FOR SALE

Wicker Park Investment Retail Condo / New Construction

1723 W NORTH AVENUE

Chicago, IL 60622

PRESENTED BY:

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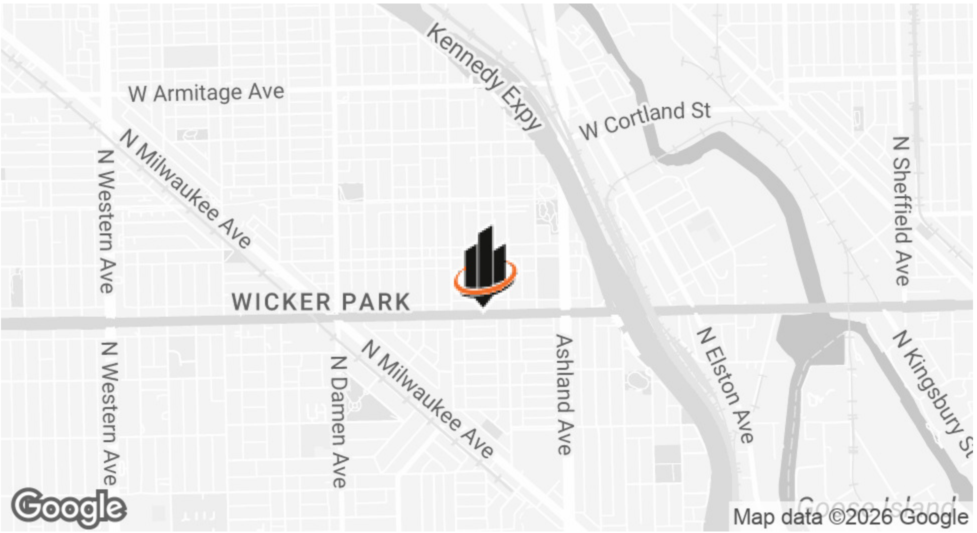
SVN CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$399,000
NUMBER OF UNITS:	1
BUILDING SIZE:	5,900 SF
UNIT SIZE:	1,450 SF + 1,550 SF Basement
NOI:	$37,500.00
CAP RATE:	9.4%

PROPERTY DESCRIPTION

1925 original brick building facade preserved; otherwise, brand-new 2024-constructed exterior and interior. Ground-floor retail single-tenant lease investment in a three-story mixed-use apartment and retail building.

PROPERTY HIGHLIGHTS

- Ground-floor retail single-tenant lease investment
- Brand-new building construction (2024) with original brick facade only
- 1,450 SF rectangular-shaped retail single-tenant lease investment
- Three-story mixed-use apartment and retail building
- New construction includes glass picture window, front door, wood floor, drywall ceiling & walls, plumbing and HVAC
- Hot Wicker Park Submarket of Chicago North Side

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ADDITIONAL PHOTOS

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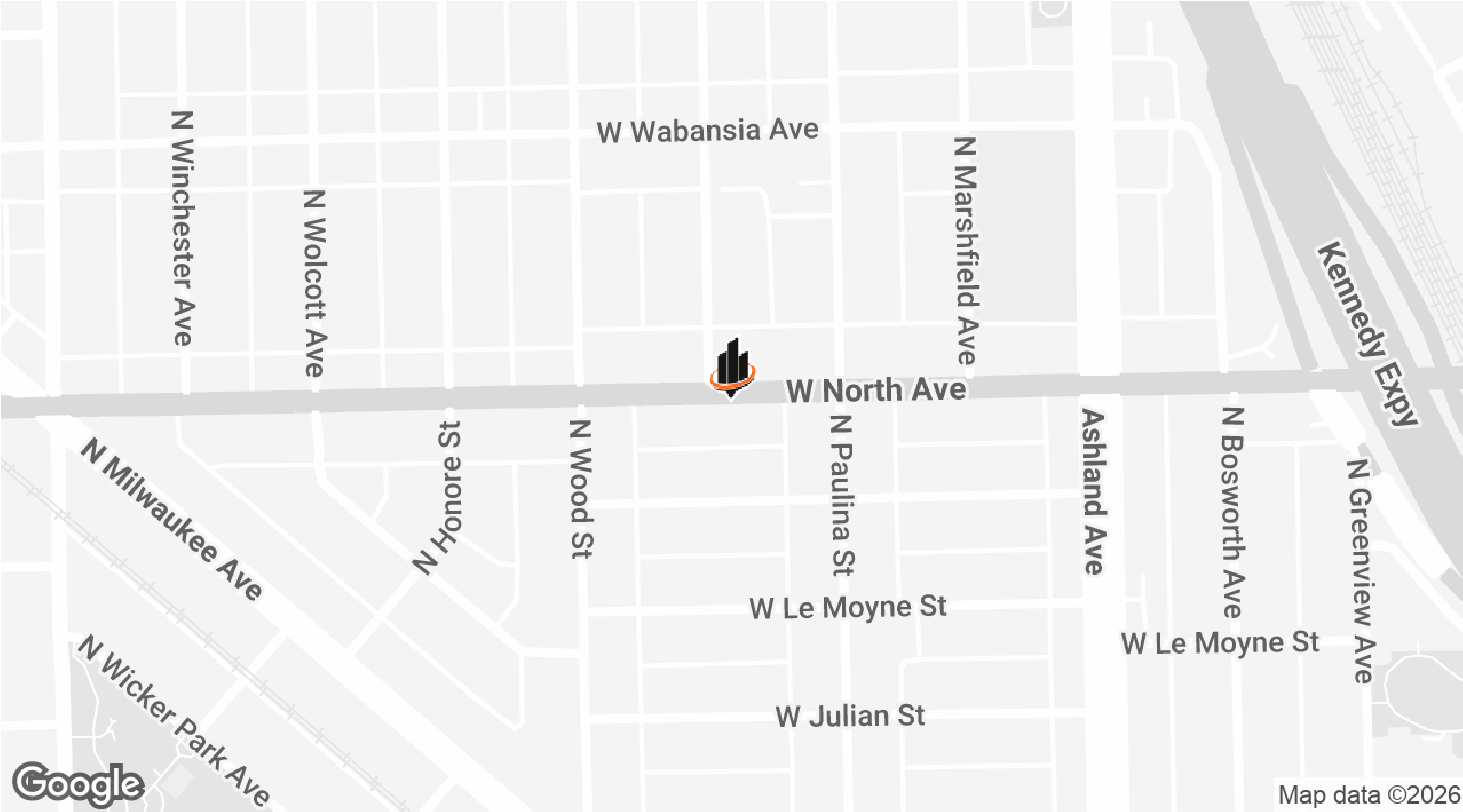
LOCATION MAP



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RETAILER AERIAL

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BIRDS EYE AERIAL

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INVESTMENT OVERVIEW

PRICE	$399,000
PRICE PER SF	$68
PRICE PER UNIT	$399,000
GRM	9.78
CAP RATE	9.40%
CASH-ON-CASH RETURN (YR 1)	21.03%
TOTAL RETURN (YR 1)	$8,412
DEBT COVERAGE RATIO	1.29

OPERATING DATA

GROSS SCHEDULED INCOME	$40,800
TOTAL SCHEDULED INCOME	$40,800
GROSS INCOME	$40,800
OPERATING EXPENSES	$3,300
NET OPERATING INCOME	$37,500
PRE-TAX CASH FLOW	$8,412

FINANCING DATA

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FINANCIAL SUMMARY

DOWN PAYMENT	$40,000
LOAN AMOUNT	$359,000
DEBT SERVICE	$29,088
DEBT SERVICE MONTHLY	$2,424

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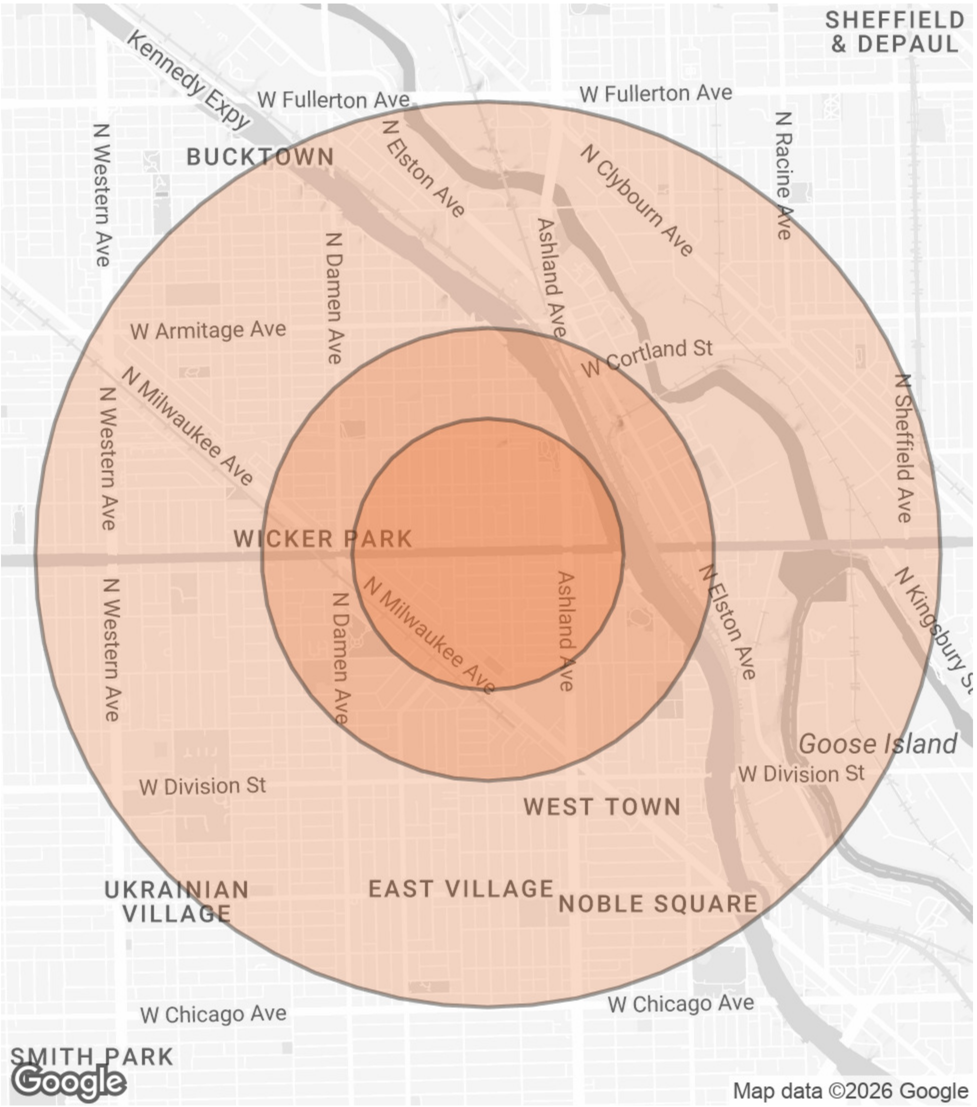
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,027	15,797	57,542
AVERAGE AGE	34	34	35
AVERAGE AGE (MALE)	34	35	35
AVERAGE AGE (FEMALE)	34	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,542	7,949	28,354
# OF PERSONS PER HH	2	2	2
AVERAGE HH INCOME	$199,641	$196,880	$194,798
AVERAGE HOUSE VALUE	$843,666	$825,088	$802,976

RACE	0.3 MILES	0.5 MILES	1 MILE
% WHITE	71.0%	72.5%	72.1%
% BLACK	4.3%	4.4%	4.9%
% ASIAN	8.8%	7.7%	6.9%
% HAWAIIAN	0.1%	0.1%	0.1%
% AMERICAN INDIAN	0.4%	0.4%	0.5%
% OTHER	4.8%	4.3%	4.9%



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