



OFFERING MEMORANDUM
Calumet Park 52
Portfolio

12500 LINCOLN STREET
Calumet Park, IL 60827

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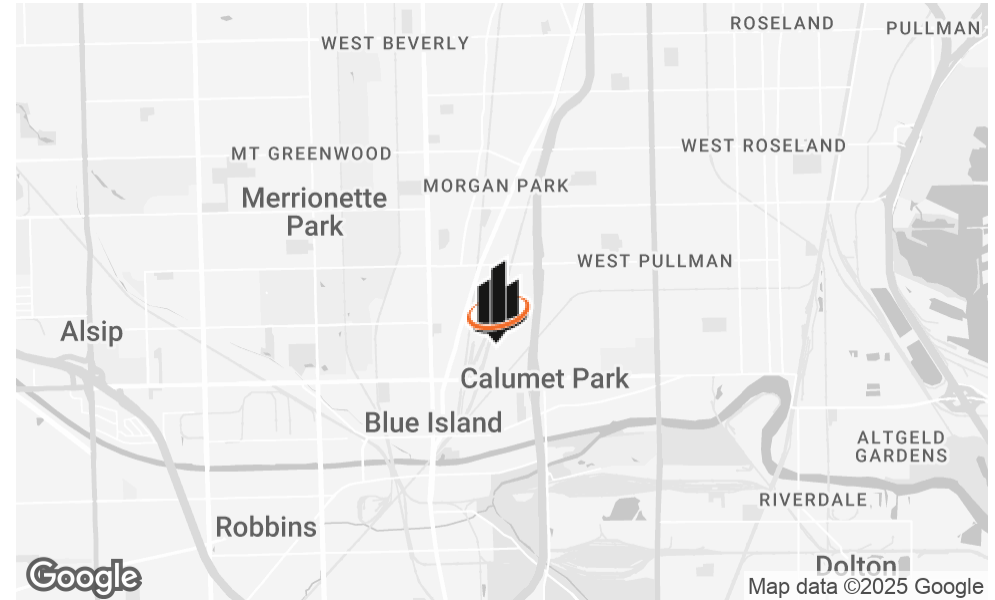
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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,600,000
NUMBER OF UNITS:	52
PRICE PER UNIT:	\$69,230
PRICE PER SQFT	\$96.25
BUILDING SIZE:	37,500 SF
NOI:	\$330,819.00
CAP RATE:	9.19%

PROPERTY DESCRIPTION

SVN is pleased to present a four building 52 Unit Multifamily opportunity located in the desirable Calumet Park neighborhood of the Chicago South Suburbs. The unit mix consists of (16) Spacious Studios, (28) 1 Bed 1 Bath, (8) 2 Bed 1 Bath apartments. Capital Improvements Include: Majority of the units 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 systems that are heated through electrical baseboard heat throughout the portfolio. The Calumet Park 52 portfolio allows for investors to acquire strong cash flowing assets that are very well maintained with strong upside of rental increases.

PROPERTY HIGHLIGHTS

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

PROPERTY DESCRIPTION



PORTFOLIO DESCRIPTION

- 12500 S Lincoln - (8) Studio's (8) one Bedrooms (Top Left)
- 12510 S Lincoln - (8) Studio's (8) one Bedrooms (Top Right)
- 1200 W 127th St. - (12) One Bedrooms (Middle Building)
- 1234 W 127th St. - (8) Two Bedrooms (Bottom Building)
- Years Built: 1965 - 1966
- Overall Bldg SQFT: 37,500 SQFT
- Overall Lot Size: .68 Acres
- Heat: Boiler / Electric Baseboard
- Electrical: Newer/Separately Metered
- Roofs: (2 Brand New Roofs) (Slightly Older Patched where needed)
- Water Tanks: (2 New) (2 Slightly Older)
- Available Parking: 32 Spaces (Lincoln Properties)
- Laundry - No



SECTION 2
Property
Photos

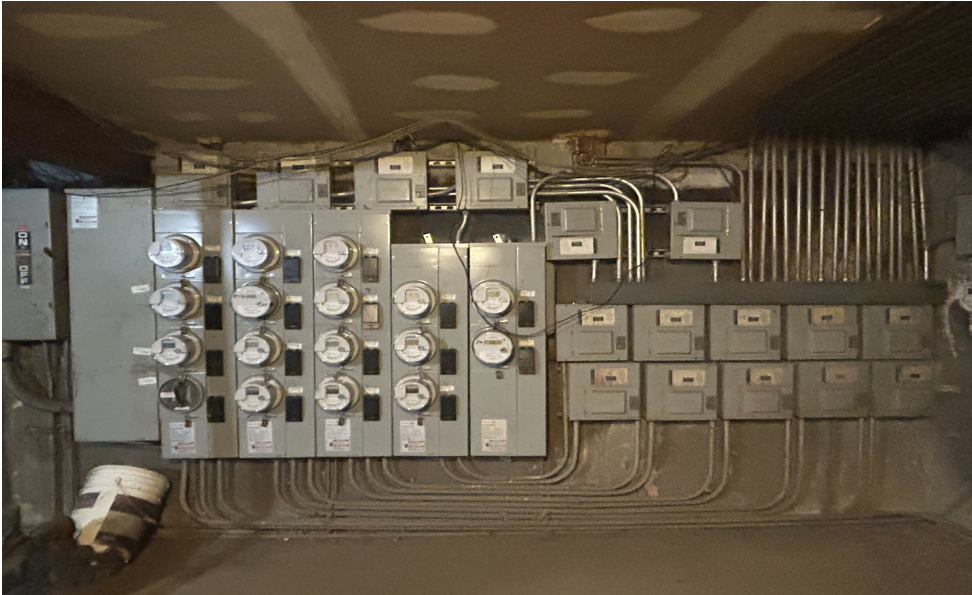
12500 & 12510 LINCOLN INTERIOR PHOTOS



1200 & 1234 @ 127TH INTERIOR PHOTOS



MECHANICAL PHOTOS





SECTION 3
Location
Information

INDIVIDUAL PROPERTY LOCATIONS





SECTION 4
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$3,600,000
PRICE PER SF	\$101
PRICE PER UNIT	\$69,231
GRM	6.27
CAP RATE	9.19%
CASH-ON-CASH RETURN (YR 1)	13.84%
TOTAL RETURN (YR 1)	\$180,461
DEBT COVERAGE RATIO	1.82

OPERATING DATA

GROSS SCHEDULED INCOME	\$573,960
OTHER INCOME	\$4,115
TOTAL SCHEDULED INCOME	\$578,075
VACANCY COST (5%)	\$28,698
GROSS INCOME	\$549,377
OPERATING EXPENSES	\$218,558
NET OPERATING INCOME	\$330,819
PRE-TAX CASH FLOW	\$149,515

FINANCING DATA

FINANCIAL SUMMARY

DOWN PAYMENT (30%)	\$1,080,000
LOAN AMOUNT	\$2,520,000
DEBT SERVICE (6.0% 30 YEARS)	\$181,304
DEBT SERVICE MONTHLY	\$15,108
PRINCIPAL REDUCTION (YR 1)	\$30,946

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$578,075
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EXPENSES SUMMARY

REPAIRS/MAINTENANCE	\$10,400
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CLEANING/DECORATING	\$6,500
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UTILITIES - GAS	\$18,610
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UTILITIES - ELECTRIC	\$1,996
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UTILITIES - WATER	\$19,746
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REAL ESTATE TAXES	\$93,246
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INSURANCE	\$20,800
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SCAVENGER	\$4,680
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JANITOR	\$5,980
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MANAGEMENT (5%)	\$27,500
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MISCELLANEOUS AND RESERVE	\$9,100
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OPERATING EXPENSES	\$218,558
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NET OPERATING INCOME	\$330,819
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SECTION 5
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

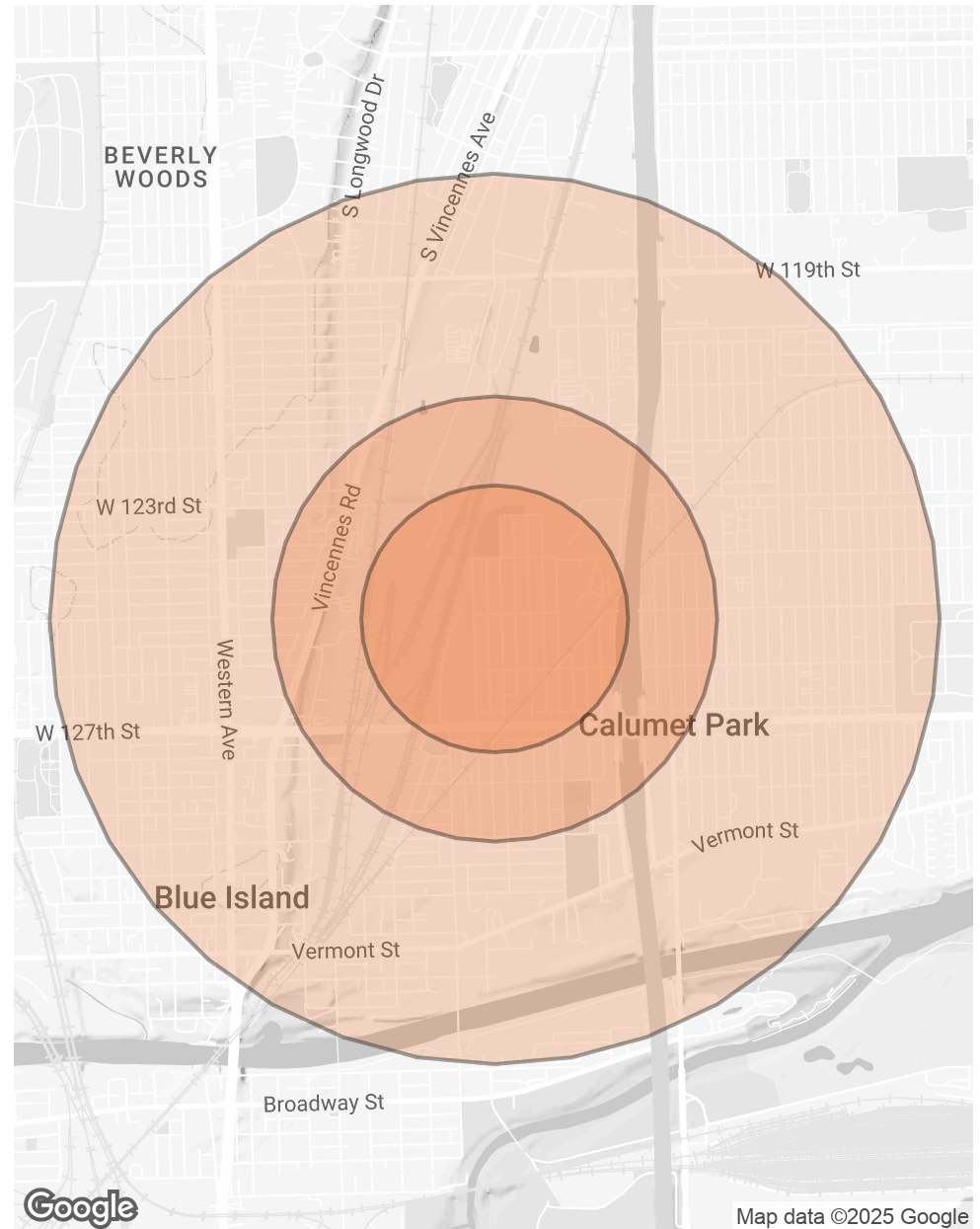
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	958	4,291	19,649
AVERAGE AGE	40	39	40
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	407	1,711	7,624
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$63,967	\$64,556	\$70,838
AVERAGE HOUSE VALUE	\$205,747	\$212,420	\$209,720

Demographics data derived from AlphaMap



DISCLAIMER

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