



SALE

STNL Restaurant Investment Opportunity

10331 S ROBERTS RD

Palos Hills, IL 60465

PRESENTED BY:

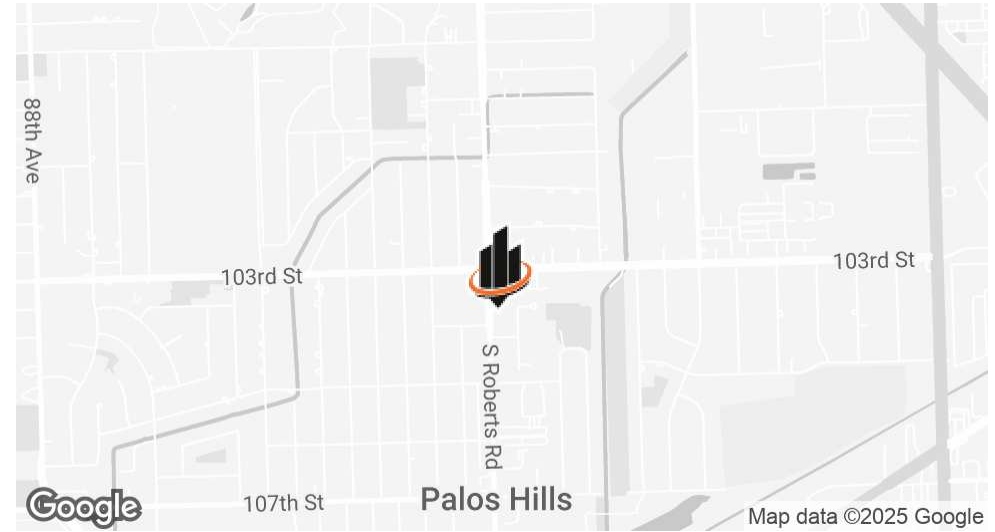
**KAREN KULCZYCKI, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
BUILDING SIZE:	+/- 3,200 SF
LOT SIZE:	0.6 Acres
RENOVATED	2024
NOI:	\$59,862.26
CAP RATE:	7.98%

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±3,200 SF Free Standing Restaurant including Patio located at 10331 S. Roberts Road in Palos Hills, Illinois. This owner/user opportunity has Indoor capacity for 150 and a picturesque outdoor patio that seats approximately 180. Numerous improvements include an updated kitchen, hood, HVAC, roof, bar, plumbing, patio fireplace, entertainment system, restroom addition, parking lot, and digital signage. Onsite parking lot with 28 surface spaces plus and next to City Hall.

PROPERTY HIGHLIGHTS

- STNL +/- 3,200 SF Restaurant with Patio
- Recent Renovations | Plenty of Parking
- Restroom Addition | New HVAC System | Roof
- Digital Pylon Signage | Frontage on Roberts Road

INTERIOR PHOTOS



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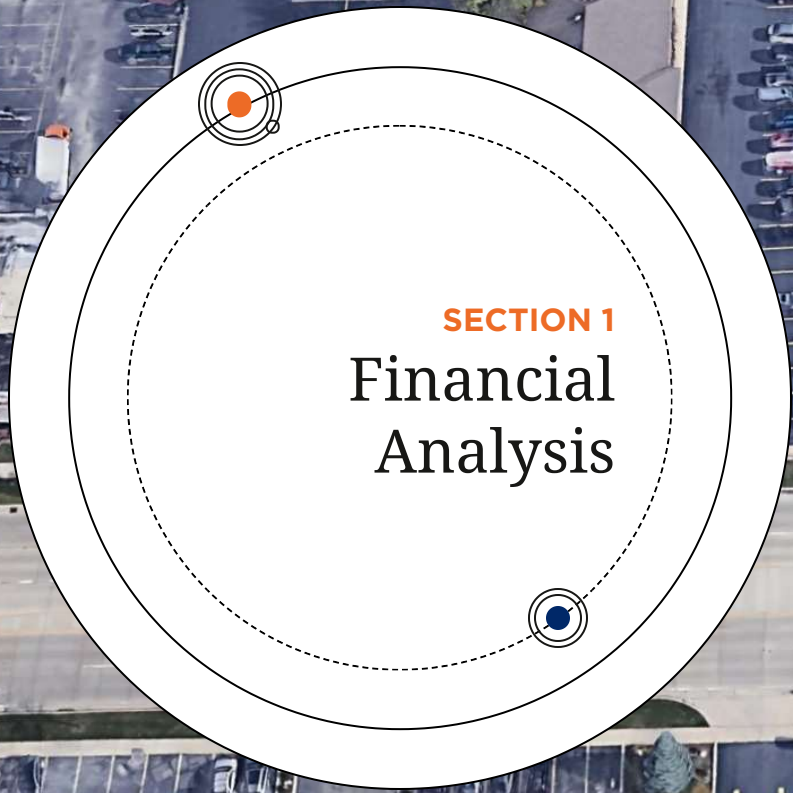
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S ROBERTS RD



SECTION 1
**Financial
Analysis**

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
10331	Restaurant	3,200 SF	100%	\$30.13	\$96,408.00	05/01/2024	04/30/2029
TOTALS		3,200 SF	100%	\$30.13	\$96,408.00		

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INCOME & EXPENSES

INCOME SUMMARY

STNL RESTAURANT INVESTMENT OPPORTUNITY

VACANCY COST	\$0
GROSS INCOME	\$97,480

EXPENSES SUMMARY

STNL RESTAURANT INVESTMENT OPPORTUNITY

TAXES (BASE YEAR 2024)	\$31,063
INSURANCE	\$3,660
PROPERTY MANAGEMENT	\$2,894
OPERATING EXPENSES	\$37,618
NET OPERATING INCOME	\$59,862

Tenant pays for CAM. 5-Year Lease with renewal options.

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

STNL RESTAURANT INVESTMENT OPPORTUNITY

PRICE	\$750,000
PRICE PER SF	\$234
PRICE PER UNIT	\$750,000
GRM	7.78
CAP RATE	7.98%
CASH-ON-CASH RETURN (YR 1)	8.34%
TOTAL RETURN (YR 1)	\$24,587
DEBT COVERAGE RATIO	1.47

OPERATING DATA

STNL RESTAURANT INVESTMENT OPPORTUNITY

GROSS SCHEDULED INCOME	\$96,408
OTHER INCOME	\$1,072
TOTAL SCHEDULED INCOME	\$97,480
GROSS INCOME	\$97,480
OPERATING EXPENSES	\$37,618
NET OPERATING INCOME	\$59,862
PRE-TAX CASH FLOW	\$19,084

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FINANCIAL SUMMARY

FINANCING DATA

STNL RESTAURANT INVESTMENT OPPORTUNITY

DOWN PAYMENT	\$228,750
LOAN AMOUNT	\$521,250
DEBT SERVICE	\$40,778
DEBT SERVICE MONTHLY	\$3,398
PRINCIPAL REDUCTION (YR 1)	\$5,502

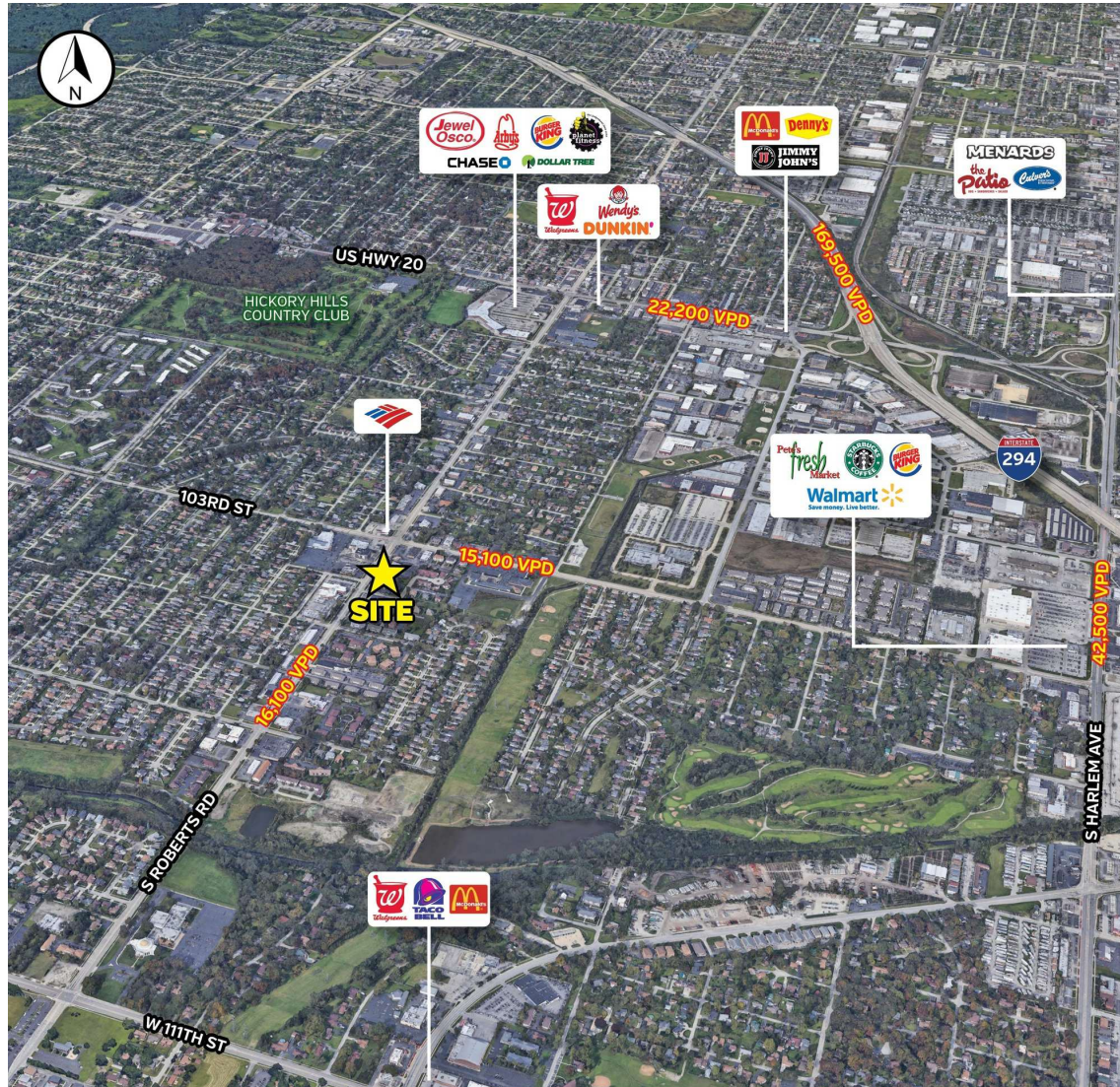
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AERIAL PHOTO



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

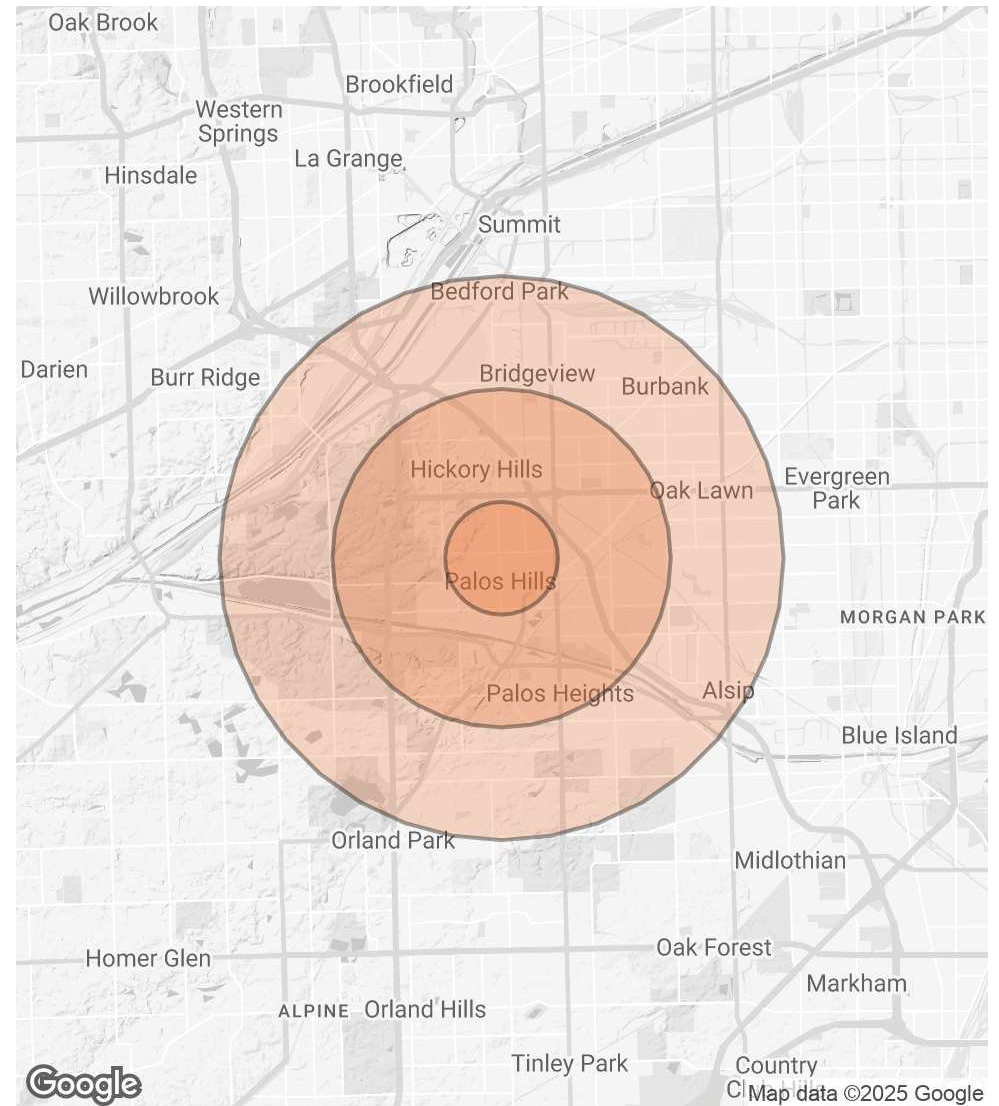
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,507	99,224	229,351
AVERAGE AGE	41.1	40.5	41.3
AVERAGE AGE (MALE)	40.0	39.6	39.4
AVERAGE AGE (FEMALE)	43.2	41.8	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,915	40,395	92,108
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$71,991	\$71,455	\$80,955
AVERAGE HOUSE VALUE	\$205,776	\$196,198	\$218,959

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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