

Brookfield Mixed-Use Investment Property

9431-9435 Ogden Avenue, Brookfield, Illinois



3 Apartment Units + 3 Commercial Tenants • 7.34% Cap Rate • 100% Occupied • \$92 PSF

Presented by: **Peter Karlis** | 630.853.1313 | pkarlis@troyrealtyltd.com

Confidentiality Agreement and Agency Disclosure



Confidentiality and Disclaimer

The material contained in this document is confidential, furnished solely for the purpose of considering the purchase of the property, business and assets described herein. This marketing package has been prepared to provide a summary of offering information to prospective purchasers and does not purport to present all material information regarding the subject business. The information contained herein has been obtained from sources we believe to be reliable, however, we have not conducted any investigation regarding these matters and Troy Realty, LTD makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any property specifications, financial statements, projections, opinions, or estimates presented are for example only and do not necessarily represent the past or future performance of the business. Buyers are solely responsible for their own due diligence investigations into the condition of the property, and operation of the business.

Agency Disclosure

Listing Broker, Troy Realty LTD, through designated agent **Peter Karlis, is acting as an agent of the owner of the property only.** Any information given to Listing Broker may be disclosed to the to the owner.



Offering Summary

9431-9435 Ogden Avenue, Brookfield, Illinois



Introduction

Troy Realty, Ltd. is please to present the opportunity to acquire this unique mixed-use asset on Route 34 (Ogden Avenue) in Brookfield, Illinois. The building consists of 3 second floor apartments and approximately 5,525 SF commercial space. The building is anchored by long term tenants, with 90% of the commercial space occupied by two tenants that have been in place for over 25 years.

Executive Summary

Price:	\$760,000
Cap Rate:	7.34%
NOI:	\$55,752
Building Square Footage: (Est. GLA)	8,250
Price PSF:	\$92
Current Occupancy:	100%
Lease Type:	Gross
Unit Mix:	3 Commercial Tenants 3 Apartment Units

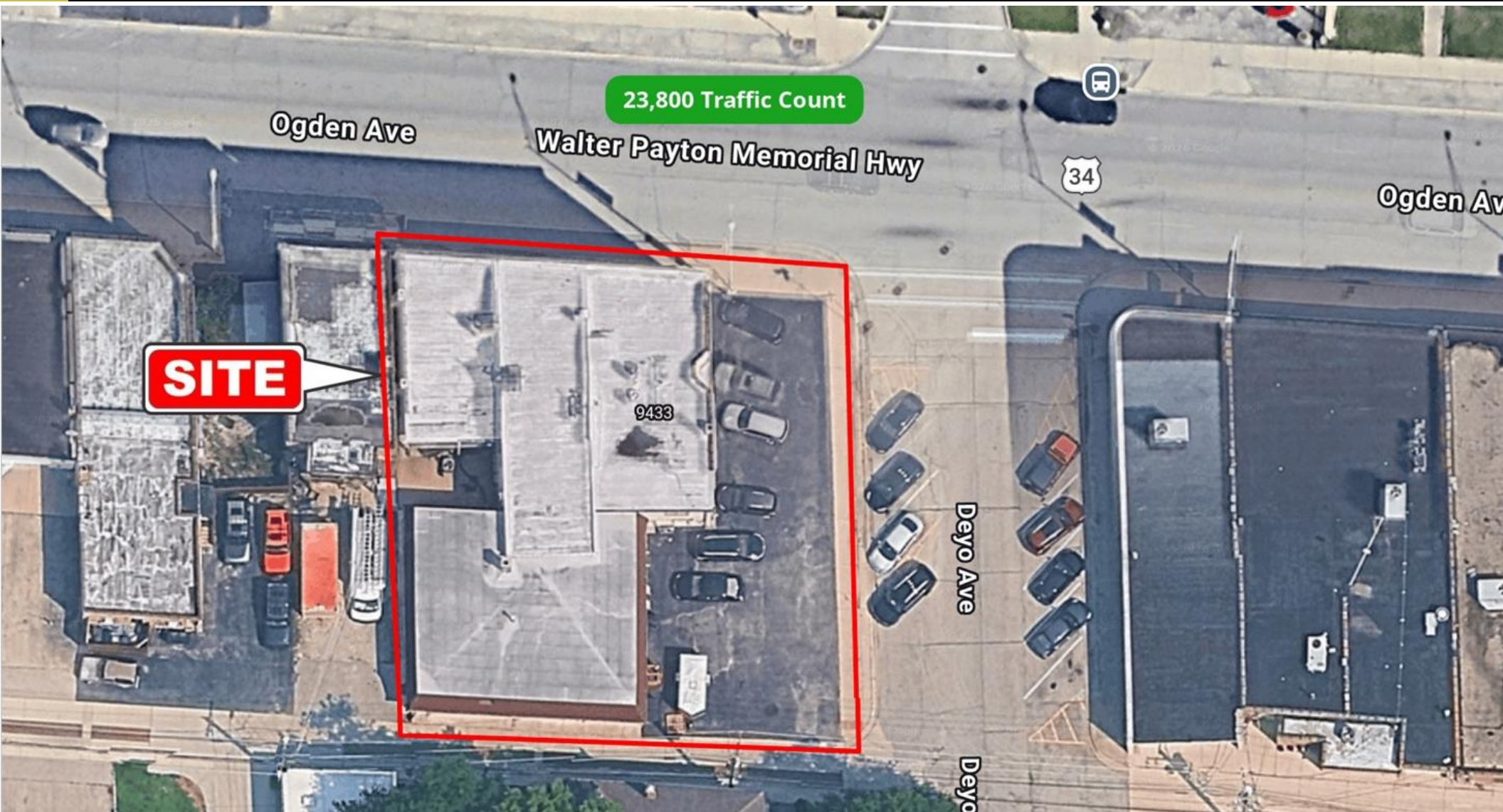
Investment Highlights

- 100% Occupied & Stabilized
- Low Taxes with Cook County Class 212 (10% AV)
- 2-Mile Avg HH Income Over \$143,000
- Traffic Counts Near 24,000 VPD
- Off-Street Parking Lot + On-Street Parking
- High Visibility Hard Corner Lot



Aerial Photo

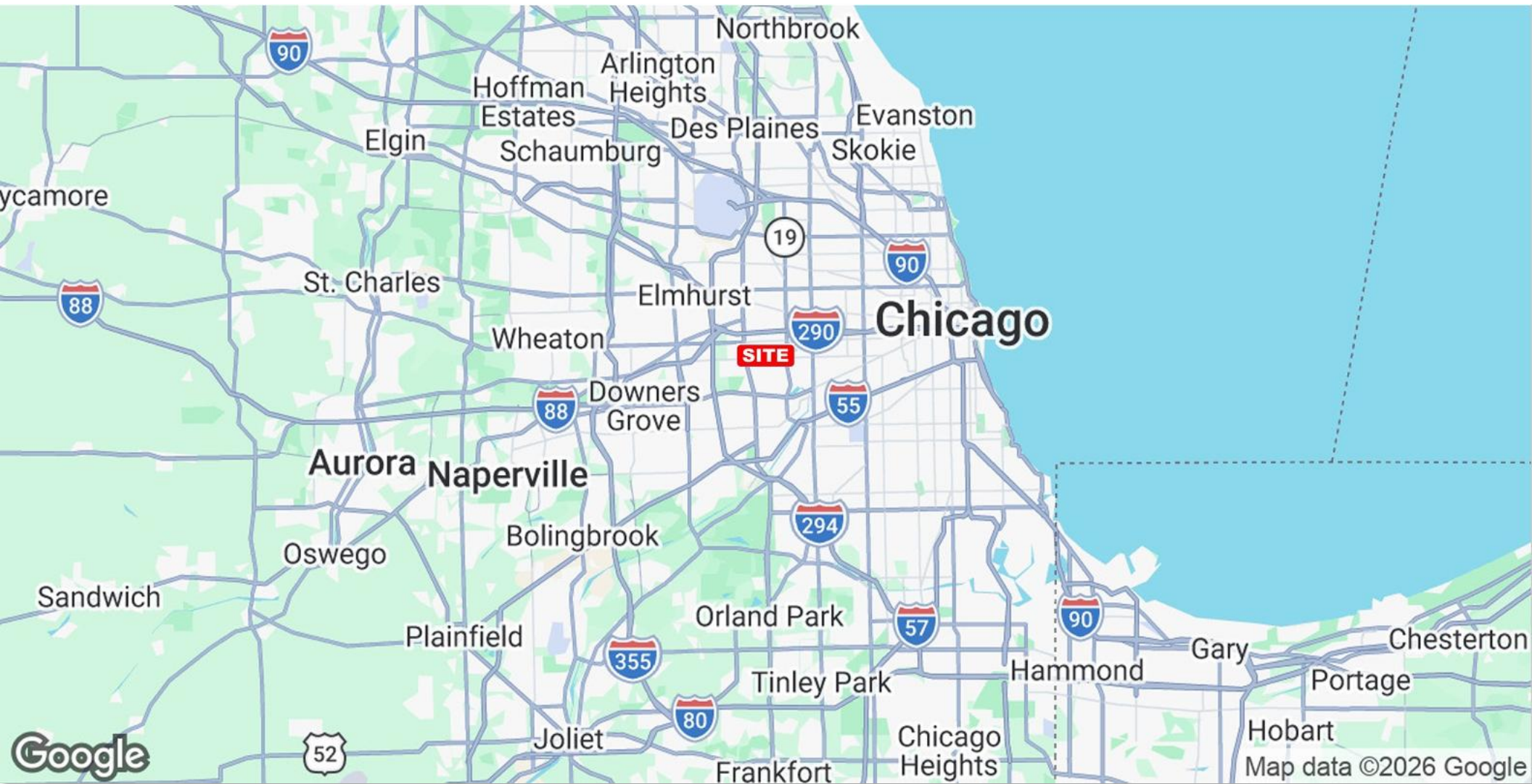
9431-9435 Ogden Avenue, Brookfield, Illinois



Hard Corner Lot • Land Area 9,763 SF Tenants • Convenient On and Off Street Parking

Regional Map

9431-9435 Ogden Avenue, Brookfield, Illinois

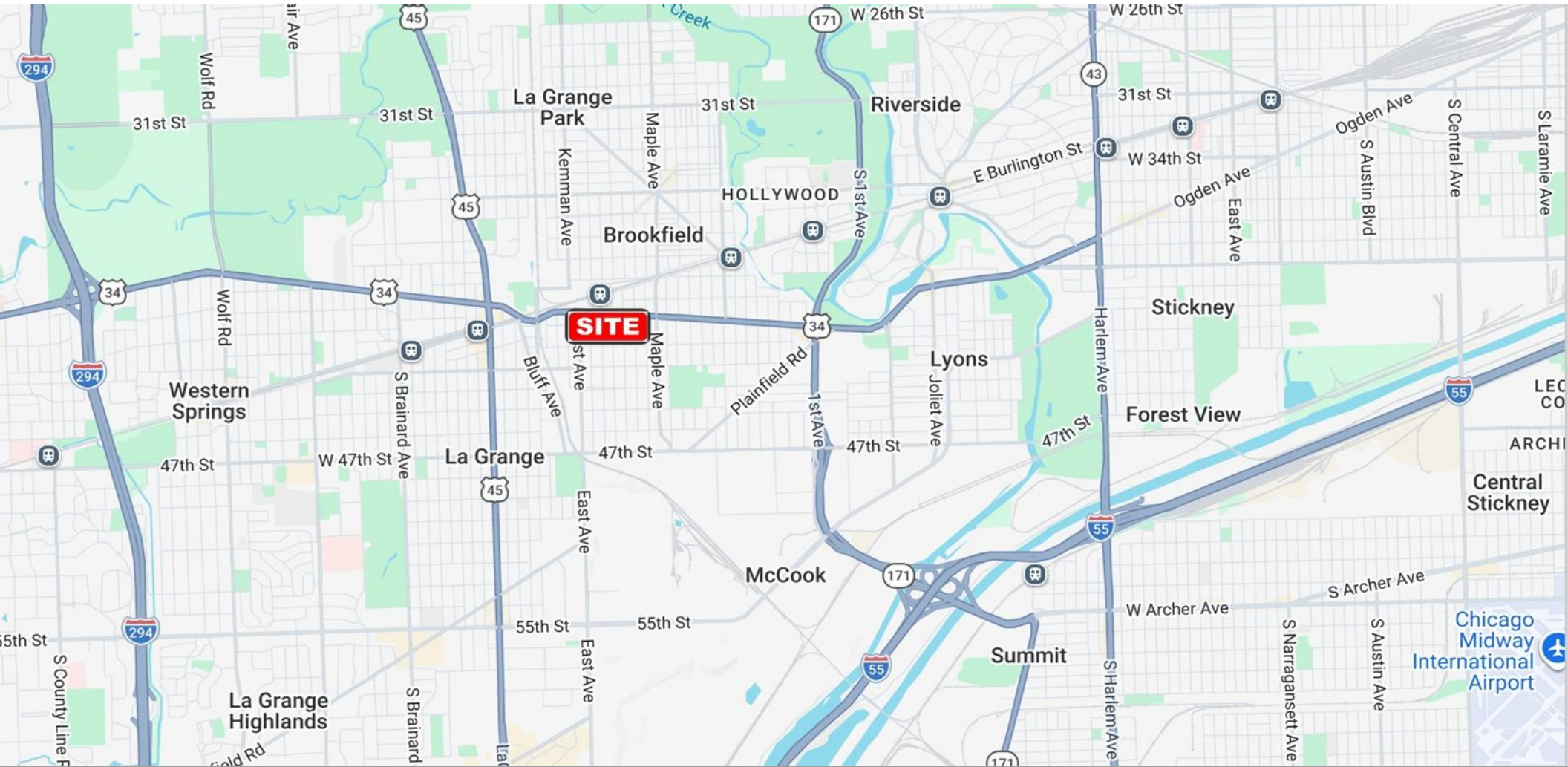


Presented by:

Peter Karlis | 630.853.1313 | pkarlis@troyrealtyltd.com

Local Area Map

9431-9435 Ogden Avenue, Brookfield, Illinois



Presented by:

Peter Karlis | 630.853.1313 | pkarlis@troyrealtyltd.com

Property Description

9431-9435 Ogden Avenue, Brookfield, Illinois



Property Summary

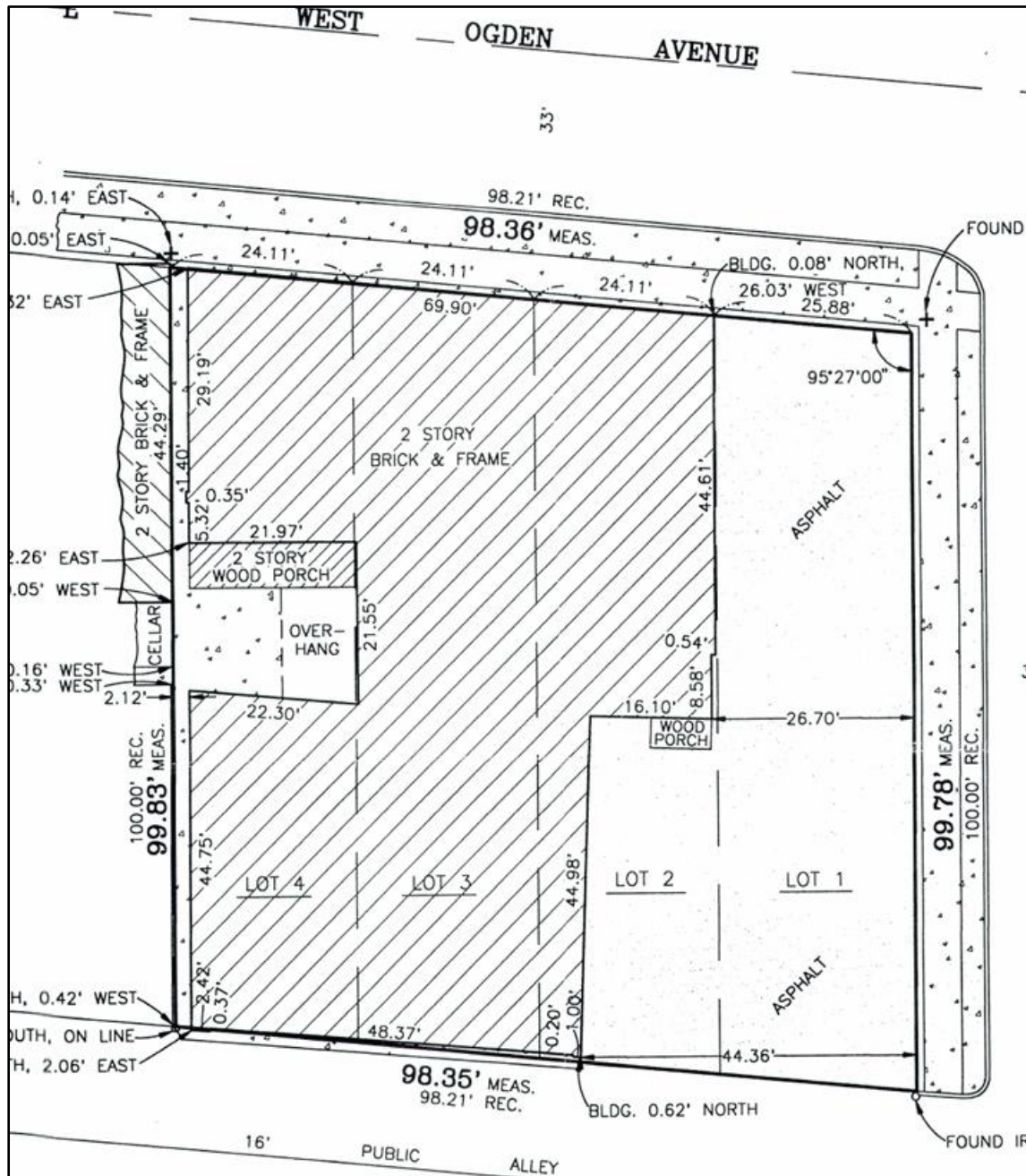
Address:	9431-9435 Ogden Avenue, Brookfield, Illinois
County:	Cook County (Class 212)
Building Size:	8,250 SF (Est. GLA)
Land Area SF:	9,763
PINs:	18-03-115-006-0000; 18-03-115-007-0000; 18-03-115-008-0000; 18-03-115-009-0000
Use:	Retail Commercial + Residential Apartments
Zoning:	SA 3 - Corridor Mixed Use
Construction	Masonry construction, partial basement.
Year Built:	1909
HVAC	Rear Store & Apartments: Steam boiler heat. Retail Storefronts: Combination of steam boiler heat and individual GFA furnaces. A/C individual sleeve units in apartments. Central air & sleeve units combination in commercial spaces.
Parking:	Surface lot for 7 Cars + Street Parking
Roof:	Flat, Modified Bitumen. Rear building roof replaced 2017
Utilities:	Landlord pays for water and partial gas. Tenants pay for electricity.



NOTICE: The information contained herein is from other sources believed to be reliable. No independent investigation of the Property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice. Purchasers must perform their own due diligence.

Property Description

9431-9435 Ogden Avenue, Brookfield, Illinois



Approx. First Floor Configuration



Financial Overview

9431-9435 Ogden Avenue, Brookfield, Illinois



Rent Roll Summary

Apartment Units	SF (est.) ¹	Monthly Rent Total	Annual Rent Total	
Apt 1: 312E	900		(included with Storefront rent)	
Apt 2: 332E 3-bed/1-bath	1,000	\$1,280.00	\$15,360	
Apt 3: 332W 2-bed/1-bath	625	\$925.00	\$11,100	
	2,525	\$2,205.00	\$26,460	
Commercial Units	SF (est.) ¹	Annual Rent PSF ¹	Monthly	Annual
A Sound Education	2,100	\$19.00	\$5,183	\$57,012 ²
Priority Print, Inc.	3,000	\$7.84	\$1,980	\$23,760
Luxe Wax Studio	625	\$19.58	\$1,020	\$12,240
	5,725		\$8,183	\$93,012
Gross Rental Income (scheduled)			\$10,387	\$119,472
Vacancy Factor (market est.)	5%			(\$5,974) ³
Effective Gross Income				\$113,499

NOTICE: The information contained herein is from other sources believed to be reliable. No independent investigation of the Property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice. Purchasers must perform their own due diligence.



Footnotes:

1. Square Footage measurements are rough estimates only, and not intended to represent exact floor area.
2. July Rent abated each year of the lease. Rent PSF figure includes SF of 2nd floor apartment unit.
3. Market rate annual estimate
4. Expense paid as rent reduction to tenant responsible for snow removal.

Financial Overview

9431-9435 Ogden Avenue, Brookfield, Illinois



Expenses (FY 2025 unless otherwise indicated)

	%/Gross	\$/PSF	Annual Total
Real Estate Taxes 2024	18.66%	\$2.56	\$21,137
Insurance	3.93%	\$0.54	\$4,457
Gas	5.49%	\$0.75	\$6,220
Electricity	1.83%	\$0.25	\$2,073
Water/Sewer	2.98%	\$0.41	\$3,370
Scavenger	8.50%	\$1.17	\$9,627
Apt Decorating & Unit Turnover	0.44%	\$0.06	\$500 ³
Repairs and Maintenance	2.65%	\$0.36	\$3,000 ³
Management	5.00%	\$0.69	\$5,675 ³
Snow Removal	1.14%	\$0.16	\$1,288 ⁴
Exterminator	0.09%	\$0.01	\$100
Advertising/ Lease Commission	0.26%	\$0.04	\$300 ³
Total Annual Expenses	50.97%	\$7.00	\$57,747

NOTICE: The information contained herein is from other sources believed to be reliable. No independent investigation of the Property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice. Purchasers must perform their own due diligence.

Financial Summary

Gross Rental Income (Current Scheduled)	\$119,472
Est. Vacancy Factor (5%)	(\$5,974)
Effective Gross Income	\$113,499
Annual Expenses	(\$57,747)
Net Operating Income	\$55,752

Footnotes:

1. Square Footage measurements are rough estimates only, and not intended to represent exact floor area.
2. July Rent abated each year of the lease. Rent PSF figure includes SF of 2nd floor apartment unit.
3. Market rate annual estimate
4. Expense paid as rent reduction to tenant responsible for snow removal.

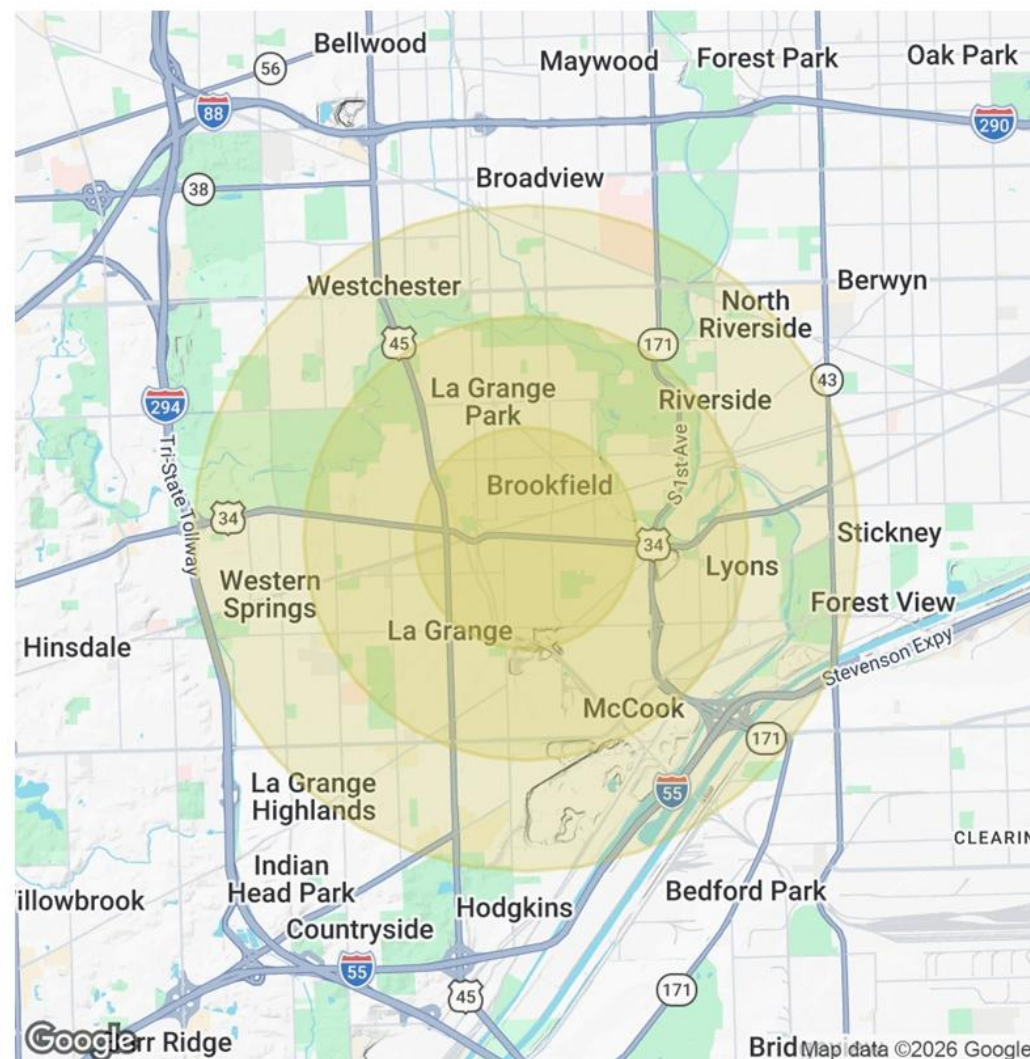
Demographics and Location Description

Population	1 Mile	2 Miles	3 Miles
Total Population	21,432	60,799	108,004
Average Age	43.2	41.7	42.3
Average Age (Male)	41.3	41.1	41.4
Average Age (Female)	43.9	42.3	43.2

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	8,691	23,114	41,593
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$131,465	\$151,937	\$151,075
Average House Value	\$364,410	\$430,081	\$427,734

2023 American Community Survey (ACS)

Located just 13 miles west of downtown Chicago, Brookfield is a close-in suburb combining the best of city and suburban living for close to 20,000 people. The Village offers cultural amenities and easy access to downtown Chicago, via the BNSF Metra line, and provides families with great schools, an excellent library, low taxes, and extensive parks and recreation programs, including Brookfield Zoo, which welcomes over 2 million guests per year!



Broker Profile



Peter Karlis

VP Investment Properties

pkarlis@troyrealtylvtd.com

Direct: **773.792.3000** | Cell: **630.853.1313**

Professional Background

Peter L. Karlis is an investment properties advisor with over 20 years of commercial real estate experience. His brokerage practice is devoted to representing owners and investors of commercial properties, apartment buildings and development sites. He has a diverse background ranging from developing retail centers and brokering investment properties, to consulting for financial institutions and government entities on commercial real estate matters. Earlier in his career, Peter represented clients as an attorney in real estate transactions and business litigation. His academic background includes a Bachelor's degree in economics and risk management from Illinois Wesleyan University, and a Juris Doctor from Loyola University Chicago School of Law.

Education

BA - Economics and Financial Risk Management - Illinois Wesleyan University
Juris Doctor - Loyola University Chicago School of Law

Memberships

ICSC
National Association of Realtors
Chicago Association of Realtors

Troy Companies

6625 N Avondale
Chicago, IL 60631
773.792.3000