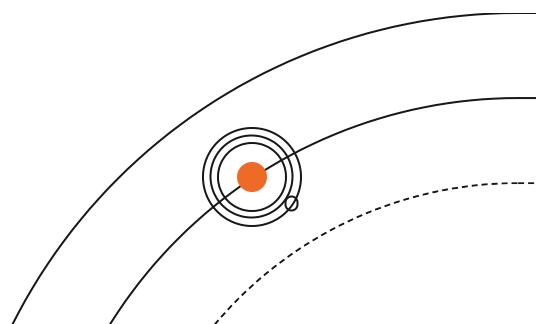
O: 312.676.1864

derek.gonsch@svn.com

THE 9.6% REPORT

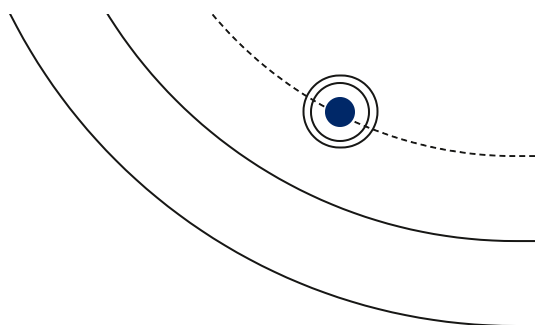
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

**A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION**



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
©2025 SVN International. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International. All SVN® offices are
independently owned and operated



DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

ADVISOR BIO 1



DEREK GONSCH

Associate Advisor

derek.gonsch@svn.com

Direct: **312.676.1864** | Cell: **708.267.9988**

PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

SVN | Chicago Commercial

940 West Adams Street, Suite 200
Chicago, IL 60607
312.676.1866

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

DISCLAIMER

The material contained in this Offering Brochure 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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com