

**SALE**

# Downtown Oak Lawn 3-Unit Retail

**5170 W 95TH ST**

Oak Lawn, IL 60453

**PRESENTED BY:**

**DEREK GONSCH**

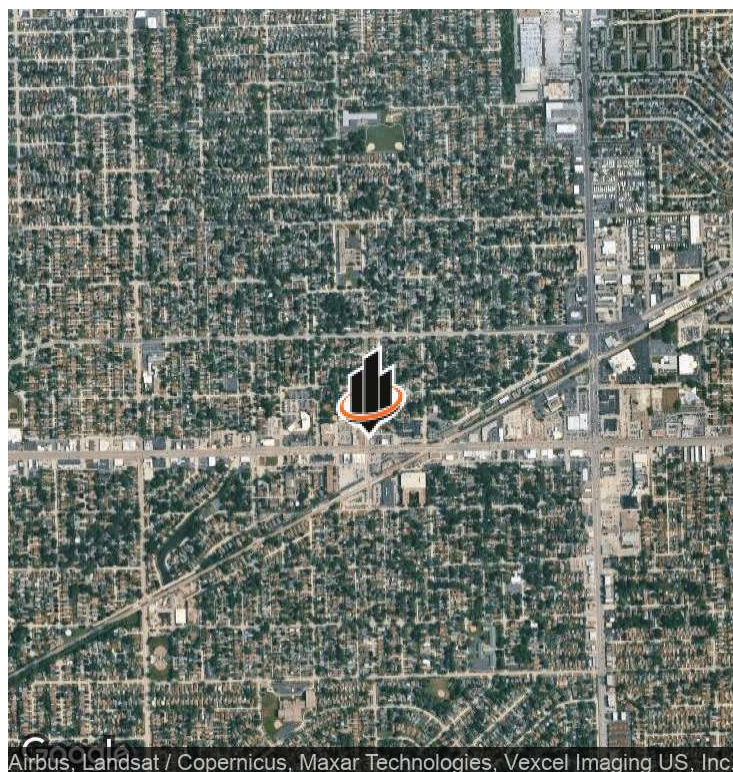
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$550,000
<b>NUMBER OF UNITS:</b>	3
<b>LOT SIZE:</b>	3,628 SF
<b>BUILDING SIZE:</b>	3,180 SF
<b>NOI:</b>	\$57,610.00
<b>CAP RATE:</b>	10.47%
<b>TRAFFIC COUNT:</b>	40,000
<b>YEAR BUILT:</b>	1953

## PROPERTY DESCRIPTION

SVN Chicago proudly presents this 3-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 Oak Lawn Metra station, this is as centrally located as it gets. 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 on the northeast corner of 95th St and 52nd Ave.

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## ADDITIONAL PHOTOS

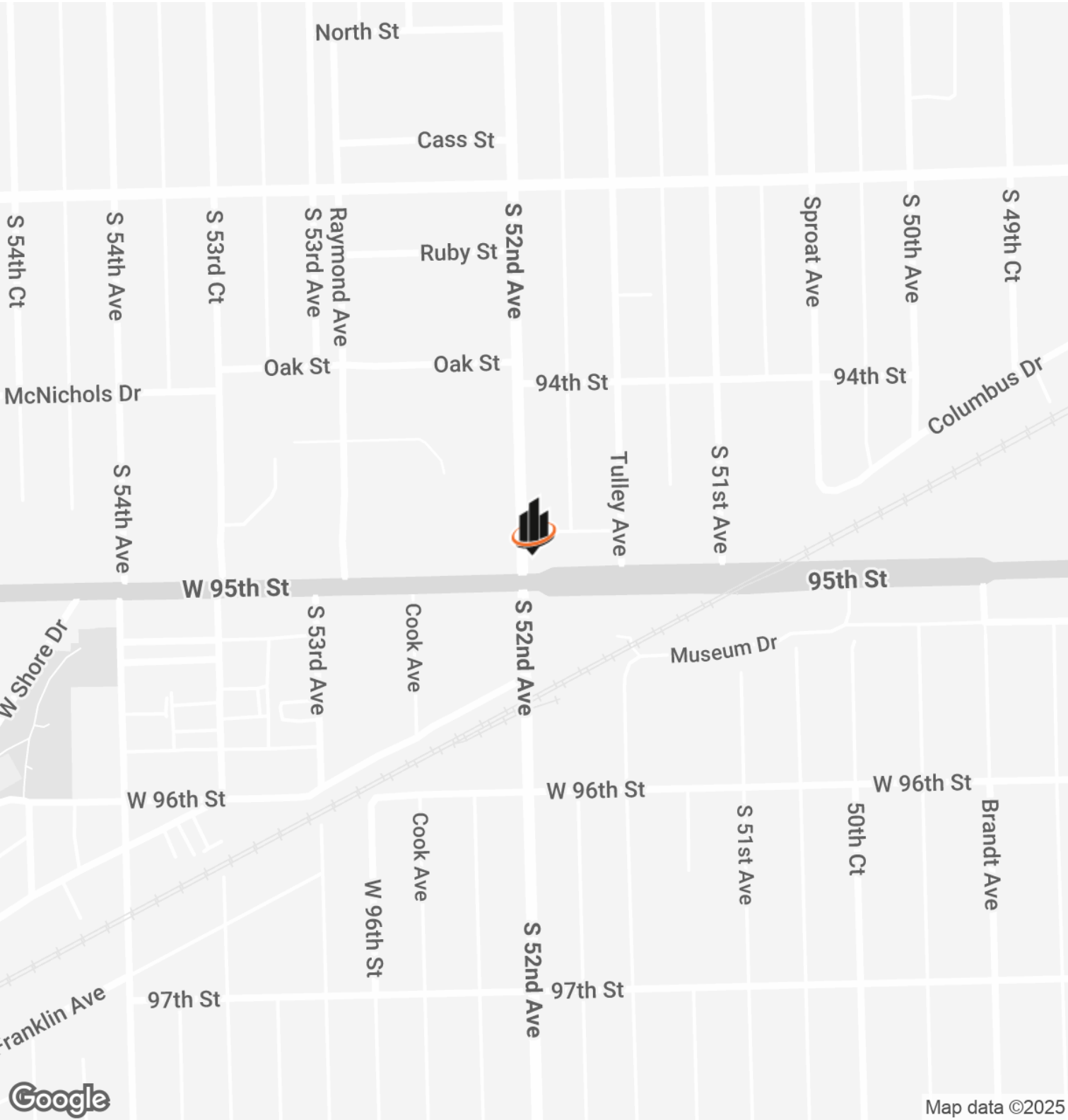


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LOCATION MAP



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$550,000
PRICE PER SF	\$173
PRICE PER UNIT	\$183,333
GRM	6.58
CAP RATE	10.47%
CASH-ON-CASH RETURN (YR 1)	10.47%
TOTAL RETURN (YR 1)	\$57,610

OPERATING DATA

GROSS SCHEDULED INCOME	\$83,640
TOTAL SCHEDULED INCOME	\$83,640
GROSS INCOME	\$83,640
OPERATING EXPENSES	\$26,030
NET OPERATING INCOME	\$57,610
PRE-TAX CASH FLOW	\$57,610

FINANCING DATA

DOWN PAYMENT	\$550,000
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE END
5172	Honey Cuts	1,500 SF	47.17%	\$33,600.00	MTM
5170	Accountant	1,100 SF	34.59%	\$24,240.00	11/30/26
5168	Velvet Bakery	1,100 SF	34.59%	\$25,800.00	MTM
TOTALS		3,700 SF	116.35%	\$83,640.00	
AVERAGES		1,233 SF	38.78%	\$27,880.00	

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INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	\$0
GROSS INCOME	\$83,640

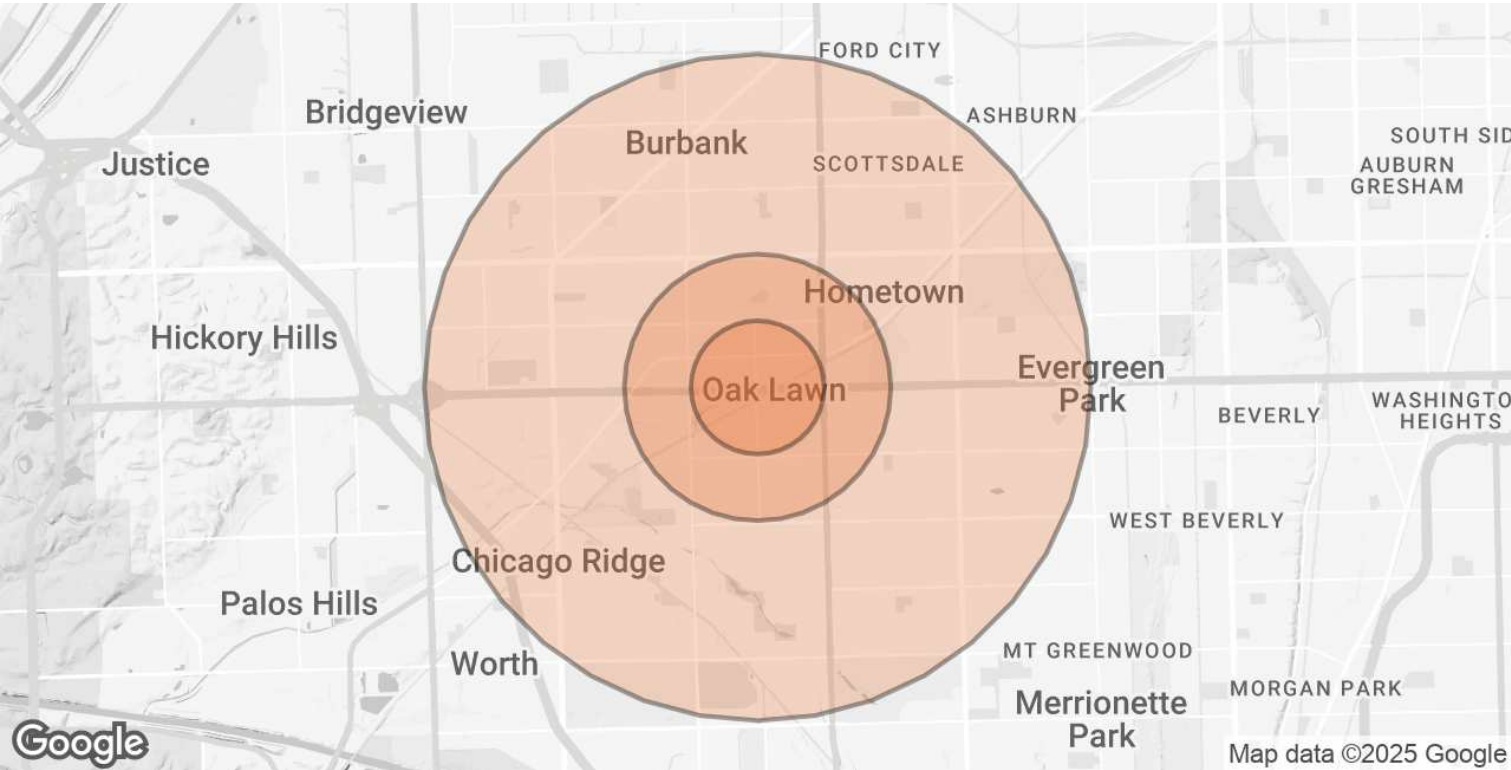
EXPENSES SUMMARY

TAXES	\$17,628
UTILITIES	\$500
INSURANCE	\$2,139
MAINTENANCE AND GROUNDS	\$2,000
MANAGEMENT/MISC. FEES	\$3,763
OPERATING EXPENSES	\$26,030
NET OPERATING INCOME	\$57,610

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2.5 MILES
TOTAL POPULATION	5,191	20,326	130,081
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	42	43	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
TOTAL HOUSEHOLDS	1,940	7,600	46,926
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$104,289	\$102,706	\$102,295
AVERAGE HOUSE VALUE	\$292,604	\$289,227	\$277,705

Demographics data derived from AlphaMap

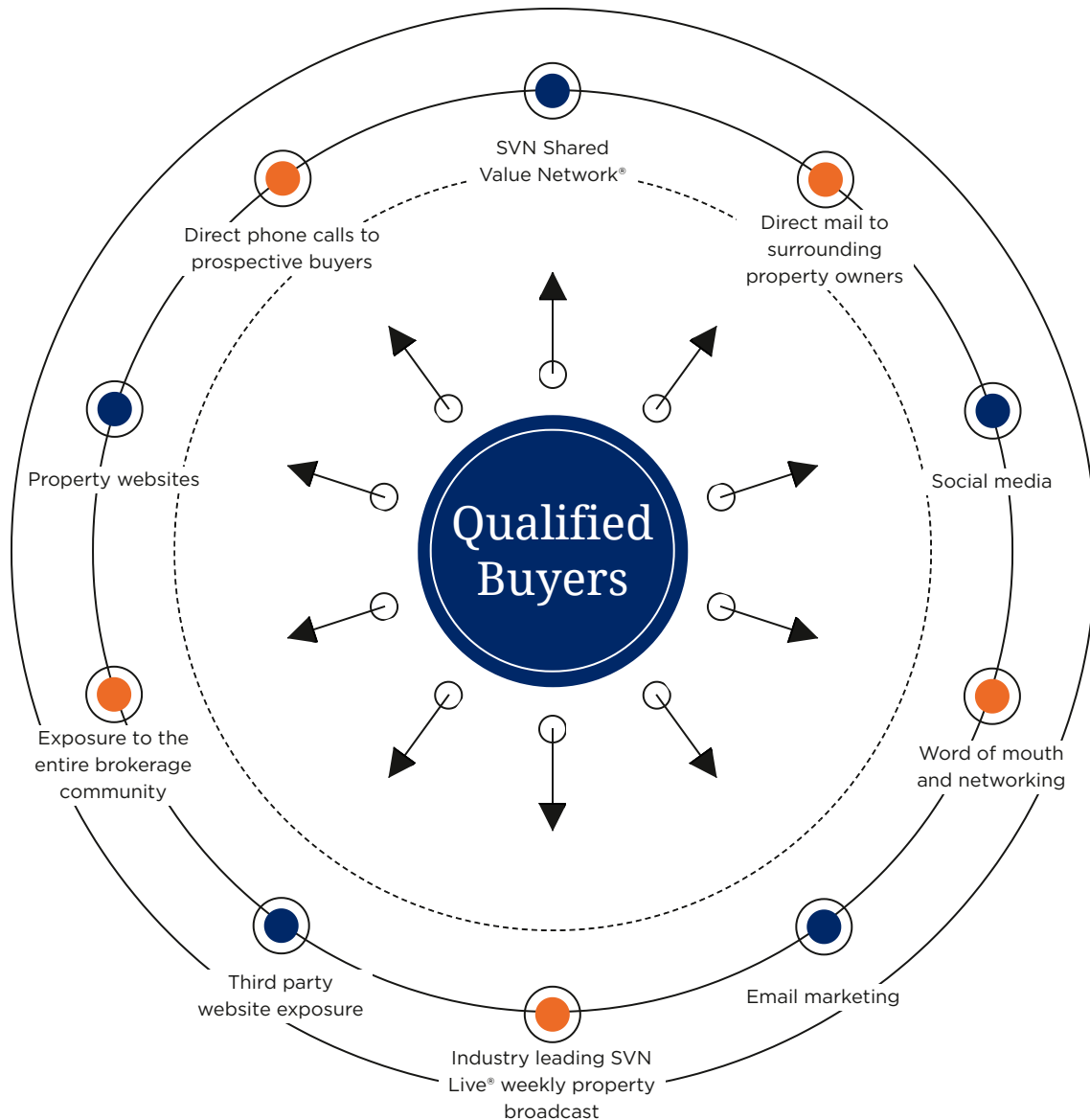
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# SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE  
MEDIA CHANNELS TO

Maximize the value of  
your property



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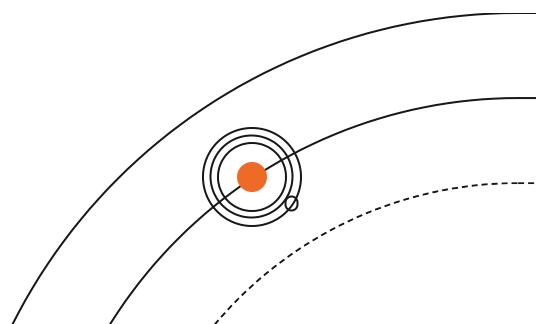
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## THE 9.6% REPORT

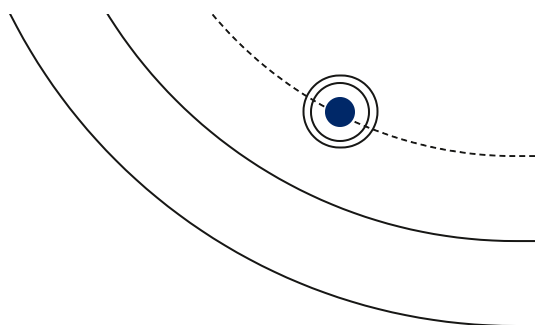
**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

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](https://svn.com) to find out more.**

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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## ADVISOR BIO 1



### DEREK GONSCH

Associate Advisor

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### 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.

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