



FOR SALE

**HALSTED ST.
RETAIL CENTER**

**10622-36 S. HALSTED ST.
CHICAGO, IL 60628**

PRICE \$895,000

NOI \$ 75,000

CAP RATE 8.4%



STABLE SHOPPING CENTER

FOUR LONG-TERM TENANTS

8,000 SF CENTER

*FOUR-TENANT STRIP CENTER WITH PARKING.
LOCATED IN CHICAGO, ILLINOIS. 100%
LEASED AND JUST MINUTES FROM HALSTED
PLAZA, SUBWAY, SAVE-A-LOT AND MORE!*

TERRI COX

(312) 337-1001 xt. 2028

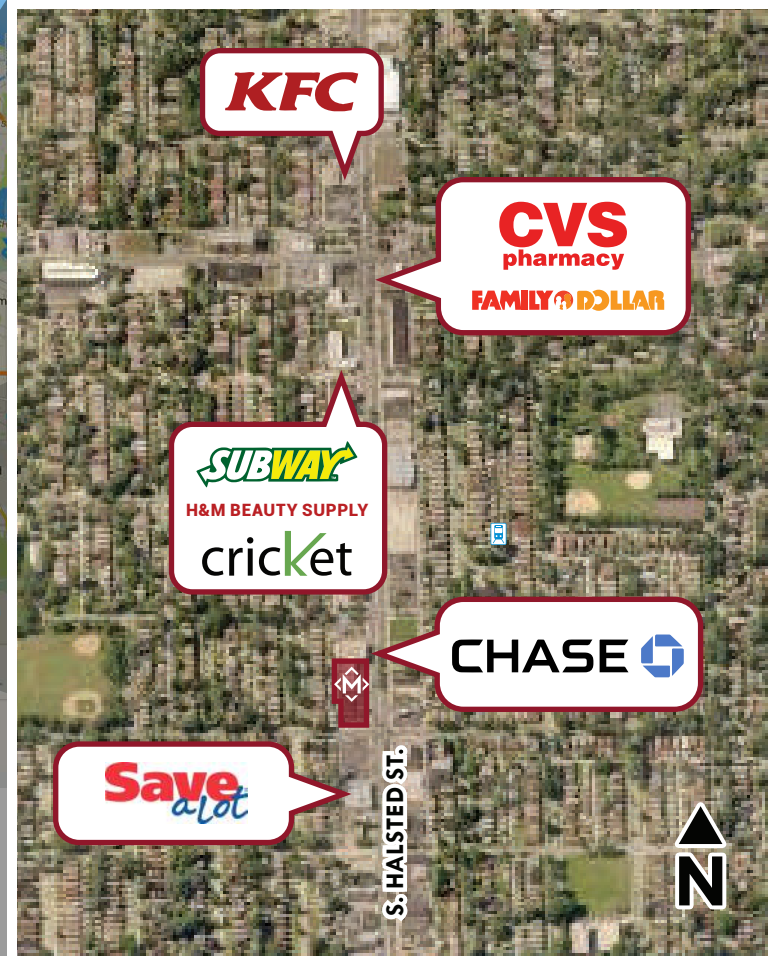
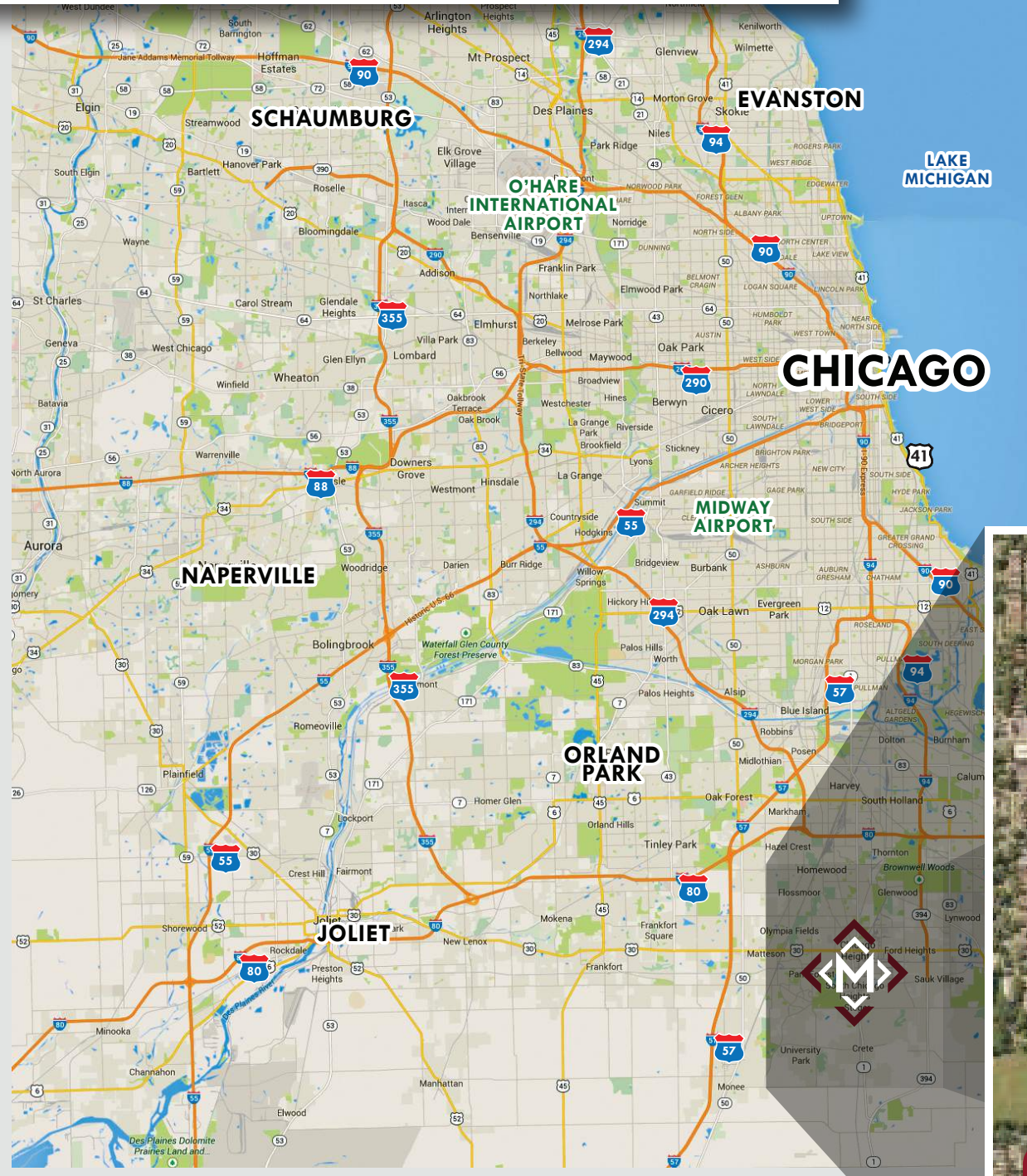
tcox@matanky.com

JOE KOLAVO

(312) 337-1001 xt. 2032

jkolavo@matanky.com

MAP & AERIAL VIEW



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	26,222	102,924	192,127
HOUSEHOLDS	8,686	36,276	68,914
AVERAGE HOUSEHOLD INCOME	\$53,981	\$57,393	\$60,711
MEDIAN HOUSEHOLD INCOME	\$42,617	\$41,829	\$44,784



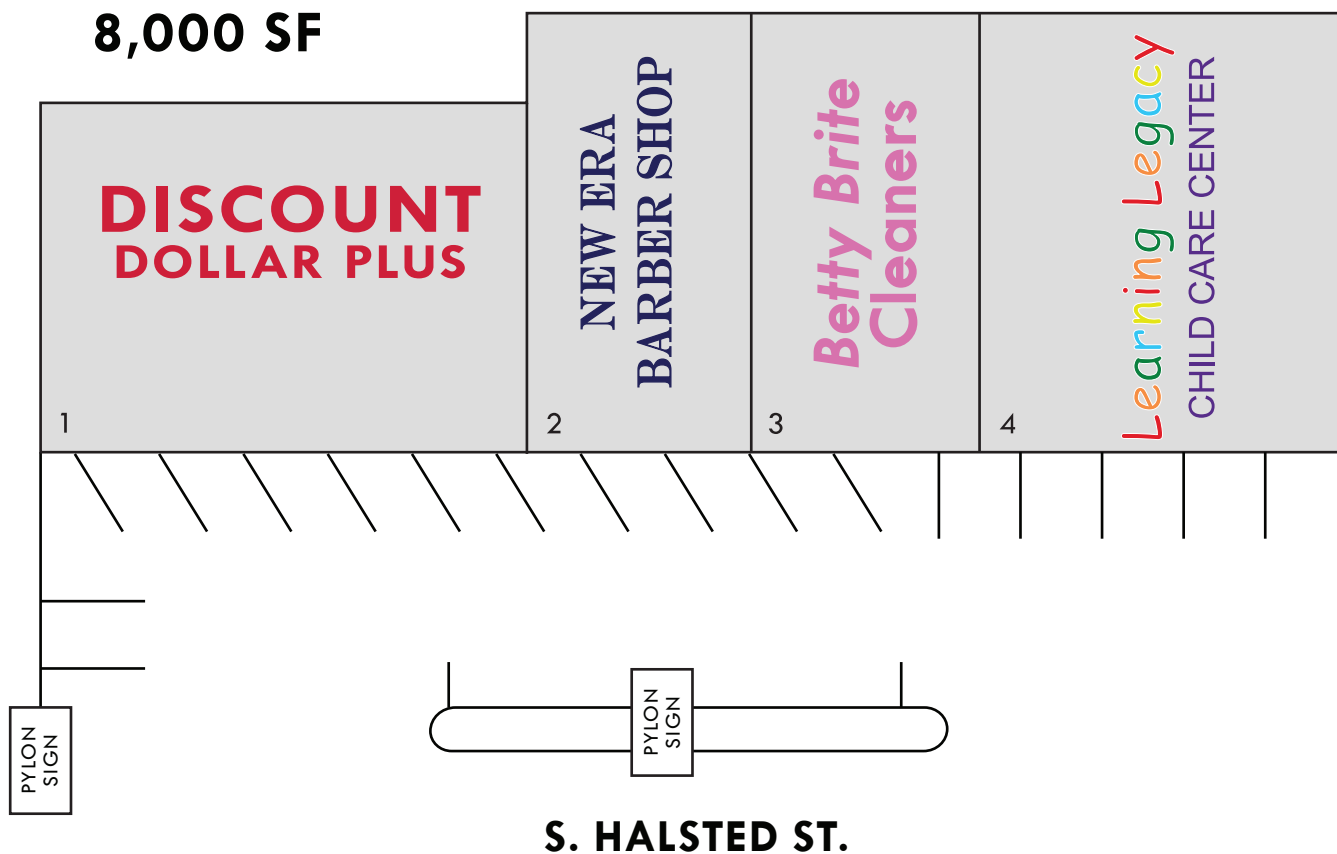
MATANKY REALTY GROUP

TENANTS

#	SF	TENANT
1	2,700	Discount Dollar Plus
2	1,100	New Era Barber Shop
3	1,800	Betty Brite Cleaners
4	2,400	Learning Legacy Child Care Center

SITE MAP

**AVAILABLE
8,000 SF**



FINANCIAL ANALYSIS

TENANT	LEASE EXP.	TENANT SINCE	RENTABLE SF	CURRENT ANNUAL BASE RENT	CAM TAXES INSURANCE	TOTAL MONTHLY RENT
Discount Dollar Plus	3/31/20	10/01/05	2,700	\$2,155	\$1,205	\$3,360
New Era Barber Shop	12/31/15	01/01/06	1,100	\$1,142	\$458	\$1,600
Betty Brite Cleaners	6/30/18	06/01/06	1,800	\$1,356	\$769	\$2,125
Learning Legacy Child Care Center	8/31/19	09/01/12	2,400	\$1,938	\$962	\$2,900
TOTALS			8,000	\$6,591	\$3,394	\$9,985

MONTHLY RENT: \$9,985.00

FEAURED TENANTS

**DISCOUNT
DOLLAR PLUS**

Learning Legacy
CHILD CARE CENTER

**NEW ERA
BARBER SHOP**

*Betty Brite
Cleaners*



MATANKY REALTY GROUP



SUBJECT PROPERTY

COUNTY	Cook
GLA	8,000 SF
LOT SIZE	20,672 SF
ZONING	B3-1
PARCEL ID	25-17-230-068-000
TAXES (2014)	\$37,200
BUILT	1965

KEY FEATURES

Center is 100% leased

Long-term tenants, 3 for nearly 10 years

Two pylon signs

Only a mile off of I-57 with nearly 30,000 vehicles per day

160 feet of frontage on S. Halsted St.



MATANKY REALTY GROUP



INVESTMENT SUMMARY

PRICE:	\$895,000
GLA:	8,000 SF
OCCUPANCY:	100%
CASH DOWN PAYMENT(30%):	\$268,500
70% LOAN / 5% PER ANNUM WITH 25 YR AMORT:	\$626,500
NET OPERATING INCOME:	\$75,000
ANNUAL MORTGAGE PAYMENT:	\$44,416
NET INCOME AFTER DEBT SERVICE:	\$30,584
CAP RATE:	8.40%
CASH ON CASH RETURN:	11.39%

OPERATING DATA 2014

ANNUAL INCOME

SCHEDULED RENT:	\$79,092
TAX, CAM, & INSURANCE REIMBURSEMENTS:	\$40,704
TOTAL INCOME:	\$119,796

ANNUAL EXPENSES

OPERATING EXPENSES:	\$7,632
REAL ESTATE TAX (2014):	\$37,200
TOTAL EXPENSES:	\$44,832

NET OPERATING INCOME: \$74,964



MATANKY REALTY GROUP