

FOR SALE

HANSEN'S WINDOW COVERINGS

235 N Kinzie Ave, Bradley, IL 60915



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	8,234 SF
Taxes:	\$7,937.54 (payable '23)
Lot Size:	.53 Acres
Price / SF Real Estate:	\$72.87
Year Built:	1954

PROPERTY OVERVIEW

Business with Real Estate for sale, \$1,400,000 (Business- \$800,000 & RE- \$600,000)

PROPERTY HIGHLIGHTS

- Owners- Installer and Decorator willing to stay on to ensure a smooth transition to new ownership
- 2nd generation business started in the 80's
- 75% Residential 25% Commercial
- Real Estate and all equipment included with sale
- Financials- Income and Expenses available to qualified buyer with signed NDA

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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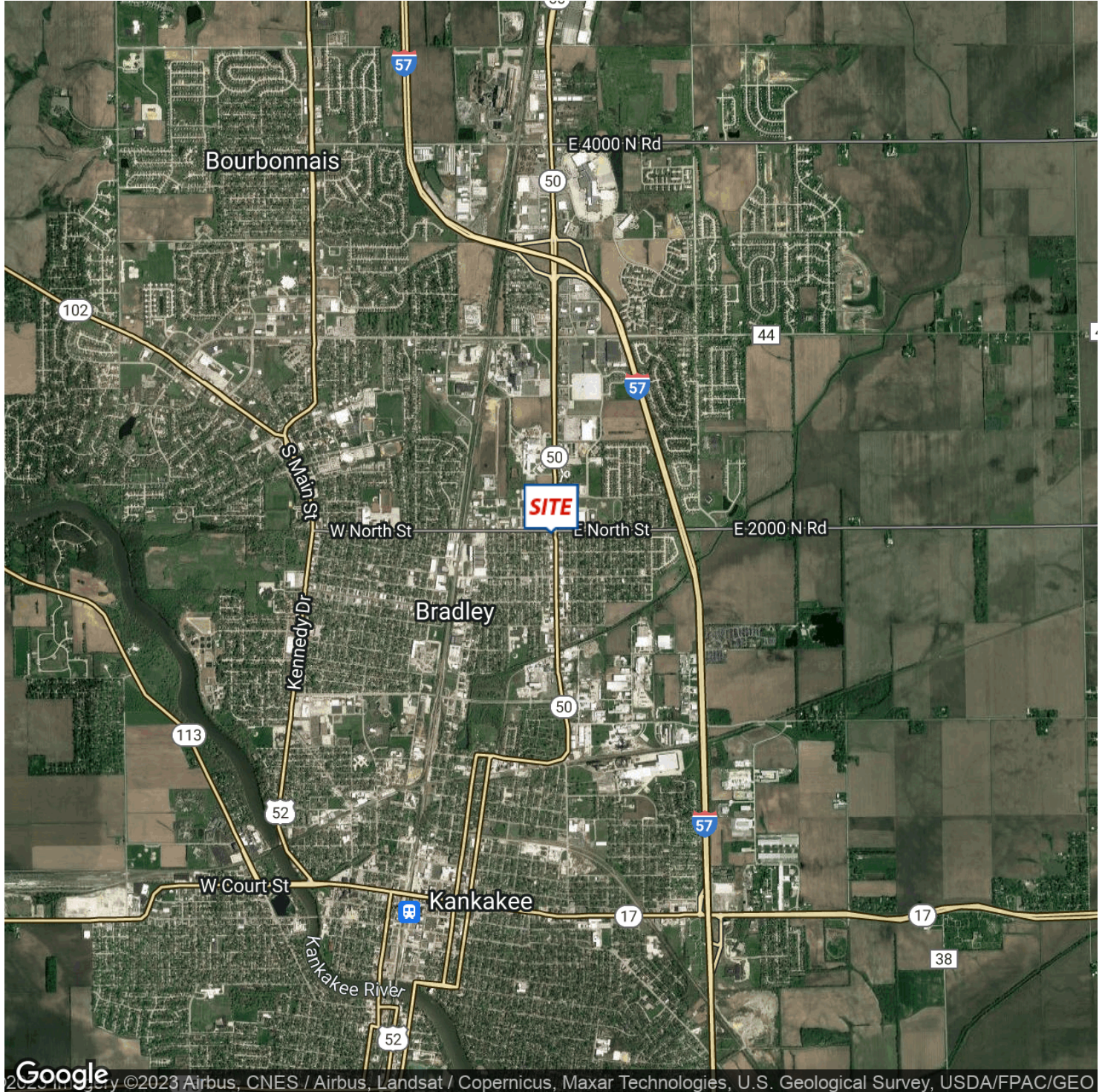
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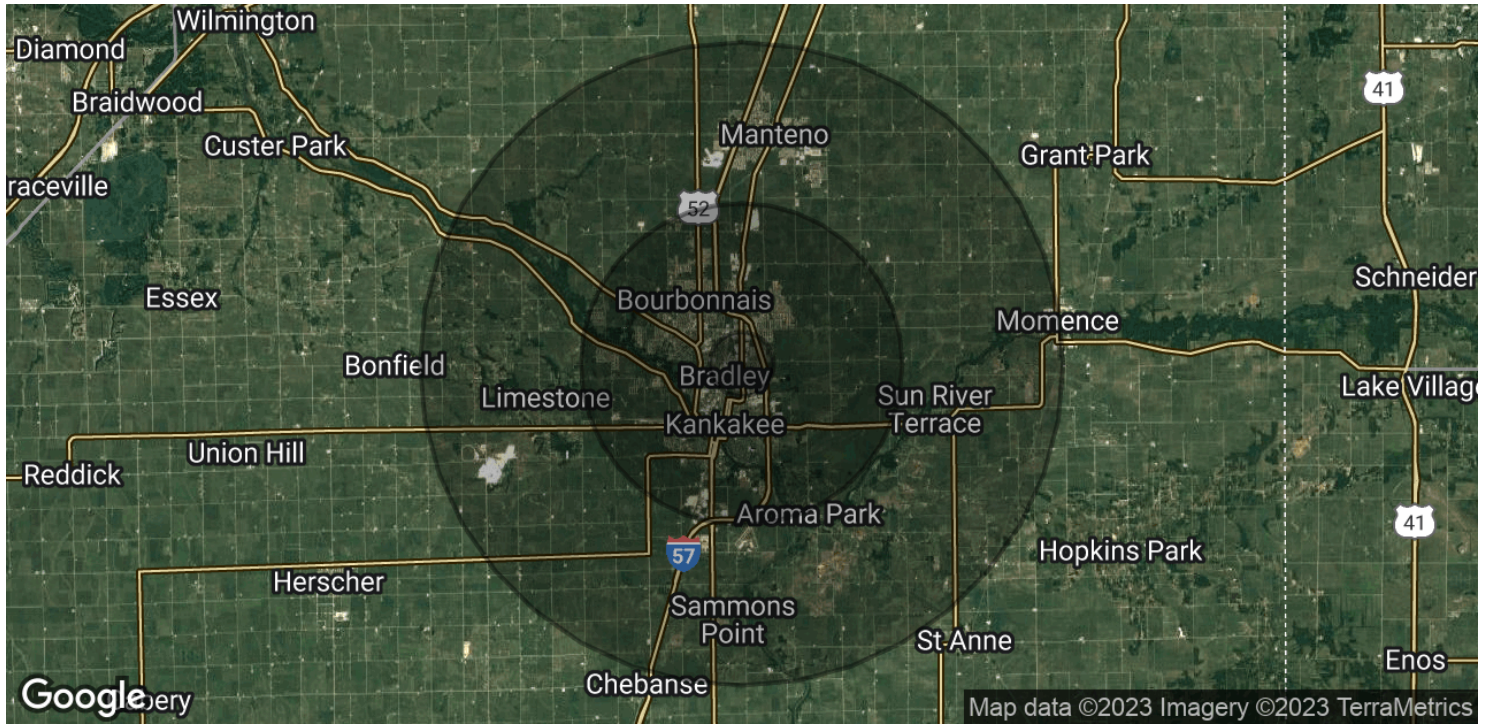
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,612	70,055	93,417
Average Age	33.2	37.0	38.2
Average Age (Male)	32.6	36.2	37.3
Average Age (Female)	34.1	38.4	39.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,010	28,674	38,235
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$45,298	\$61,729	\$66,224
Average House Value	\$110,333	\$134,321	\$145,761

* Demographic data derived from 2020 ACS - US Census

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F O R S A L E

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INVESTMENT OVERVIEW

Price	\$1,400,000
Price per SF (Real Estate- \$600,000)	\$73

OPERATING DATA

NET RECEIPTS:

2017	\$1,190,446
2018	\$973,335
2019	\$948,401
2020	\$1,156,568
2021	\$1,487,962

FINANCING DATA

GROSS PROFIT:

2017	\$364,555
2018	\$340,404
2019	\$302,981
2020	\$470,578
2021	\$800,015

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