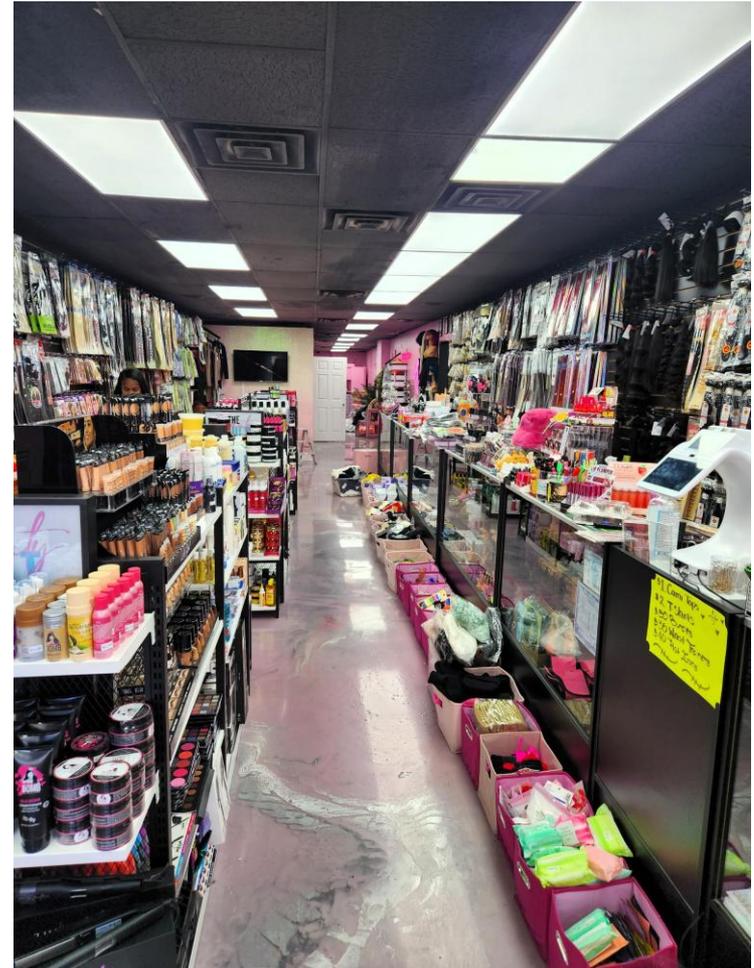


4039 W Madison Chicago, IL 60624

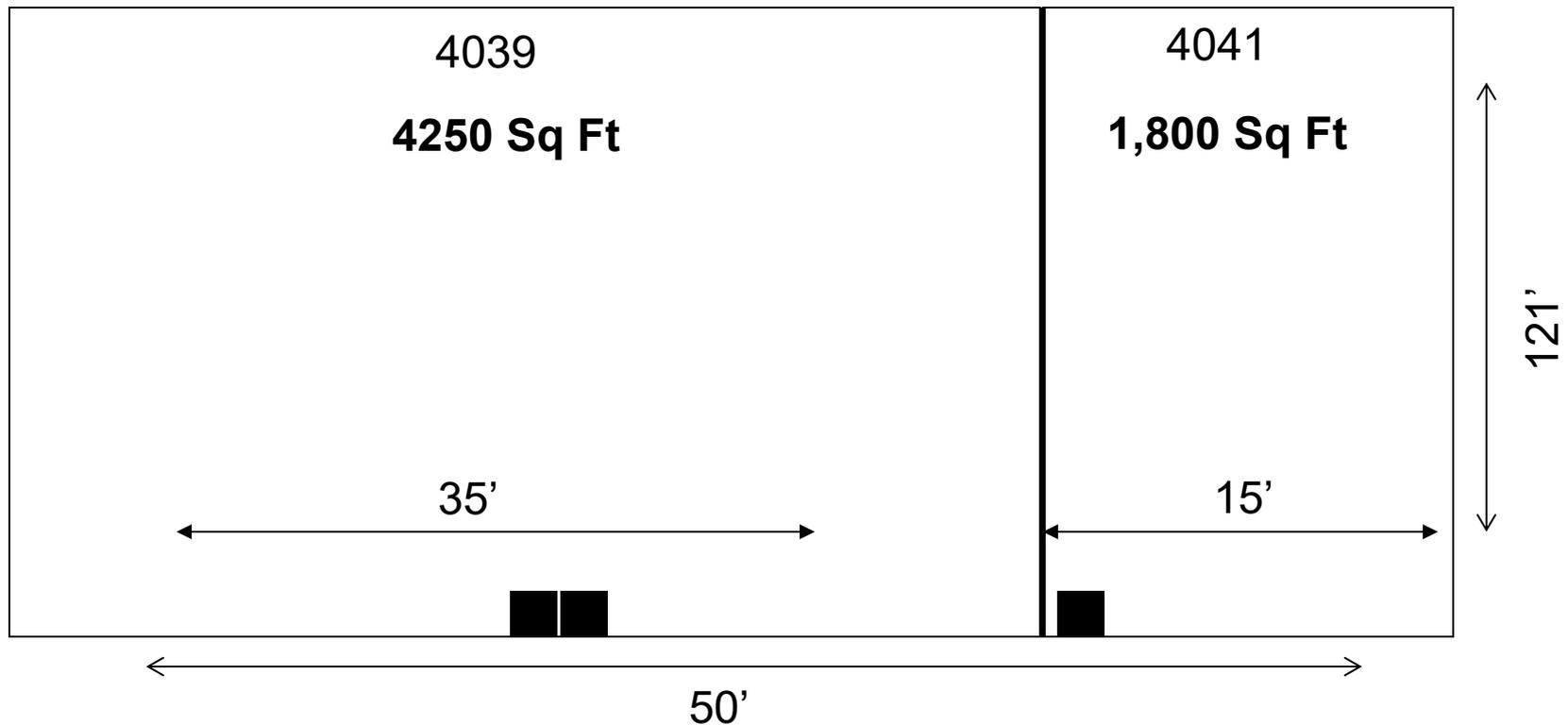


Interior Photos



Retail Floor Plan

6,050 Sq Ft



Financials

		2025		
Rental Income		\$ 71,616		
Expenses				
Insurance		\$ 9,750		
Property Tax		\$ 23,284		
Water		<u>\$ 752</u>		
Total		\$ 33,786		
Net Income		<u>\$ 37,830</u>		
Rent Roll		Rent		
4039	Grocery	\$ 3,500		
4041	Beauty Supply	\$ 2,468		
2nd floor	5k SF Vacant	\$ -		
3rd floor	5k SF Vacant	<u>\$ -</u>		
	Total	\$ 5,968		

