



**BRIAN
PROPERTIES, INC.**



Retail Property For Sale

5301 N. Harlem Ave.

Chicago, IL 60656

SCOTT WHISLER, CCIM
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BRIAN PROPERTIES, INC.
638-640 E. Golf Rd | Arlington Heights, IL 60005
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PROPERTY DESCRIPTION

Explore an exceptional investment opportunity with this 3,234 SF retail building, exuding timeless appeal since its establishment in 1963. This well-maintained property, zoned 1 to accommodate various commercial uses, offers 100% occupancy, guaranteeing immediate returns for the discerning investor. Situated in the heart of the dynamic Chicago market, the prime location affords high visibility, easy accessibility, and prominent signage opportunities, ensuring maximum exposure for retail operations. With a robust infrastructure and proximity to major transportation routes and public transit, this property stands as a compelling investment in the thriving retail landscape. Don't miss the chance to secure a lucrative asset in this coveted market.

PROPERTY HIGHLIGHTS

- 3,234 SF building offering ample space for retail operations
- Prime location within the vibrant Chicago market
- Fully occupied, ensuring immediate income for the investor

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	3,284 SF
Building Size:	3,234 SF
NOI:	\$72,526.25
Cap Rate:	6.04%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	129	9,139	36,448
Total Population	409	21,540	84,309
Average HH Income	\$119,057	\$91,097	\$84,348



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LOCATION DESCRIPTION

Discover a prime investment opportunity in the thriving commercial hub of Chicago! Nestled within close proximity to O'Hare International Airport, the bustling neighborhood offers a strategic location for a Retail/Free Standing Building investment. The area brims with high consumer traffic and unparalleled visibility, presenting an ideal setting for attracting business. Nearby, the iconic Rosemont Theatre, Fashion Outlets of Chicago, and entertainment venues create a vibrant atmosphere, enticing visitors from near and far. With easy access to major highways and public transportation, the location provides convenience for both customers and employees. Don't miss the chance to capitalize on this dynamic market and elevate your investment portfolio in Chicago's coveted retail landscape.



BUILDING INFORMATION

NOI	\$72,526.25
Cap Rate	6.04%
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1963
Construction Status	Existing

PROPERTY HIGHLIGHTS

- 3,234 SF building offering ample space for retail operations
- Prime location within the vibrant Chicago market
- Fully occupied, ensuring immediate income for the investor
- Well-maintained property with strong curb appeal
- High visibility and accessibility for customer convenience
- Proximity to major transportation routes and public transit



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LOCATION INFORMATION

Section 1

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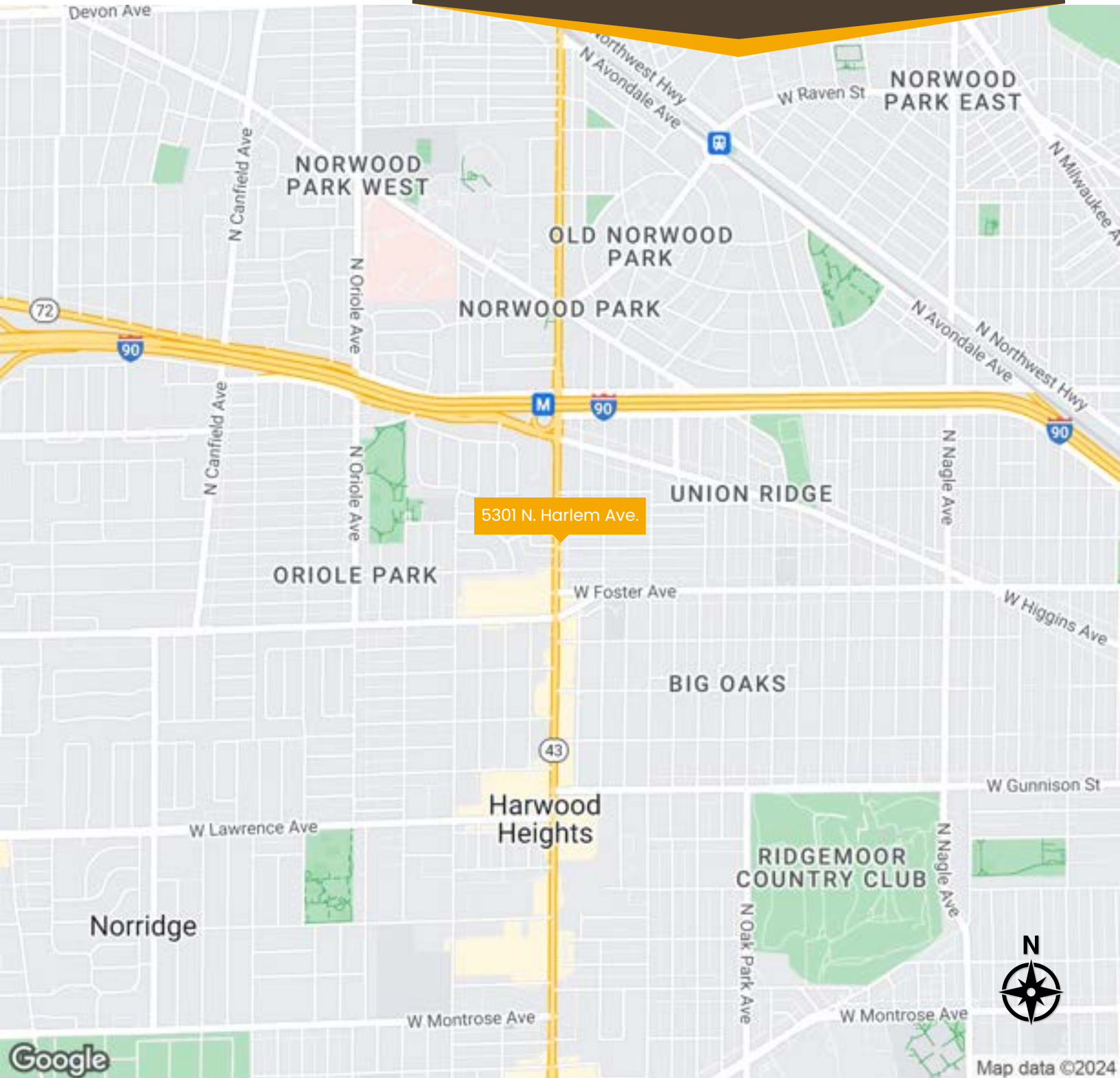
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REGIONAL MAP

5301 N. HARLEM AVE.
CHICAGO, IL 60656



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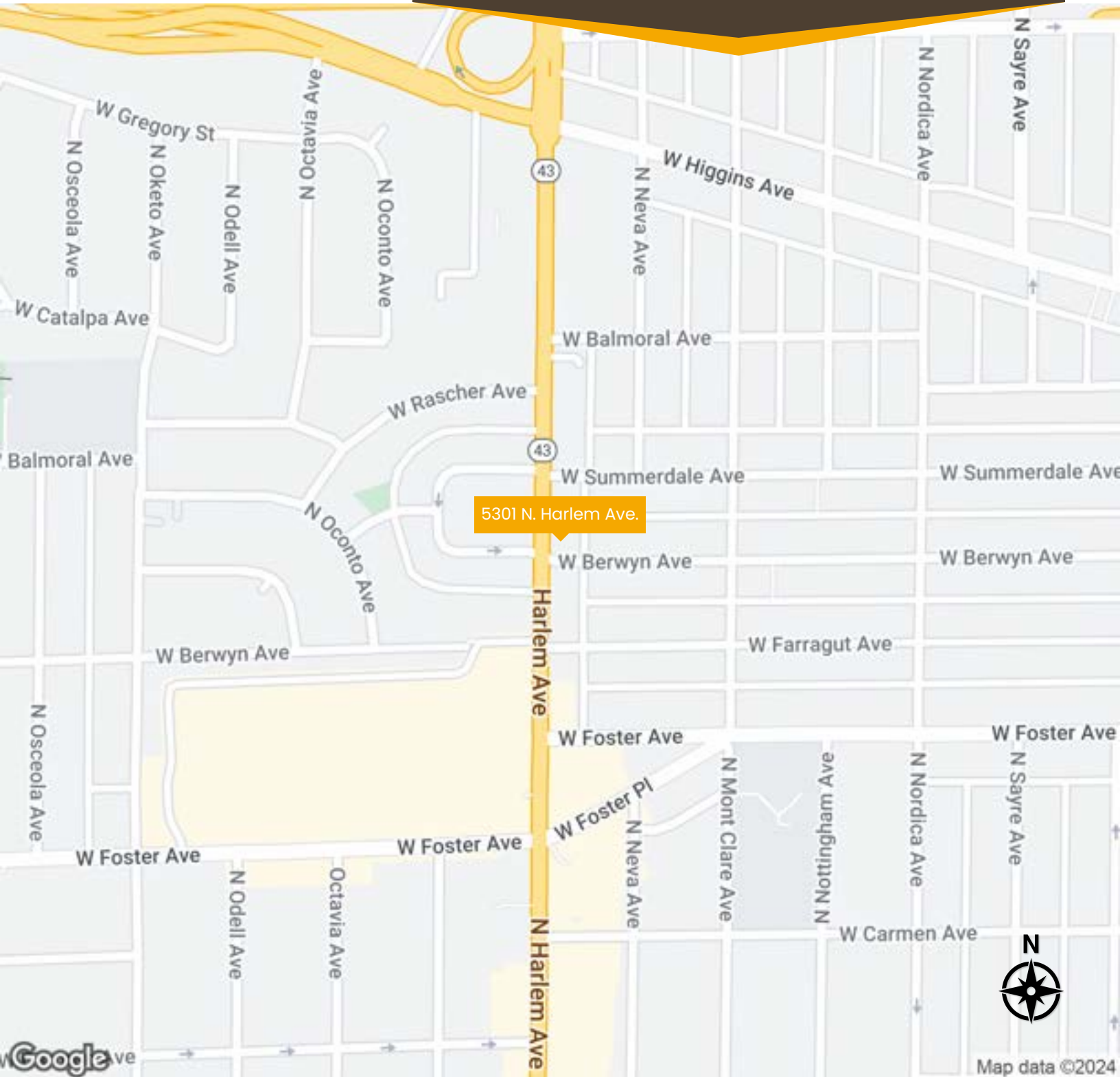
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LOCATION MAP

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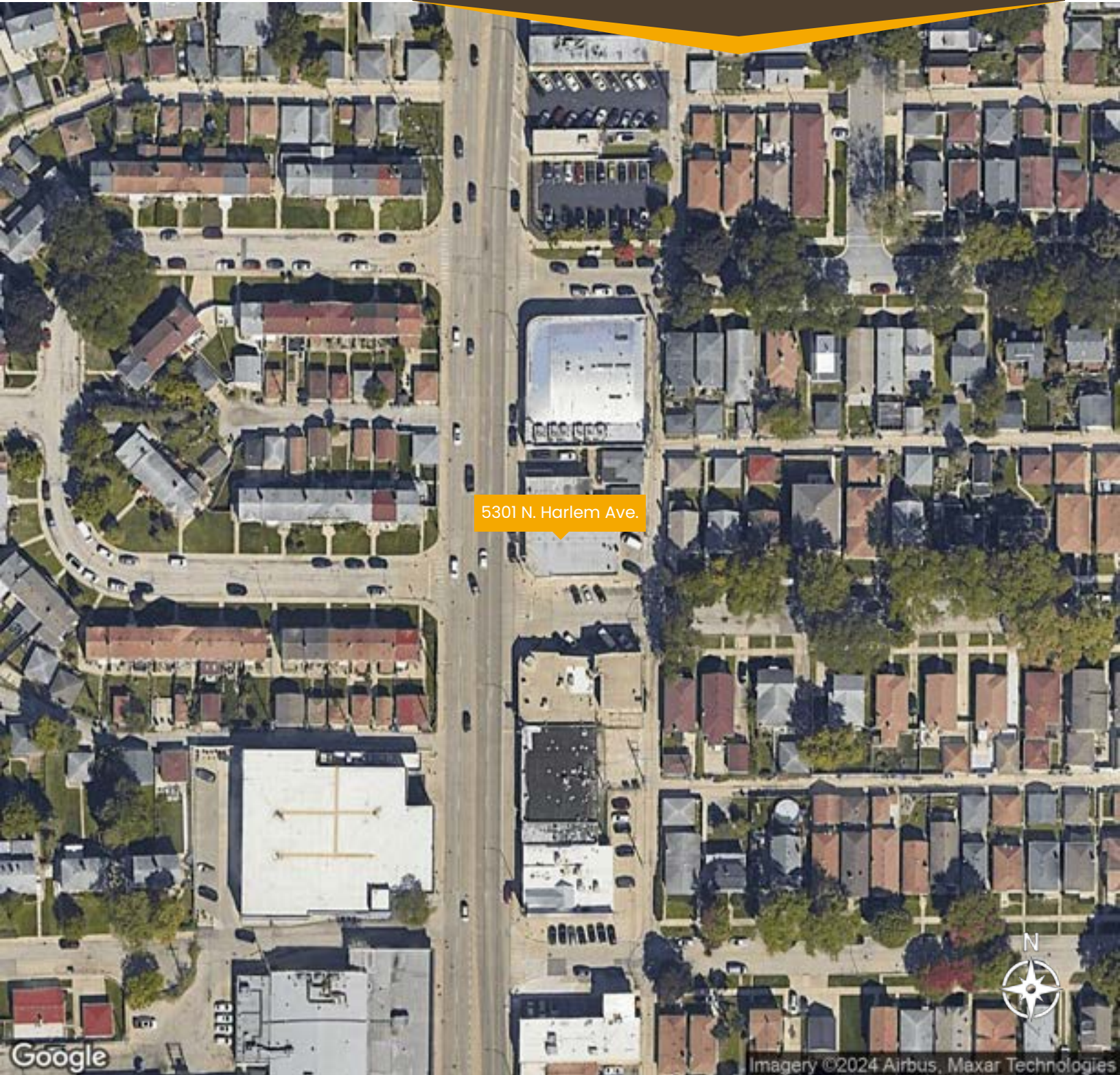
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AERIAL MAP

5301 N. HARLEM AVE.
CHICAGO, IL 60656



5301 N. Harlem Ave.

Google

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FINANCIAL ANALYSIS

Section 2

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INVESTMENT OVERVIEW

Price	\$1,200,000
Price per SF	\$371
CAP Rate	6.04%
Cash-on-Cash Return (yr 1)	0.80%
Total Return (yr 1)	\$16,234
Debt Coverage Ratio	1.04

OPERATING DATA

Total Scheduled Income	\$99,775
Gross Income	\$99,775
Operating Expenses	\$27,249
Net Operating Income	\$72,526
Pre-Tax Cash Flow	\$2,882

FINANCING DATA

Down Payment	\$360,000
Loan Amount	\$840,000
Debt Service	\$69,644
Debt Service Monthly	\$5,803
Principal Reduction (yr 1)	\$13,352



INCOME SUMMARY

PER SF

Rent	\$70,440	\$21.78
Estimated Real Estate Taxes	\$21,600	\$6.68
Recovery CAM	\$7,735	\$2.39
GROSS INCOME	\$99,775	\$30.85

EXPENSES SUMMARY

PER SF

Real Estate Taxes	\$19,514	\$6.03
Insurance	\$3,135	\$0.97
Management Fee @ 5%	\$4,600	\$1.42
OPERATING EXPENSES	\$27,249	\$8.43
NET OPERATING INCOME	\$72,526	\$22.43



RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
5301	JC Licht, LLC	3,234 SF	100%	\$21.78	\$70,440	4/1/2019	3/31/2029
TOTALS		3,234 SF	100%	\$21.78	\$70,440		



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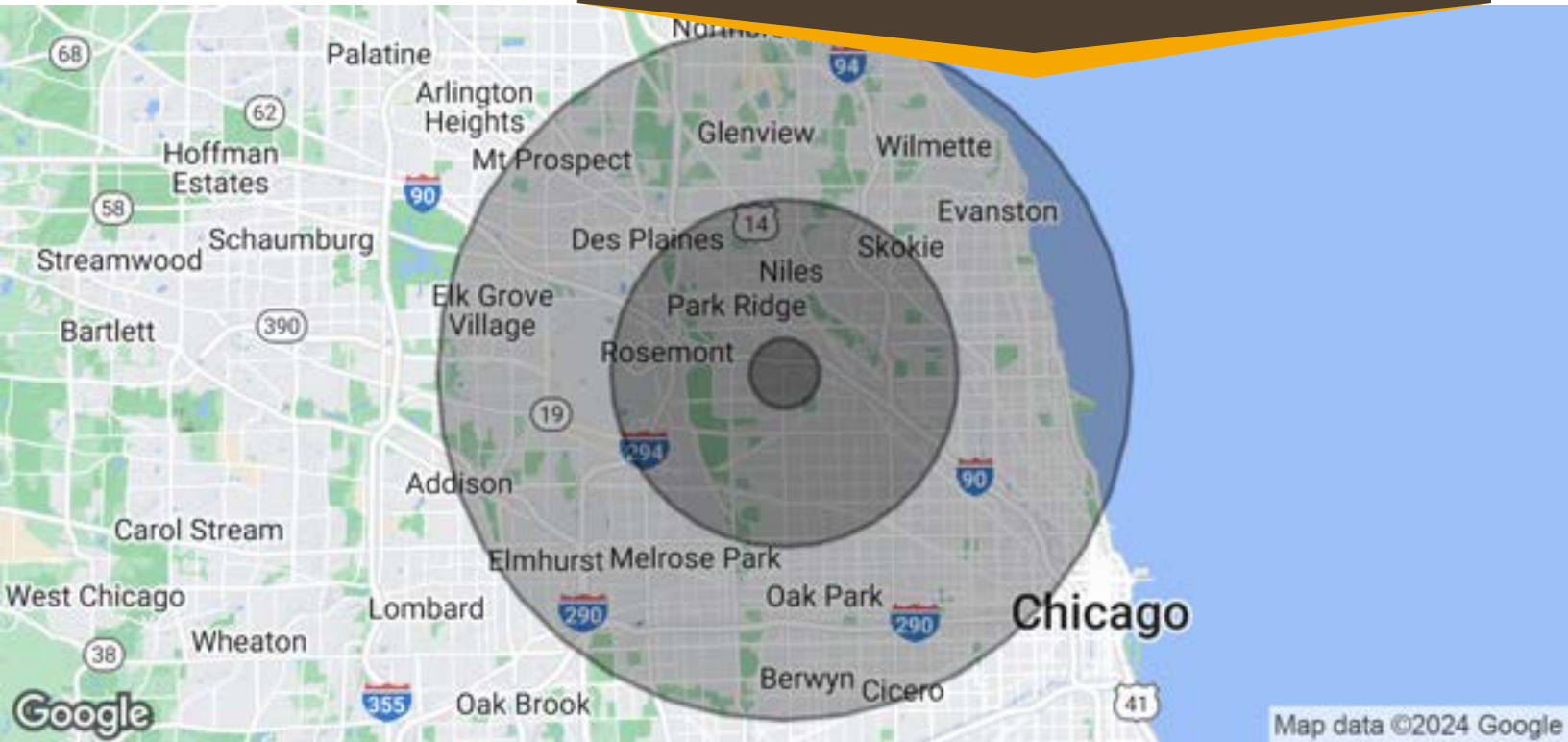
DEMOGRAPHICS

Section 3

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	409	21,540	84,309
Average Age	43.6	42.5	41.4
Average Age (Male)	44.9	43.5	41.4
Average Age (Female)	43.9	42.0	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	129	9,139	36,448
# of Persons per HH	3.2	2.4	2.3
Average HH Income	\$119,057	\$91,097	\$84,348
Average House Value	\$233,610	\$203,047	\$176,673

2020 American Community Survey (ACS)



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