



Value-Add Strip Center in Oak Park

6912-6926 W ROOSEVELT ROAD

Oak Park, IL 60304

PRESENTED BY:

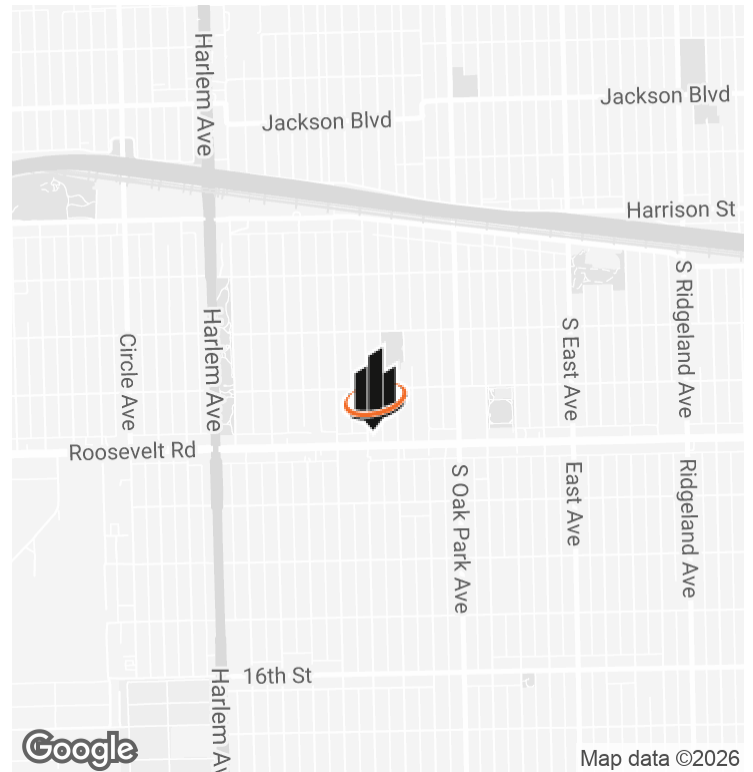
**KAREN KULCZYCKI,
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

PRICE:	\$1,150,000
PRICE/SF:	\$133.72
BUILDING SIZE:	+/- 8,600 SF
LOT SIZE:	0.31 Acres
UNITS:	8
APN:	16-18-327-016-0000

PROPERTY DESCRIPTION

SVN is pleased to present 6912-6926 W Roosevelt Road, a ±8,600 SF Retail Strip Center on 0.31 Acres. This 8-unit retail strip center is 77% occupied and has high visibility. Dynamic location is conveniently located within walking distance to the Oak Park CTA Blue Line station and in close proximity to I-290. Join destination retailers such as Needful Things, Just Cause Dancers, Inc., Sutor Heating & Cooling, and Home 34 Co.

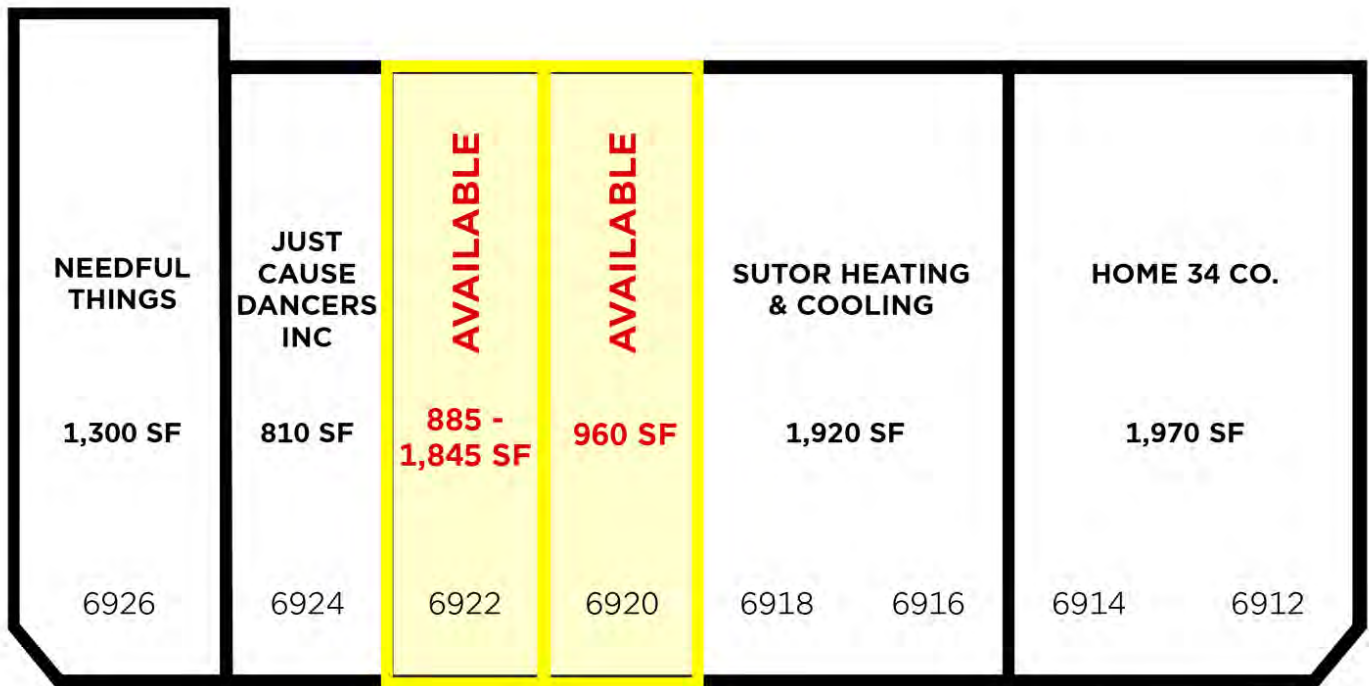
PROPERTY HIGHLIGHTS

- 8 Retail Units from +/-810 SF to 1,970 SF
- Decorative Vintage Ceilings | Hardwood Floors
- Close proximity to I-290 & CTA Blue Line Station
- 15' Frontage on Roosevelt (17,000 VPD) with Display Windows
- Staff Parking Behind the Building | Abundant Street Parking

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SITE PLAN



W ROOSEVELT RD

Unit 6912 & 6914	1,970 SF	Home 34 Co.
Unit 6916 & 6918	1,920 SF	Sutor Heating & Cooling
Unit 6920	960 SF	AVAILABLE
Unit 6922	885-1,845 SF	AVAILABLE
Unit 6924	810 SF	Just Cause Dancers, Inc.
Unit 6926	1,300 SF	Needful Things

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EXTERIOR PHOTOS



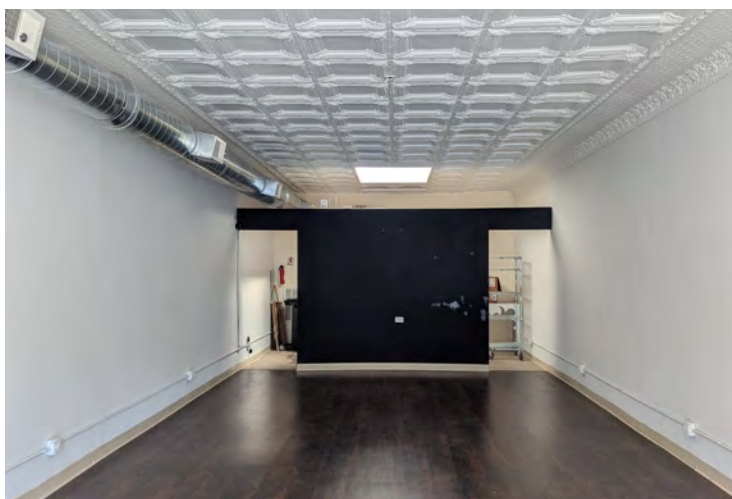
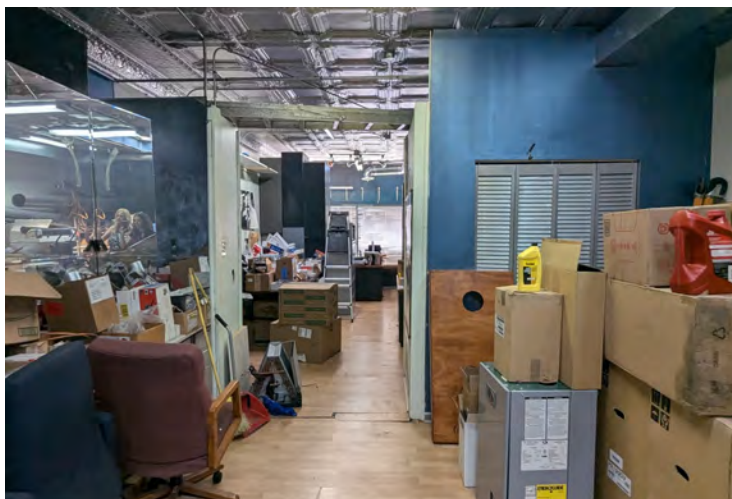
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INTERIOR UNIT PHOTOS



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RETAILER MAP



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AERIAL



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SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
6912 & 6914	Home 34 Co.	1,970 SF	22.91%	\$21.73	\$42,808.00	3/31/2030
6916 & 6918	Sutor Heating & Cooling	1,920 SF	22.33%	\$13.73	\$26,362.00	10/31/2028
6920	Vacant	960 SF	11.16%	-	-	-
6922	Vacant	885 SF	10.29%	-	-	-
6924	Just Cause Dancers, Inc.	810 SF	9.42%	\$21.73	\$17,601.00	11/30/2029
6926	Needful Things	1,300 SF	15.12%	\$16.15	\$20,995.00	10/31/2029
TOTALS		7,845 SF	91.23%	\$73.34	\$107,766.00	

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INCOME & EXPENSES

INCOME SUMMARY

VALUE-ADD PRIME OAK PARK RETAIL OPPORTUNITY

GROSS INCOME	\$107,766
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EXPENSES SUMMARY

VALUE-ADD PRIME OAK PARK RETAIL OPPORTUNITY

TAXES (2024)	\$25,138
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INSURANCE	\$4,488
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UTILITIES (WATER)	\$288
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REPAIRS & MAINTENANCE	\$900
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PROPERTY MANAGEMENT	\$2,324
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OPERATING EXPENSES	\$33,138
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NET OPERATING INCOME	\$74,628
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

VALUE-ADD PRIME OAK PARK RETAIL OPPORTUNITY

PRICE	\$1,150,000
PRICE PER SF	\$134
PRICE PER UNIT	\$143,750
GRM	10.67
CAP RATE	6.49%

OPERATING DATA

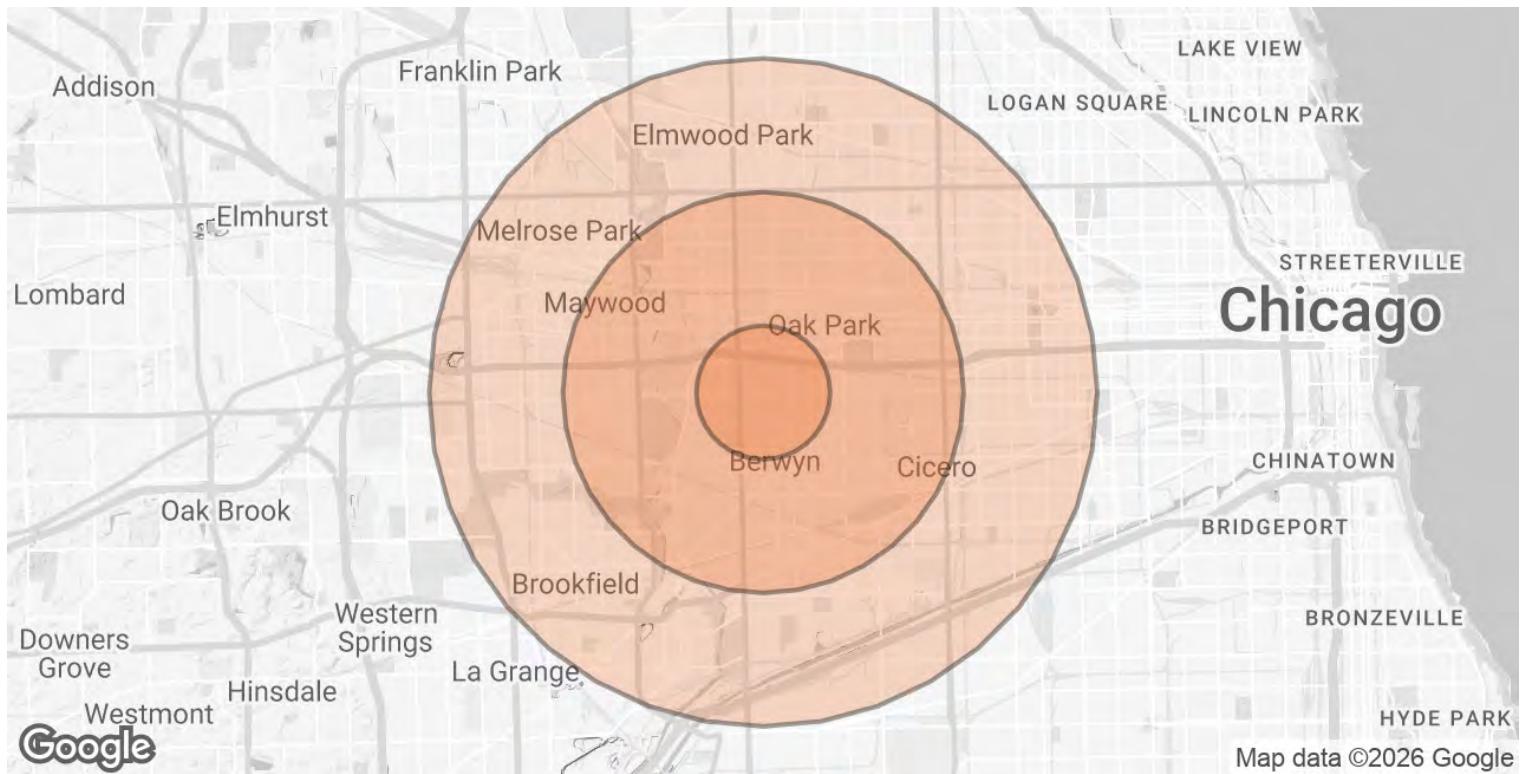
VALUE-ADD PRIME OAK PARK RETAIL OPPORTUNITY

GROSS SCHEDULED INCOME	\$107,766
TOTAL SCHEDULED INCOME	\$107,766
GROSS INCOME	\$107,766
OPERATING EXPENSES	\$33,138
NET OPERATING INCOME	\$74,628

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	39,279	282,324	660,277
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	14,611	103,950	235,950
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$117,317	\$101,270	\$91,810
AVERAGE HOUSE VALUE	\$387,116	\$371,687	\$329,820

2020 American Community Survey (ACS)

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