

# Business + Real Estate For Sale

9875 143rd Pl, Orland Park, IL 60462



## Broker Information



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## PROPERTY OVERVIEW

Chicago Real Estate Resources, Inc. (CRER) presents 9875 143rd Pl, Orland Park, IL 60462. This mixed-use property consists of a first floor bar and restaurant and 3 residential apartments on the second floor. The restaurant holds seating for 70 people and a beer garden that brings that number to 100. Having completely rehabbed the establishment in 2012, the building has a new roof, mechanics and finishes. Included in the price are all the gaming components which were recently approved for five video poker machines. This location is only one of 11 in operation in Orland Park.

Offering Price	\$1,250,000.00
Cap rate	11.20%
Total Annual Income	\$169,200.00

Remaining Retail Lease	Owner / Operator
Annual Rental Increase	3.9%
Occupancy	Full



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## PROPERTY HIGHLIGHTS

### Property Overview.

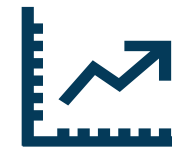
This mixed-use property consists of a first floor retail space and 3 residential apartments. All units are currently rented.

Lot Size

42'x129'

Current Rent Income per Month

**\$14,100**



Potential Rent Income per Month

**\$19,000**

**4,466 SF**



Current Capitalization Rate

**11.20%**



Potential Capitalization Rate

**12.00%**

**3 Apartments**



2 bedroom, 1 bath units

**1 Retail Space**



2,200 square feet

**Private Parking**



3 Parking Spaces

**TAXES**

**\$10,320.13**

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## INVESTMENT HIGHLIGHTS

### Pro Forma - 9875 143rd Place Orland Park IL 60462 Mixed Use Building + 5 On Site Gaming Machines

Apartment 1 Rent	\$1,150.00
Apartment 2 Rent	\$1,200.00
Apartment 3 Rent	\$1,250.00
Average Monthly Gaming	\$7,500.00
Average Monthly Bar Profit	\$3,000.00
Total Monthly Income	\$14,000.00
Total Annual Income	\$169,200.00
Less Property Taxes (2018)	\$10,320.13
Property Insurance	\$6,000.00
Common Utilities	\$3,600.00
Scavenger Service	\$2,400.00
General Maintenance	\$7,000.00
Net Annual Income	\$140,113.17
CAP Rate At List Price	11.2%

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## PROPERTY DETAILS

9875 143rd Place Orland Park IL 60462

County	Cook
Total Building Area	4,466 Sq Ft
Total Land Area	4,371 Sq Ft
Description	Mixed Use
Property Layout	Retail + Residential
Apartments	3
Parking	3 Car Parking
Zoning	Mixed-Use
PIN	27 09 202 002 0000
Taxes (2018)	\$10,320.13
Public Transportation	METRA, PACE

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## TENANT OVERVIEW

### The Irish Patriot Bar & Restaurant

The Irish Patriot, located in Orland Park, IL is a warm, relaxing pub serving Irish-inspired American fare. The Irish Patriot is the perfect setting for an evening out with family, or for enjoying a pint with co-workers after a long week.



Type: Public	Monday	11AM-2AM
Industry: Bar/Restaurant	Tuesday	11AM-2AM
Lease Expiration: Owner / Operator	Wednesday	11AM-2AM
Rentable Sq Ft: 2,200 Sf	Thursday	11AM-2AM
Franchisee: No	Friday	11AM-2AM
TheIrishPatriot.com	Saturday	11AM-2AM
	Sunday	11AM-2AM

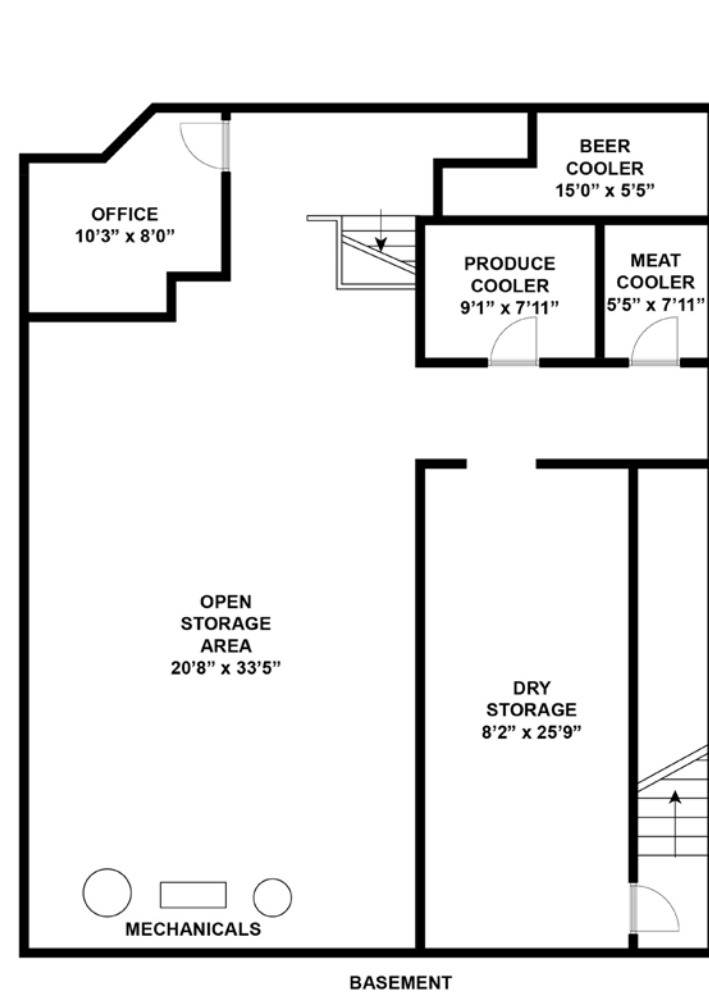
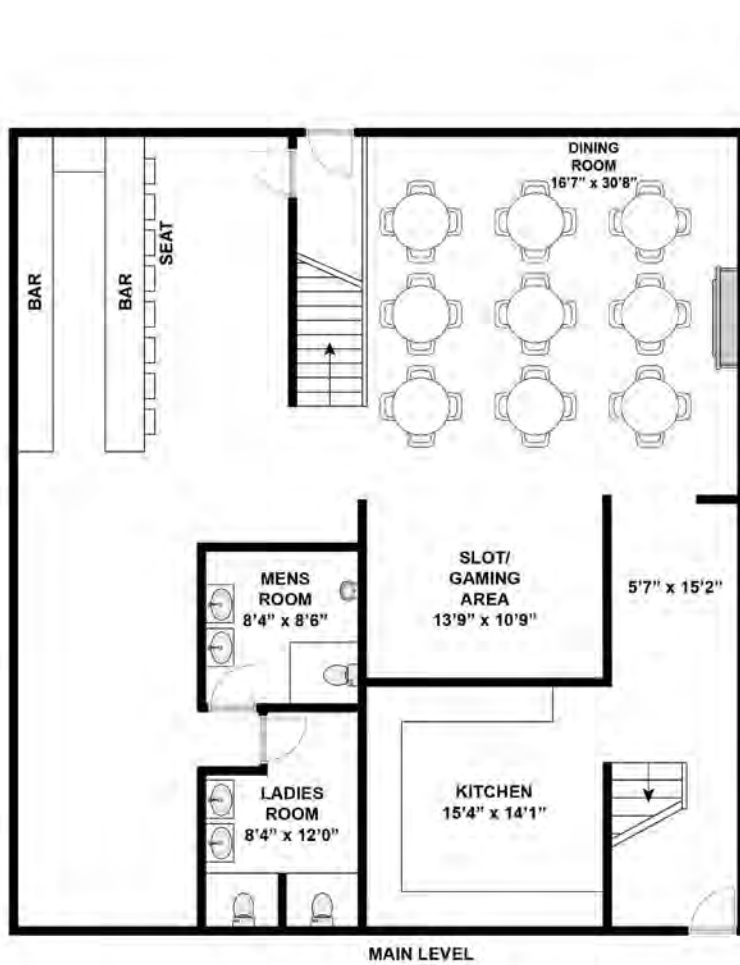


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## RESTAURANT PLAN



# Business + Real Estate For Sale

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## RESTAURANT INTERIOR





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## RESTAURANT INTERIOR



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## RESTAURANT INTERIOR

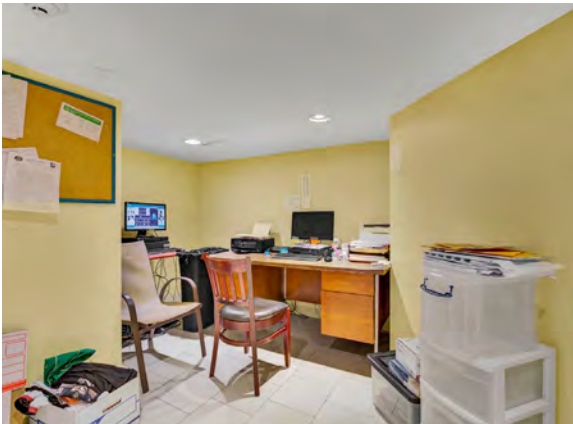


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## RESTAURANT INTERIOR



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## AREA OVERVIEW

### About Orland Park, Illinois

Orland Park is a village in Cook County, Illinois, United States, a suburb of Chicago, which in 2010 had a population of 56,767.[5] 25 miles (40 km) southwest of Chicago, Orland Park is close to several interstate highways, with the I-80 east-west coast connector as its southern border.

The Metra commuter rail system links it to the Chicago Loop and from there to O'Hare and Midway airports. Orland Park's businesses and jobs include finance, retail, services and healthcare.

Shopping complexes include Orland Park Crossing and Orland Square Mall. Orland Park plans to develop a new downtown district, the Orland Park Downtown, previously called the Main Street Triangle, as well as the I-80 Business District.

As of the 2000 census, there were 51,077 people, 18,675 households, and 14,361 families residing in the village. The population density was 2,668.4 people per square mile (1,030.4/km<sup>2</sup>). There were 19,045 housing units at an average density of 995.0 per square mile (384.2/km<sup>2</sup>).

The racial makeup of the village was 93.53% White, 0.73% African American, 0.07% Native American, 3.47% Asian, 0.04% Pacific Islander, 1.04% from other races, and 1.13% from two or more races. Hispanic or Latino of any race were 3.67% of the population.

The median income for a household in the village was \$67,574, and the median income for a family was \$77,507 (these figures had risen to \$76,760 and \$95,405 respectively as of a 2007 estimate. Males had a median income of \$57,275 versus \$34,763 for females.

The per capita income for the village was \$30,467. About 2.1% of families and 3.1% of the population were below the poverty line, including 3.9% of those under age 18 and 3.0% of those age 65 or over.

Since 2000, the average household income in the Orland Park area has risen substantially to an estimated \$90,917 in 2006.

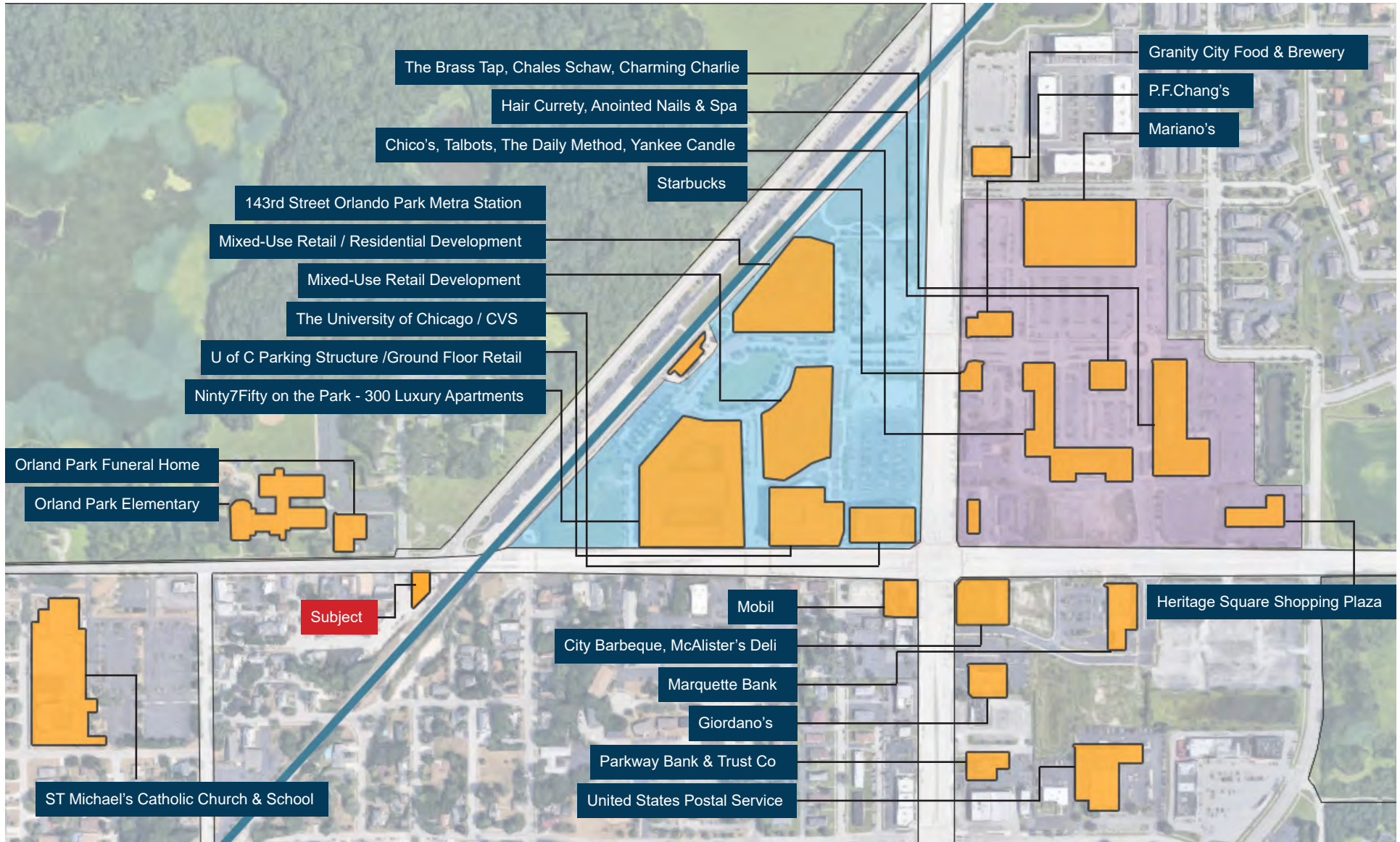


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## RETAIL MAP

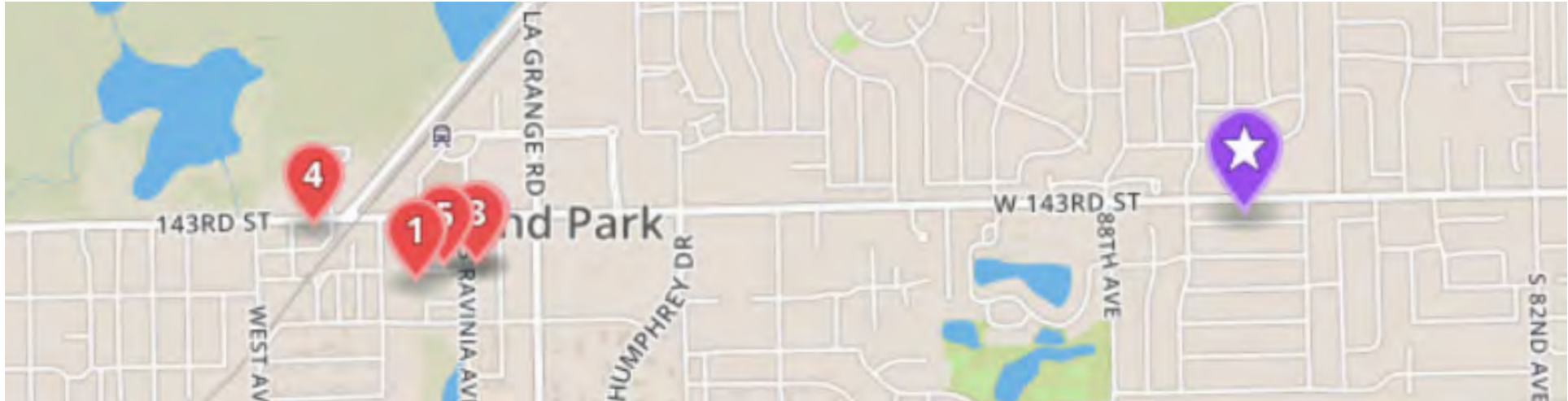


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## RENTAL COMPS



	MLS#	Status	Address	Beds	Baths	SqFt	Price
0	Subject	--	143rd Pl, Orland Park IL 60462	2	1/0		--
1	10041928	S	9751 Ravinia Lane, Unit 2W	2	1/0	600	\$1,150
2	10046733	S	14405 South Ravinia Avenue, Unit 2N	2	1/0	900	\$1,200
3	10060173	S	14405 South Ravinia Avenue, Unit 2S	2	1/0	900	\$1,200
4	10065244	S	9917 West 143rd Street, Unit 2	2	1/0		\$1,150
5	10262943	S	9750 Ravinia Lane, Unit 2C	2	1/0	1,150	\$1,400

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# Constitution Trail Centre | Normal, IL

NEC Main Street & Raab Road, Normal, IL 61761



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