

OFFERING MEMORDANDUM

12-Unit Multifamily

1200 W 127TH ST
CALUMET PARK, IL 60827

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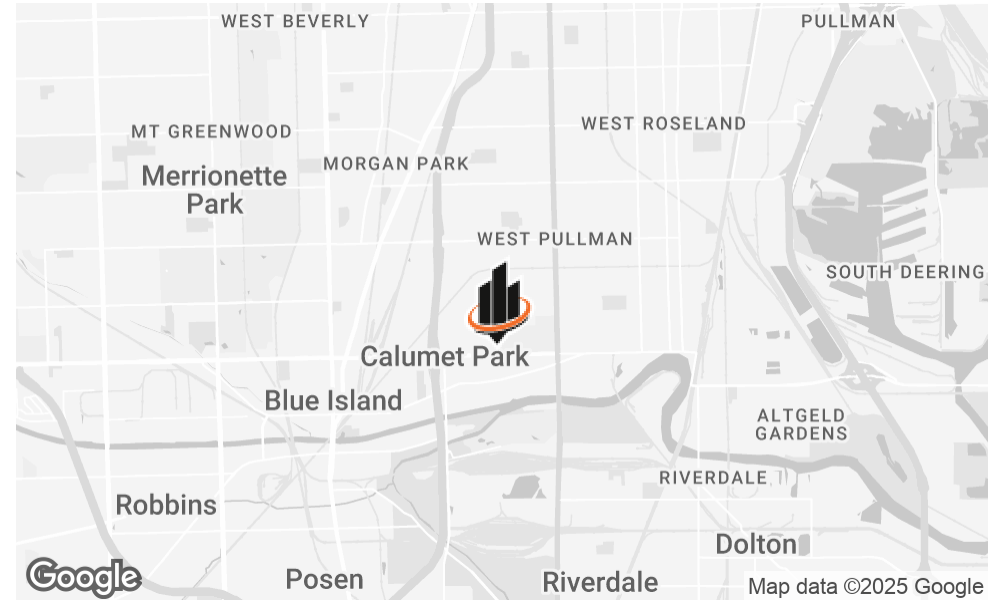
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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$875,000
NUMBER OF UNITS:	12
PRICE PER UNIT:	\$72,917
PRICE PER SQFT	\$97.22
BUILDING SIZE:	9,000 SF
NOI:	\$81,729.00
CAP RATE:	9.34%

PROPERTY DESCRIPTION

SVN is pleased to present 1200 W 127th St. a 12 unit multifamily building located in the Calumet Park neighborhood of the Chicago South Suburbs. The desirable unit mix consists of (12) 1 Bed 1 Bath apartments. Major Capital Improvements Include: Majority of the units are recently renovated with modern kitchens and bathrooms. Newer roofs, newer windows, and updated tuckpointing. The Mechanical systems include: Separately metered electrical service, newer gas meters, and boiler system which heat is provided through electrical baseboard. 1200 W 127th presents a strong opportunity to acquire a well performing asset in a strong location.

PROPERTY HIGHLIGHTS

- **Strong Location**
- **High Quality Units**
- **Long Term Tenants**

1200 W 127TH ST.



PROPERTY DESCRIPTIONS

- Unit Mix - (12) One Bedroom one bath (Top)
- Years Built: 1965
- Building SQFT: 8000
- Overall Lot Size: .12 Acres
- Heat: Boiler / Electric Baseboard
- Electrical: Newer/Separately Metered
- Plumbing - Copper / Galvanized
- Roofs: (Slightly Older patched where needed)
- Water Tanks: Newer
- Available Parking: N/A
- Laundry - No



SECTION 2
Property
Photos

INTERIOR PHOTOS





SECTION 3
Location
Information

RETAIL MAP





SECTION 4
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$875,000
PRICE PER SF	\$54
PRICE PER UNIT	\$72,917
GRM	6.48
CAP RATE	9.34%
CASH-ON-CASH RETURN (YR 1)	14.35%
TOTAL RETURN (YR 1)	\$45,184
DEBT COVERAGE RATIO	1.85

OPERATING DATA

GROSS SCHEDULED INCOME	\$134,940
OTHER INCOME	\$1,570
TOTAL SCHEDULED INCOME	\$136,510
VACANCY COST (5%)	\$6,747
GROSS INCOME	\$129,763
OPERATING EXPENSES	\$48,034
NET OPERATING INCOME	\$81,729
PRE-TAX CASH FLOW	\$37,662

FINANCING DATA

FINANCIAL SUMMARY

DOWN PAYMENT (30%)	\$262,500
LOAN AMOUNT	\$612,500
DEBT SERVICE (6.0% 30 YEARS)	\$44,067
DEBT SERVICE MONTHLY	\$3,672
PRINCIPAL REDUCTION (YR 1)	\$7,522

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$136,510
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EXPENSES SUMMARY

REPAIRS/MAINTENANCE	\$2,700
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CLEANING/DECORATING	\$1,500
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UTILITIES - GAS	\$4,053
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UTILITIES - ELECTRIC	\$434
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UTILITIES - WATER	\$3,222
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REAL ESTATE TAXES	\$19,575
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INSURANCE	\$4,800
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SCAVENGER	\$1,120
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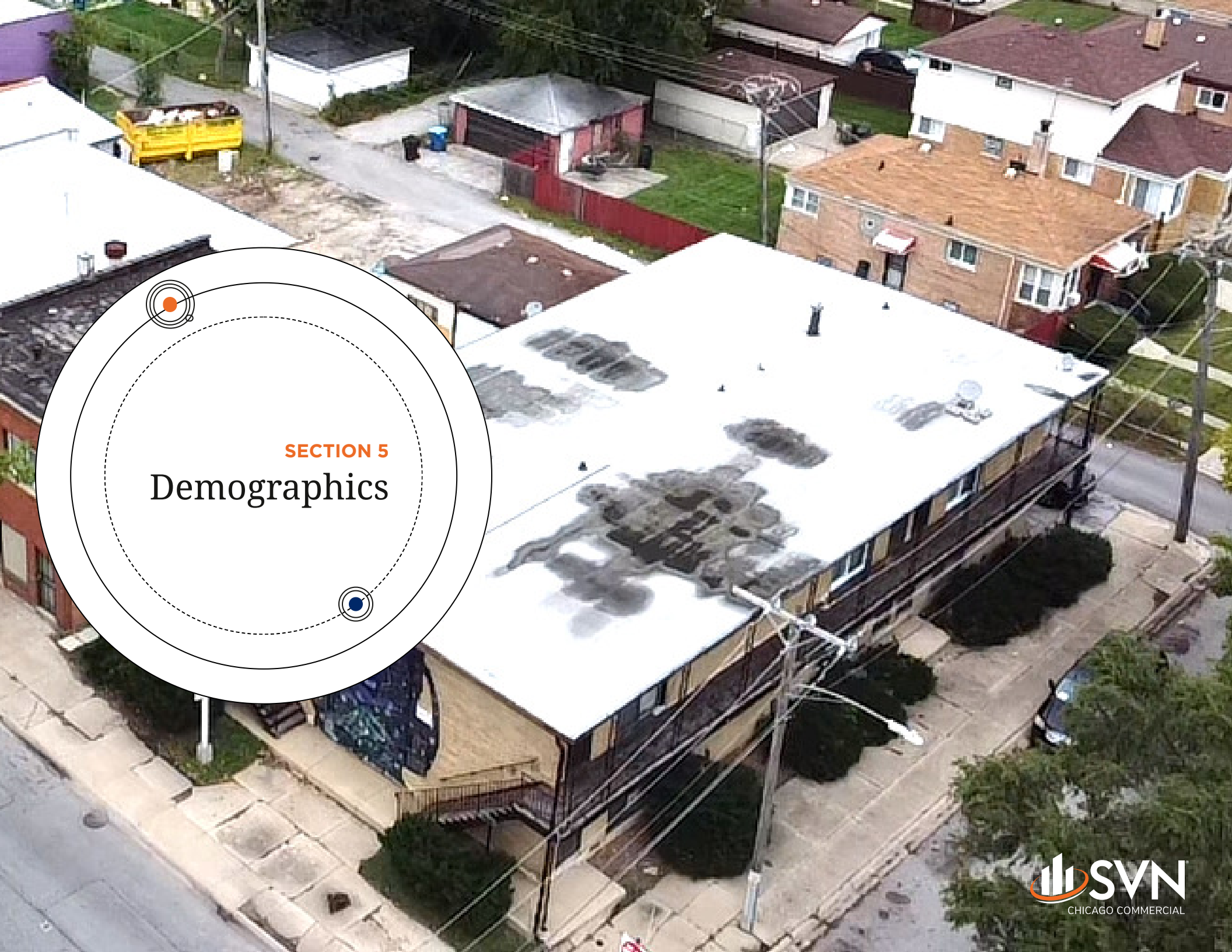
JANITOR	\$1,380
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MANAGEMENT (5%)	\$6,550
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MISCELLANEOUS AND RESERVE	\$2,700
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OPERATING EXPENSES	\$48,034
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NET OPERATING INCOME	\$81,729
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SECTION 5
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

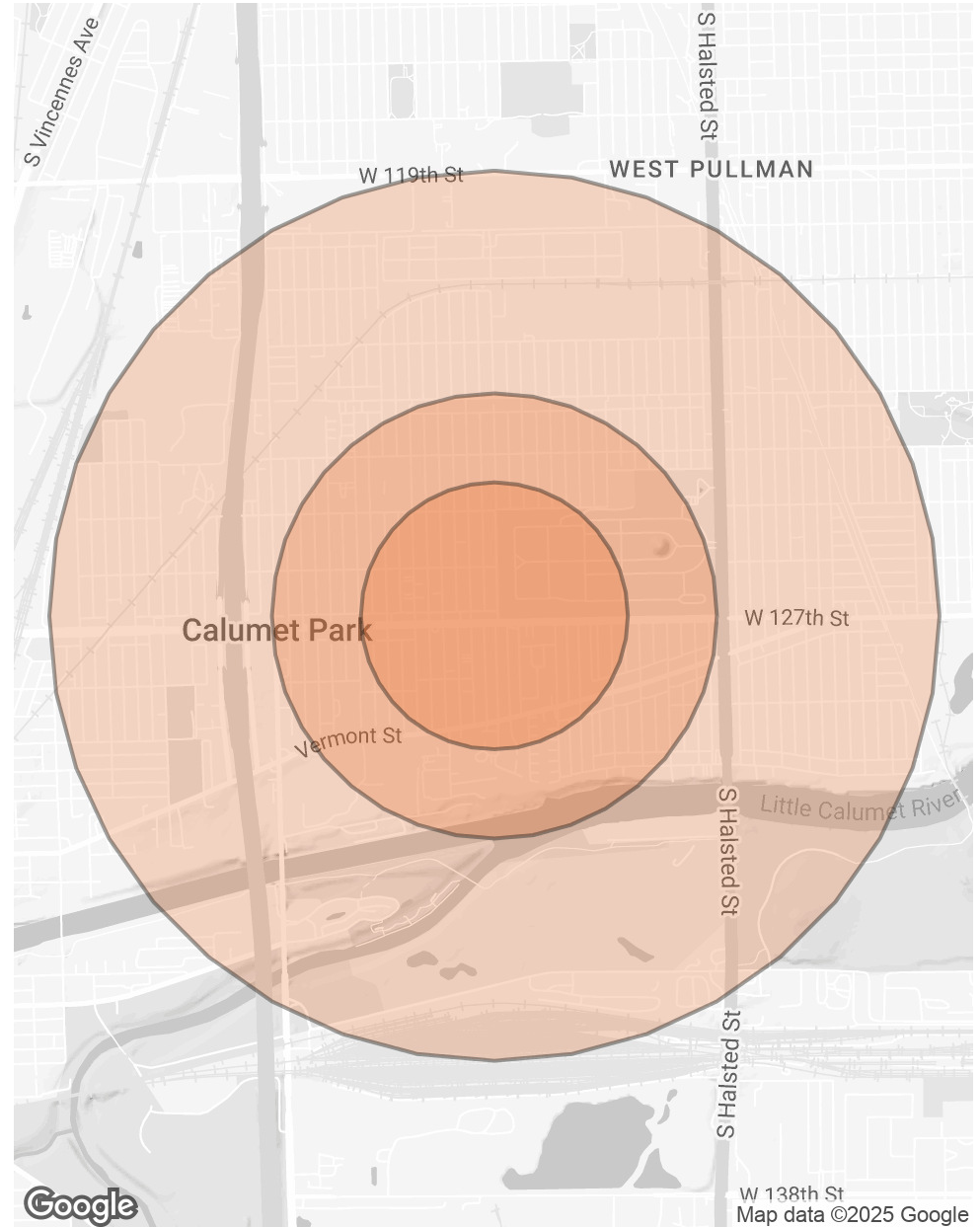
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,550	4,912	15,621
AVERAGE AGE	42	43	42
AVERAGE AGE (MALE)	40	41	40
AVERAGE AGE (FEMALE)	44	45	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	629	1,953	6,179
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$69,166	\$76,339	\$73,447
AVERAGE HOUSE VALUE	\$181,571	\$207,837	\$199,305

Demographics data derived from AlphaMap



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