

ASKING PRICE REDUCED!



SALE

Restaurant Investment Sale

10331 S ROBERTS RD

Palos Hills, IL 60465

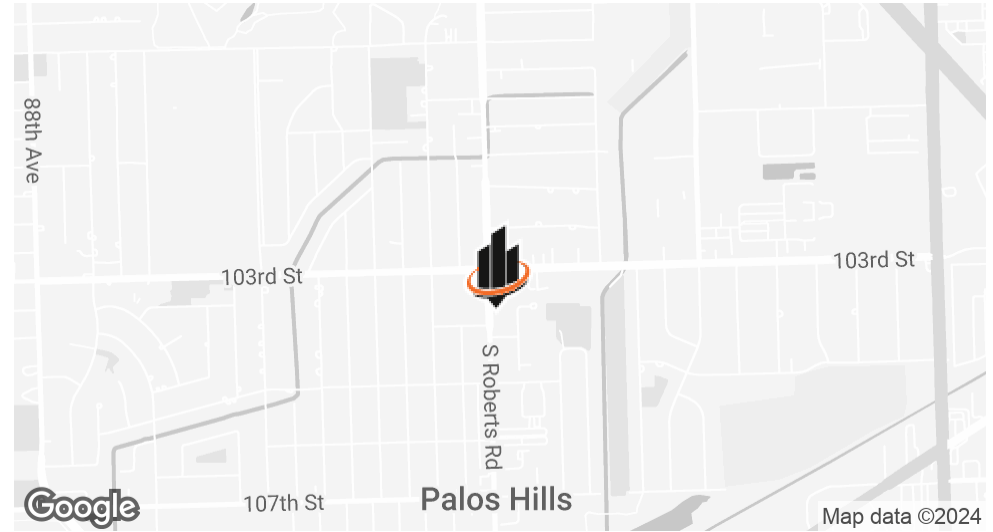
PRESENTED BY:

KAREN KULCZYCKI, CCIM

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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$775,000
BUILDING SIZE:	+/- 3,200 SF
LOT SIZE:	0.6 Acres
RENOVATED	2024
NOI:	\$58,876.66
CAP RATE:	7.6%

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±3,200 SF Free Standing Restaurant including Patio located at 10331 S. Roberts Road in Palos Hills, Illinois. This investment opportunity has a new operator, Hadhramaut Palace, with a 5-year lease and renewal options. Indoor capacity for 150 and a picturesque outdoor patio that seats approximately 180. This is their third restaurant location. Numerous improvements include an updated kitchen, hood, HVAC, roof, bar, plumbing, patio fireplace, entertainment system, restroom addition, parking lot, and digital signage. Onsite parking lot with 28 surface spaces plus and next to City Hall.

PROPERTY HIGHLIGHTS

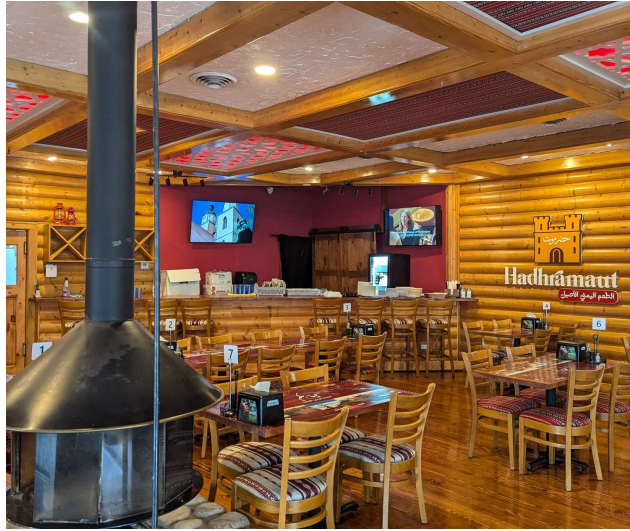
- New Tenant | 5-Year Lease | Renewal Options
- Recent Renovations | Plenty of Parking
- Restroom Addition | New HVAC System | Roof
- Digital Pylon Signage | Frontage on Roberts Road

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INTERIOR PHOTOS



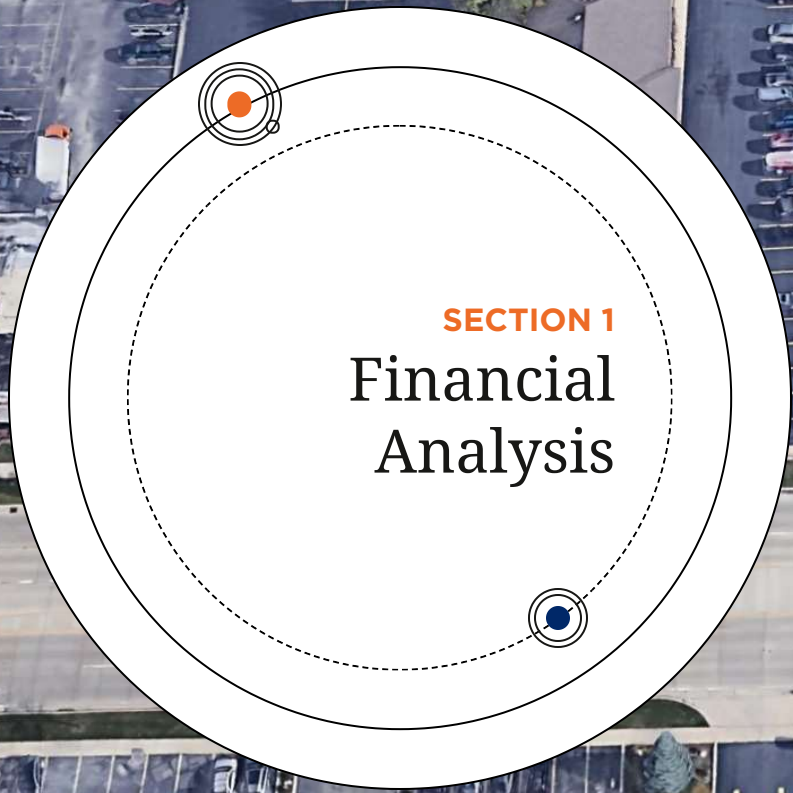
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S ROBERTS RD

A large white circular graphic with a dashed border. It contains the text 'SECTION 1 Financial Analysis'. There are two decorative circular icons: one with an orange dot and concentric lines at the top left, and another with a blue dot and concentric lines at the bottom center.

SECTION 1
**Financial
Analysis**

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
10331	Bakery & Restaurant	3,200 SF	100%	\$29.25	\$93,600.00	05/01/2024	04/30/2029
TOTALS		3,200 SF	100%	\$29.25	\$93,600.00		
AVERAGES		3,200 SF	100%	\$29.25	\$93,600.00		

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INCOME & EXPENSES

INCOME SUMMARY

7.6% CAP RESTAURANT INVESTMENT SALE

VACANCY COST	\$0
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GROSS INCOME	\$93,600
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EXPENSES SUMMARY

7.6% CAP RESTAURANT INVESTMENT SALE

TAXES (2023)	\$31,063
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INSURANCE	\$3,660
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OPERATING EXPENSES	\$34,723
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NET OPERATING INCOME	\$58,877
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Tenant pays for CAM. 5-Year Lease with renewal options.

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AERIAL PHOTO

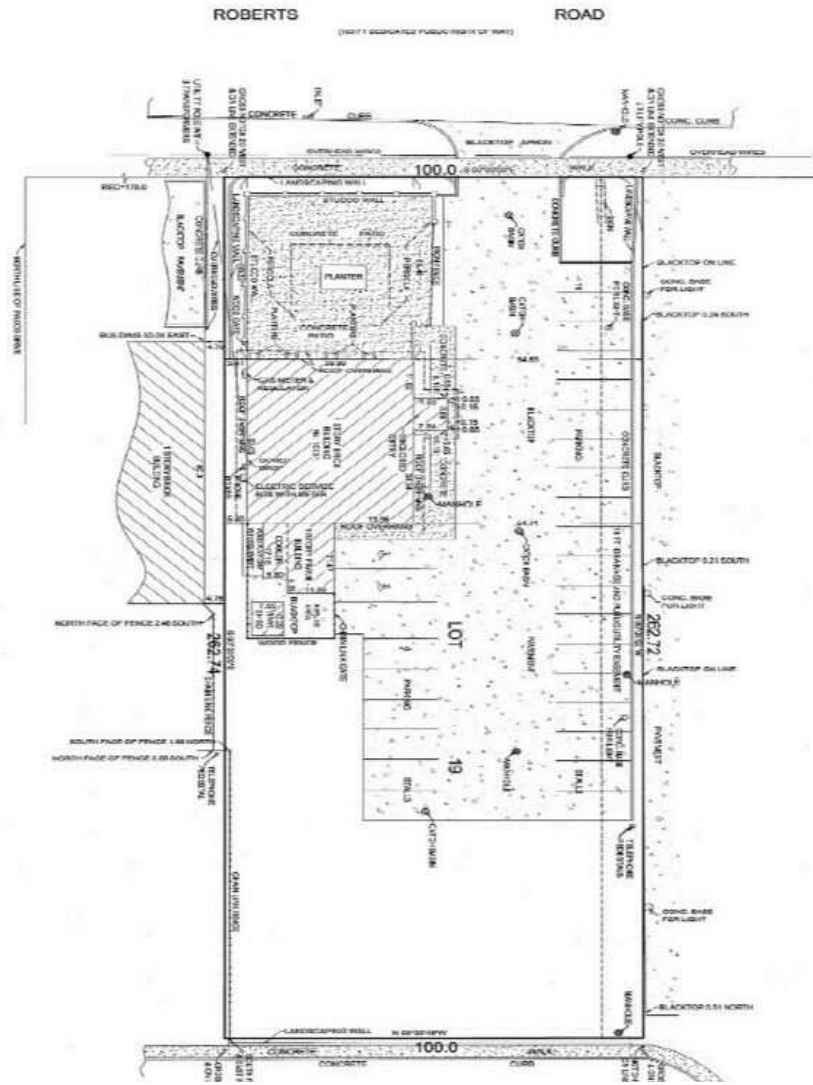


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PLAT OF SURVEY

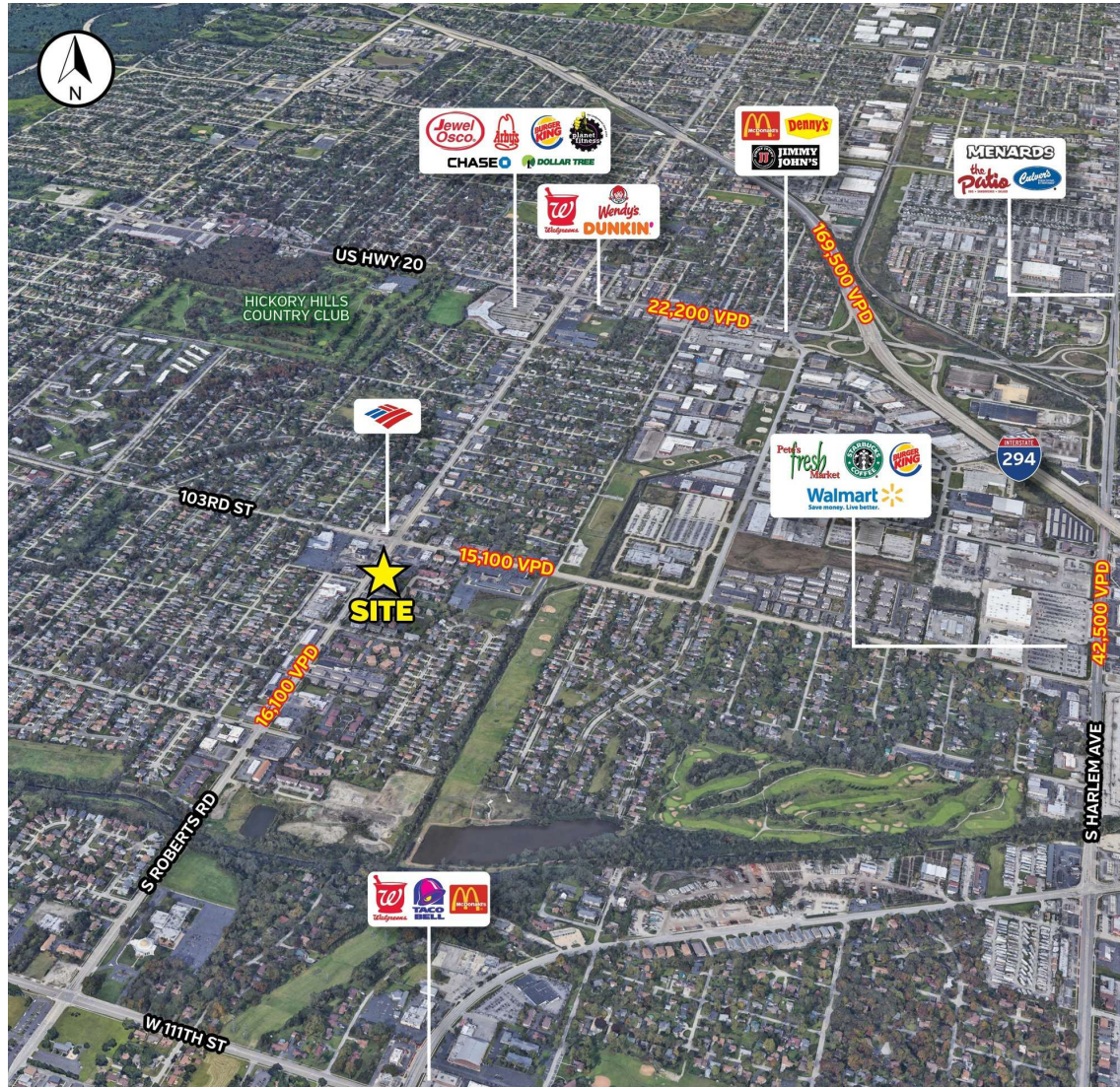


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

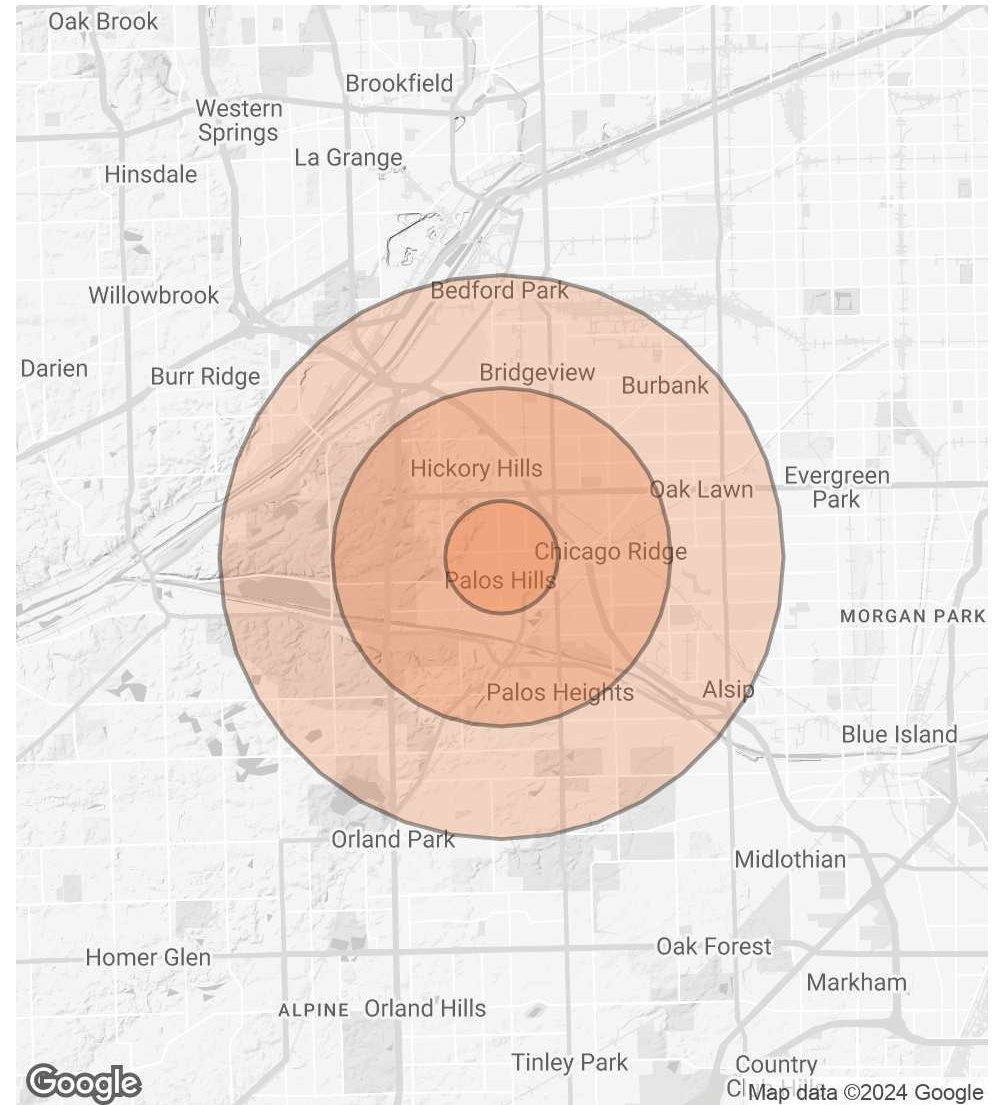
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,507	99,224	229,351
AVERAGE AGE	41.1	40.5	41.3
AVERAGE AGE (MALE)	40.0	39.6	39.4
AVERAGE AGE (FEMALE)	43.2	41.8	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,915	40,395	92,108
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$71,991	\$71,455	\$80,955
AVERAGE HOUSE VALUE	\$205,776	\$196,198	\$218,959

2020 American Community Survey (ACS)



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