

9875 143rd Pl, Orland Park IL 60462

Offering Memorandum



The gaming has provided a strong foundation that fuels the restaurant / bar business and has increased two and half times since the beginning.

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PROPERTY DETAILS

<u>PRICE:</u> \$1,400,000	<u>BUILDING AREA:</u> 4,466 Sq. Ft.	<u>LAND AREA:</u> 4,371 Sq. Ft.	<u>USE:</u> Mixed-Use	<u>UNIT MIX:</u> 1 Retail + 3 Residential	<u>ZONING:</u> Mixed-Use
<u>PARKING:</u> 3 Private Residential + Public Spaces	<u>PIN:</u> 27-09-202-002-0000	<u>TAXES:</u> \$5,732.86 (2021 payable 2022)			

PROPERTY DETAILS

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 21 in operation in Orland Park. 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. Orland Park is a city located in Cook County Illinois. Orland Park has a 2020 population of 56,891. The average household income in Orland Park is \$113,904 with a poverty rate of 4.25%. The median rental costs in recent years comes to \$1,233 per month, and the median house value is \$287,700. The median age in Orland Park is 46 years, 43.4 years for males, and 48.7 years for females. The population density was 2,668.4 people per square mile (1,030.4/km2). 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.

Since 2012, The Irish Patriot has been the hallmark pub of Chicagoland’s suburb of Orland Park. The 100 seat family restaurant business boasts 4,466 Sq. Ft. building, 3 apartments, exterior pation and on site parking. Well maintained and updated over the years. The Irish Patriot is not only a neighborhood favorite for families and friends of Orland Park, but it has earned a reputation from all across Chicago’s southside as a destination for a great dining and bar experience.

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PROPERTY HIGHLIGHTS

- Inventory: Included in asking price
- Furnitures, Fixture & Equipment(FF&E): Included in Asking Price
- Facilities: Almost all equipment is in excellent shape.
- Competition: The market is excellent for this business.
- Growth & Expansion: Highly rated and recommended, great reputation to continue to build upon!

AERIAL VIEW



GROSS INCOME



2021 MONTHLY INCOME

\$60,541

2021 GROSS INCOME

\$728,900

EXPENSES

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<div>Operations</div> <div><ul style="list-style-type: none">• Chef• Kitchen Staff• Bar Manager• Entertainment• Supplies• Ice Rental• Maintenance</div>	<div>Utilities</div> <div><ul style="list-style-type: none">• Water• Electric• Gas• Telephone• Laundry• Carbonic Gas</div>	<div>Insurance</div> <div><ul style="list-style-type: none">• Property and Liability• Unemployment</div>
<div>Licenses</div> <div><ul style="list-style-type: none">• (State and Orland Park)</div>	<div>Gaming</div> <div><ul style="list-style-type: none">• (State and Orland Park)</div>	<div>Taxes</div> <div><ul style="list-style-type: none">• Real Estate• Payroll• Food• Liquor</div>

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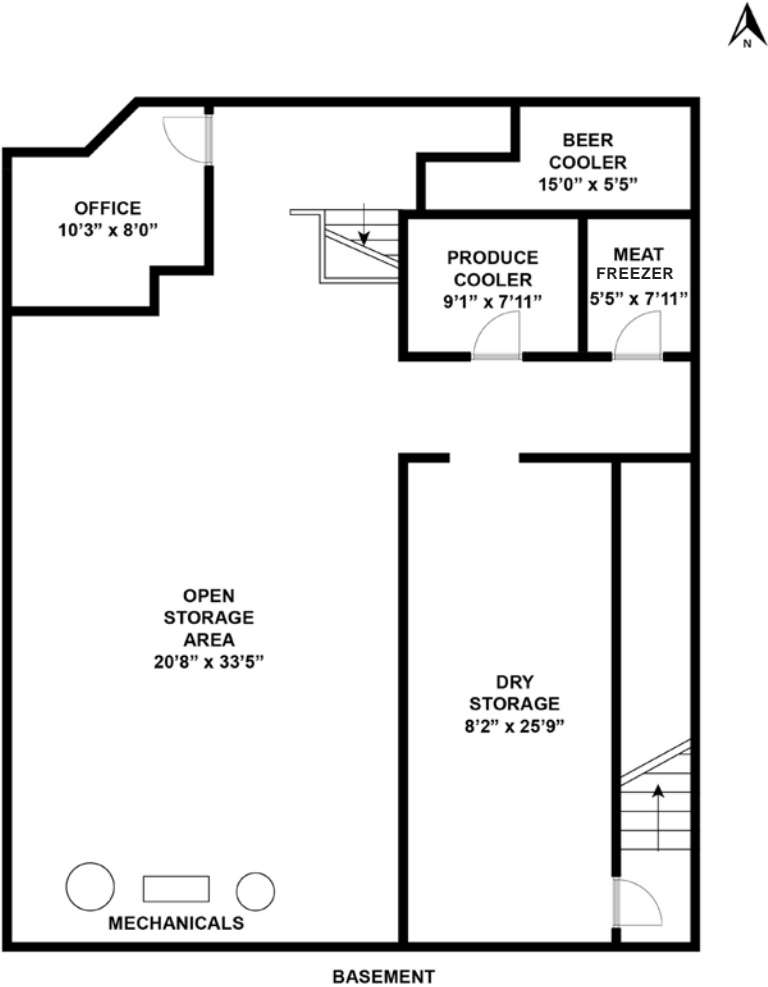
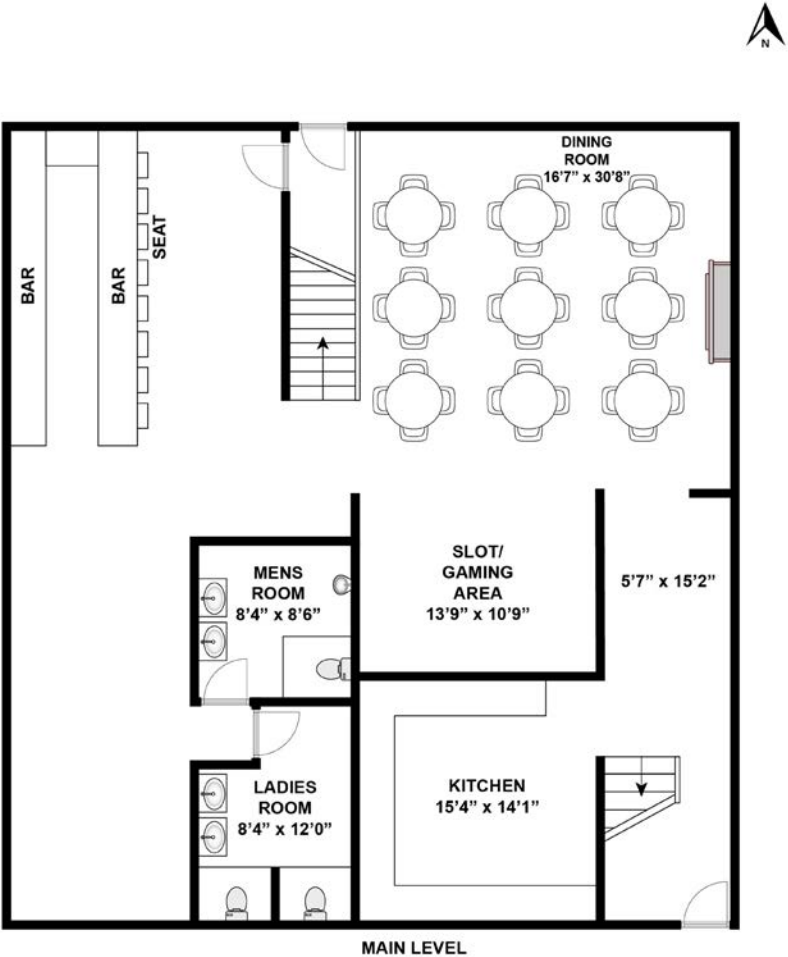
INVESTMENT HIGHLIGHTS

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



FLOORPLANS



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the **Irish**
patriot
Pub & Restaurant

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INTERIOR PHOTOS



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the **IRISH**
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ABOUT ORLAND PARK

Orland Park is a village in Cook County, Illinois, United States, with a small portion in Will County. Orland Park is a suburb of Chicago, which in 2020 had a population of 58,703.

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 was first settled in 1834, with Henry Taylor being the area's first settler. Other original settlers include Ichabod and William Myrick, Jacob and Bernard Hostert, Thomas Cooper and John Humphrey. The Hostert brothers built log cabins for their families, which became some of the first homes built in Orland Park. In 1879 the railroad was extended to Orland Park, leading way for the town's first train station, "Sedgwick Station." This development took the town from an agrarian society to a commercial hub that provides shipping services to local farms. The village was incorporated on May 31, 1892.

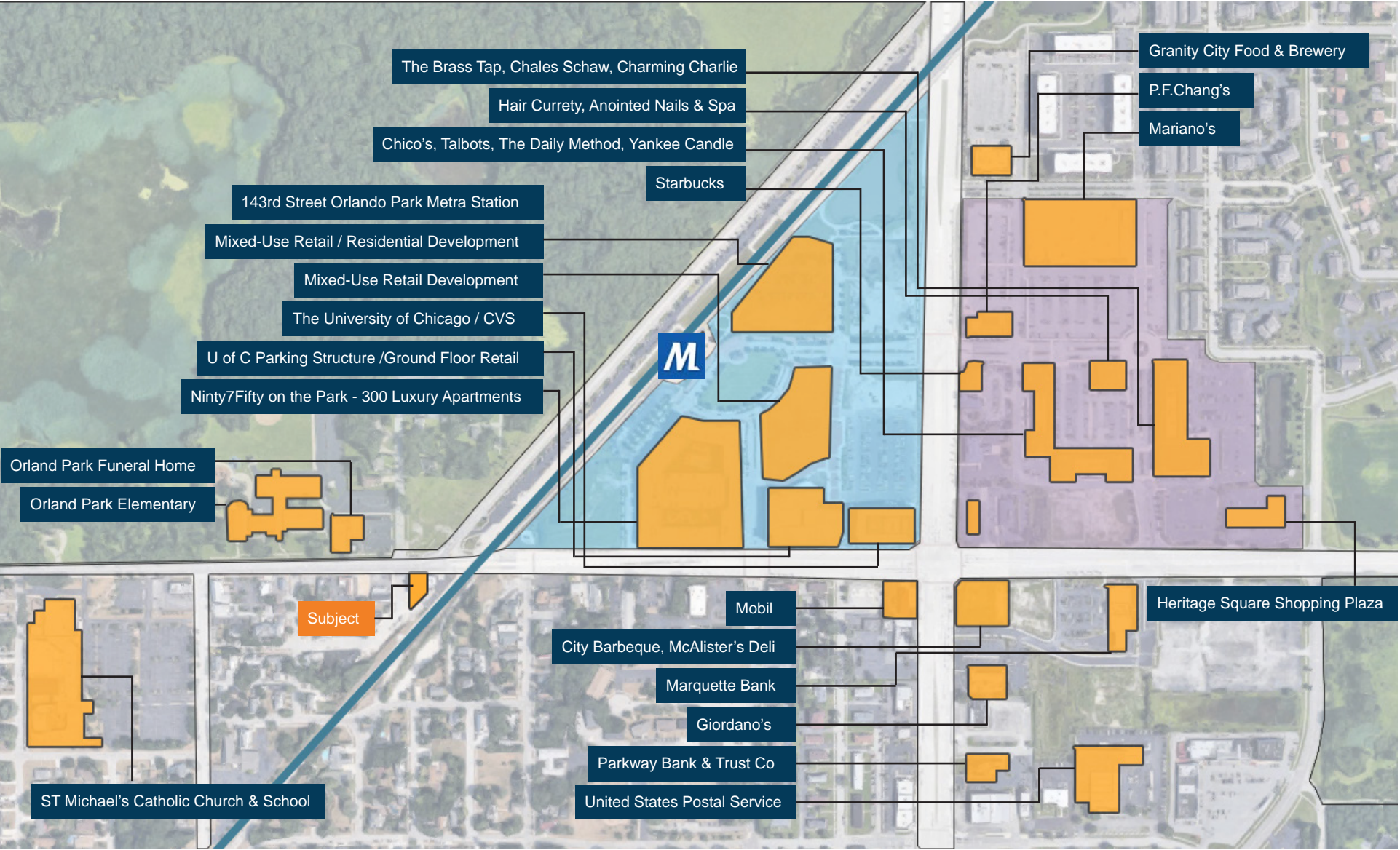
Orland Park has a large Recreation and Parks Department. The village has over 60 parks, with plenty of options for recreation, from sports complexes to nature trails.

Orland Park is divided between two Congressional districts, the 1st and the 3rd.

A number of higher education facilities are in the village. St. Xavier University operates a satellite campus in Orland Park, as did the ITT Technical Institute until its closing in September 2016. Robert Morris University (Illinois) has both an Orland Park campus as well as a second facility in the village, the culinary arts school. Community college education is offered at Moraine Valley Community College, in nearby Palos Hills.



ABOUT ORLAND PARK



ABOUT CRER

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It’s our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN’s more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client’s needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



BROKER INFORMATION



Anthony Conforti - Broker

Mobile: (708) 557-7742

Email: AnthonyC@crer.com

As a lifetime resident of Chicagoland, Anthony has always taken an interest in real estate. From an early age, Anthony began working in his family real estate business. Working alongside his father and mentor, he gained invaluable knowledge and insight into the business.



Timothy Keenan - Senior Director

Mobile: (772) 983-0741

Email: TimK@crer.com

After studying business at Penn State University and University of Illinois at Chicago, Timothy spent five years in restaurant management where he honed his professional and people skills.

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