



## OFFERING MEMORANDUM

1346 W Irving Park Rd,  
Bensenville, IL 60106

STORE  
OR  
OFFICE  
FOR  
RENT  
08-651-2200

STORE  
OR  
OFFICE  
FOR  
RENT

1346 W IRVING  
(708) 538-0220

A DAY TOO  
EARLY

### PRESENTED BY:

Guzel Lubinski

President

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by iReal Estate Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# PROPERTY INFORMATION

# PROPERTY SUMMARY



## OFFERING SUMMARY

Sale Price:	\$685,000
Building Size:	5,096 SF
Cap Rate:	7.69%
Year Built:	1961
Number of Units:	6
Occupancy:	100%
Gross Annual Income:	\$76,200
Total Parking Spaces:	16
Zoning:	C-2
DuPage Real Estate Taxes (building):	\$11,934.26
DuPage Real Estate Taxes (parking lot):	\$440.72

# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 7.69% cap investment opportunity near Chicago
- Approximately 5,096 square feet building on a 6,970 square feet lot
- Fully occupied mixed-use, two-story building featuring 4 residential apartments on the second floor and 2 commercial units on the first floor
- Residential units are 1 bedroom/1 bathroom, with two units currently under 6-month written leases
- One commercial unit is occupied by Arcane Tattoo Studio, which has recently renewed a 3-year lease with annual escalations
- Another 3-year commercial lease with a new medical tenant (ultrasound testing) started on September 1st 2025 with an option to renew for 5 years at annual escalations
- All units are separately metered; tenants are responsible for gas and electricity
- Hardwood flooring throughout the entire building
- The property is well-maintained and has been updated with a newer roof (less than 5 years old)
- Ample parking available: 5 surface spaces at the front and 11 additional parking spaces in the rear
- Conveniently located near the Metra Wood Dale train station
- Low DuPage County real estate taxes
- Excellent visibility and high traffic counts
- Surrounded by numerous retailers, restaurants, and shops
- Just minutes from O'Hare Airport and downtown Chicago
- Easy access to I-290 and I-294
- Suitable for owner-occupants, value-add investors, or redevelopment opportunities

# INTERIOR PHOTOS

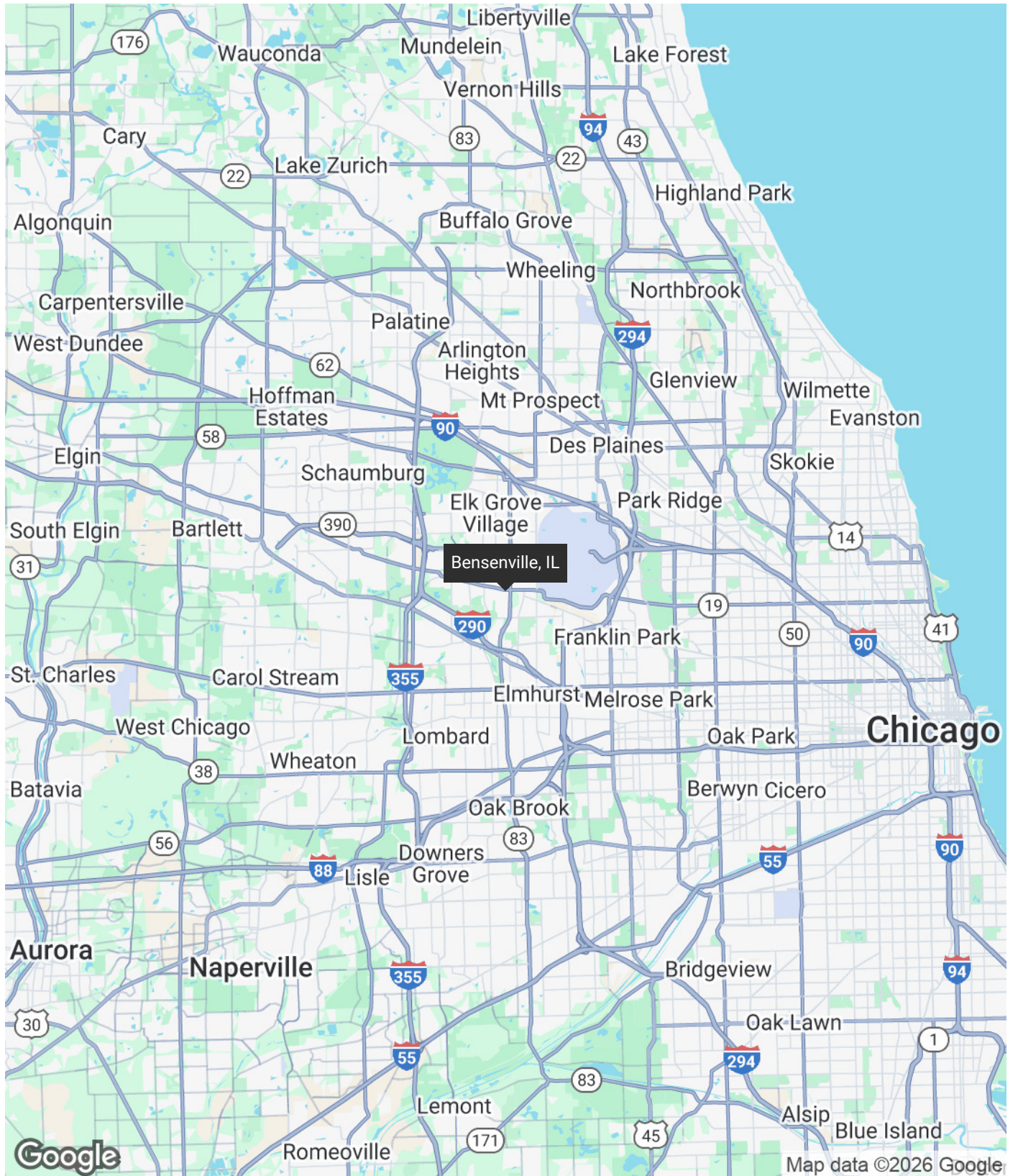


An aerial photograph of a university campus during autumn. The scene shows a wide road with a crosswalk, several cars, and a large brick building with a green roof on the right. Trees with yellow and orange leaves are scattered throughout. A large black rectangular box with a white border is centered in the upper half of the image, containing the text 'LOCATION INFORMATION' in gold, all-caps, sans-serif font.

# LOCATION INFORMATION

**OFFERING MEMORANDUM** | 1346 W Irving Park Rd, Bensenville, IL 60106

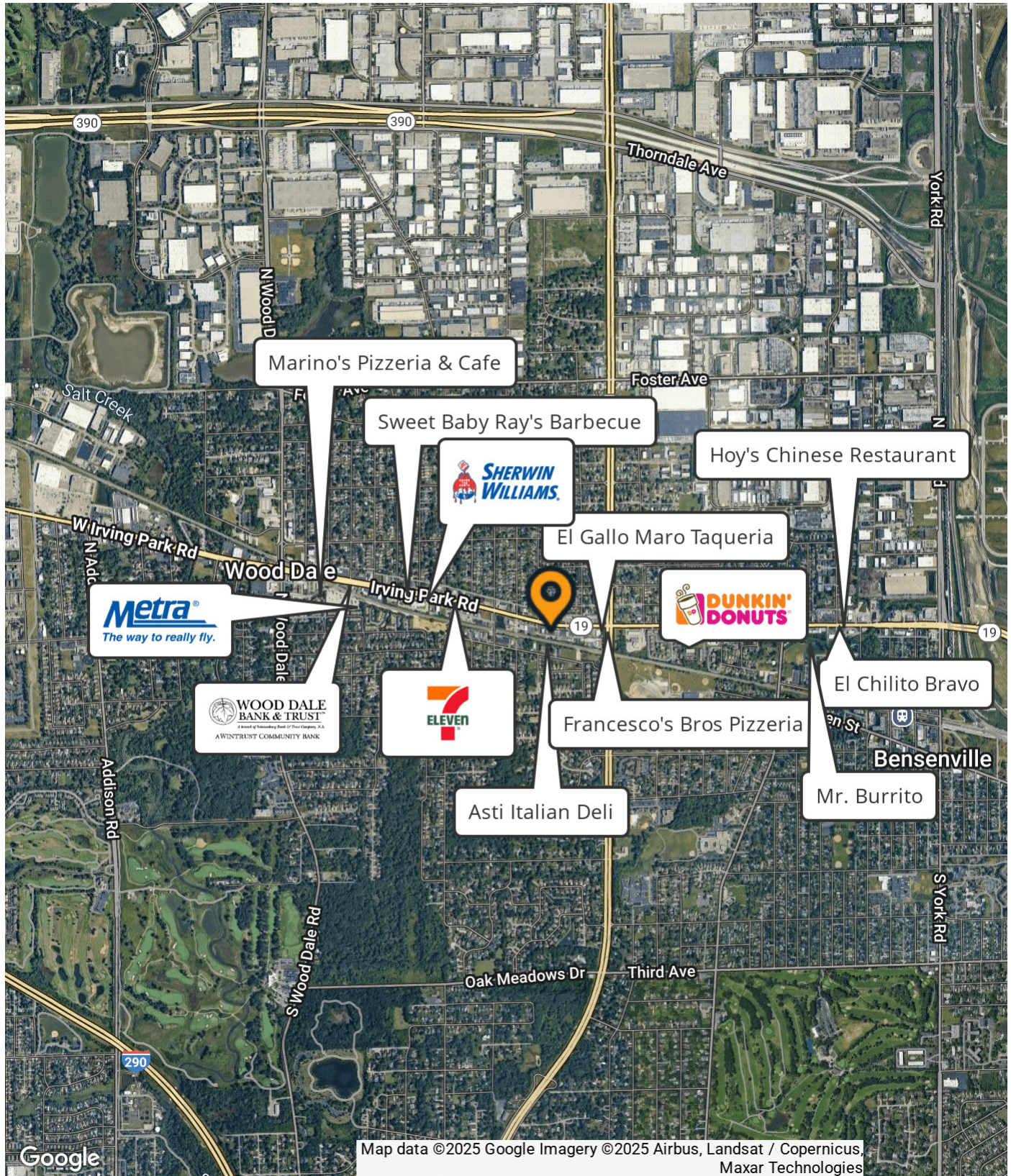
# REGIONAL MAP



# AERIAL



# RETAILER MAP





# FINANCIAL ANALYSIS

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$685,000
Price per SF	\$134
Price per Unit	\$114,167
Cap Rate	7.69%
Occupancy	100%

## OPERATING DATA

Gross Scheduled Income	\$76,200
Operating Expenses	\$23,490
Net Operating Income	\$52,710

# INCOME & EXPENSES

## INCOME SUMMARY

<b>GROSS INCOME</b>	<b>\$76,200</b>
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## EXPENSES SUMMARY

2023 Real Estate Property Taxes (building)	\$11,934
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2023 Real Estate Property Taxes (parking lot)	\$441
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Building Insurance	\$1,920
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Electricity	\$1,200
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Gas	\$1,080
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Water & Sewer	\$4,600
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Scavenger	\$1,315
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Repairs & Maintenance	\$1,000
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<b>OPERATING EXPENSES</b>	<b>\$23,490</b>
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<b>NET OPERATING INCOME</b>	<b>\$52,710</b>
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## RENT ROLL

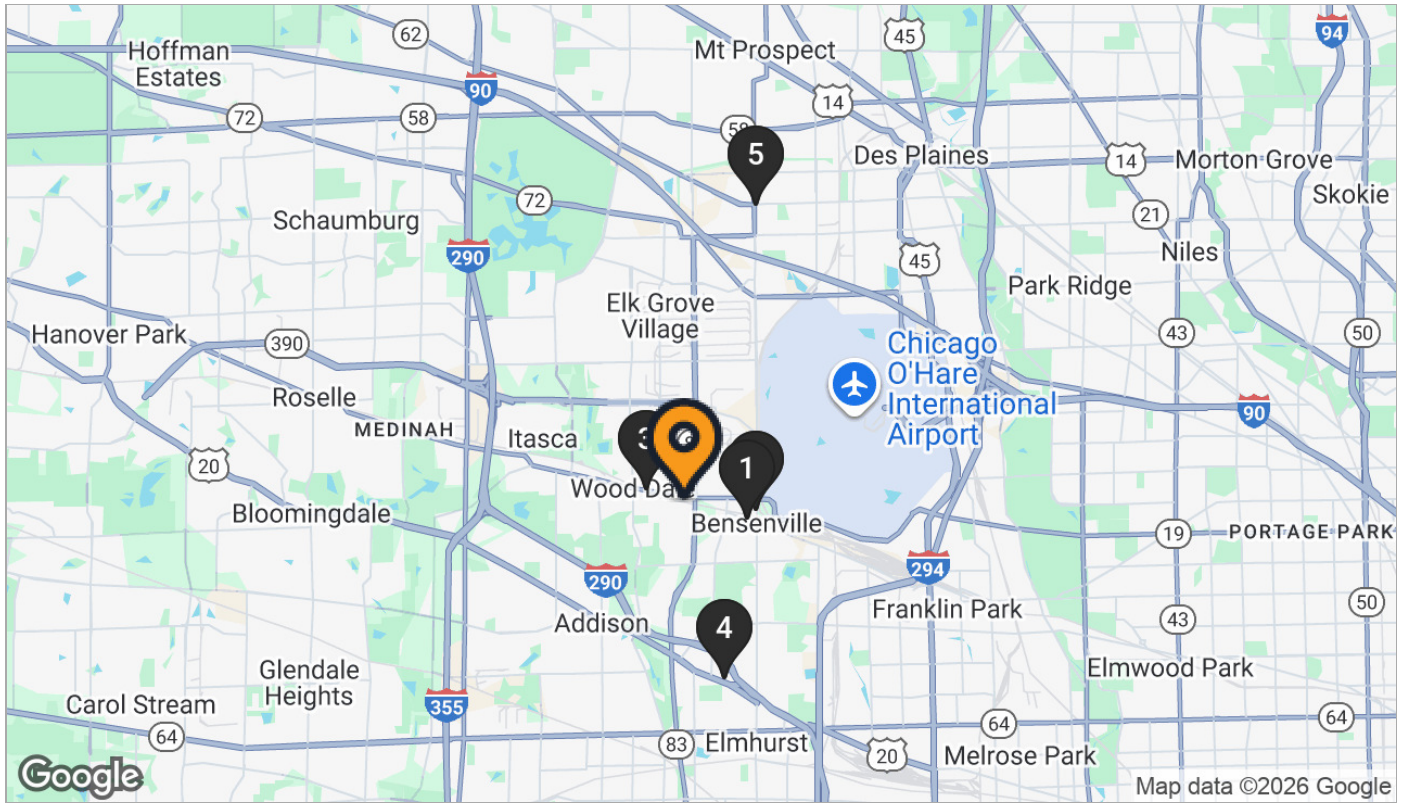
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	MONTHLY RENT	LEASE START	LEASE END
2NE*	Residential Tenant	500 SF	9.81%	\$925	01/01/2026	06/30/2026
2NW*	Residential Tenant	500 SF	9.81%	\$925	01/01/2026	06/30/2026
2SE	Residential Tenant	500 SF	9.81%	\$900	month-to-month	-
2SW	Residential Tenant	500 SF	9.81%	\$900	month-to-month	-
Unit B	Arcane Tattoo Studio	1,000 SF	19.62%	\$1,300	04/01/2025	03/31/2028
Unit A	Life in 3D	1,000 SF	19.62%	\$1,400	09/01/2025	09/01/2028
<b>TOTALS</b>		<b>4,000 SF</b>	<b>78.48%</b>	<b>\$6,350</b>		

NOTES: It's a mix-use 2-story building with 4 fully rented residential apartments on the 2nd floor and 2 commercial units on the 1st floor. All residential units are 1 bed/1 bath apartments. 2NE\* and 2NW\* apartments have 6-month written gross leases. There is hardwood flooring throughout the building. All units are separately metered. Tenants pay gas and electricity. Commercial Unit B is occupied by Arcane Tattoo Studio which has recently renewed a 3-year gross lease with \$50 annual escalations. Another 3-year commercial lease with a new medical tenant (ultrasound testing) started on September 1st 2025 with an option to renew for 5 years at annual escalations.



# SALE COMPARABLES

# SALE COMPS MAP & SUMMARY

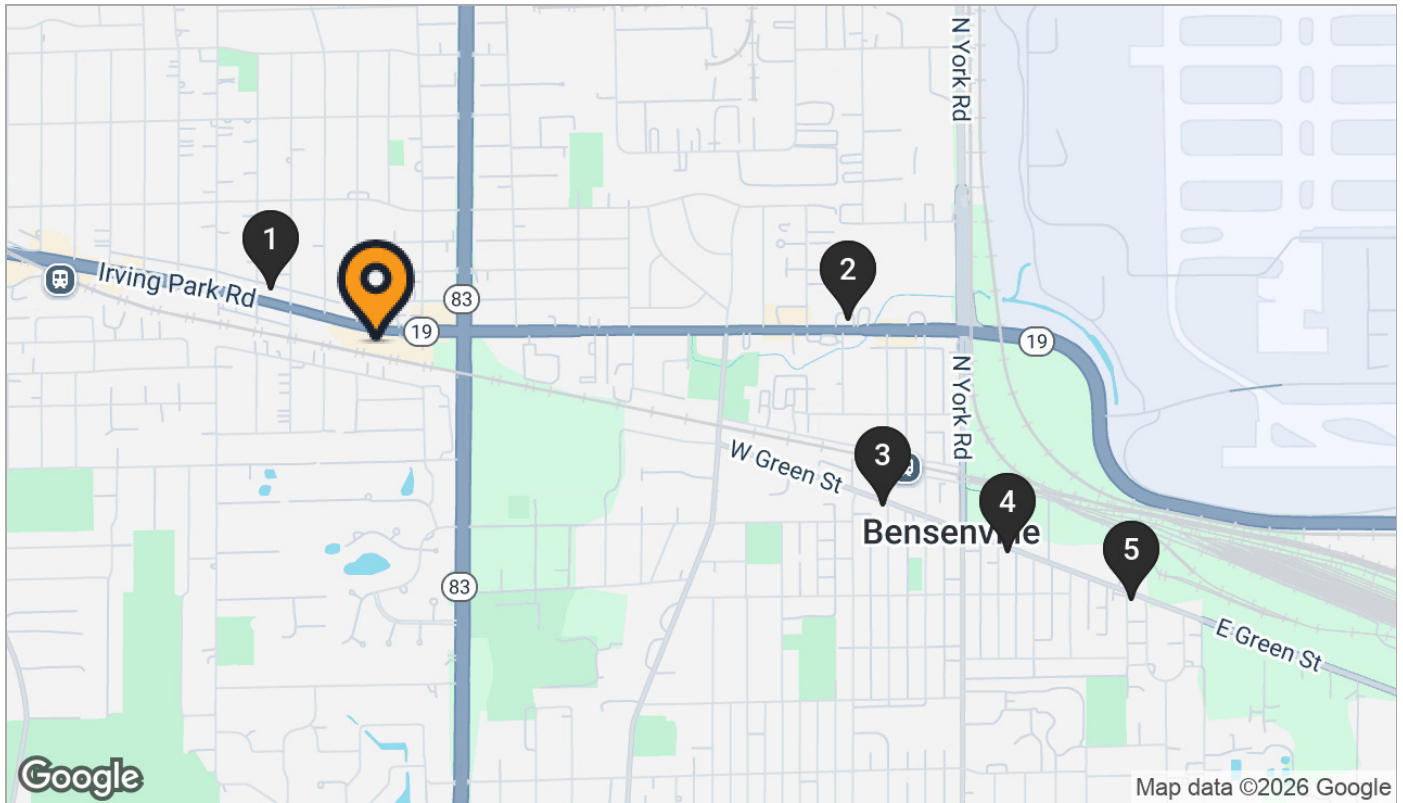


	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF	DEAL STATUS
★	<b>7.69% Cap Mixed-Use Investment Opportunity</b> 1346 W Irving Park Rd Bensenville, IL	\$685,000	5,096 SF	\$134.42	Subject Property
1	<b>130 S Addison St</b> Bensenville, IL	\$920,000	7,841 SF	\$117.33	Sold 1/22/2025
2	<b>18-22-26 N York Rd</b> Bensenville, IL	\$745,000	7,405 SF	\$100.61	Sold 12/18/2024
3	<b>200 E Irving Park</b> Wood Dale, IL	\$1,800,000	9,660 SF	\$186.34	Sold 12/9/2022
4	<b>363 W Lake St, Elmhurst, IL</b> Elmhurst, IL	\$1,200,000	7,378 SF	\$162.65	Sold 8/22/2022
5	<b>1225 Elmhurst Rd</b> Des Plaines, IL	\$780,000	4,620 SF	\$168.83	Sold 9/20/2023
<b>AVERAGES</b>		<b>\$1,089,000</b>	<b>7,381 SF</b>	<b>\$147.15</b>	



# LEASE COMPARABLES

# LEASE COMPS MAP & SUMMARY



	NAME/ADDRESS	DEAL STATUS	LEASE RATE	LEASE TYPE
★	<b>7.69% Cap Mixed-Use Investment Opportunity</b> 1346 W Irving Park Rd Bensenville, IL	Subject Property	-	-
1	<b>365 E Irving Park Rd</b> Wood Dale, IL	Leased	\$14.41 /yr	Gross
2	<b>227-239 W Irving Park Rd</b> Bensenville, IL	Leased	\$14.83 /yr	Gross
3	<b>130 - 132 S Addison St</b> Bensenville, IL	Leased	\$16.54 /yr	Gross
4	<b>118 E Grand Ave</b> Elmhurst, IL	Leased	\$14.61 /yr	Gross
5	<b>414 E Green St</b> Bensenville, IL	Leased	\$16.12 /yr	Gross
<b>AVERAGES</b>			<b>\$15.30 /YR</b>	

An aerial photograph of a university campus during autumn. The scene is dominated by trees with vibrant yellow and orange foliage. In the foreground, a paved road with a crosswalk and a traffic light is visible. To the right, a large, multi-story brick building with a green roof and a sign that says "HALL" is prominent. The sky is a clear, bright blue. A large black rectangular box with a white border is centered over the image, containing the word "DEMOGRAPHICS" in gold capital letters.

# DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,798	64,024	188,517
Average Age	41	41	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,070	22,751	68,404
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$100,165	\$106,673	\$110,111
Average House Value	\$323,640	\$345,760	\$352,219

## RACE

	1 MILE	3 MILES	5 MILES
% White	53.7%	54.8%	54.8%
% Black	1.9%	2.9%	3.1%
% Asian	6.0%	6.6%	7.6%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	1.7%	1.6%	1.5%
% Other	19.5%	19.1%	18.6%

Demographics data derived from AlphaMap

