



For Sale
Mixed-Use Investment Opportunity
Prime Location in Chicago's Beverly Neighborhood
10139-41 S Western Ave, Chicago, IL 60643

EXCLUSIVELY LISTED BY:
FIRST IN
REALTY
INCORPORATED



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Description:

Great opportunity for turn-key cash-flowing investment property located in Chicago's Beverly neighborhood, a vibrant community known for its charming streets, strong local economy, and ideal mix of urban and suburban appeal. With many recent capital improvements and easy maintenance, this can make a strategic investment to start or add to your portfolio. Also, the investment presents a great opportunity for an owner-occupied small business seeking to own and defer high maintenance costs and real estate tax with long term residential tenant. First floor units can be sub-divided for additional income. Call broker for further details and to schedule a private tour.

Property Highlights

Commercial Units:

- +/- 3,185 SF Divisible Office space featuring warehouse and assembly area with 10' ceilings and I-Beam attached to a +/- 750 SF 2.5 car heated garage making this ideal for a variety of users including but not limited to contractors, light manufacturing, fitness, therapy and so much more. Perfect for an investor seeking to add a cash-flowing investment or small business seeking to owner-occupy and defer costs while maintaining low real estate tax. Unit includes several private offices and work areas. Unit can be subdivided to suit smaller users and add additional income. Versatile unit can be suitable to a variety of users.

Residential Unit:

- Large 3 bedroom 1 bath unit with living/dining combo, fireplace, and kitchen. Long term tenants pay electric and gas.

Features:

- New Tear-off roof with insulation in 2025; Tuckpointing 2024, New Rear Stairs 2024, New masonry garage attached to masonry warehouse area approximately 5 year new. Little to no deferred maintenance on mechanicals.

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MIXED USE INVESTMENT
FOR SALE

Western Ave : +/- 32,723 VPD

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2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



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EXTERIOR PHOTOS



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INTERIOR RESIDENTIAL PHOTOS (3 Bed - 1 Bath)



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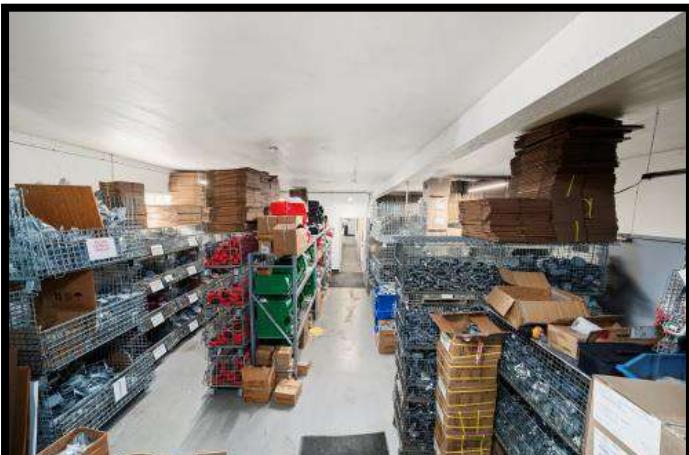
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INTERIOR COMMERCIAL OFFICE (+/- 3,250)



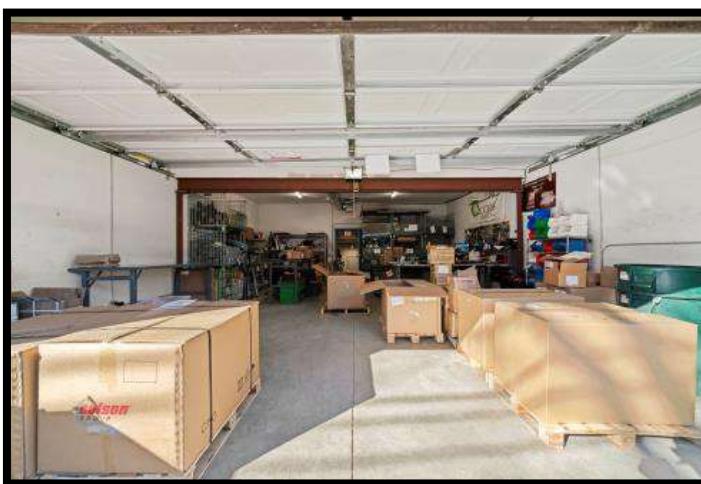
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ATTACHED GARAGE (+/- 750)



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UPDATES TO BUILDING

Capital Improvements and Mechanicals

- New tear off roof in 2025 with insulation panels and transferrable warranty.
- Tuckpointed in 2024
- Rear Stairs replaced in 2024.
- Masonry garage and warehouse reconstructed approximately 5 years prior.
- All mechanicals replaced within 10 years.
- Commercial area served by 40G WH, gas-Forced furnace and exterior condenser HVAC heating and cooling offices, RTU heating and cooling garage, and gas-forced heater serving the warehouse.
- Three bedroom and 1 bath residential unit served by a 40G WH and gas-Forced furnace and exterior condenser HVAC.

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AERIAL IMAGES



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NEIGHBORHOOD OVERVIEW

Chicago's Beverly Neighborhood

Chicago's Beverly neighborhood is a historic and vibrant community on the City's South Side, known for its tree-lined streets, distinctive architecture, and strong sense of community. With a mix of classic single-family homes and thriving local businesses, Beverly offers a suburban feel within the city, attracting families, professionals, and entrepreneurs alike. The neighborhood is home to great schools, parks, and cultural landmarks, as well as a lively dining and shopping scene along 95th Street. Its strong transportation links, including Metra's Rock Island serving downtown Chicago and South Suburban communities, make it a convenient location for commuters while maintaining a peaceful, residential atmosphere.



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RENT ROLL

<u>Unit</u>	<u>SF</u>	<u>Monthly Rent</u>	<u>Rent PSF</u>	<u>Occupancy</u>
First Floor Commercial w/ Garage	+/- 3,185 + 750 SF attached garage	\$4,456.33	\$13.58 PSF MG	Lease thru May, 31, 2025
Second Floor Residential	+/- 1,250	\$1,650.00	\$15.84 PSF MG	Lease thru January 31, 2016
Total:	+/- 4435	\$6,106.33	\$15.59 AVG PSF	

PROFORMA RENT ROLL

<u>Unit</u>	<u>SF</u>	<u>Monthly Rent</u>	<u>Rent PSF</u>	<u>Occupancy</u>
First Floor Commercial w/ Garage	+/- 3,185 + 750 SF attached garage	\$5,000.00	\$15.25 PSF MG	3—5 Year Term
Second Floor Residential	+/- 1,250	\$1,650.00	\$15.84 PSF MG	1 Year Lease Renewal
Total:	+/- 4435	\$6,650.00	\$15.59 AVG PSF	

INVESTMENT FINANCIALS

<u>REVENUES</u>	<u>*PROFORMA</u>
Gross Income:	\$79,800.00
Vacancy Rate (5%):	(\$3,990.00)
EFFECTIVE GROSS INCOME:	\$75,810.00

<u>NET OPERATING INCOME</u>
Net Operating Income:
Cap Rate:

<u>EXPENSES (2024)</u>	
Real Estate Taxes:	\$6,880
*Insurance:	\$9,623
Electric:	Tenant
Gas:	Tenant
Water:	\$1,812
Scavenger:	Tenant
Internet:	Tenant
Repair & Maintenance (3%)	\$2,394
TOTAL:	\$20,709

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INVESTMENT OVERVIEW

(PROFORMA)	
PRICE:	\$599,000.00
CAP RATE:	9.2%
PRICE PER SQUARE FT.:(excluding +/- 750 SF attached garage)	\$135
YEAR BUILT:	1957
LOT SIZE:	.30 X 140 (4,200 SF)
PARCELS NUMBER:	25-07-316-014-0000

OPERATING DATA

(PROFORMA)	
Gross Stabilized Income:	\$79,800
Vacancy Rate (5%):	(\$3,990)
Effective Gross Income	\$75,810
Operating Expenses:	(20,709)
Net Operating Income:	\$55,101

FINANCIAL ANALYSIS

(PROFORMA)	
Price PSF:	\$135
Cap Rate:	9.2%
GRM:	7.50
Cash on Cash Return:	12.5%
Debt Service Ratio:	1.51
Depreciation (est. basis \$865,650)	\$13,055.12

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FINANCING

(POFORMA)	
Down Payment:	\$149,750
Loan Amount (New Debt):	\$449,250
Interest Rate Amortization Term:	6.5% 25 Years 5 Years
Debt Service Annual (Monthly)	\$36,396 (\$3,033)
Debt Coverage Ratio:	1.51
Pre-Tax Cash Flow:	\$18,705
Principal Reduction (YR1):	\$7,418
Total Return: (YR1)	\$26,123



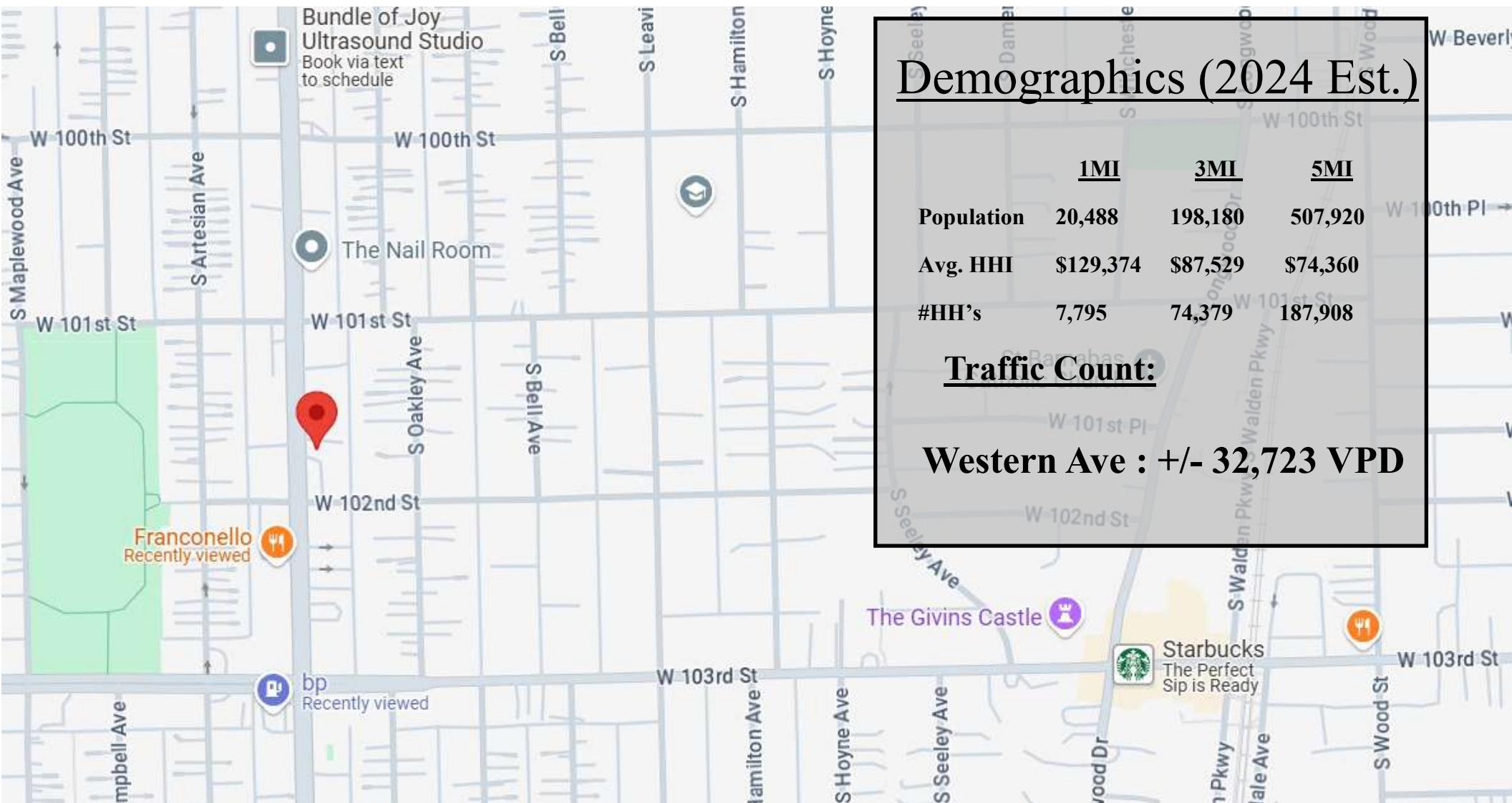


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DEMOGRAPHICS



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AGENCY | DISCLAIMER

Agency

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Disclaimer

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the Property.

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