

ELEPHANT THAI CUISINE

5337-5353 W Devon Ave
Chicago, IL 60646



The Essex Companies



Essex Realty Group offers advisory and research services for mid-market multifamily investors. Since its founding in 1990, Essex has grown to become the Chicago area's premier investment real estate brokerage company. Our expertise, integrity, and consultancy approach has resulted in our achieving the leading market share and earning the confidence of Chicago's most prominent real estate investors.

FEATURES:

- Multi-family Real Estate Transaction Advisory
- Granular Market Knowledge Since 1990
- Market Rent and Sales Comparable Surveys
- Largest Database of Buildings Throughout Chicagoland
- Comprehensive Portfolio Research & Analysis



Essex Capital Markets provides bespoke financing solutions to mid-market investors and developers. Recognizing the need for new solutions, we forged this business and merged industry expertise with creativity and innovation. Our goal is to help every client achieve their financial objectives with precision and predictability even amid market turbulence.

FEATURES:

- Debt and Equity Advisory Solutions
- Extensive Collaborations Forging Lasting Partnerships
- Streamlined Process Providing Smooth Placement
- Trusted Relationships with Premier Lenders



Essex Three Twelve is Chicago's premier multi-family brokerage exclusively servicing investors in the 3-to-12-unit market. Whether you are a seasoned real estate investor or brand new to multi-family ownership and investing, the Essex 312 team will provide the tailored service and market insights you need to help you achieve your real estate goals.

FEATURES:

- Investment Sales Expertise For Properties 3-12 Units
- Detailed Sales Comparisons
- Tailored Consultation Aligned with Investment Goals
- Renovation Strategies
- Neighborhood Developments and Absorption





Disclaimer

This Offering Memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent and therefore may be subject to material and adverse variations. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Memorandum. An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any other oral or written information provided by any of them, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or such other information. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

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LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.



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STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, LLC is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, LLC is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY.

CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Essex Designated Agent.

REPRESENTATION OF MULTIPLE BUYERS:

At Essex Realty Group, LLC, our primary goal is to provide exceptional service to all our clients. Due to the competitive nature of the investment real estate market, there will be instances where our designated agents represent multiple buyers interested in the same property.

Please be advised of the following:

Potential Conflict of Interest: By representing multiple buyers, a potential conflict of interest may arise. Our designated agents are committed to maintaining impartiality and providing equal representation to all clients.

Confidentiality: Each client's information and negotiation strategies will be kept confidential. Our agents will not disclose any client's financial details, offer amounts, or other personal information to any other client.

Fair Negotiation: Our agents will strive to negotiate the best possible terms for each client independently. However, it is important to understand that in a multiple-offer situation, the property seller ultimately decides which offer to accept.

Client Options: Clients have the right to seek representation from another agent within our firm if they are uncomfortable with the potential conflict of interest.

By continuing to work with Essex Realty Group, LLC, clients acknowledge and accept the potential for their designated agent to represent multiple buyers for the same property and



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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. Essex Three-Twelve makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Essex Three-Twelve 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.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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Property Information



Executive Summary

Essex Three-Twelve is exclusively engaged in the sale of 5337-5353 W Devon Avenue, a 10,683 square foot, seven-unit retail strip center in the Edgebrook neighborhood of Chicago. Six of seven suites are occupied by a diversified mix of service, food-and-beverage, and fitness tenants on leases extending through 2027 and 2028. All leases are structured on a net basis, with tenants responsible for their pro-rata share of real estate taxes, insurance, and operating expenses, a landlord-favorable structure that significantly reduces ownership costs and provides exceptional income predictability.

At current occupancy, the property generates an NOI of \$83,346, reflecting a going-in cap rate of 4.76%. The sole vacancy, a 2,400 SF suite with a projected market rent of \$17.00/SF, is the single lever required to achieve full stabilization. Upon lease-up, NOI is projected to grow 66% to \$138,687, driving a stabilized cap rate of 7.92%, a cash-on-cash return of 7.09%, and a debt coverage ratio of 1.56x.

Devon Avenue is a well-established, high-traffic retail corridor serving a dense and affluent residential base. The B3-1 zoning accommodates the broadest range of retail and service uses, providing maximum flexibility in lease-up strategy. For investors seeking a predominantly stabilized retail asset with an executable path to enhanced yield, 5353 W Devon Avenue presents a compelling opportunity in the Chicago North Side market.



SALE PRICE:	\$1,750,000
PRICE PER UNIT:	\$250,000
CURRENT CASH ON CASH:	-0.82%
CURRENT CAP RATE:	4.76%
STABILIZED CASH ON CASH:	7.09%
STABILIZED CAP RATE:	7.92%
NRSF:	10,683

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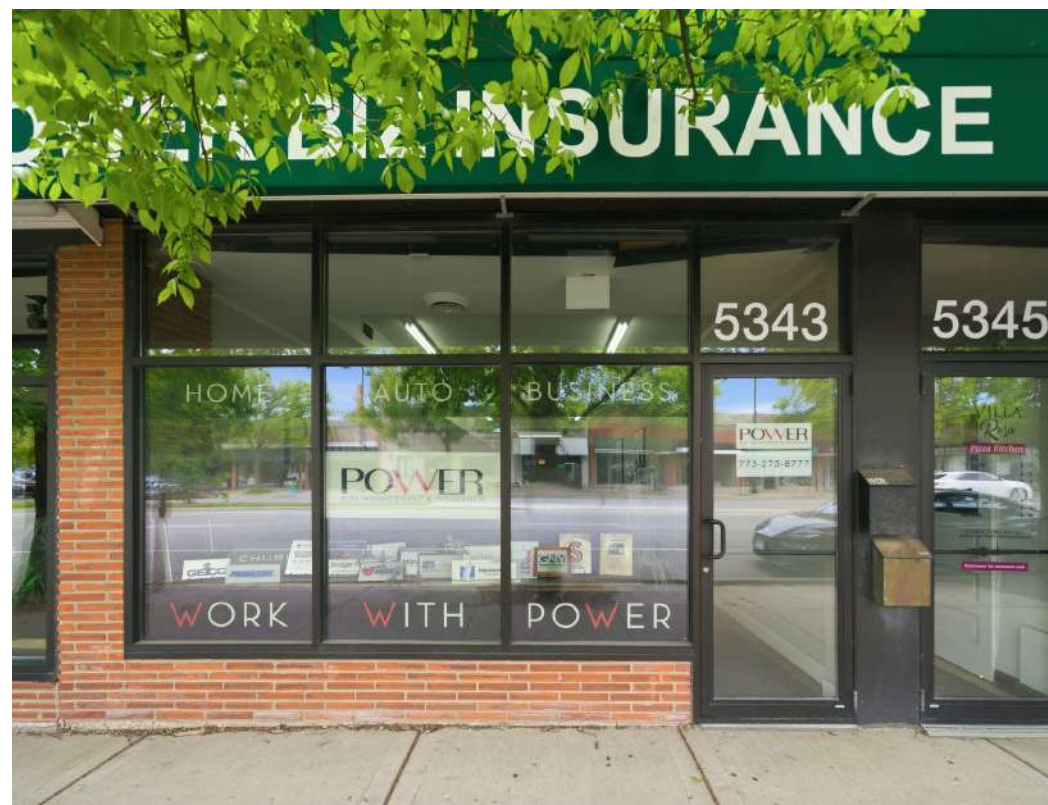
Building Fact Sheet

PROPERTY DETAILS

PROPERTY ADDRESS	5337-5353 W Devon Ave Chicago, IL 60646
	13-04-102-008-0000
	13-04-102-009-0000
PIN NUMBERS	13-04-102-010-0000
	13-04-102-011-0000
	13-04-102-012-0000
NUMBER OF UNITS	7
COMMERCIAL SPACES	7
PARKING SPACES	14 Exterior Parking Spaces
YEAR BUILT	1957
NRSF	10,683 SF
LOT SIZE	12,859 SF

MECHANICALS

HEATING	Separate HVAC Systems
ELECTRIC	Separate Panels
HOT WATER	Separate Hot Water Tanks
PLUMBING	Copper
ROOF	Flat









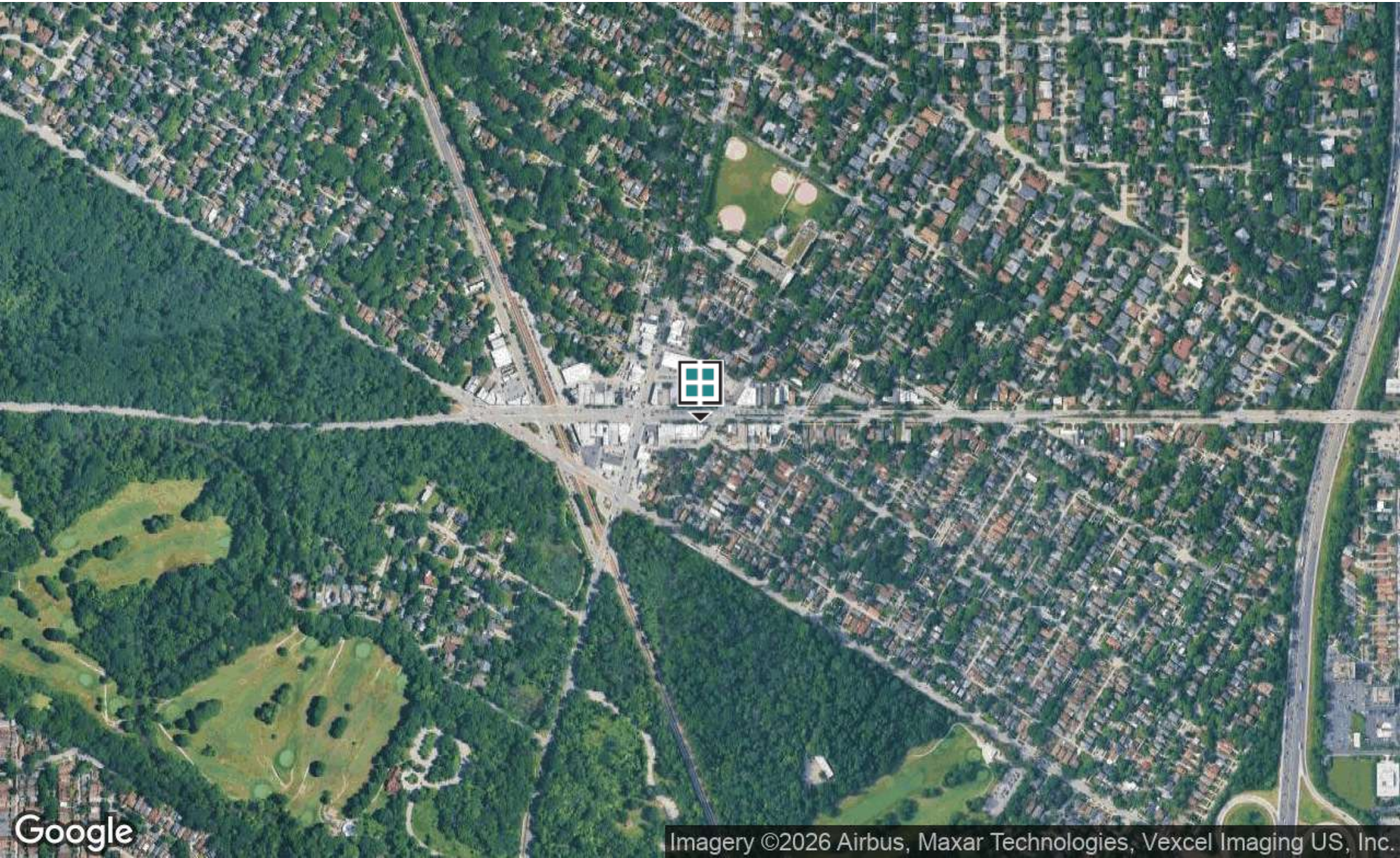




Location Information

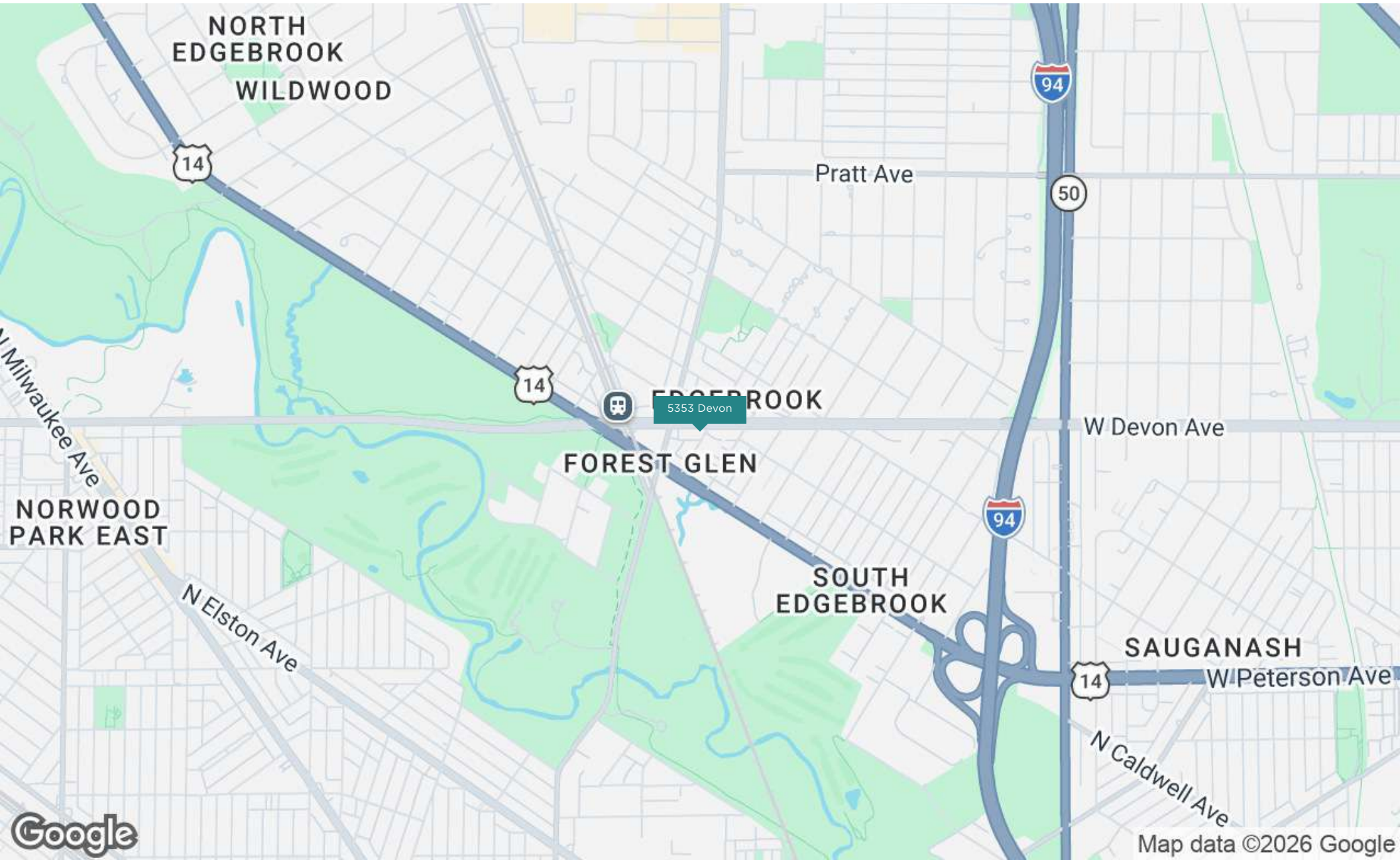


Aerial Maps





Regional Maps



 Metra Edgebrook Station

Happy Foods Grocery

Edgebrook Coffeeshop

 5353 W. Devon Ave

Chicago Public Library





Location Overview

NEIGHBORHOOD DESCRIPTION

5337-5353 W Devon Avenue is positioned along one of Chicago's most enduring North Side commercial corridors, in Edgebrook, carrying tens of thousands of vehicles per day and serving as the primary retail spine for established neighborhoods including Norwood Park, Edgebrook, Forest Glen, and Edison Park.

The site is exceptionally well-served by public transit, with the CTA Route 155 (Devon) bus running directly along the corridor and the Metra Edgebrook station on the Milwaukee District North Line located less than a half-mile east on Devon Avenue, providing commuter rail access to Union Station and channeling daily traffic through the immediate trade area. Community demand generators further amplify the location's retail draw: Edgebrook Golf Course in the Northern Forest Preserve District, Indian Boundary Park (a 13-acre Chicago Landmark), and the Stadium at Devon & Kedzie, which draws approximately 17,000 youth athletes annually, all contribute consistent, recurring foot traffic that is uniquely well-suited to the neighborhood-serving tenants that anchor this strip center.

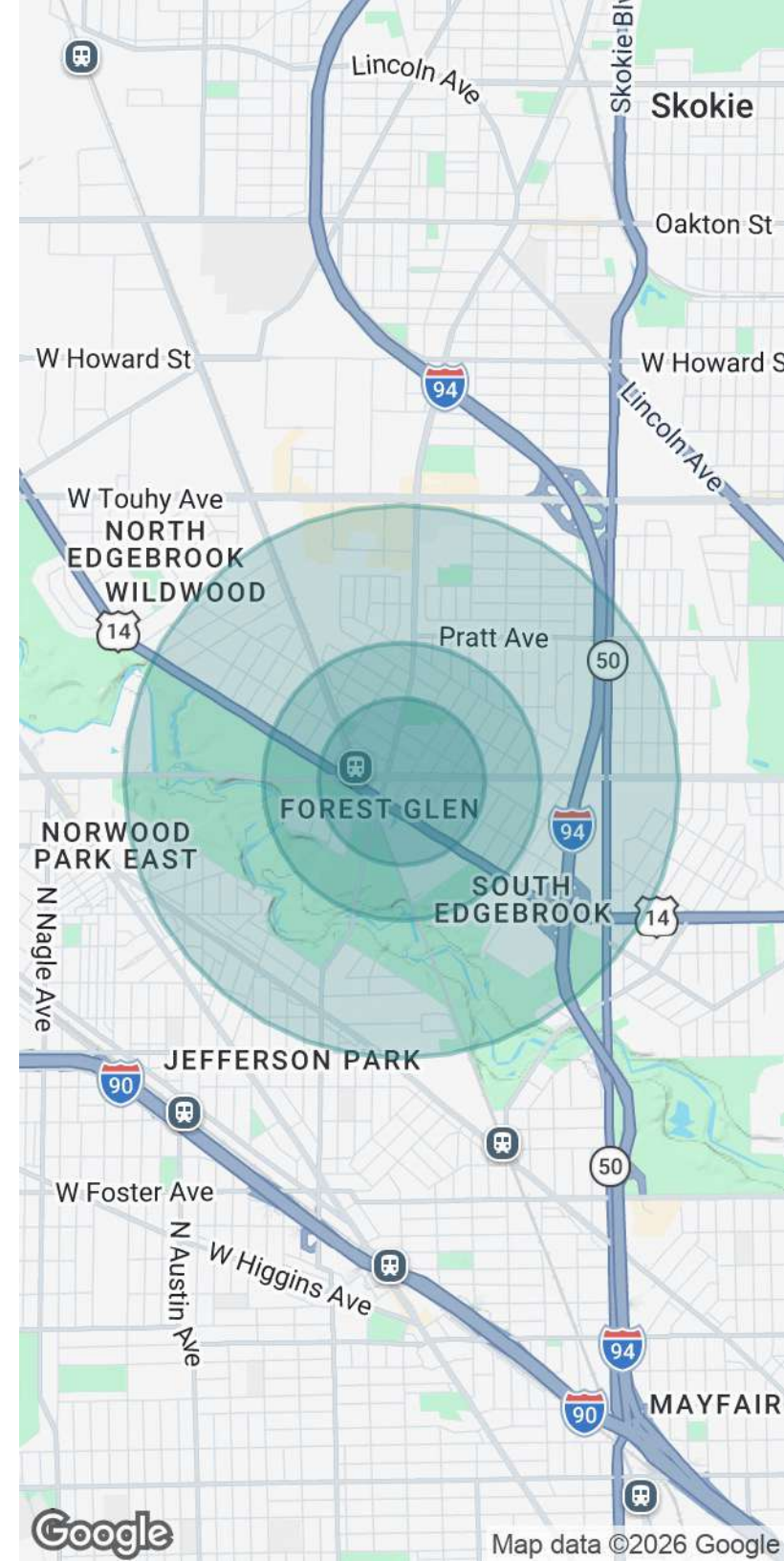


Demographics

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,354	3,766	15,679
MEDIAN AGE	42	42	43
MEDIAN AGE (MALE)	41	41	42
MEDIAN AGE (FEMALE)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	491	1,351	5,862
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$176,397	\$184,513	\$167,549
AVERAGE HOUSE VALUE	\$683,425	\$676,035	\$607,575

* Demographic data derived from 2020 ACS - US Census



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Financial Analysis



Rent Roll

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / YEAR	PRICE / SF / MONTH	ANNUAL RENT	LEASE END
5337	Chocolate Shop	1,555 SF	\$2,990	14.56%	\$23.07	\$1.92	\$35,874	May-2028
5339	Villari's Martial	1,778 SF	\$2,586	16.64%	\$17.45	\$1.45	\$31,026	March-2028
5343	Power Risk MGT	1,200 SF	\$1,507	11.23%	\$15.07	\$1.26	\$18,084	Dec-2027
5345	Villa Rosa Pizza	1,200 SF	\$2,345	11.23%	\$23.45	\$1.95	\$28,140	May-2027
5347	Vacant	2,400 SF	\$3,400	22.47%	\$17.00	\$1.42	\$40,800	-
5351	Thairish III	1,275 SF	\$788	11.93%	\$7.42	\$0.62	\$9,461	Aug-2027
5353	Elephant Thai	1,275 SF	\$2,563	11.93%	\$24.12	\$2.01	\$30,753	Aug-2027
TOTALS		10,683 SF	\$16,178	99.99%	\$127.58	\$10.63	\$194,138	
AVERAGES		1,526 SF	\$2,311	14.28%	\$18.23	\$1.52	\$27,734	



Tenant Analysis

Suite	Tenant	Lease Type	Annual Rent		Extension Options	Rental Tenure
			Escalation	Lease End Date		
5337	Chocolate Shoppe	Net	3%	May-31-2028	None	50+ Years
5339	Villaris Martial Arts	Net	3%	March-31-2028	None	6 Years (15 Years in Buisness)
5343	Power Risk Management	Net	3%	December-31-2027	None	5 Years
5345	Villa Rosa Pizza	Net	3%	May-31-2027	None	20+ Years
5347	Vacant	-	-	-	-	-
5351	Thairish III (Boba Tea)	Net	3%	August-31-2027	(2) 5 year options	3 Years
5353	Elephant Thai	Net	3%	August-31-2027	(1) 5 year option	9 Years

***All tenants are responsible for their pro-rata share of: real estate taxes, insurance, utilities (gas, electric, water & sewer), snow removal and maintenance**



Operating Statement

INCOME SUMMARY	CURRENT	% OF SGI	PER UNIT	STABILIZED	% OF SGI	PER UNIT
Base Rental Income	\$194,136	96.5%	\$27,733	\$199,960	76.1%	\$28,565
Actual Vacancy Loss	-\$40,800	-20.3%	-\$5,828	-	0.0%	-
Property Tax Reimb.	\$42,141	20.9%	\$6,020	\$54,351	20.7%	\$7,764
Insurance Reimb.	\$6,715	3.3%	\$959	\$8,661	3.3%	\$1,237
Sewer/Water Reimb.	\$1,676	0.8%	\$239	\$2,161	0.8%	\$308
Snow Reimb.	\$775	0.4%	\$110	\$1,000	0.4%	\$142
Additional Payment	-\$3,456	-1.7%	-\$493	-\$3,456	-1.3%	-\$493
GROSS INCOME	\$201,187	100%	\$28,741	\$262,677	100%	\$37,525
Vacancy Loss	-\$20,117	- 10.0%	-\$2,873	-\$26,266	- 10.0%	-\$3,752
COLLECTED INCOME	\$181,069	90.0%	\$25,867	\$236,410	90.0%	\$33,772
EXPENSE SUMMARY	CURRENT	% OF SGI	PER UNIT	STABILIZED	% OF SGI	PER UNIT
Real Estate Taxes	\$54,351	27.0%	\$7,764	\$54,351	20.7%	\$7,764
Building Insurance	\$8,661	4.3%	\$1,237	\$8,661	3.3%	\$1,237
Umbrella Policy	\$1,100	0.5%	\$157	\$1,100	0.4%	\$157
People's Gas	\$2,206	1.1%	\$315	\$2,206	0.8%	\$315
Com Ed	\$726	0.4%	\$103	\$726	0.3%	\$103
Water & Sewer	\$2,161	1.1%	\$308	\$2,161	0.8%	\$308
Snow Removal	\$1,000	0.5%	\$142	\$1,000	0.4%	\$142
Leasing Commissions	\$4,462	2.2%	\$637	\$4,462	1.7%	\$637
Management	\$15,531	7.7%	\$2,218	\$15,531	5.9%	\$2,218
Maintenance & Repairs	\$4,025	2.0%	\$575	\$4,025	1.5%	\$575
Misc. & Reserve	\$3,500	1.7%	\$500	\$3,500	1.3%	\$500
GROSS EXPENSES	\$97,723	48.6%	\$13,960	\$97,723	37.2%	\$13,960
NET OPERATING INCOME	\$83,346	41.4%	\$11,906	\$138,687	52.8%	\$19,812

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Financial Summary

INVESTMENT OVERVIEW	CURRENT	STABILIZED
Price	\$1,750,000	\$1,750,000
CAP Rate	4.76%	7.92%
Cash-on-Cash Return (YR 1)	-0.82%	7.09%
Total Return (YR 1)	1.5%	9.4%
Debt Coverage Ratio	0.94	1.56
OPERATING DATA	CURRENT	STABILIZED
Total Scheduled Income	\$201,187	\$262,677
Vacancy Cost	\$20,117	\$26,266
Collected Income	\$181,069	\$236,410
Operating Expenses	\$97,723	\$97,723
Net Operating Income	\$83,346	\$138,687
FINANCING DATA	CURRENT	STABILIZED
Down Payment	40% \$700,000	40% \$700,000
Loan Amount	60% \$1,050,000	60% \$1,050,000
Debt Service	7.0%/25 YRS \$89,054	7.0%/25 YRS \$89,054
Cash Flow	-\$5,707	\$49,633
Principal Reduction (YR 1)	\$16,062	\$16,062
Total Return (YR 1)	\$10,355	\$65,696

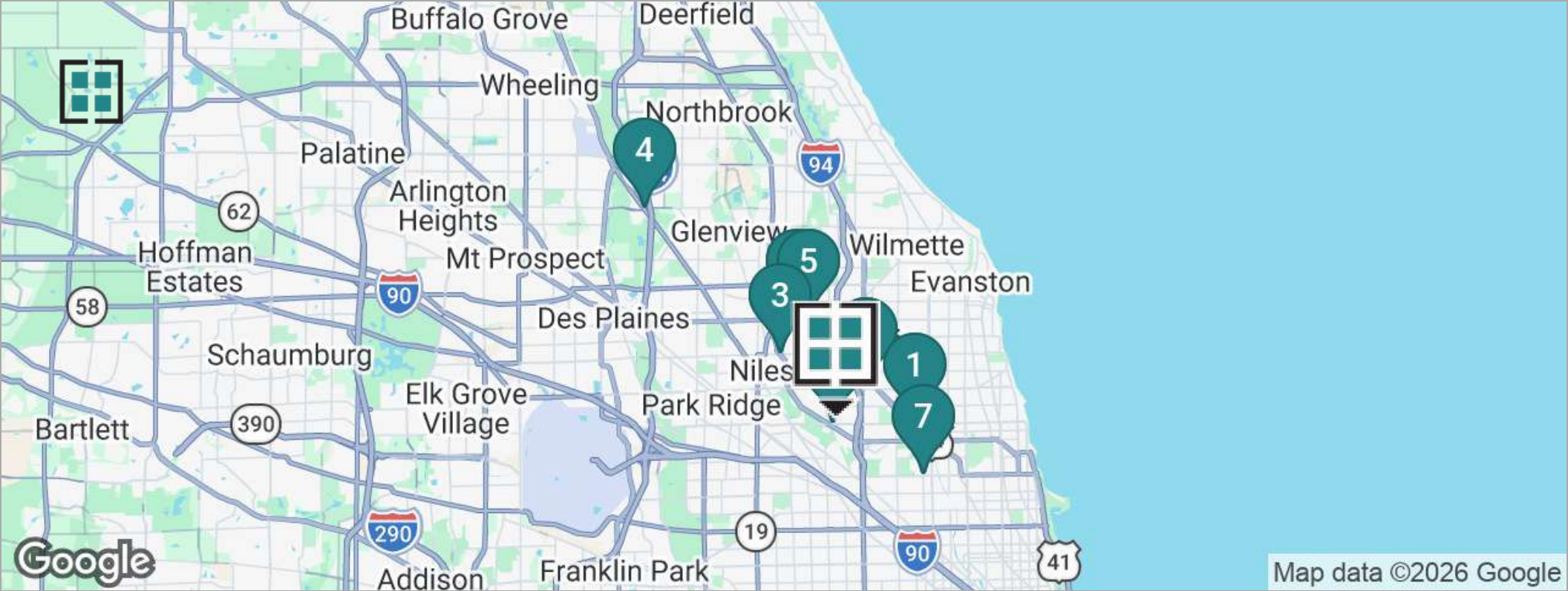


Real Estate Taxes

PIN Number	2023 Taxed Amount	2024 Taxed Amount
13-04-102-012-0000	\$30,966	\$14,964
13-04-102-011-0000	\$17,974	\$9,740
13-04-102-010-0000	\$18,003	\$9,793
13-04-102-009-0000	\$18,003	\$9,840
13-04-102-008-0000	\$18,121	\$10,013
	\$103,067	\$54,350



Sale Comparables



Sold Comps Map

 Subject Property
5337-5353 W Devon Ave | Chicago, IL 60646

1 7373 N Lincoln Ave
Lincolnwood, IL 60712

2 5401 W Devon Ave
Chicago, IL 60646

3 4949 W Oakton St
Skokie, IL 60077

4 3375 N Milwaukee Ave
Glenview, IL 60062

5 6065-6109 Dempster St
Morton Grove, IL 60053

6 6315 Dempster St
Morton Grove, IL 60053

7 3352-3358 W Foster Ave
Chicago, IL 60625

8 4700 W Touhy Ave
Chicago, IL 60712



Sold Comparables



7373 N Lincoln Ave
Lincolnwood IL 60712

Originally built as single tenant HQ building, but reconfigured as multi-tenant offices. This is a two-story walk-up building with lots of windows and high ceilings throughout, plus a keyless access system. Abundant on-site parking + additional street parking.

SALE PRICE:	\$1,125,000
SF:	11,317
PRICE/SF:	\$99
NUMBER OF UNITS:	4
PRICE PER UNIT:	\$281,250
CLOSED DATE:	Sep 25, 2025
YEAR BUILT:	1964



5401 W Devon Ave
Chicago IL 60646

Half the building has new storefronts. new roof in 2023. All stores are based on triple net. long-time tenants. Tenants pay utilities and trash service.

SALE PRICE:	\$1,235,000
SF:	6,000
PRICE/SF:	\$205
NUMBER OF UNITS:	6
PRICE PER UNIT:	\$205,833
CLOSED DATE:	Apr 11, 2025
YEAR BUILT:	1956



4949 W Oakton St
Skokie IL 60077

4-Strong street-level retail stores. Heavy traffic and pedestrian count at a strong business/commercial corridor. Corner mid-rise mixed-use building with strong presence and exposure. Approximately 6,000 Sq. ft. space with 14 parking spaces. 2- pin numbers.

SALE PRICE:	\$1,350,000
SF:	6,000
PRICE/SF:	\$225
NUMBER OF UNITS:	4
PRICE PER UNIT:	\$337,500
CLOSED DATE:	Jun 26, 2024
YEAR BUILT:	2004



Sold Comparables



3375 N Milwaukee Ave
Glenview IL 60062

The location of the property has great visibility from Sanders Rd and Milwaukee Ave, with over 38,000 vehicles per day. There are several large apartment complexes surrounding the center that contribute to the customer base of the business in the plaza.

SALE PRICE:	\$1,700,000
SF:	8,800
PRICE/SF:	\$193
NUMBER OF UNITS:	8
PRICE PER UNIT:	\$212,500
CLOSED DATE:	May 15, 2023
YEAR BUILT:	2000



6065-6109 Dempster St
Morton Grove IL 60053

Fully sprinkled and excellent parking in front of the building and along the entire length of the rear of the building, plus a convenient municipal parking lot on the very east/adjacent to the property.

SALE PRICE:	\$1,400,000
NUMBER OF UNITS:	9
PRICE PER UNIT:	\$155,555
CLOSED DATE:	May 11, 2023
YEAR BUILT:	1988



6315 Dempster St
Morton Grove IL 60053

Over 44,000 vehicles pass in front of this property on Dempster Street every day. Leases are all NNN, with 100% of the center expenses, including management fees, passed through to tenants.

SALE PRICE:	\$2,400,000
SF:	8,321
PRICE/SF:	\$288
NUMBER OF UNITS:	6
PRICE PER UNIT:	\$400,000
CLOSED DATE:	Apr 17, 2023
YEAR BUILT:	2005



Sold Comparables



3352-3358 W Foster Ave
Chicago IL 60625

Long-time tenants of retail property 100% leased. close to North Park & Northeastern University, high schools, library, parks, and cta train. Tenants pay heat, water, and electricity. Abundant parking in the rear. heavy traffic counts. dental office, 2 restaurants, a convenience store, and a beauty salon. all strong tenants.

SALE PRICE:	\$1,100,000
SF:	7,300
PRICE/SF:	\$150
NUMBER OF UNITS:	5
PRICE PER UNIT:	\$220,000
CLOSED DATE:	Jan 11, 2022
YEAR BUILT:	1946



4700 W Touhy Ave
Chicago IL 60712

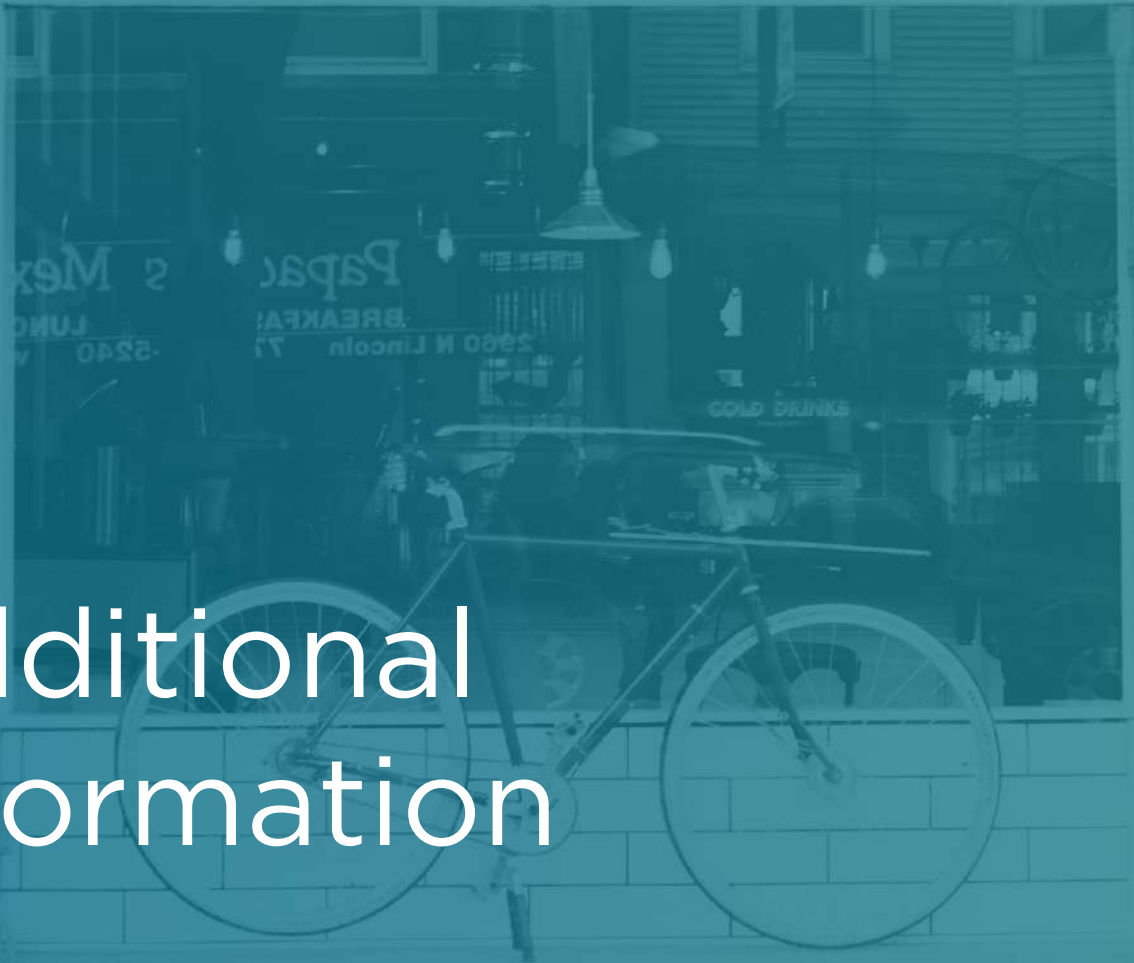
This Local Landmark Retail strip Center is on the market for the first time since 1960. New roof 2019, Parking Lot redone in 2018.

SALE PRICE:	\$2,200,000
NUMBER OF UNITS:	10
PRICE PER UNIT:	\$220,000
CLOSED DATE:	Dec 31, 2020
YEAR BUILT:	1956



Sold Comps Summary

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
1	7373 N Lincoln Ave Lincolnwood, IL 60712	\$1,125,000	11,317 SF	\$99	4	09/25/2025
2	5401 W Devon Ave Chicago, IL 60646	\$1,235,000	6,000 SF	\$205	6	04/11/2025
3	4949 W Oakton St Skokie, IL 60077	\$1,350,000	6,000 SF	\$225	4	06/26/2024
4	3375 N Milwaukee Ave Glenview, IL 60062	\$1,700,000	8,800 SF	\$193	8	05/15/2023
5	6065-6109 Dempster St Morton Grove, IL 60053	\$1,400,000	11,900 SF	\$117	9	05/11/2023
6	6315 Dempster St Morton Grove, IL 60053	\$2,400,000	8,321 SF	\$288	6	04/17/2023
7	3352-3358 W Foster Ave Chicago, IL 60625	\$1,100,000	7,300 SF	\$150	5	01/11/2022
8	4700 W Touhy Ave Chicago, IL 60712	\$2,200,000	18,208 SF	\$120	10	12/31/2020
	TOTALS/AVERAGES	\$1,563,750	9,731 SF	\$160	7	



Additional Information

W DEVON AVE

13-04-102-008

5355

13-04-102-009

5351

5349

13-04-102-010

5345

13-04-102-011

5341 5337

13-04-102-012

N MINNEHAHA AVE

N MINNEHAHA AVE

13-0

PLAT of SURVEY

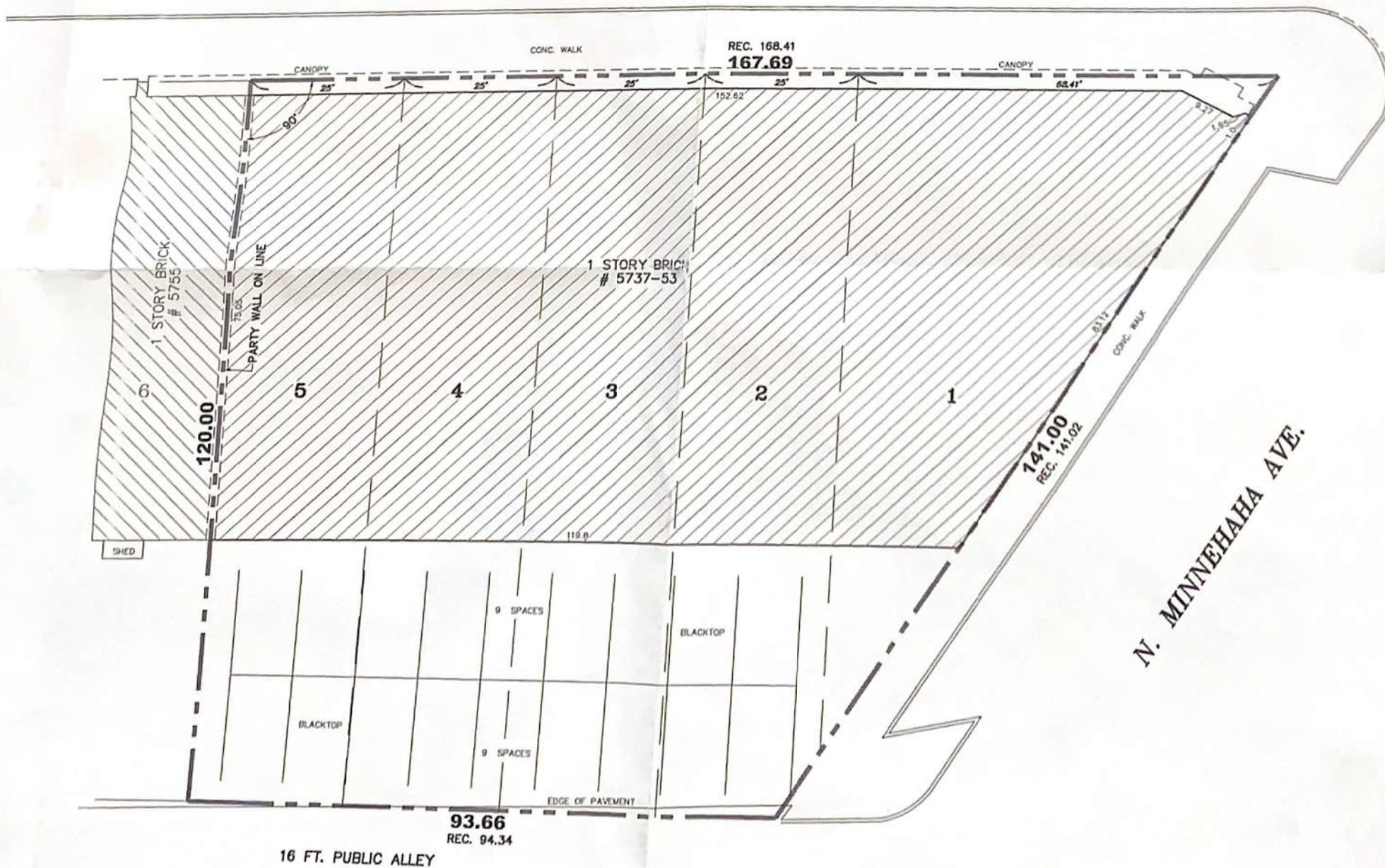
McTIGUE & ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYING SERVICES
5805 W. HIGGINS AVE., COUNTY OF COOK, CHICAGO, IL. 60630
of

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 10 IN EDGEBROOK MANOR, BEING A SUBDIVISION OF LOTS 27, 32, 33, 34, 35, THAT PART OF THE SOUTHWEST 1/2 OF LOT 38 AND ALL OF LOT 39 WEST OF ROAD; ALL OF LOTS 40, 41, 42, 43, 44 AND THE SOUTHWEST 1/2 OF LOT 45, ALL OF LOTS 47, 48, 49, 50, 51 AND 52 IN THE SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART OF SAID LOTS 34 AND 41 LYING SOUTH OF THE NORTH CITY LIMITS OF THE CITY OF CHICAGO, WEST OF THE CENTER LINE OF CARPENTER ROAD AND EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY AND EXCEPTING ALSO THE 100 FEET RIGHT OF WAY OF CHICAGO, MILWAUKEE AND ST. PAUL R.R. CO. IN COOK CTY., IL.

COMMONLY KNOWN AS: 5337-53 W. DEVON AVE., CHICAGO, IL. 60646
P.I.N. 13-04-102-008, 13-04-102-009, 13-04-102-010, 13-04-102-011, 13-04-102-012

LAND AREA: 15,681 Sq.ft. or .36 Acres (More or less)

W. DEVON AVE.





Meet the Team



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Managing Broker

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QUINN EVANS

Lead Analyst

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Financing Solutions

Essex Capital Markets delivers tailored financing solutions for mid-market investors and developers. Built on industry expertise, creativity, and innovation, the firm provides clarity and precision in navigating market complexities. Essex Capital Markets bridges the gap between investors and capital, ensuring predictable outcomes even in turbulent markets.

Structuring Strategic Solutions and Solving Complex Problems

Extensive Deal Expertise

Essex Capital Markets has successfully advised on transactions ranging from \$300,000 to \$60,000,000.

Comprehensive Lending Options

Our team has access to a broad spectrum of lenders, including local and regional banks, CMBS, Freddie Mac, Fannie Mae, FHA, HUD, and Life Companies.

Equity Financing Opportunity

Essex Capital Markets also offers equity financing for select joint ventures and preferred equity partners, providing flexible options for strategic partnerships.

Avondale, Chicago | Multi-Family | 3 Units | \$750K

- Challenge: Refinance out of construction loan, needed to close in one month.
- Solution: Essex identified a lender with quick execution and competitive pricing - closed in 21 days.



Old Town, Chicago | Mixed-Use | 23 Units | \$9.5M

- Challenge: Dislocated finance market, sunsetting fund, needed flexibility.
- Solution: Essex found a new lending relationship that provided a short term, interest only, flexible prepayment financing.



Lakeview, Chicago | Multi-Family Portfolio | 549 Units | \$59.1M

- Challenge: Upcoming debt maturity, sponsor required optimal proceeds/pricing combination.
- Solution: Essex secured a 10-asset portfolio refinance, establishing a new lending relationship for the sponsor that offered more competitive terms while providing a creative, tailored structure.



Experience Turns Uncertainty Into Strategy

The Essex Capital Markets team brings over 65 years of combined expertise in Chicago's finance industry - offering the advantage of seasoned professionals who have navigated and executed countless complex transactions.

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