

4-UNIT PLAZA

INVESTMENT OPPORTUNITY

 **LOCATION:** Near White Sox Stadium



FINANCIAL SUMMARY

Purchase Price	\$1,500,000
Gross Annual Income	\$214,200
Net Operating Income (NOI)	\$164,700
Cap Rate	10.98%



MONTHLY INCOME BREAKDOWN

Tenant	Monthly Rent
Kelly's Bar	\$6,500
Jamaican Restaurant	\$5,000
Gaming	\$1,850
New Restaurant	\$4,500
Total Monthly Income	\$17,850



ANNUAL EXPENSES

Expense	Amount
Property Taxes	\$43,000
Insurance	\$5,000
Miscellaneous	\$1,500
Total Expenses	\$49,500

PRESENTED BY

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