

A Mixed Use Commercial + Multi-Family Investment Offering
5801 N. NORTHWEST HIGHWAY
CHICAGO, IL 60631



MIXED USE COMMERCIAL + MULTI-FAMILY | PRIME NORWOOD PARK LOCATION

PRESENTED BY:

JOHN MEYER
SENIOR MANAGING DIRECTOR
312.415.9586
john@33realty.com



NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631

**Confidentiality & Disclaimer**

All materials and information received or derived from 33 Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither 33 Realty, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. 33 Realty, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. 33 Realty, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. 33 Realty, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 33 Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

TABLE OF CONTENTS	2
OFFERING INFORMATION	3
PROPERTY DESCRIPTION	4
EXECUTIVE SUMMARY	5
PROPERTY DETAILS	6
EXTERIOR PHOTOS	7
APARTMENT PHOTOS	8
APARTMENT PHOTOS	9
COMMERCIAL SPACE PHOTOS	10
FINANCIAL ANALYSIS	11
INCOME & EXPENSES	12
FINANCIAL SUMMARY	13
RENT ROLL	14
LOCATION INFORMATION	16
LOCATION MAP	17
AERIAL MAP	18
DEMOGRAPHICS	19
DEMOGRAPHICS MAP & REPORT	20
ADVISOR BIOS	21
ADVISOR BIO 1	22

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL



1. OFFERING INFORMATION

PRESENTED BY:

JOHN MEYER
SENIOR MANAGING DIRECTOR
312.415.9586
john@33realty.com



NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



PROPERTY DESCRIPTION

33 Realty's pleased to present for sale 5801 N. Northwest Highway in Chicago, IL 60631. Completed in 1991, this approximately 9,000 SF mixed use building contains co-working type office space (former real estate office) and a successful day care operation on the first floor with 5 one bedroom/one bathroom apartments on the second floor. There's a 6th apartment in the basement.

The site includes a large 8,250 SF parcel with a spacious rear yard and rear parking for 5 vehicles. The property generates multiple income streams via the month to month rental of individual desks to tenants, in addition to the first floor day care center and the 2nd floor apartments.

5801 N. Northwest Highway presents a tremendous opportunity to add value by bringing rents to market value for either a pure investor or as an owner user for the first floor commercial space.

LOCATION DESCRIPTION

Discover the vibrant surroundings of this prime Chicago location. Situated in the heart of Chicago's Northwest Highway corridor, the area boasts a dynamic mix of modern amenities and cultural attractions.

Just minutes from O'Hare International Airport, the location offers unparalleled connectivity for businesses and visitors alike.

Nearby, Cumberland CTA Blue Line Station provides easy access to the city center, while the bustling Parkway Bank Park entertainment district presents an array of dining, shopping, and entertainment options. With its proximity to major highways, top-tier hotels, and renowned corporate headquarters, this area is a strategic choice for savvy Office Building investors seeking a thriving and accessible locale.

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631

**PROPERTY SUMMARY**

Sale Price:	\$1,799,000
Number Of Units:	10
Current Cap Rate:	5.96%
NOI:	\$107,156
Lot Size:	0.19 Acres
Building Net Rentable SF:	8,950 SF
Year Built:	1991
Renovated:	2024
Zoning:	C1-1

EXECUTIVE SUMMARY**PROPERTY HIGHLIGHTS**

- Mixed Use Commercial + Retail + Multi-Family
- 6 One Bedroom/One Bathroom Apartments
- 1991 Construction
- Tremendous Value Add Potential
- Only Blocks from Norwood Park & Gladstone Park Metra Stops
- 6 Individual Gas Forced Air Furnaces
- In Place Cash Flow
- Pitched Roof Replaced in 2014
- Minutes from I-90
- On Site Laundry
- Below Market Apartment Rents
- Tenant Storage
- Copper Plumbing & Electric Throughout
- 6 Hot Water Tanks and 10 Condensers
- Parking for 5 Vehicles
- Bus Stop in Front of the Building
- Co-Working Space

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



Sale Price

\$1,799,000**LOCATION INFORMATION**

Building Name

Norwood Park East | Prime Mixed Use |
Multi-Family + Commercial

Street Address

5801 N. Northwest Highway

City, State, Zip

Chicago, IL 60631

County

Cook

BUILDING INFORMATION

Building Size

8,950 SF

NOI

\$107,156.00

Cap Rate

5.96

Number of Floors

2

Year Built

1991

Year Last Renovated

2024

Number of Buildings

1

PROPERTY INFORMATION

Property Type

Mixed Use

Property Subtype

Commercial + Apartments

Zoning

C1-1

Lot Size

8,250 SF

APN #

13-06-409-033-0000 & 13-06-409-034-
0000

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



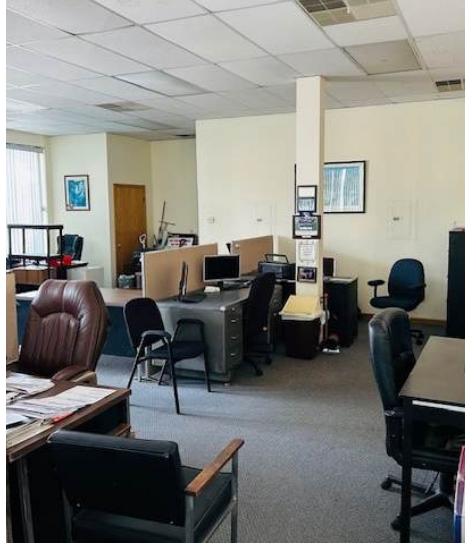
NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



A Multifamily Investment Offering

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL



2. FINANCIAL ANALYSIS

PRESENTED BY:

JOHN MEYER
SENIOR MANAGING DIRECTOR
312.415.9586
john@33realty.com



NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 66031



INCOME SUMMARY	CURRENT	% OF SGI	PER SF	PROFORMA	% OF SGI	PER SF
Rental Income	\$156,400	103.9%	\$17.47	\$196,740	103.6%	\$21.98
Laundry Income	\$2,000	1.3%	\$0.22	\$3,000	1.6%	\$0.34
Less Vacancy 5%	(\$7,920)	-5.3%	(\$0.88)	(\$9,837)	-5.2%	(\$1.10)
TOTAL INCOME	\$150,480		\$16.81	\$189,903		\$21.22
EXPENSE SUMMARY	CURRENT	% OF SGI	PER SF	PROFORMA	% OF SGI	PER SF
Taxes	\$14,185	9.4%	\$1.58	\$19,000	10.0%	\$2.12
Insurance	\$6,024	4.0%	\$0.67	\$6,300	3.3%	\$0.70
Gas	\$1,950	1.3%	\$0.22	\$2,000	1.1%	\$0.22
Electric	\$695	0.5%	\$0.08	\$700	0.4%	\$0.08
Water	\$3,000	2.0%	\$0.34	\$4,000	2.1%	\$0.45
Trash	\$3,150	2.1%	\$0.35	\$3,100	1.6%	\$0.35
Landscaping/Snow*	\$2,000	1.3%	\$0.22	\$2,000	1.1%	\$0.22
Repairs & Maintenance*	\$3,500	2.3%	\$0.39	\$4,000	2.1%	\$0.45
Management/Janitor*	\$6,000	4.0%	\$0.67	\$6,500	3.4%	\$0.73
Reserves**	\$2,920	1.9%	\$0.33	\$2,920	1.5%	\$0.33
OPERATING EXPENSES	\$43,424	28.9%	\$4.85	\$50,520	26.6%	\$5.64
NET OPERATING INCOME	\$107,156		\$11.97	\$139,383		\$15.57

*Broker Estimate

**\$0.33 per SF

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631

**INVESTMENT OVERVIEW**

	CURRENT	PROFORMA
Price	\$1,799,000	\$1,900,000
Price per Unit	\$179,900	\$190,000
Gross Rent Multiplier ("GRM")	11.5	9.66
CAP Rate	5.96%	7.34%
Cash-on-Cash Return (yr 1)	4.00%	9.63%
Total Return (yr 1)	\$36,261	\$68,488
Debt Coverage Ratio	1.18	1.53

OPERATING DATA

	CURRENT	PROFORMA
Gross Scheduled Income	\$156,400	\$196,740
Other Income	\$2,000	\$3,000
Total Scheduled Income	\$158,400	\$199,740
Vacancy Cost	(\$7,820)	(\$9,837)
Gross Income	\$150,580	\$189,903
Operating Expenses	\$43,424	\$50,520
Net Operating Income	\$107,156	\$139,383
Pre-Tax Cash Flow	\$15,986	\$48,213

FINANCING DATA

	CURRENT	PROFORMA
Down Payment	\$399,700	\$500,700
Loan Amount	\$1,399,300	\$1,399,300
Debt Service	\$91,170	\$91,170
Debt Service Monthly	\$7,597	\$7,597
Principal Reduction (yr 1)	\$20,275	\$20,275

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT (PER SF)
Unit 1	1	1	825	06/01/25	05/31/26	\$1,135	\$1.38	\$1,400	\$1.70
Unit 2	1	1	825	02/01/26	01/31/27	\$1,200	\$1.45	\$1,400	\$1.70
Unit 3	1	1	825	06/01/25	05/31/26	\$1,135	\$1.38	\$1,400	\$1.70
Unit 4	1	1	825	08/01/25	07/31/26	\$1,300	\$1.58	\$1,400	\$1.70
Unit 5	1	1	825	06/01/25	05/31/26	\$1,300	\$1.58	\$1,400	\$1.70
Basement Unit	1	1	825	mo/mo		\$1,020	\$1.24	\$1,200	\$1.45
Helen Lucy Daycare Space			2,600	mo/mo		\$4,050	\$1.56	\$4,300	\$1.65
office			200	mo/mo		\$375	\$1.88	\$450	\$2.25
desk			50	mo/mo		\$175	\$3.50	\$250	\$5.00
desk			50	mo/mo		\$175	\$3.50	\$250	\$5.00
desk			50	mo/mo		\$175	\$3.50	\$250	\$5.00
desk			50	mo/mo		\$175	\$3.50	\$250	\$5.00
desk			50	mo/mo		\$175	\$3.50	\$250	\$5.00
desk			50	mo/mo		\$200	\$4.00	\$250	\$5.00
desk			50	mo/mo		\$200	\$4.00	\$250	\$5.00
desk			50	mo/mo		\$70	\$1.40	\$200	\$4.00
desk			50	mo/mo		\$50	\$1.00	\$100	\$2.00
desk			50	mo/mo		\$50	\$1.00	\$100	\$2.00
desk			50	mo/mo		\$50	\$1.00	\$100	\$2.00
desk			50	mo/mo		\$175	\$3.50	\$200	\$4.00

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT (PER SF)
desk			50	mo/mo		\$175	\$3.50	\$200	\$4.00
vacant office			500	mo/mo		\$0	\$0.00	\$450	\$0.90
Totals/Averages			8,950			\$13,560	\$1.52	\$16,300	\$3.16

A Multifamily Investment Offering

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL



3. LOCATION INFORMATION



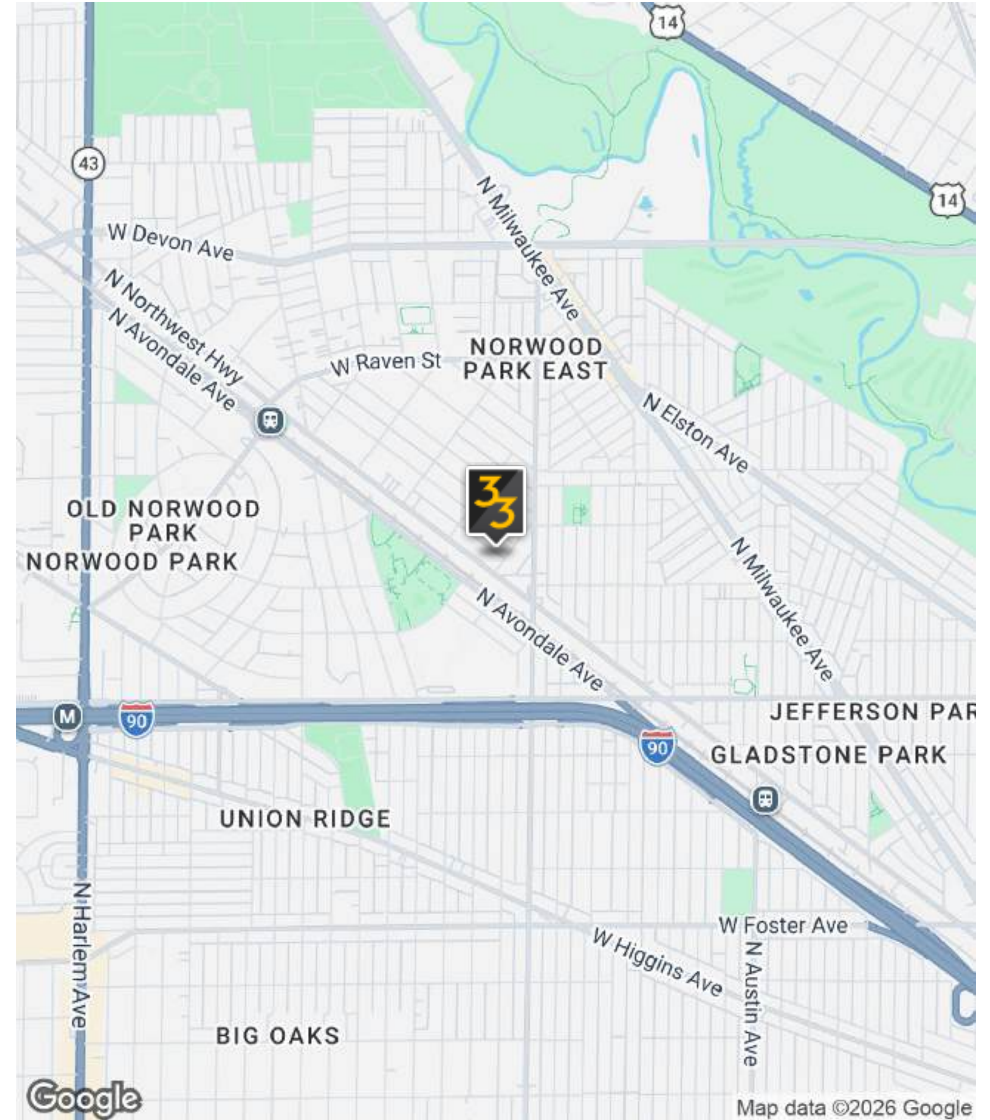
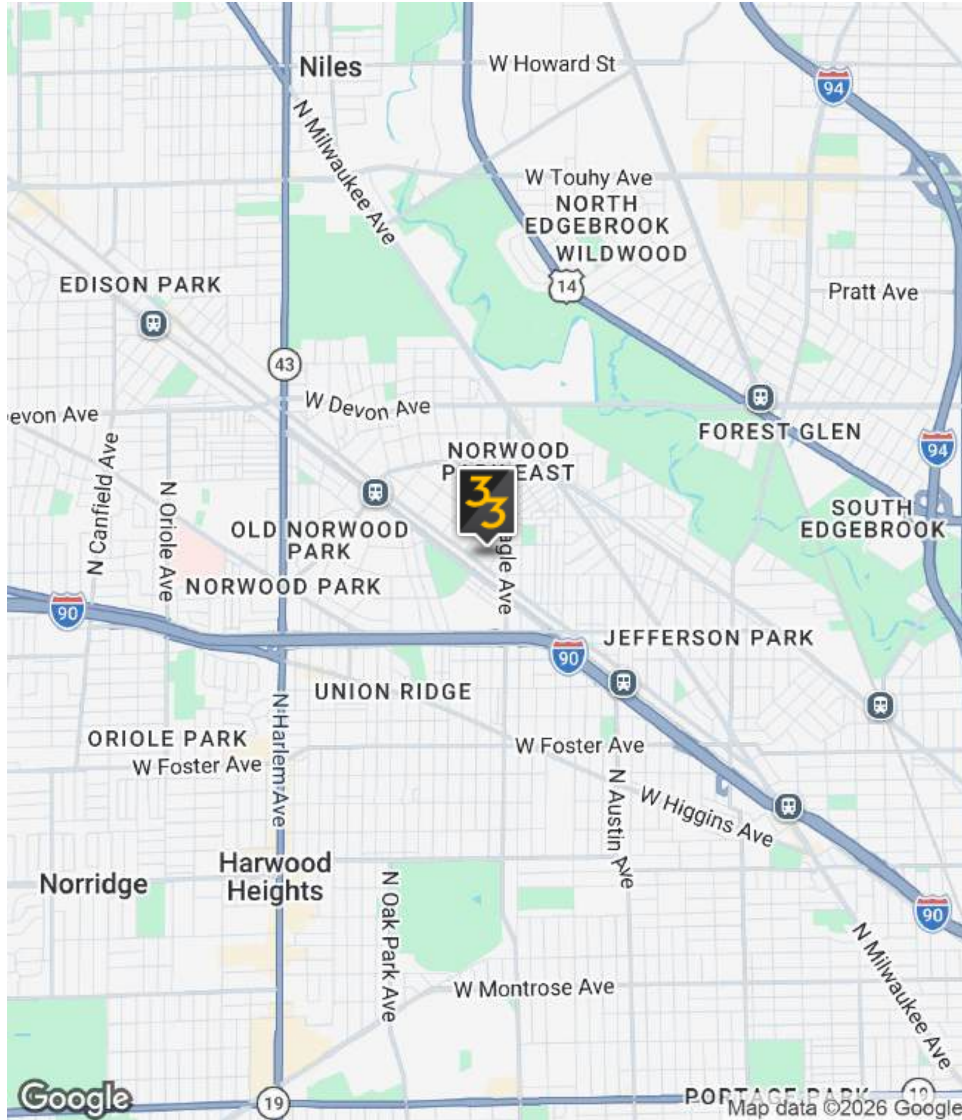
PRESENTED BY:

JOHN MEYER
SENIOR MANAGING DIRECTOR
312.415.9586
john@33realty.com



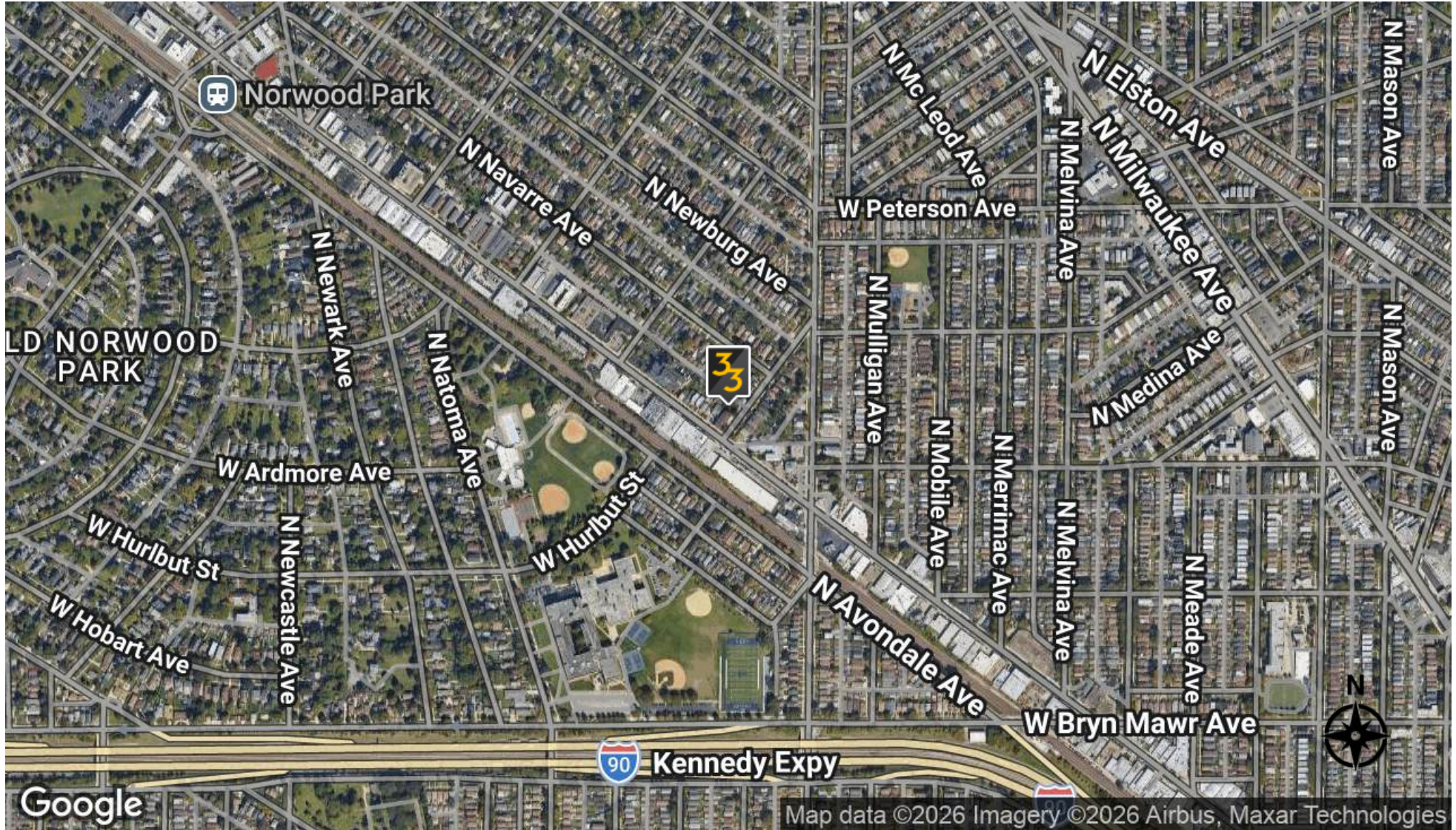
NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631



A Multifamily Investment Offering

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

4. DEMOGRAPHICS



PRESENTED BY:

JOHN MEYER
SENIOR MANAGING DIRECTOR
312.415.9586
john@33realty.com



NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL

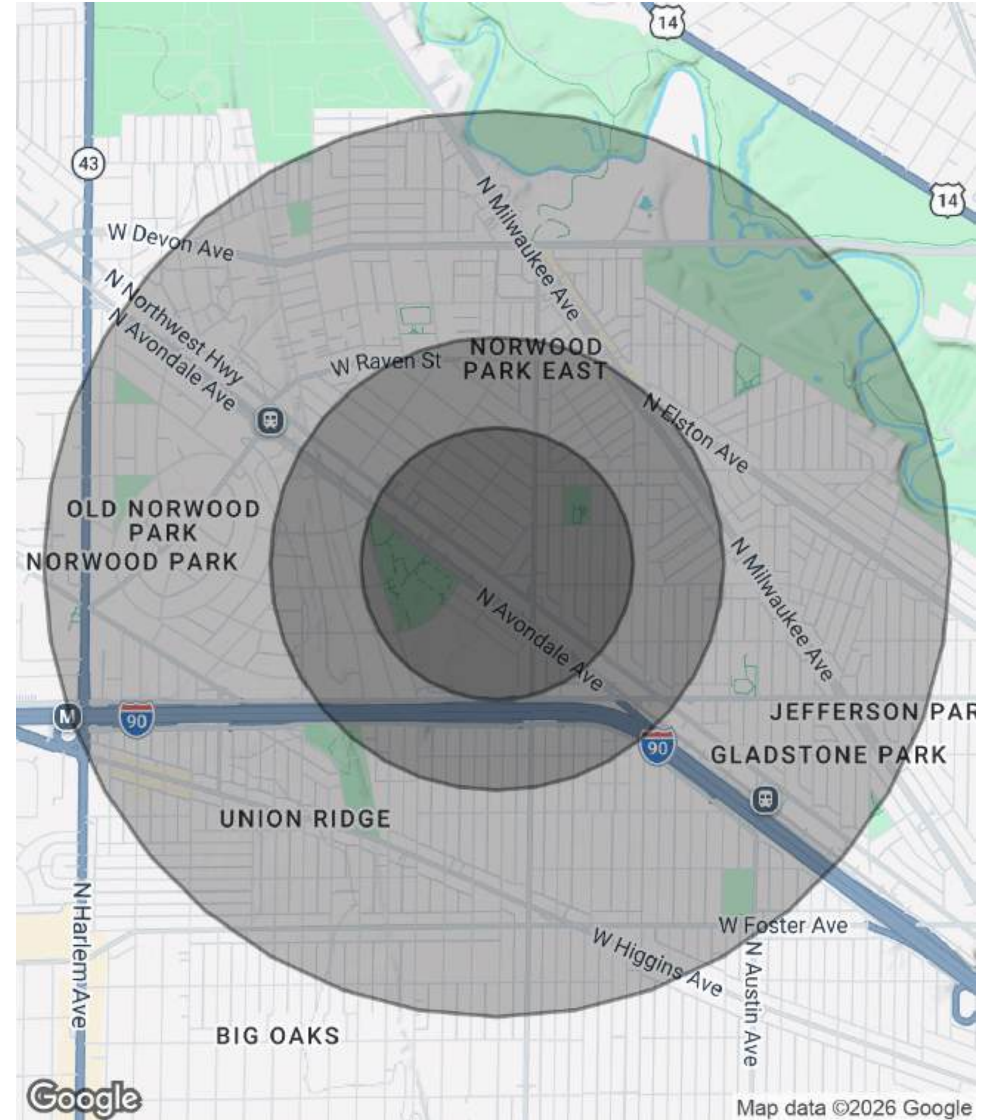
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,297	6,833	26,579
Average Age	44	44	43
Average Age (Male)	43	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	915	2,737	10,795
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$120,474	\$126,442	\$123,632
Average House Value	\$472,433	\$473,753	\$457,744

Demographics data derived from AlphaMap



A Multifamily Investment Offering

NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL



5. ADVISOR BIOS

PRESENTED BY:

JOHN MEYER
SENIOR MANAGING DIRECTOR
312.415.9586
john@33realty.com



NORWOOD PARK EAST | PRIME MIXED USE | MULTI-FAMILY + COMMERCIAL

5801 N. NORTHWEST HIGHWAY, CHICAGO, IL



JOHN MEYER

Senior Managing Director

john@33realty.com

Direct: 312.415.9586 | Cell: 312.415.9586

PROFESSIONAL BACKGROUND

John Meyer brings over 19 years of commercial real estate investment brokerage experience with a particular emphasis on Chicagoland multi-family investment sales. He's represented a large variety of owners in the disposition and acquisition of investment properties including partnerships, non-profits, financial institutions, private equity firms, banks, and individual owners. Considered an expert in the sale and valuation of middle market apartments, John successfully completed the sale of over \$350,000,000 of commercial real estate since 2015. Notable recent transactions including the \$19M sale of Deer Creek Apartments in Gurnee, IL, the \$6M sale of Marengo Woods Apartments in Marengo, IL, the \$25M sale of Randall Village Apartments in Crystal Lake, IL, the \$7M sale of 1143-1193 Deerfield Rd in Deerfield, the \$3.5M sale of 604-624 Devon Ave in Park Ridge, IL, and the \$2.7M sale of 6866 N. Overhill in the Edison Park neighborhood in Chicago.

EDUCATION

BS-Finance from the University of Illinois at Urbana-Champaign.

MEMBERSHIPS

Licensed Illinois Real Estate Broker

33 Realty
357 W. Chicago
Chicago, IL 60657
773.327.4975