



**ASHLAND  
& 61ST**

**6119-41 S. ASHLAND AVE.  
CHICAGO, IL 60636**

**OPPORTUNITY ZONE MULTI-TENANT RETAIL FOR SALE**

**8,820 SF CENTER**

**CONTACT US**

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**MATANKY** REALTY GROUP

# SUBJECT PROPERTY



**COUNTY**

**Cook**

**GLA**

**8,820 SF**

**LOT SIZE**

**31,534 SF**

**ZONING**

**C2-2**

**PARCEL ID**

**20-17-316-013-0000, 014, 015, 016,  
017, 018, 019, 020, 021 & 022**

**PARKING**

**20 Spaces**

**TAXES (2019)**

**\$37,308.60**



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**PRICE**  
**\$775,000**

## ACTUAL OPERATING DATA

BASE RENT: \$77,356.80  
RECOVERABLES: \$67,087.90  
**RENTAL INCOME: \$144,444.70**

OTHER INCOME: \$0.00  
**GROSS OPERATING INCOME: \$144,444.70**

LESS: TAXES (\$37,308.60)  
LESS: CAM (\$38,455.20)  
LESS: NON-RECOVERABLE CAM (\$3,917.96)

**NET OPERATING INCOME: \$64,762.94**

## PRO-FORMA OPERATING DATA

PROJECTED BASE RENT: \$91,496.30  
PROJECTED RECOVERABLES: \$75,763.80  
**PROJECTED RENTAL INCOME: \$167,260.10**

LESS: 10% VACANCY/COLLECTION LOSS: (\$16,726.01)  
**EFFECTIVE INCOME: \$150,534.09**

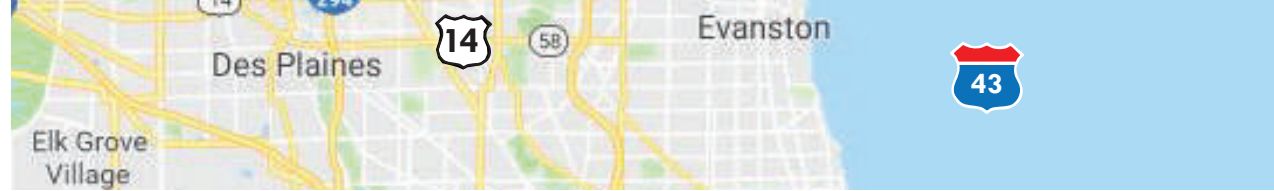
OTHER INCOME: \$0.00  
**GROSS OPERATING INCOME: \$150,534.09**

LESS: TAXES (\$37,308.60)  
LESS: CAM (\$38,455.20)  
LESS: NON-RECOVERABLE CAM (\$857.14)

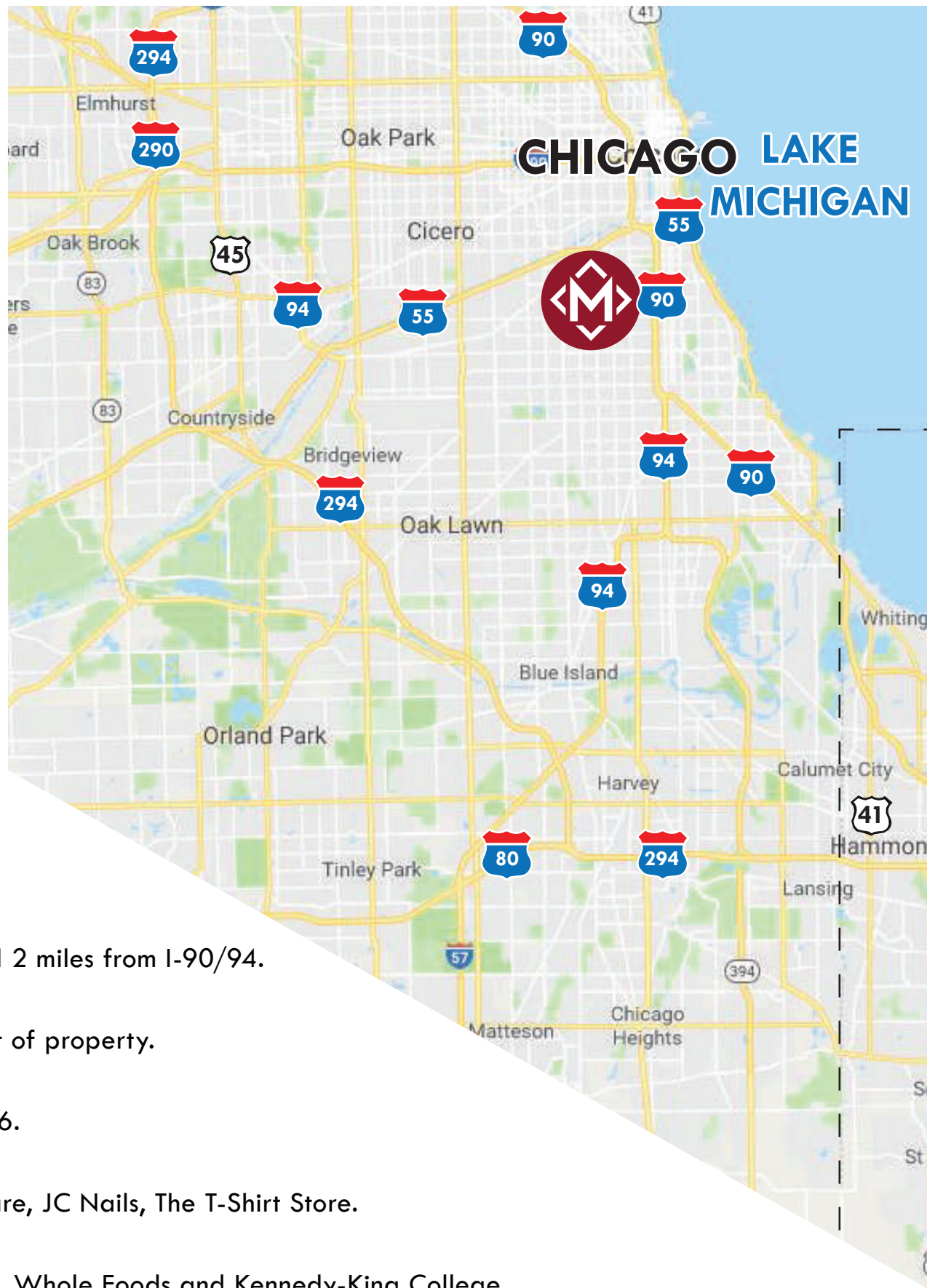
**NET OPERATING INCOME: \$73,915.15**



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## MAP



## KEY FEATURES

- Located in an Opportunity Zone.
- 2 blocks from CTA Green line stop and 2 miles from I-90/94.
- #9 bus stop at Ashland & 61st, in front of property.
- Highly visible retail center built in 2006.
- Tenants include I Have a Dream Daycare, JC Nails, The T-Shirt Store.
- Nearby tenants include Ace Hardware, Whole Foods and Kennedy-King College
- Value-add opportunity with 1,010 SF unit and tenant with below market rent.
- Located in the densely populated Englewood community.
- 78 walk score.
- Sale includes building, surface lot and 0.25 acres to the South for expansion.

# AERIAL

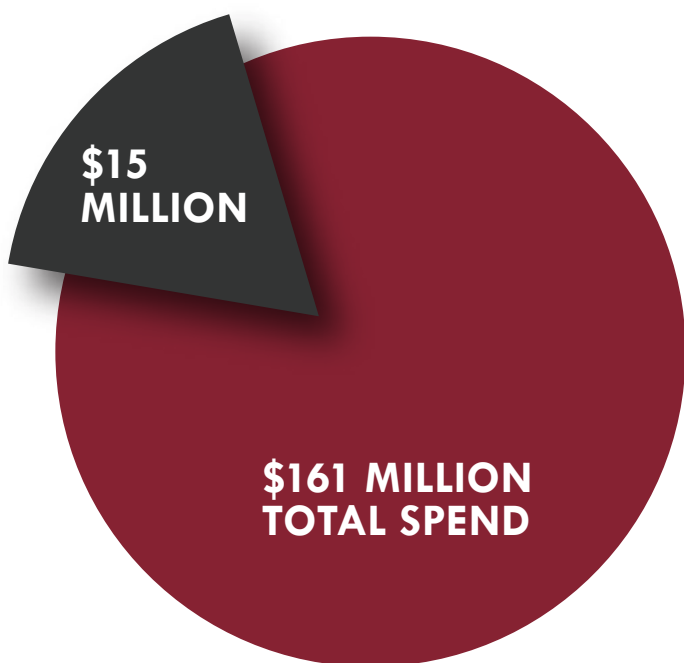


ASHLAND/63RD



## CHICAGO SOUTH SIDE POPULATION: 752,000+

	1 MILES	3 MILES
POPULATION	33,988	344,680
HOUSEHOLDS	10,293	104,626
AVERAGE HOUSEHOLD INCOME	\$34,819	\$47,579
MEDIAN HOUSEHOLD INCOME	\$23,148	\$34,469



### 2018 RETAIL SALES

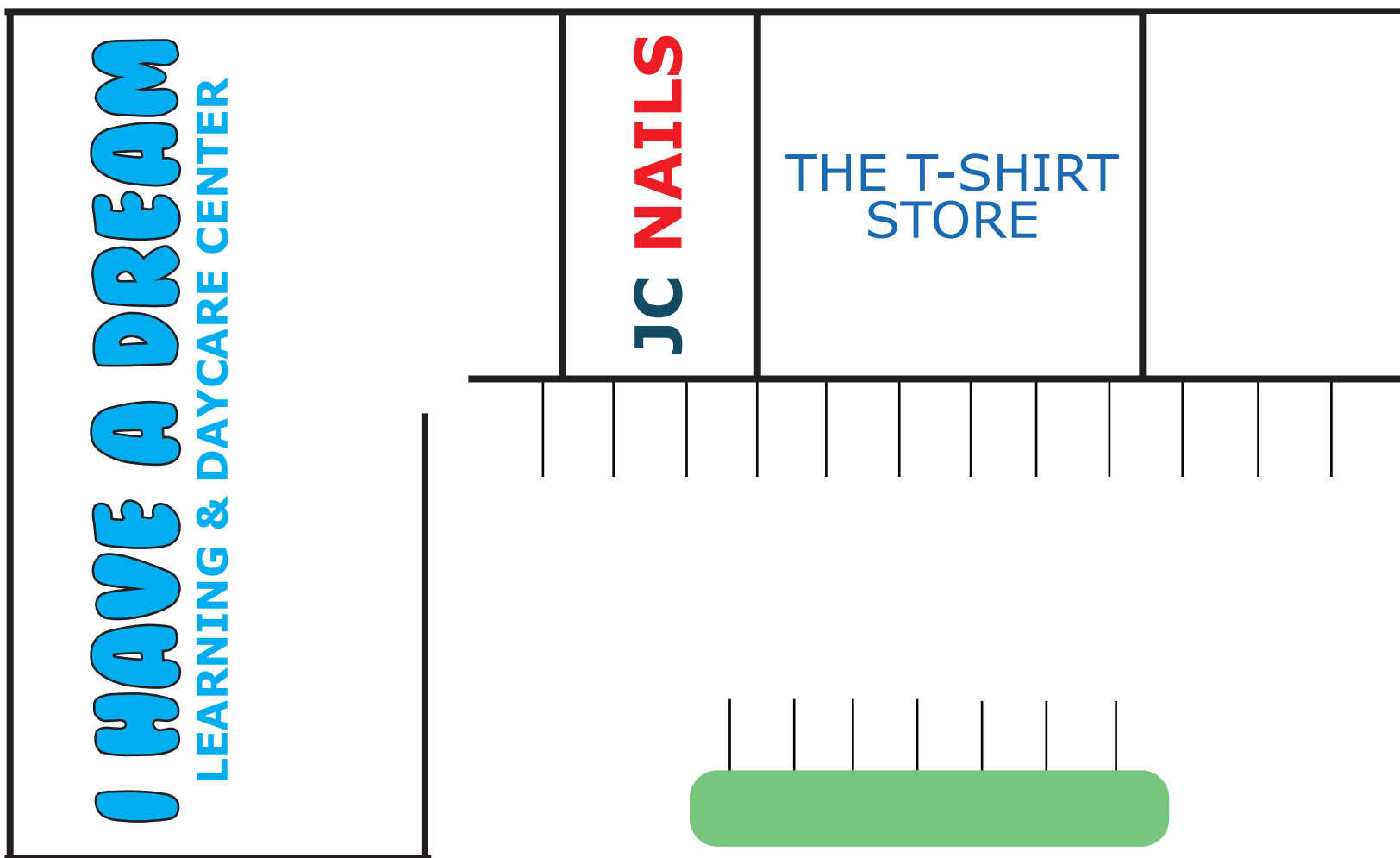
(TOTAL RETAIL TRADE FOOD & DRINK WITHIN 1 MILE OF PROPERTY)

- RETAIL TRADE
- FOOD & DRINK

# TENANTS

#	SF	TENANT
6117	4,870	I Have A Dream Daycare
6123	925	JC Nails
6125	2,015	The T-Shirt Store
6129	1,010	Available

# SITE MAP



S. ASHLAND AVE



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# TENANT AND LEASE SUMMARIES

## I HAVE A DREAM LEARNING & DAYCARE CENTER

I Have a Dream is a local daycare and learning center that provides care for children between the ages of 6 weeks to 12 years.

Lease Expiration: 2/28/2023  
Gross Leasable Area: 4,870 SF  
Lease Rate: \$7.44 / SF

## JC NAILS

JC Nails provides manicure, pedicure and waxing services to clients. It is a local operator.

Lease Expiration: 8/31/2023  
Gross Leasable Area: 925 SF  
Lease Rate: \$13.98 / SF

## THE T-SHIRT STORE

The T-Shirt Store designs and prints unique t-shirt and clothing creations.

Lease Expiration: 11/30/2023  
Gross Leasable Area: 2,015 SF  
Lease Rate: \$14.00 / SF

### Last Remaining Vacancy

Gross Leasable Area: 1,010 SF  
Suggested Lease Rate: \$14.00 / SF

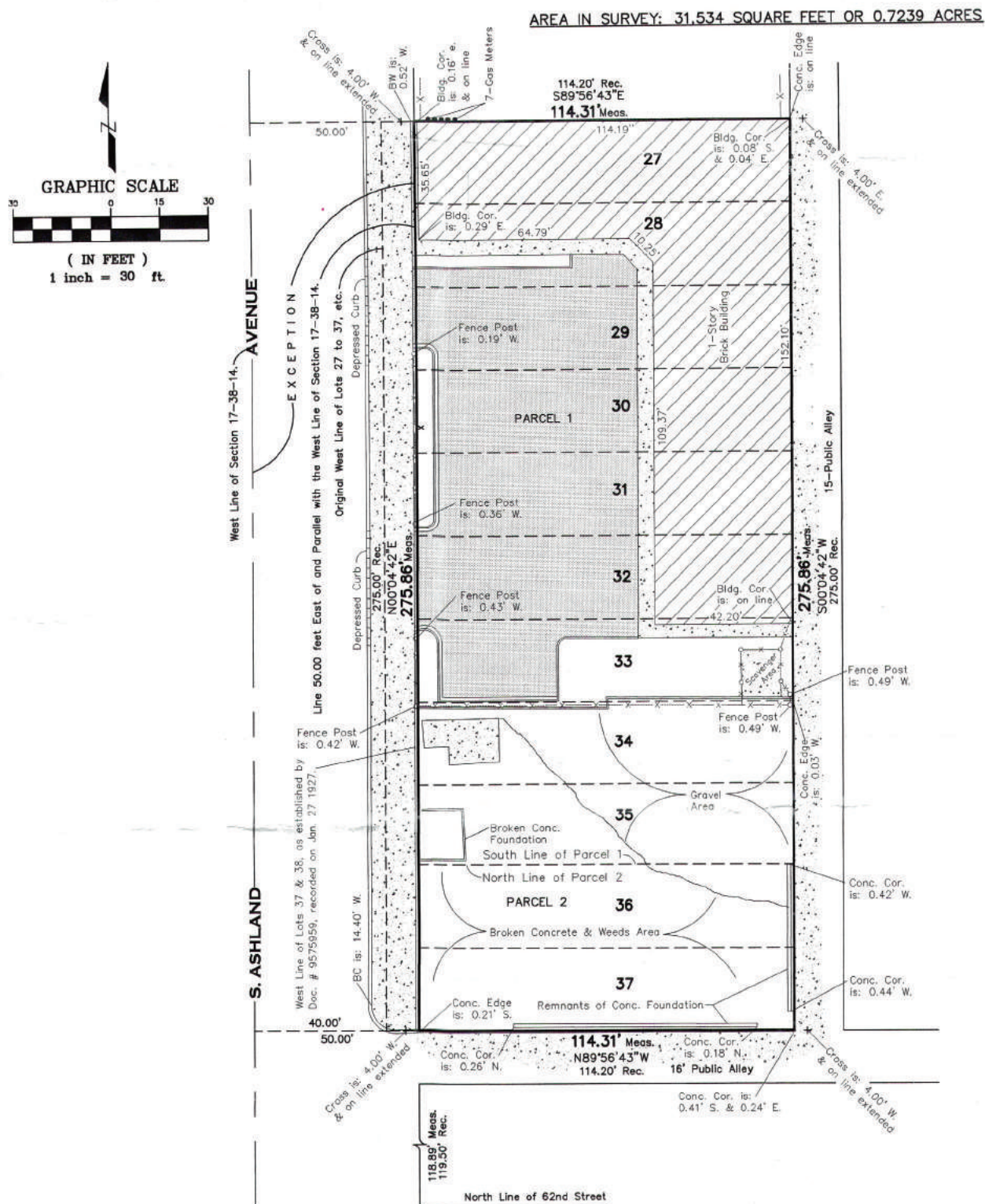


# PLAT OF SURVEY

## of LEGAL DESCRIPTION

PARCEL 1:  
LOTS 27, 28, 29, 30, 31, 32, 33, 34 AND 35 IN BLOCK 12 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF HEREINAFTER DESCRIBED SECTION 17) IN BELLEVILLE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
LOTS 36 & 37 (EXCEPT THAT PART OF SAID LOTS CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED JANUARY 27, 1927 AND RECORDED AS DOCUMENT NUMBER 9575959) IN BLOCK 12 IN PLAT OF BELLEVILLE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



The Seller, 6119 S. Ashland, LLC, an Illinois limited liability company, does not and will not warrant title to Lot 35, as legally described below, but will convey title to Lot 35 by quitclaim deed, subject to the terms and conditions of that certain Agreement for the Sale and Redevelopment of Land dated April 16, 2008, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 18, 2008, as document number 0810909089, including the rights of reversion reserved therein by the City of Chicago. Lot 35 is legally described as follows: Lot 35 (except that part lying west of a line 50 feet east of and parallel with the West line of Section 17 hereinafter described, taken for widening of Ashland Avenue) in Block 12 in Belleville, a subdivision of the West 1/2 of the Southwest 1/4 of Section 17, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and commonly known as: 6139 S. Ashland Ave., Chicago, IL 60636. Permanent Index Number: 20-17-316-021-0000.