



Offering Memorandum



Cawthon-Labriola Group |
SVN CHICAGO COMMERCIAL

3142 W Cermak
Little Village | Chicago

PROPERTY SUMMARY

LITTLE VILLAGE MIXED-USE | STEPS TO PINK LINE

3142 W CERMAK ROAD
CHICAGO, IL 60623

OFFERING SUMMARY

SALE PRICE:	\$995,000
BUILDING SIZE:	7,496 SF
UNITS:	5+1
LOT SIZE:	3,204 SF
PRICE / SF:	\$132.74
CAP RATE:	9.33%

PROPERTY SUMMARY

Beautiful large Greystone building that has been fully renovated and meticulously maintained. The property is currently fully occupied with a great mix of units, including two 2-bed/1-bath units, two 3-bed/1-bath units and the top floor non-conforming unit encompasses the entire floor and is built-out as with 6 separate private bedrooms, 3 showers, 3 private bathrooms, a large kitchen and living room. There is a garage in the rear of the property generating additional income.



PROPERTY HIGHLIGHTS

- Steps to CTA Pink Line
- Excellent Street Exposure
- Nicely Updated Building
- Income Producing Rear Garage
- Full Floor Unit
- Consistently 100% Leased with High-Quality Tenants
- Walking Distance to Retail



Steps to CTA Pink Line



Large 6 Bed/3 Bath Full Floor Non-Conforming Unit

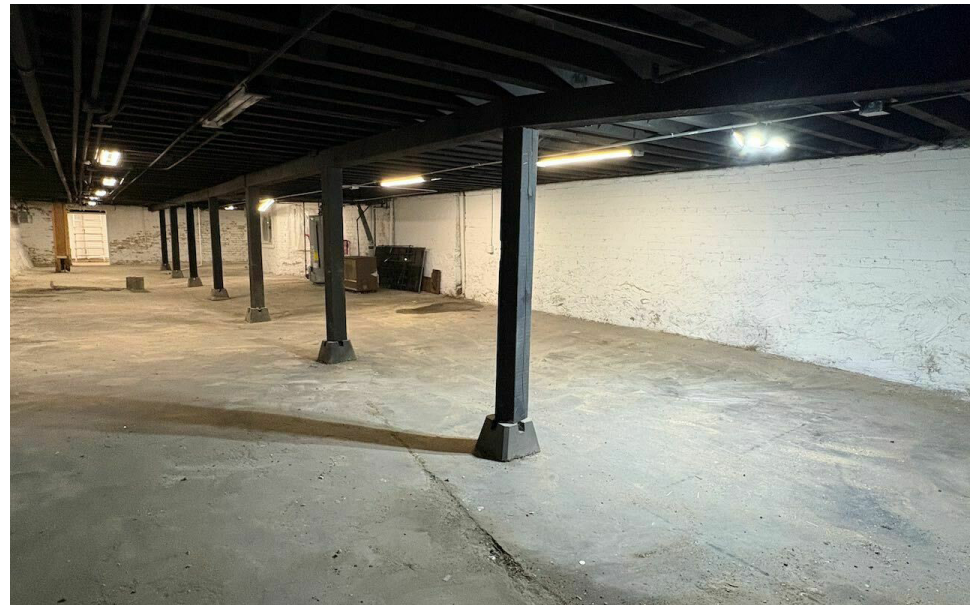
PROPERTY PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



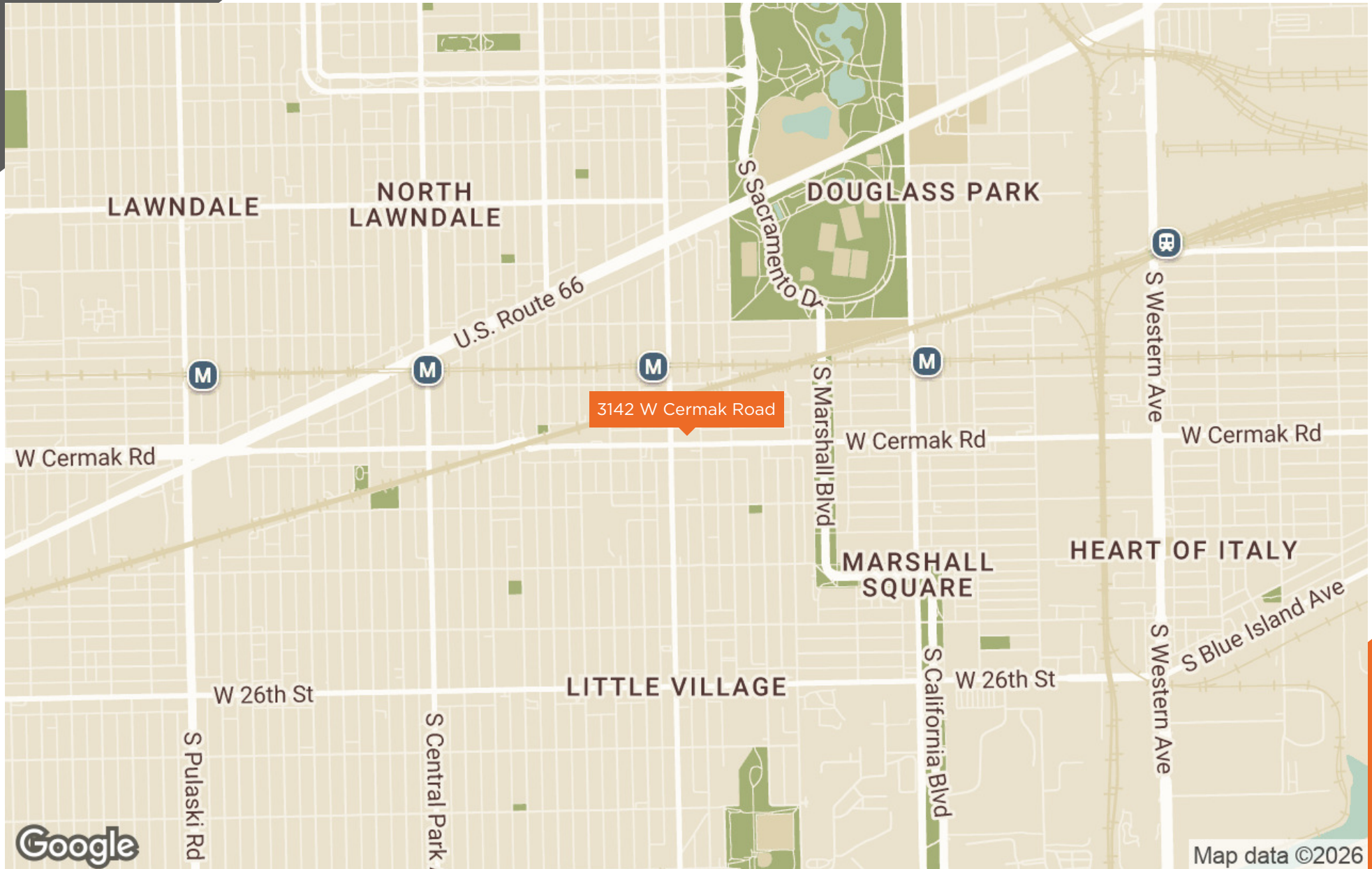
LOCATION DESCRIPTION

Located at 3142 W Cermak Road in Chicago's vibrant Little Village neighborhood, the subject property benefits from a strategic position just east of Kedzie Avenue along one of the area's most active commercial corridors. Little Village is a densely populated and culturally rich community approximately five miles southwest of The Loop, making it an attractive location for retailers, service businesses, and investors seeking strong urban demographics with close proximity to downtown Chicago.

The property offers outstanding accessibility via public transportation, situated only one block from the CTA Pink Line station at Kedzie Avenue. This provides convenient connectivity to downtown Chicago and surrounding neighborhoods, enhancing the site's appeal for both customers and tenants. In addition, Kedzie Avenue serves as a major north-south thoroughfare with direct access to Interstate 290 and Interstate 55, allowing for efficient regional travel.



REGIONAL MAP



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
Retail	-	-	1,500 SF	\$3,000	\$2.00
2F	2	1	750 SF	\$1,350	\$1.80
2R	3	1	750 SF	\$1,300	\$1.73
3F	2	1	750 SF	\$1,400	\$1.87
3R	3	1	750 SF	\$1,300	\$1.73
4 (non-conforming)	6	3	1,500 SF	\$2,200	\$1.47
Rear Bldg & Garage Rental	-	-	1,250 SF	\$750	\$0.60
TOTALS			7,250 SF	\$11,300	\$11.20
AVERAGES			1,036 SF	\$1,614	\$1.60

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$995,000
PRICE PER SF	\$133
PRICE PER UNIT	\$165,833
GRM	7.34
CAP RATE	9.33%
CASH-ON-CASH RETURN (YR 1)	15.16%
TOTAL RETURN (YR 1)	\$46,466
DEBT COVERAGE RATIO	1.68

OPERATING DATA

GROSS SCHEDULED INCOME	\$135,600
TOTAL SCHEDULED INCOME	\$135,600
GROSS INCOME	\$135,600
OPERATING EXPENSES	\$42,741
NET OPERATING INCOME	\$92,859
PRE-TAX CASH FLOW	\$37,722

FINANCIAL SUMMARY

FINANCING DATA - 75/25 | 6.25% | 30 YR

DOWN PAYMENT	\$248,750
LOAN AMOUNT	\$746,250
DEBT SERVICE	\$55,137
DEBT SERVICE MONTHLY	\$4,594
PRINCIPAL REDUCTION (YR 1)	\$8,744

INCOME & EXPENSES



INCOME SUMMARY	
RENTAL INCOME	\$135,600
GROSS INCOME	\$135,600
EXPENSES SUMMARY	
REAL ESTATE TAXES (2024)	\$9,881
INSURANCE	\$7,000
WATER & SEWER (EST.)	\$2,500
SCAVENGER (EST.) CURRENTLY PAID BY REAR TENANT	\$1,800
COMMON AREA UTILITIES (INCLUDES 2R, 3R & 4TH FLOOR)	\$5,500
MAINTENANCE & REPAIRS (EST.)	\$2,500
MANAGEMENT (5%)	\$6,780
VACANCY (5%)	\$6,780
OPERATING EXPENSES	\$42,741
NET OPERATING INCOME	\$92,859

MEET THE TEAM



SVN Chicago Commercial

— Cawthon-Labriola Group —

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