

SALE

Thornwood Plaza

601-625 E 170TH ST

South Holland, IL 60473

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,150,000
NUMBER OF UNITS:	14
LOT SIZE:	43,096 SF
BUILDING SIZE:	14,044 SF
NOI:	\$82,703.00
CAP RATE:	7.19%
YEAR BUILT:	1971
ZONING:	Local Business
TRAFFIC COUNT:	10,200

PROPERTY DESCRIPTION

SVN Chicago proudly presents this exceptional investment opportunity in South Holland, IL. Housing a mix of destination and recession-proof tenants, this large multi purpose investment offers great stability and longevity. Meticulously maintained by the family over the years, this property boasts an attractive facade, a flat rubber roof, and ample parking for visitors.

Centrally located, surrounded by schools, churches, residences, and a railroad, this property is a true neighborhood center. Two marquis signs and great street visibility make this a prime location for future tenants. Long term tenants currently reside, and fresh extensions are in place. This property is an excellent addition to any portfolio, inquire today!

LOCATION DESCRIPTION

Located a few blocks east of 170th St & South Park Ave intersection.

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AERIAL



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,150,000
PRICE PER SF	\$82
PRICE PER UNIT	\$95,833
CAP RATE	7.19%

OPERATING DATA

TOTAL SCHEDULED INCOME	\$226,140
GROSS INCOME	\$226,140
OPERATING EXPENSES	\$143,437
NET OPERATING INCOME	\$82,703

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME **\$226,140**

EXPENSES SUMMARY

REAL ESTATE TAXES \$86,707

INSURANCE \$11,239

UTILITIES \$2,014

MANAGEMENT FEES \$13,200

PROFESSIONAL FEES \$270

MAINTENANCE/REPAIRS \$9,674

SNOW REMOVAL/LANDSCAPING/SCAVENGER \$14,333

PARKING FEE THRU NOVEMBER 2027 \$6,000

OPERATING EXPENSES **\$143,437**

NET OPERATING INCOME **\$82,703**

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ADDITIONAL PHOTOS



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SVN[®] by the numbers

We believe in the **power of collective strength to accelerate growth in commercial real estate**. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities.

Our **unique business model is built on the power of collaboration and transparency** and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.



200+
OWNERS



2,000+
ADVISORS AND STAFF



\$13.2 B
TOTAL VALUE OF SALES &
LEASE TRANSACTIONS



3
GLOBAL OFFICES & EXPANDING



15
CORE SERVICES & SPECIALITY
PRACTICE AREAS

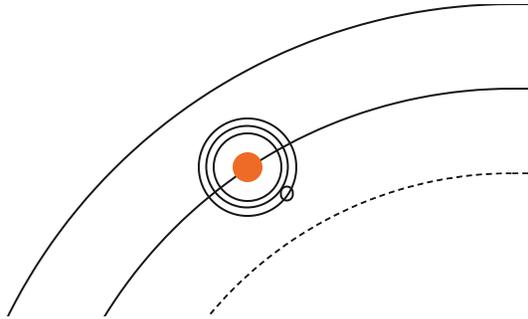


66 M+
SF IN PROPERTIES
MANAGED

THE 9.6% REPORT

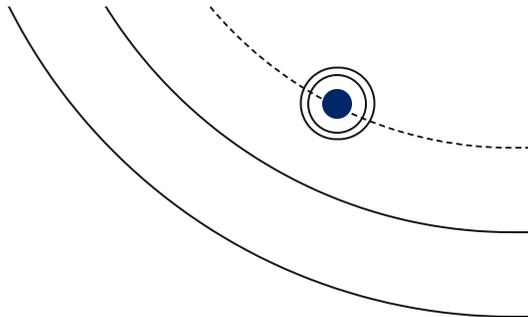
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

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 to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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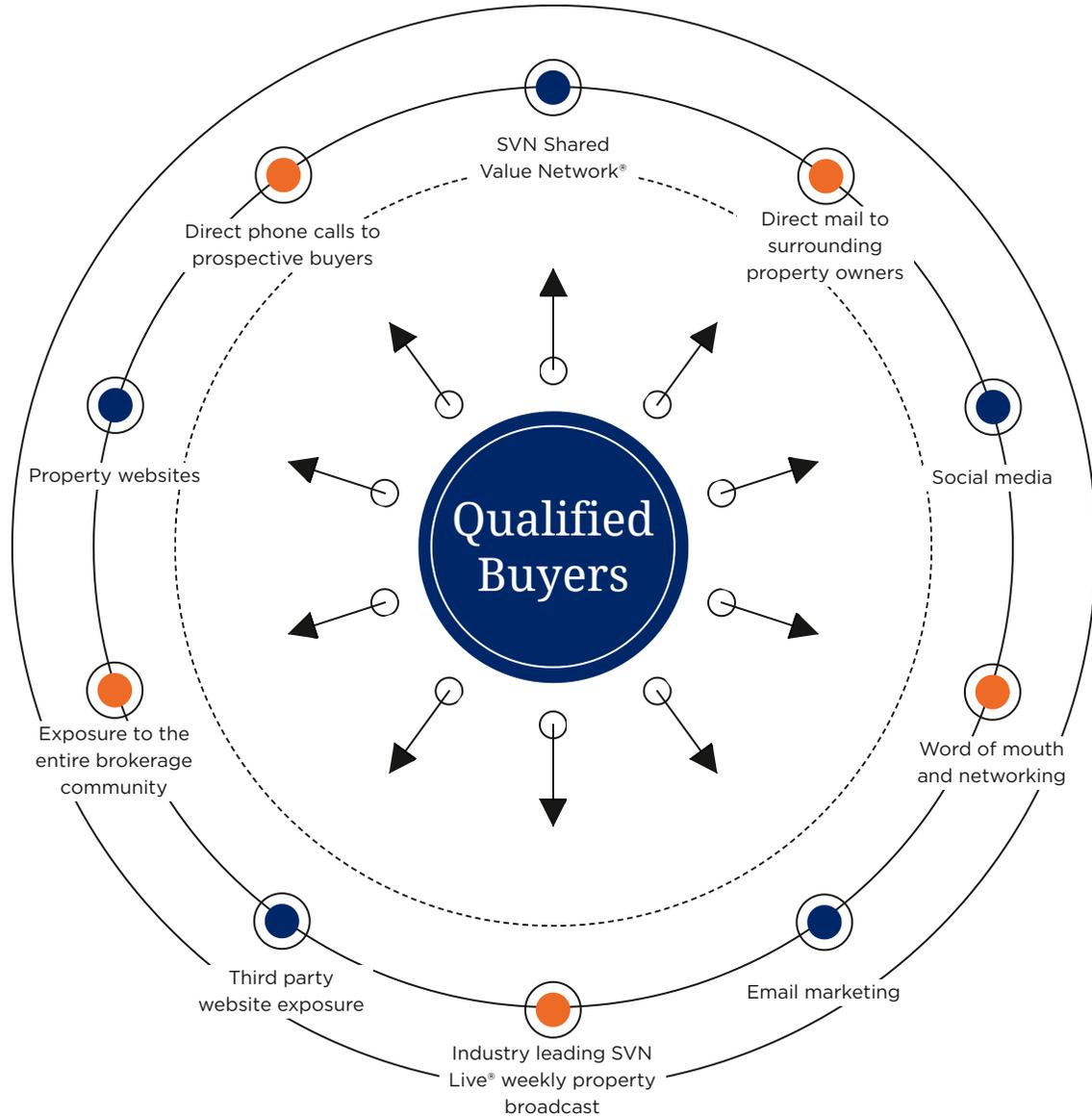
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SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

Maximize the value of your property



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ALL ADVISOR BIOS



Derek Gonsch

Senior Advisor
SVN | Chicago Commercial

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, hotel, 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.

In the last two years, Derek has sold 6 shopping centers in the south suburbs exceeding 60,000 total square feet for a sales volume of over \$7M. He has also leased approximately 25,000 SF of retail space in the area.

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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James Mead, CCIM

Vice President
SVN | Chicago Commercial

James Mead is a Vice President for SVN specializing in the sale and leasing of commercial property throughout Chicagoland. With over 25 years experience, Mead has extensive landlord representation experience. He has developed relationships during his career with various investor types including local and regional investors as well as family office, institutional and entrepreneurial investors which has proven invaluable in the successful representation of investment office property.

Noteworthy Sale & Lease Contributions Include the Following:

20624 Abbey Woods, Frankfort, IL.; 30,521sf Office
Crystal Prof Ctr., Orland Park, IL.; 38,989 sf Medical Office
Tinley Office Park, Tinley Park, IL.; 49,645 sf Office
10730 S. Cicero, Oak Lawn, IL.; 6,000 sf Retail & Office
Midway Office Ctr., 6640 S. Cicero, Bedford Pk, IL.; 100,000 sf Office

Prior to SVN, Mead worked in the office division of NAI Hiffman and GVA Worldwide. Mead earned the Certified Commercial Investment Member (CCIM) designation in 2000 and holds an Illinois Managing Broker License.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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