



TURNKEY MIXED USE BUILDING

PROPERTY INFORMATION

- 4-unit newer construction fully leased investment property
- Three 3 bed / 2 bath apartments with condo quality finishes
- All units include washer / dryers, fireplaces, central heat/air and decks
- Ground floor retail / office
- 1600 sq ft per floor
- Common roof deck with skyline views
- Strong Financials
- Parking for up to 5 cars. 2 indoor spots in rear garage and parking pad has space for 3 cars

- Area tenants include Mariano's, McDonalds, Roots, West Town Bakery, Cleo's Bar and Grill, Barcocina, School Of Rock, Forbidden Root Brewery and many more
- Transportation options include bus and divvy steps from property, easy access to Kennedy Expressway and blue line L stop

2022 TAXES \$31,400

LOT SIZE 25x125

ALDERMAN/WARD Gilbert Villegas/36th

PRICE UPON REQUEST

MICHAEL WEBER

312.953.2193

mweber@atproperties.com

IAN FEINERMAN

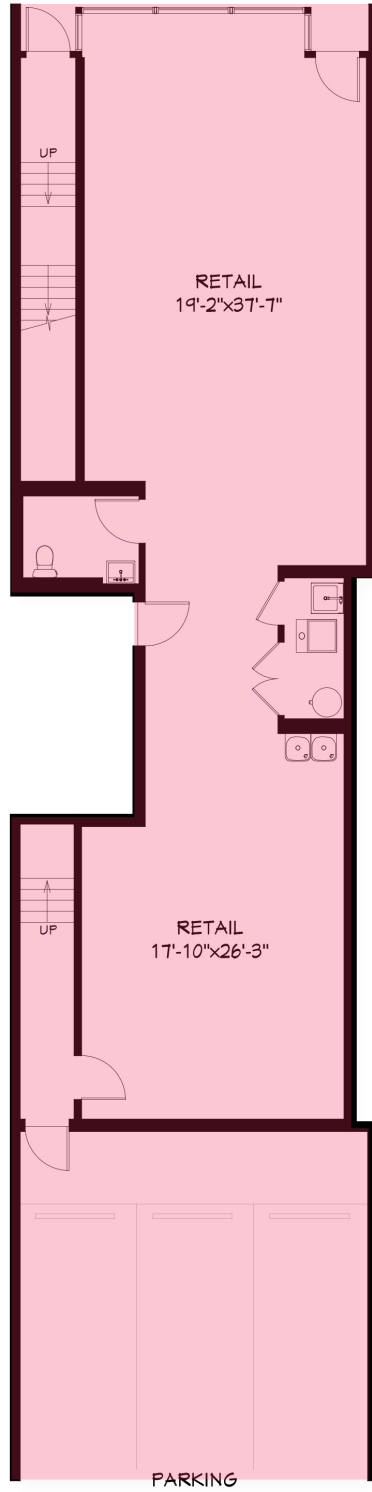
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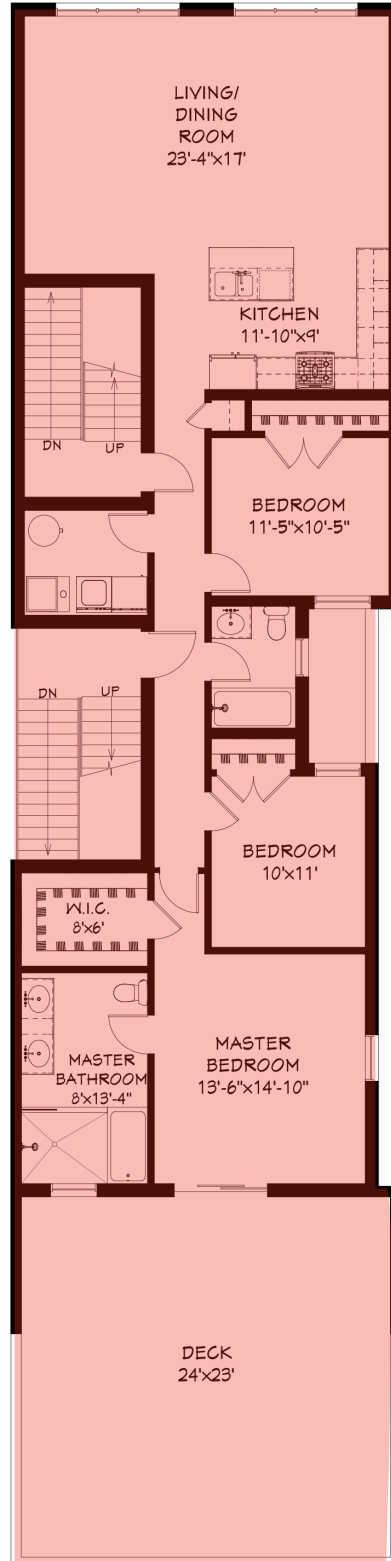
ianfeinerman@atproperties.com

@properties
COMMERCIAL









Unit	Unit Type	Lease End Date	Monthly Rent
1	Retail	9/3/25	\$2,300
2	3 bed / 2 bath	5/31/25	\$3,650
3	3 bed / 2 bath	5/31/25	\$3,995
4	3 bed / 2 bath	4/30/25	\$3,750

Total Monthly Gross Income: \$14,168

Total Yearly Gross Income: \$170,016

Expenses

Taxes	\$31,400
Insurance	\$2,508
Gas	\$500
Electric	\$600
Water	\$1,410
Snow Removal	\$460
Sub-Total	\$36,878
Tenant recapture	\$6,500
Total Expense	\$30,378

NOI - \$139,638
Cap Rate - 6.6%



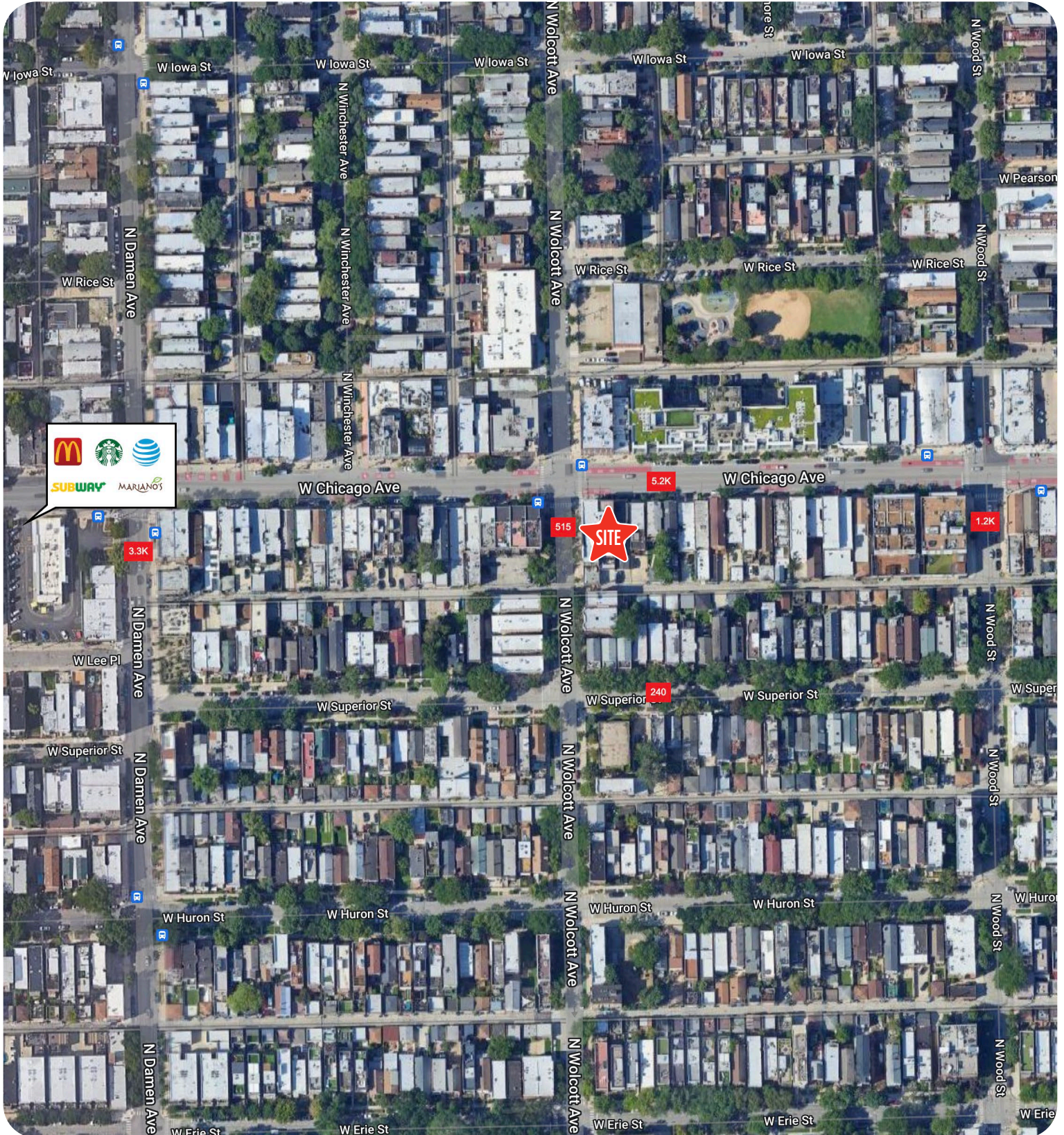
West Town

Comprised of several distinct Chicago neighborhoods northwest of the Loop, West Town is a thriving community that has experienced extensive development over the last decade.

The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles.

Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine. Every year, locals enjoy a number of festivals, including Do Division Street Fest, West Fest, Renegade Craft Fair, and the West Town Art Walk.

West Town features an assortment of housing styles and price ranges. Condominiums take the form of vintage walk-ups, rustic lofts, and new-construction three-flats and mid-rises. Single-family homes range from smaller cottages and bungalows to gut-rehabbed greystones, historic mansions, and eye-popping multimillion-dollar new construction.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

58,572

3 MILE

544,380

5 MILE

1,166,723

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$174,297

3 MILE

\$168,166

5 MILE

\$145,026