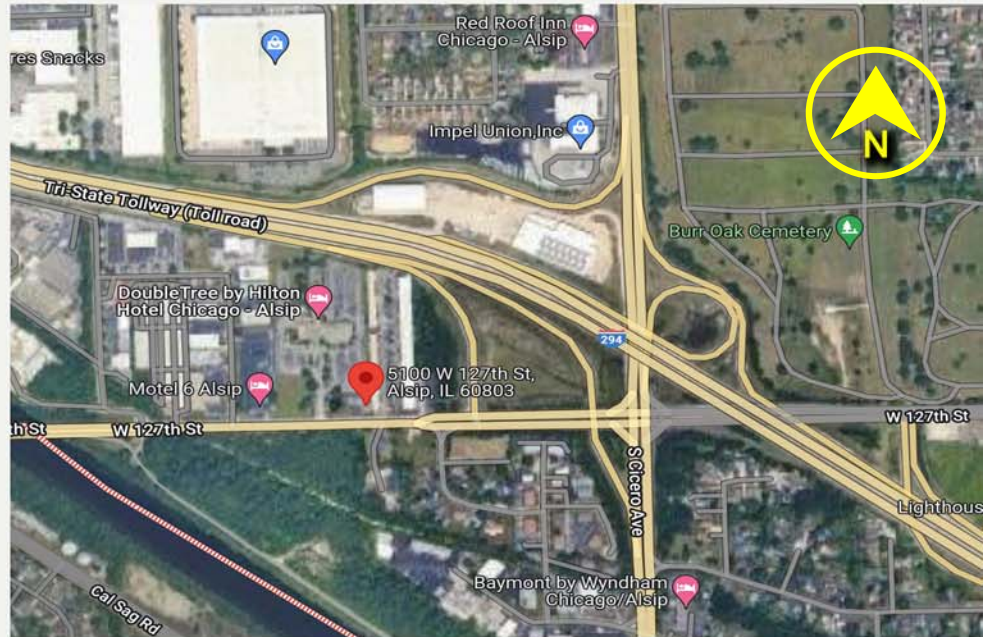


Investment Sale Mixed-Use Class A Office Building ±9,962 SF



- Property 100% Leased
- Zero Deferred Maintenance
- New Roof & Exterior Paint
- ±6,354 SF Main Floor Office Area
- 2nd Floor Apartments (±3,608 SF):
One 2 Bedroom/Two 1 Bedrooms
- Class A Office Build-out
- 2 Sets of Washrooms + Private w/shower
- Monument Signage
- Adjacent 4-way Ramp Cicero Ave./I-294
- 14 Parking Spaces
- Contiguous to Large Rear Lot
- ±13,752 SF Parcel
- Mixed-Use = 60% Lower Taxes
- Backup Power Generator



5100 W. 127th Street, Alsip, Illinois 60803



For Additional Information Contact:

Lawrence K. Hanley

630-584-3666

lkh@midwestcre.com



Net Operating Income: \$145,317

PRICE: Subject To Offer





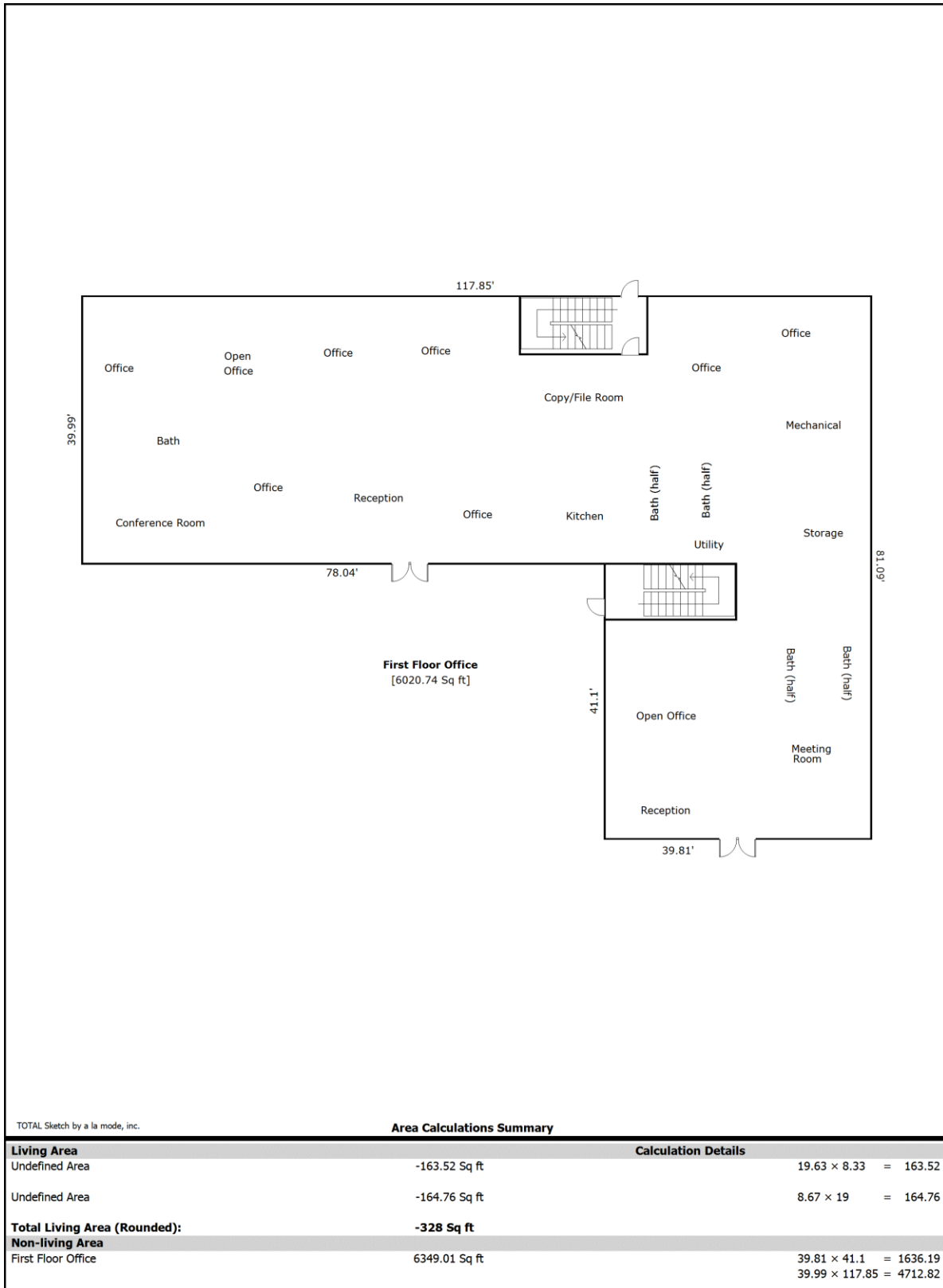








Ground-Floor Commercial Unit

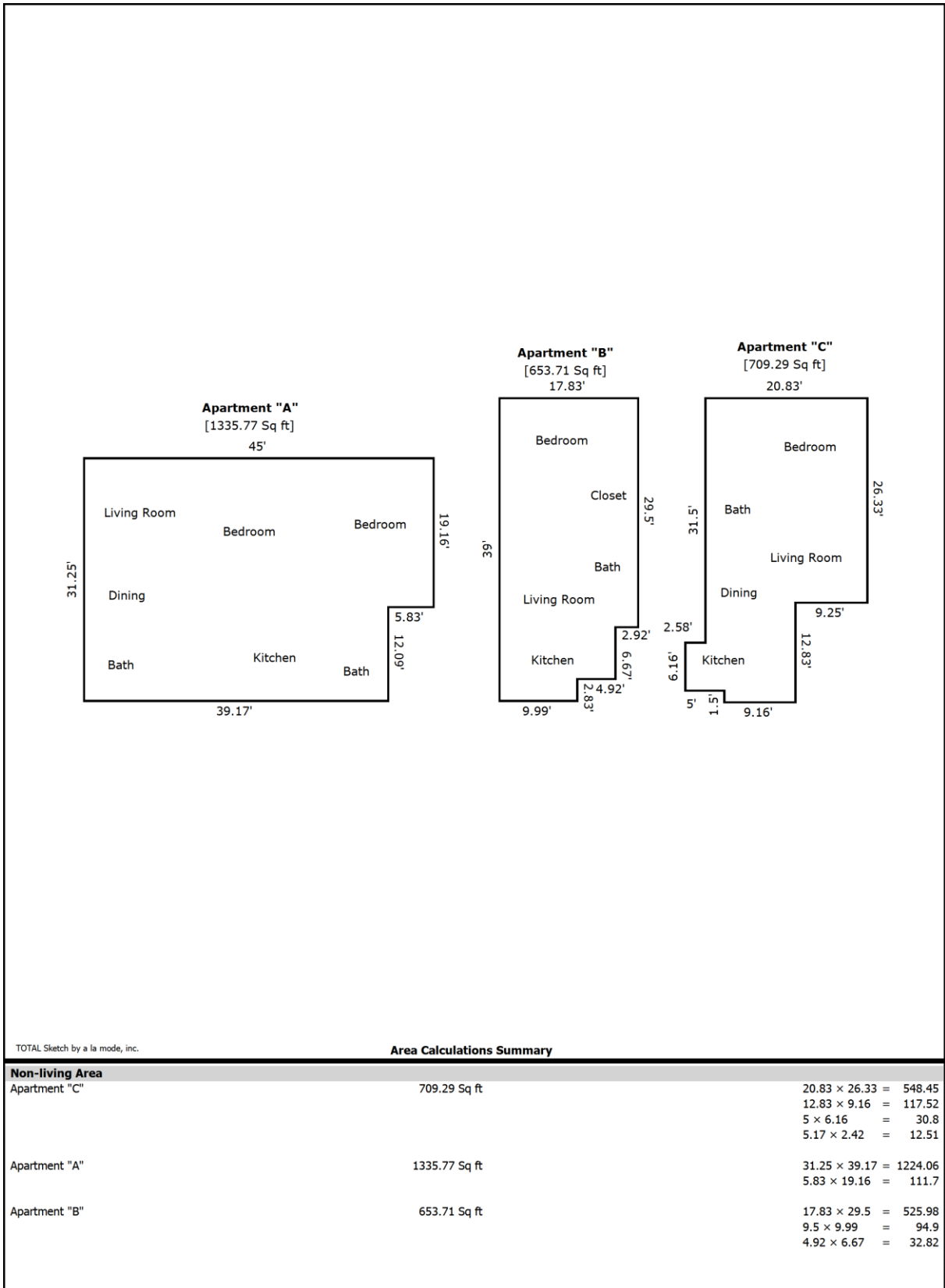


TOTAL Sketch by a la mode, inc.

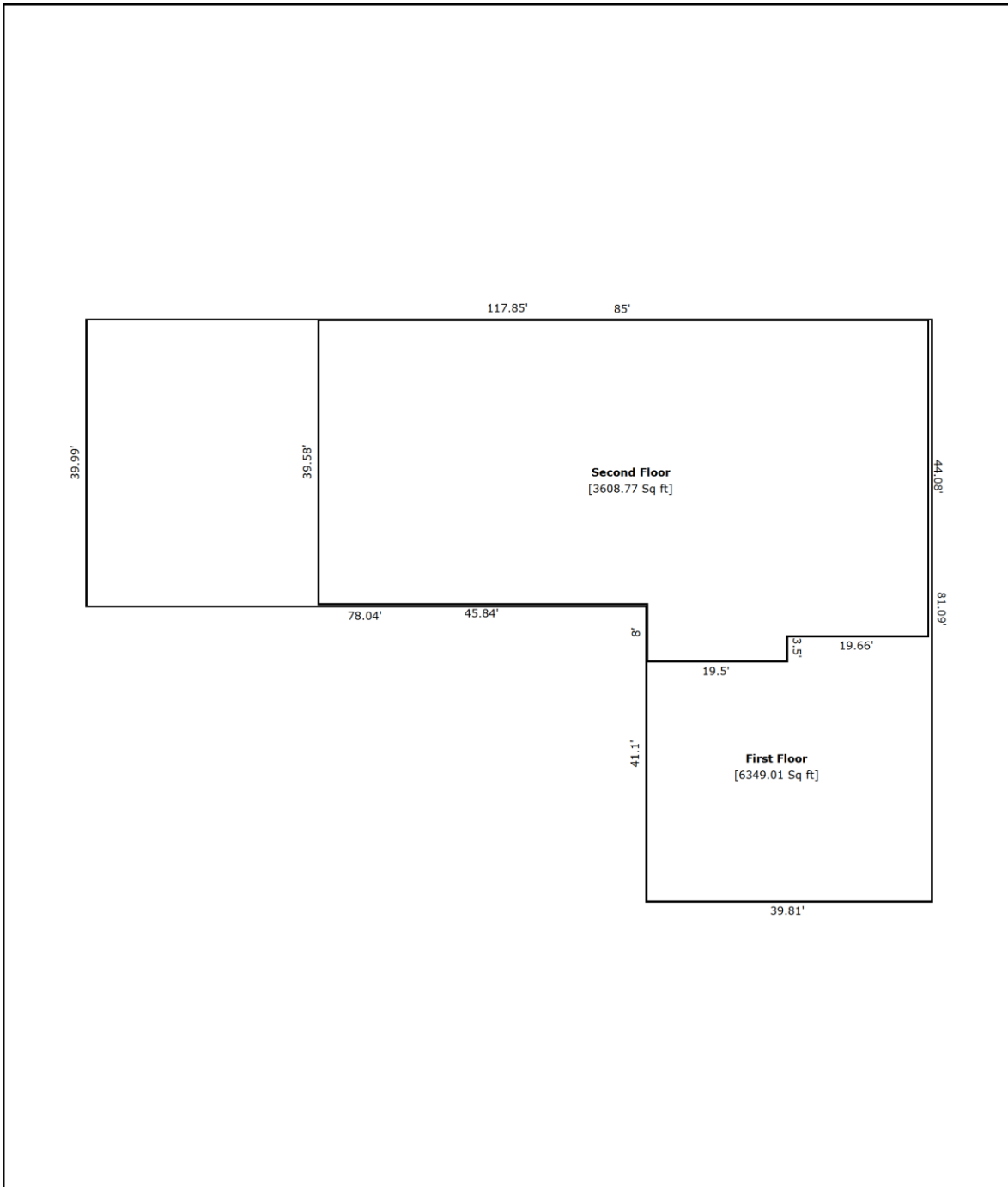
Area Calculations Summary

Living Area	Calculation Details	
Undefined Area	-163.52 Sq ft	19.63 × 8.33 = 163.52
Undefined Area	-164.76 Sq ft	8.67 × 19 = 164.76
Total Living Area (Rounded):	-328 Sq ft	
Non-living Area		
First Floor Office	6349.01 Sq ft	39.81 × 41.1 = 1636.19 39.99 × 117.85 = 4712.82

Upper-Floor Units



Gross Building Area



TOTAL Sketch by a la mode, inc.

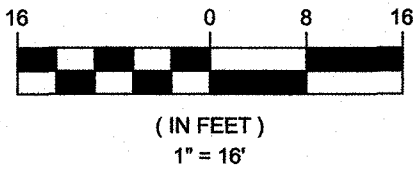
Area Calculations Summary

Living Area	Calculation Details	
First Floor	6349.01 Sq ft	39.81 × 41.1 = 1636.19 39.99 × 117.85 = 4712.82
Second Floor	3608.77 Sq ft	39.58 × 45.84 = 1814.35 39.16 × 44.08 = 1726.17 3.5 × 19.5 = 68.25
Total Living Area (Rounded):	9958 Sq ft	

LEGEND

- ☉ Storm CB
- ☐ Storm Inlet
- ⊕ Water Fire Hydrant
- ⊞ Telephone Pedestal
- ⊙ Utility Pole
- ⊙ Guy Anchor
- ⊙ Electric Meter
- ⊙ Electric Light Pole
- ⊙ Electric Mounted Wall Light
- ⊙ Gas Meter
- ⊙ Bumper Post
- ⊙ Unclassified Manhole
- ⊙ Flag Pole
- ⊙ Iron Pipe
- ⊙ Iron Rod
- ⊙ Cut Cross

GRAPHIC SCALE



GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

LICENSE No. 184-005332

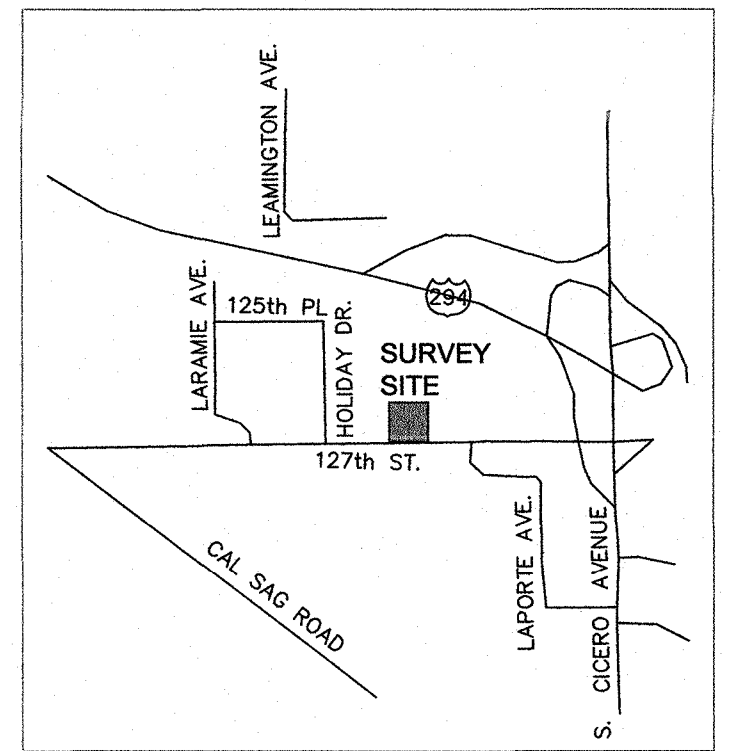
PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

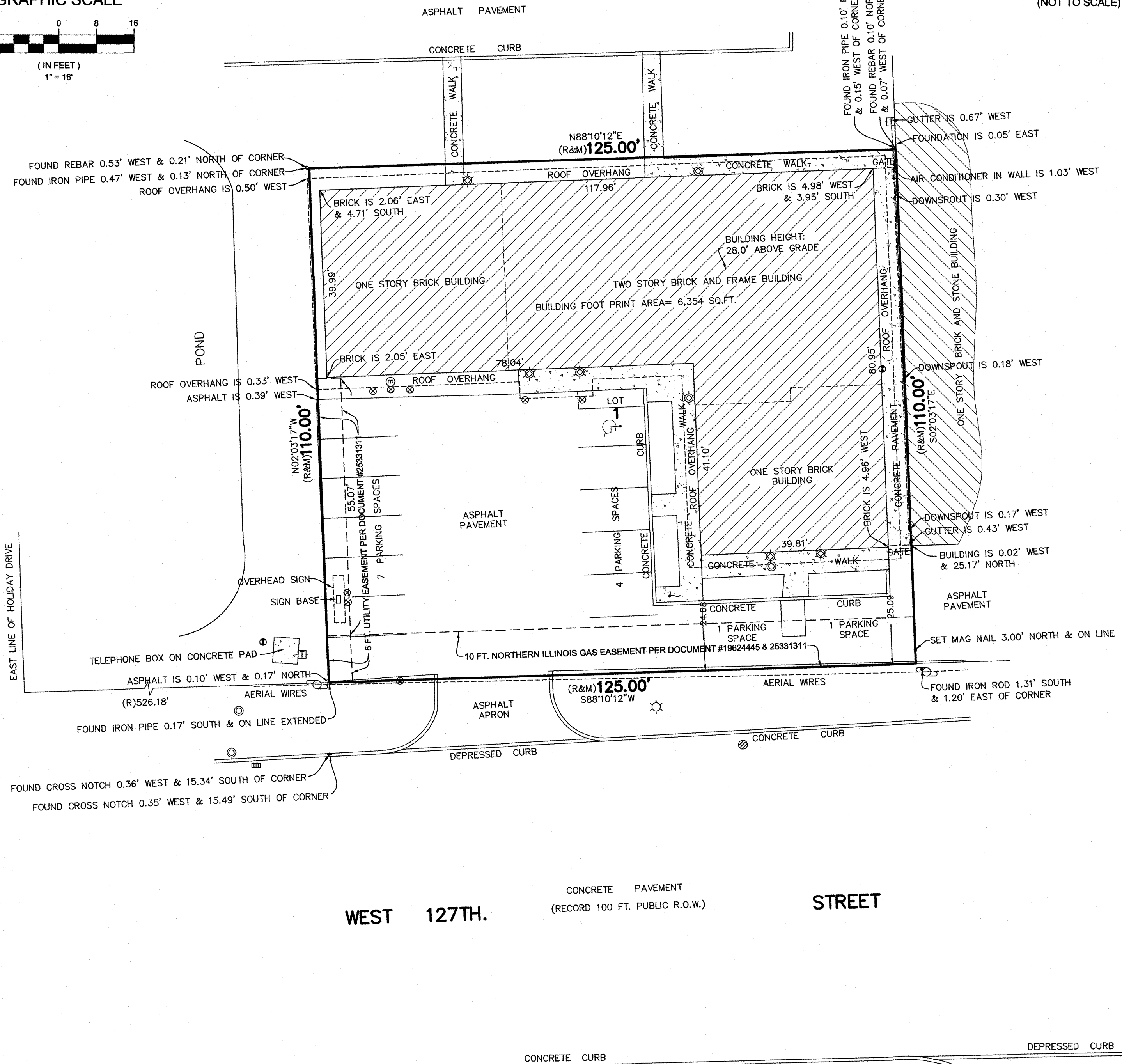
ALTA / NSPS Land Title Survey

LOT 1 IN KROLL'S SUBDIVISION NO. 3, BEING A SUBDIVISION OF THE EAST 125 FEET OF THE SOUTH 160 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 50 FEET THEREOF TAKEN FOR STREET), IN COOK COUNTY, ILLINOIS AS PER PLAT THEREOF RECORDED JANUARY 22, 1980 AS DOCUMENT 24331311.

CONTAINING 13,750 SQUARE FEET OR 0.315 ACRES MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)



SURVEY NOTE:

THIS SURVEY WAS PREPARED BASED ON STEWART TITLE GUARANTY COMPANY TITLE
COMMITMENT NUMBER: 23BAR57833
COMMITMENT DATE: DECEMBER 30, 2022 AS TO MATTERS OF RECORD.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS,
MAP NO. 17031C0636K, EFFECTIVE DATE NOVEMBER 1, 2019.

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 8, 2023.

DATE OF PLAT MARCH 15, 2023.

BY: *Robert G. Biedermann*

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802



ORDERED BY: SCHAIN BANKS	CHECKED: MD	DRAWN: RL
ADDRESS: 5100 WEST 127TH. STREET		
GREMLEY & BIEDERMANN A Division of PLCS CORPORATION LICENSE No. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2023-30985-001	DATE: MARCH 8, 2023 SCALE: 1 INCH = 16 FEET	PAGE NO. 1 OF 1