

OFFERING MEMORDANDUM
8-Unit Multifamily

**1234 W 127TH ST
CALUMET PARK, IL 60827**

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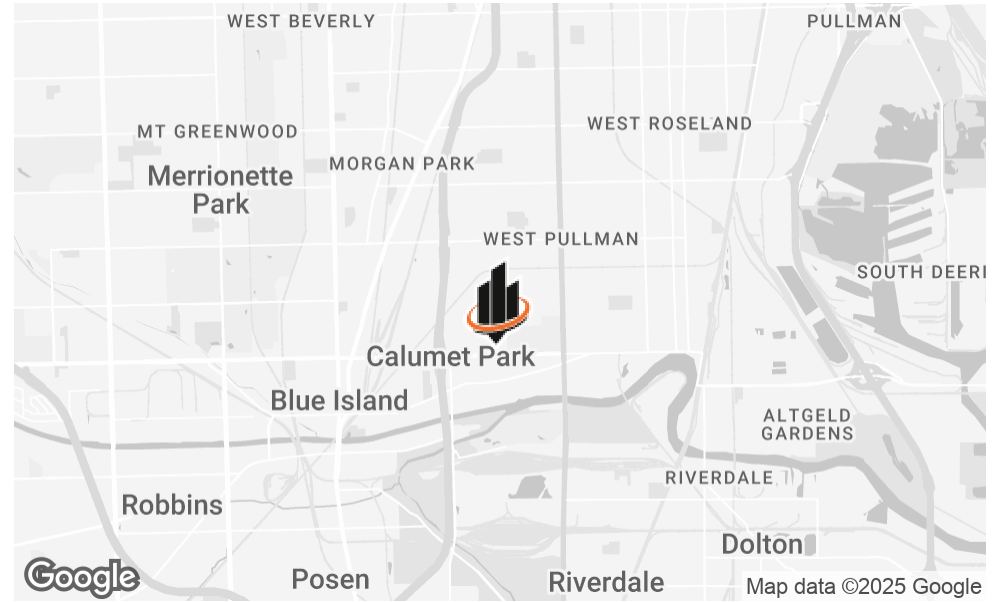
SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,000
NUMBER OF UNITS:	8
PRICE PER UNIT:	\$72,917
PRICE PER SQFT	\$97.22
BUILDING SIZE:	9,000 SF
NOI:	\$58,095.00
CAP RATE:	9.3%



PROPERTY DESCRIPTION

SVN is pleased to present 1234 W 127th St. a 8 unit multifamily building located in the Calumet Park neighborhood of the Chicago's South Suburbs. The desirable unit mix consists of (8) 2 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. 1234 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**

1234 W 127TH ST.



PROPERTY DESCRIPTIONS

- Unit Mix. - (8) Two Bed one bath apartments
- Years Built: 1965
- Building SQFT: 7200
- Overall Lot Size: .13 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

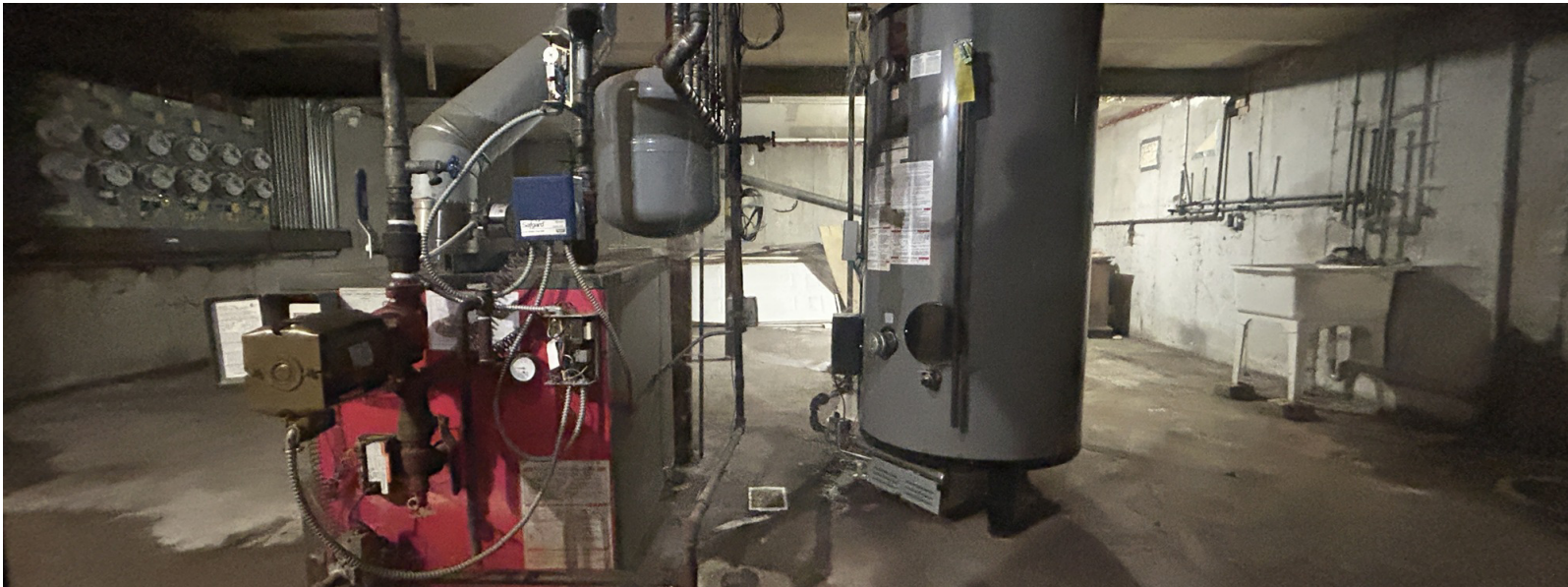
An aerial photograph of a three-story brick apartment building. The building has several windows, some with air conditioning units. A large mural on the right side of the building depicts an astronaut in a blue suit floating in space, holding a glowing orb. The foreground shows a cracked asphalt courtyard. In the background, other residential buildings and trees are visible.

SECTION 2
Property
Photos

INTERIOR PHOTOS



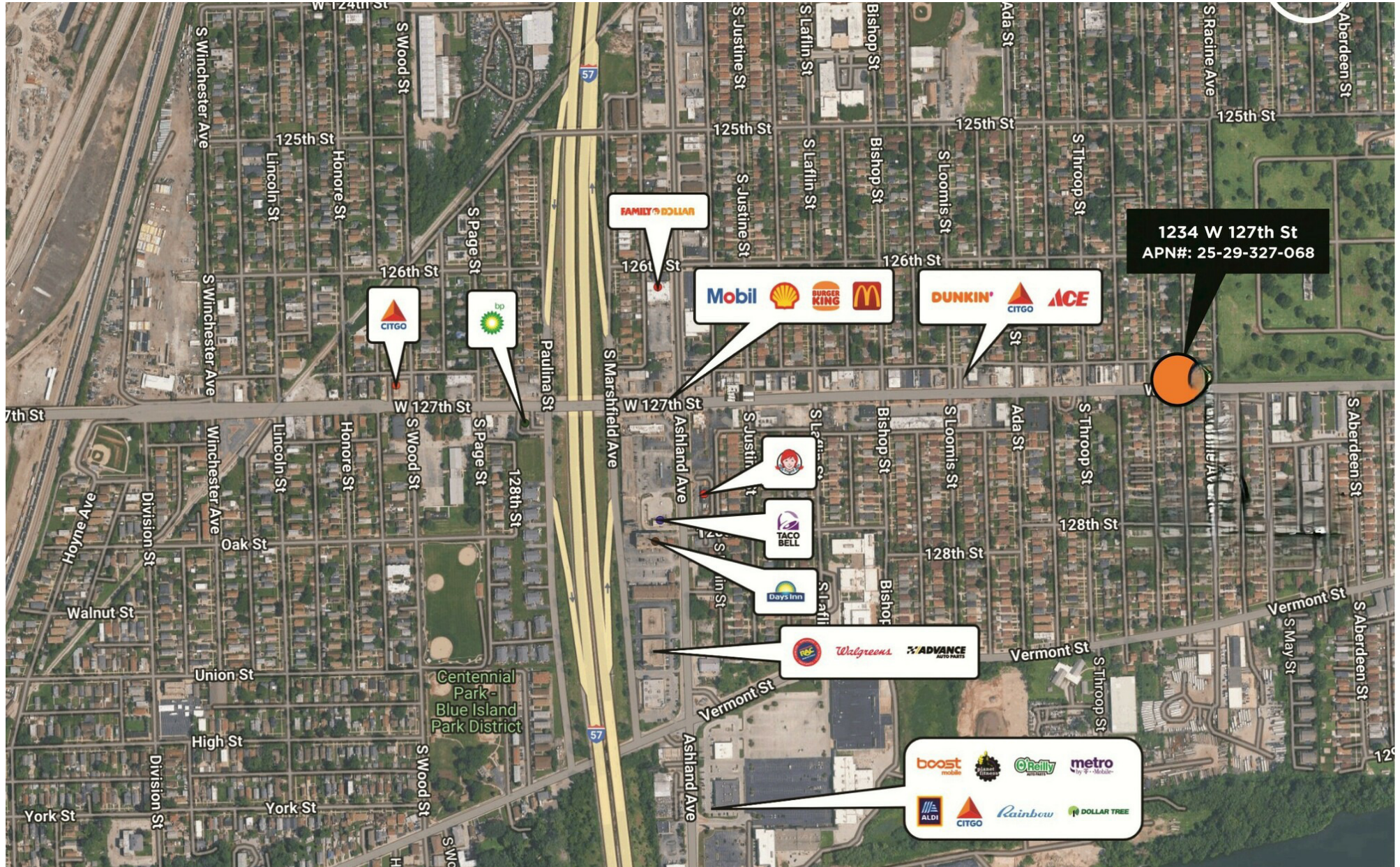
MECHANICAL PHOTOS





SECTION 3
Location
Information

RETAIL MAP





SECTION 4
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$625,000
PRICE PER SF	\$87
PRICE PER UNIT	\$78,125
GRM	6.11
CAP RATE	9.30%
CASH-ON-CASH RETURN (YR 1)	14.20%
TOTAL RETURN (YR 1)	\$31,991
DEBT COVERAGE RATIO	1.85

OPERATING DATA

GROSS SCHEDULED INCOME	\$102,300
OTHER INCOME	\$745
TOTAL SCHEDULED INCOME	\$103,045
VACANCY COST (5%)	\$5,115
GROSS INCOME	\$97,930
OPERATING EXPENSES	\$39,835
NET OPERATING INCOME	\$58,095
PRE-TAX CASH FLOW	\$26,619

FINANCING DATA

FINANCIAL SUMMARY

DOWN PAYMENT (30%)	\$187,500
LOAN AMOUNT	\$437,500
DEBT SERVICE (6.0% 30 YEARS)	\$31,476
DEBT SERVICE MONTHLY	\$2,623
PRINCIPAL REDUCTION (YR 1)	\$5,372

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$103,045
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EXPENSES SUMMARY

REPAIRS/MAINTENANCE	\$1,800
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CLEANING/DECORATING	\$1,000
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UTILITIES - GAS	\$3,868
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UTILITIES - ELECTRIC	\$472
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UTILITIES - WATER	\$4,140
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REAL ESTATE TAXES	\$15,435
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INSURANCE	\$4,000
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SCAVENGER	\$1,500
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JANITOR	\$920
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MANAGEMENT (5%)	\$4,900
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MISCELLANEOUS AND RESERVE	\$1,800
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OPERATING EXPENSES	\$39,835
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NET OPERATING INCOME	\$58,095
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SECTION 5
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

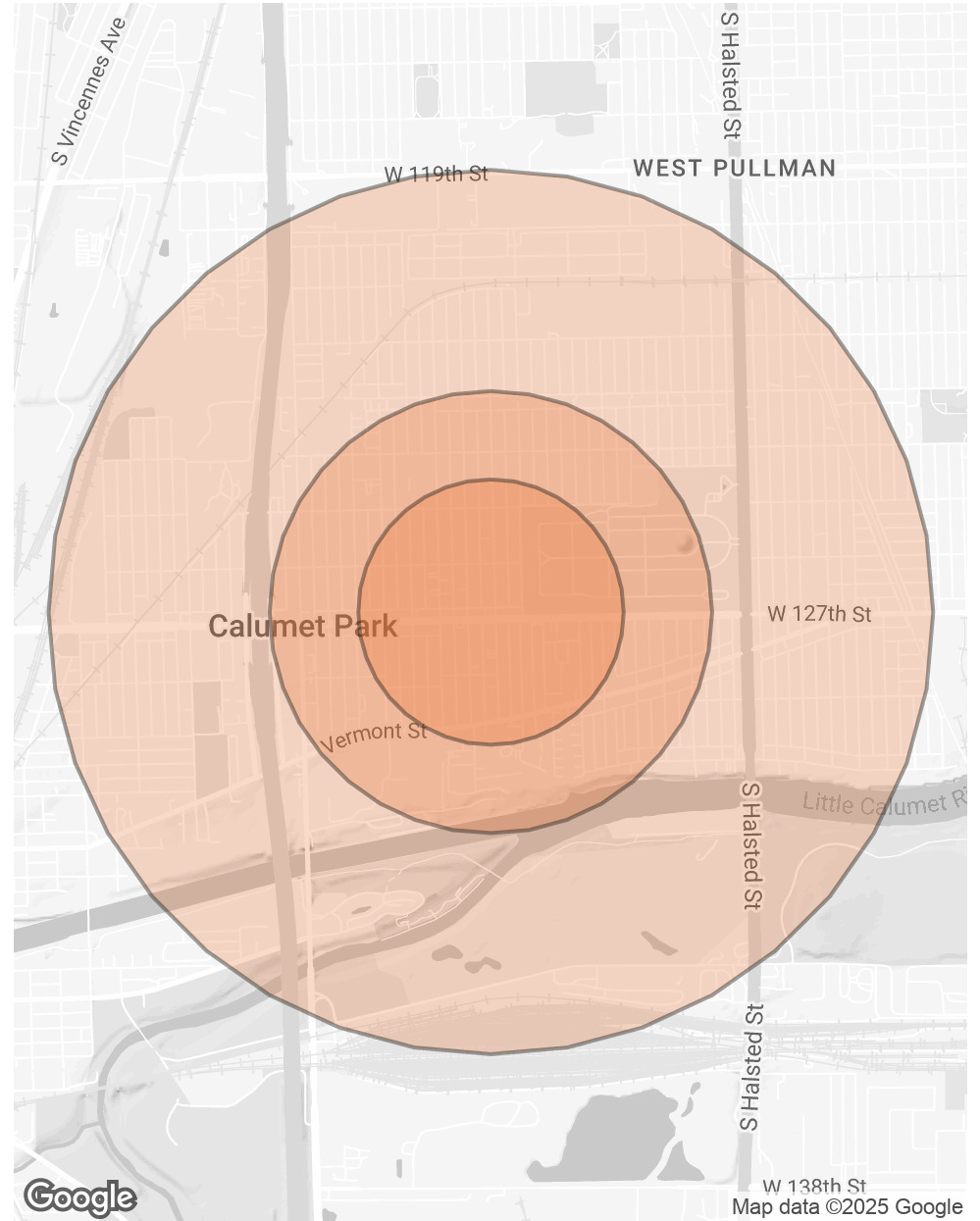
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,550	4,904	14,911
AVERAGE AGE	42	43	42
AVERAGE AGE (MALE)	40	41	40
AVERAGE AGE (FEMALE)	44	45	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	629	1,962	5,888
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$69,166	\$75,212	\$73,498
AVERAGE HOUSE VALUE	\$181,571	\$216,051	\$204,117

Demographics data derived from AlphaMap



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