



RIVER NORTH MIXED USE BUILDING

PROPERTY INFORMATION

- 5 story 16,250 SF building plus roof deck
- Property is fully leased and is a mix of retail, office and residential
- 1st Floor - Successful 14-year-old Restaurant on Main floor and lower Level
- 2nd-4th Floors - Three levels of office space
- 5th floor and roof deck - High end 3+ bedroom apartment with amazing roof deck
- All floors accessed by elevator which opens directly into each unit
- High level finishes throughout the building
- Centrally located in the heart of the City

- Easy access to Kennedy and Dan Ryan expressways as well as Lake Shore Drive
- Short walk to Michigan Ave and the Loop and near Streeterville, West Loop and Gold Coast
- Divvy stations and bus stops all around
- Area tenants include: Frontera Grill, Three Dots and a Dash, Hub 51, House of Blues, Harry Caray's, CVS, Chase Bank, Blue Mercury and countless more restaurants, bars and hotels

ZONED	DX-7
TAXES	\$195,618
ALDERMAN	Reilly/42nd Ward
PRICE	Upon Request

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Floor	Space	SF	Rent
1st and LL	Restaurant	6500	\$37,500*
2nd	Office	3250	\$7,103
3rd	Office	3250	\$7,500
4th	Office	3250	\$8,000
5th	3 bed apt	3250 + roof deck	\$6,250

Total Monthly Gross Income: \$66,353
Total Yearly Gross Income: \$796,236

Expenses

Taxes	\$195,618
Insurance	\$29,906
Elevator	\$6,655
Janitorial	\$4,000
Electric	\$600
Water	\$1,000
Telephone	\$1,500
Repairs and Maintenance	\$5,500
Total Expense	\$244,779

Net Reimbursements for retail level -\$78,000

NOI after Net Reimbursements - \$629,457
Cap Rate - 5.7%



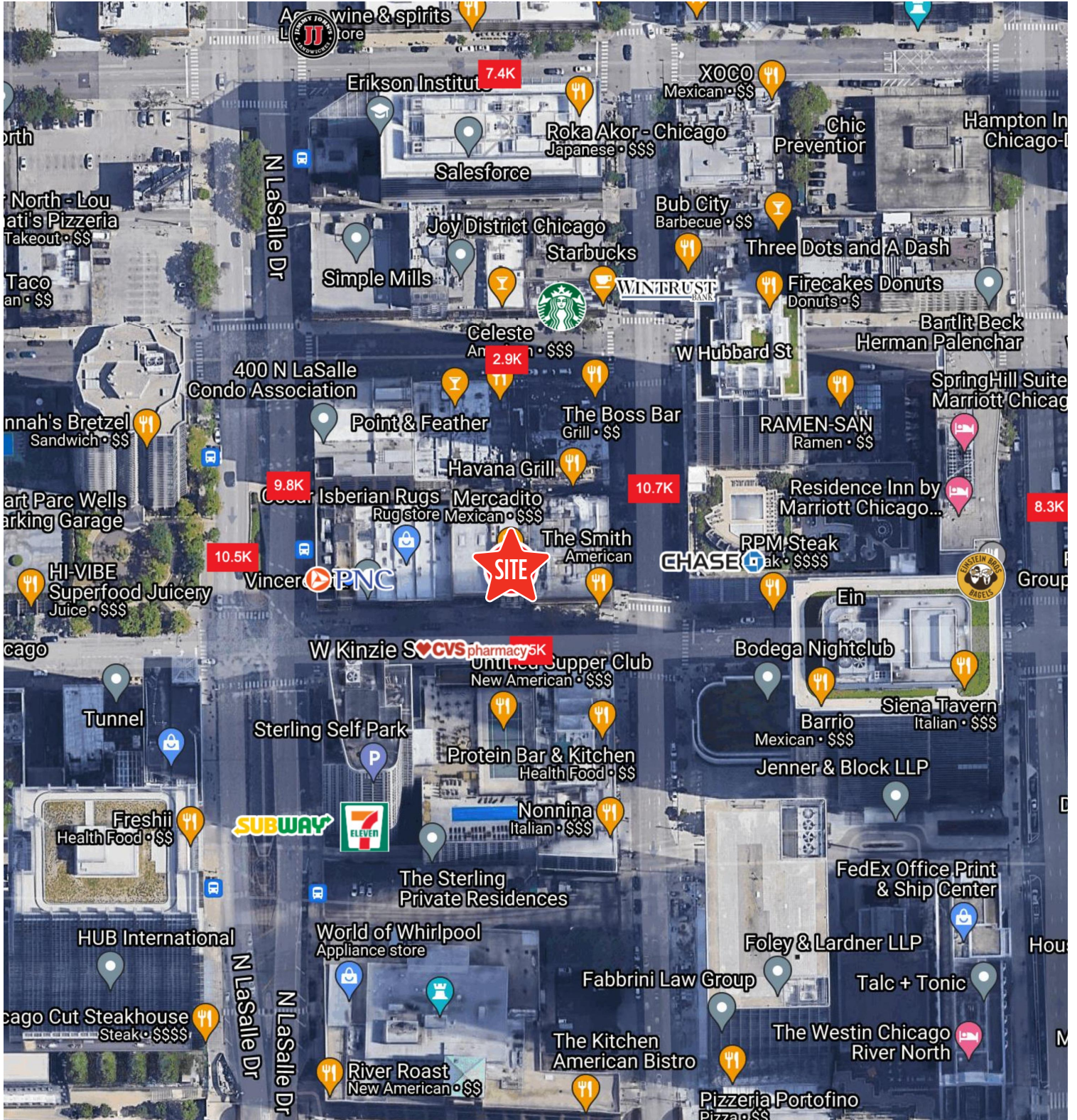


RIVER NORTH

If River North had a motto, it would be “Build it and they will come.” First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove. Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises.

Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings. Chicago’s biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.

Home to many of Chicago’s premier eateries with famed chefs, River North is where you will find the finest steakhouses and just about every type of cuisine. The neighborhood is packed with shopping, entertainment and nightlife, including some of the city’s trendiest clubs and favorite hangouts.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

101,830

3 MILE

354,232

5 MILE

801,961

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$212,945

3 MILE

\$189,753

5 MILE

\$161,570