

5011 N Hermitage Ave Chicago, IL 60640

Offering Memorandum

CRER



Steven Rapoport

Senior Director

(847) 863-2707 StevenR@CRER.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



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The logo for Chicago Real Estate Resources, Inc. (CRER) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a small horizontal line, all contained within an orange square.

PROPERTY DETAILS

PRICE:**\$629,000****# OF UNITS:****2****UNIT MIX:****(1) 2-bed 1-bath unit + (1) 3-bed 1 -bath unit****PIN #:****14-07-414-006-0000****BASEMENT:****Full unfinished basement****GARAGE:****2 car garage****ZONING:****RS-3 ADU Zone****TAXES (2020):****\$13,000****SITE SIZE:****4,125 SF****HVAC:****Separate forced are heat for each unit, window AC****LAUNDRY:****Common laundry in basement**

PROPERTY DETAILS

Chicago Real Estate Resources, Inc. (CRER) presents a stately brick two flat situated on a rare oversized 4,125 sf lot (25' X 165'), 40 feet longer than a standard Chicago lot. The property is situated in Chicago's highly prized Ravenswood neighborhood with the Ravenswood Metra (6 min walk) and the Dame Brown line (15-minute walk) offering easy aces to all that Chicago has to offer.

The Ravenswood Metra (6-min walk) offers service to downtown Chicago, Northwestern University/Downtown Evanston and much more. Shopping, dining & nightlife are steps away with Andersonville retail corridor just two blocks away & Lincoln Square just a short 15-minute walk away. This location is ideal for enjoying the outdoors with Winamac Park just an 8-minute walk away additionally, the property offers easy access to the lakefront trail / beaches and the riverfront biking and running trail. The property is located within North Zone ADU pilot area, talk to your architect and attorney about the possibility of adding another unit or coach house.

RENT ROLL

Unit	Type	Lease Expiration	Current Rent
1	2-bedroom 1 bathroom unit	06-30-2022	\$1,850
2	3-bedroom 1 bathroom unit + garage	08-31-2022	\$2,100
Garage	2 car garage		-
Total			\$3,950

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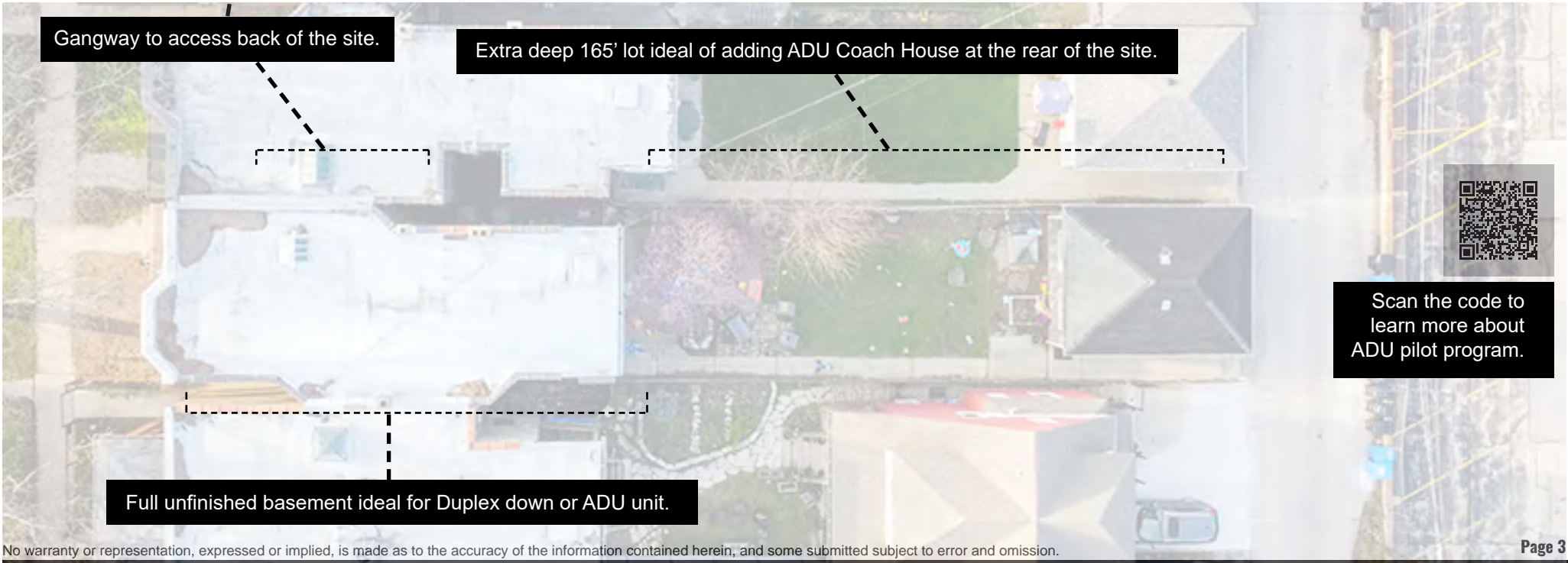


NORTH ZONE ADU PILOT AREA



5011 N. Hermitage is located within North Zone ADU pilot area, talk to your architect and attorney about the possibility of adding another unit to the basement or adding a coach house. The Additional Dwelling Units (ADU) Ordinance, approved by the Chicago City Council in December 2020, expands housing access across Chicago by allowing ADUs in attics, basements, and accessory buildings. Common names for these type of housing units include coach houses, backyard houses and in-law apartments.

ADUs were common in Chicago throughout the first half of the 20th century, but their construction was prohibited starting in 1957 due to changes in the zoning ordinance that added parking requirements and banned secondary residential structures on Chicago lots. The ADU ordinance allows for the creation of new units for homeowners needing extra income, or those who wish to create separate spaces for multi-generational families. It also provides a path for legalization of units that were previously built without zoning approval and building permits.



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AERIAL VIEW



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PLAT OF SURVEY

LEGEND

A = ASSUMED
BL = BUILDING SETBACK LINE
C = CALCULATED
C.E. = CITY EASEMENT
CH = CHORD
CL = CENTERLINE
D = DEED
D.E. = DRAINAGE EASEMENT
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
V.E. = VILLAGE EASEMENT
W = WEST

X = FENCE
= EASEMENT LINE
= SETBACK LINE

AREA OF SURVEY:

CONTAINING 4.125 SQ. FT. 0.09 ACRES MORE OR LESS

MORRIS
ENGINEERING, INC.

5100 S. LINCOLN Lisle, ILLINOIS 60532
PHONE: (630)271-0770 EMAIL: SURVEY@ECIVIL.COM
WEBSITE: ECIVIL.COM

PLAT OF SURVEY

NORTH

BASIS OF BEARING:
EAST LINE OF HERMITAGE AVENUE AS
FOUND MONUMENTED AND OCCUPIED PER
RECORD SUBDIVISION PLAT.
N 00°00'00" E (A)

THE SOUTH 1/2 OF LOT 4 IN SUBDIVISION OF LOTS 9 TO 13 OF BLOCK 4 IN ANDERSONVILLE A SUBDIVISION IN SECTIONS 7 AND 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

HERMITAGE AVENUE (SIGNED)
COMMERCIAL STREET (PLATTED)
(80 FT. R.O.W.)

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 4TH DAY OF JANUARY, A.D., 2011, AT Lisle, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2181
LICENSE EXPIRATION DATE NOVEMBER 30, 2012
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.
NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.

ADDRESS COMMONLY KNOWN AS 5011 N. HERMITAGE AVENUE
CHICAGO, ILLINOIS
CLIENT TRACY BOUSKY
JOB NO. 10-12-0071
FIELDWORK DATE./CREW CHIEF 12-22-10 (DJ/DS)
DRAWN BY: JJB REVISED:

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

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Subject Property CRER

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AERIAL VIEW



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AERIAL VIEW LOOKING EAST TOWARDS LAKE MICHIGAN



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AERIAL VIEW LOOKING SOUTH EAST TOWARDS DOWNTOWN CHICAGO

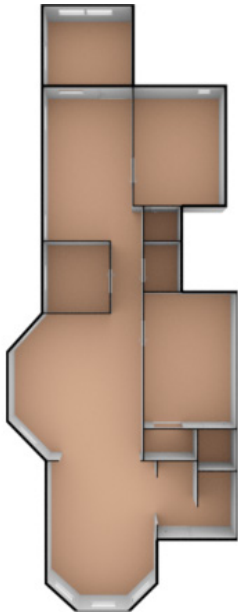
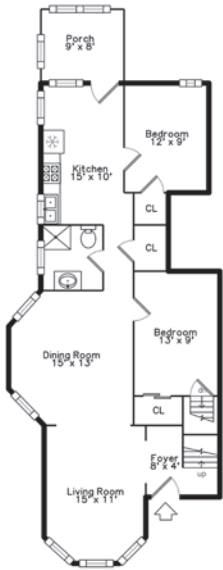


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UNIT 1



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UNIT 1

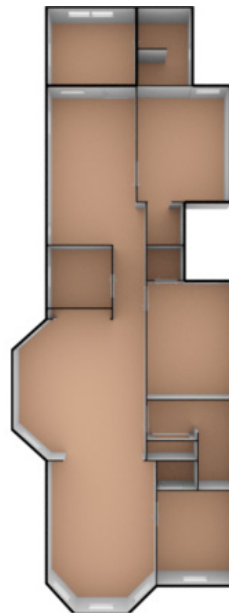


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UNIT 2



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UNIT 2



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UNIT 2 AND COMMON AREA



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BASEMENT, BACK YARD AND GARAGE















DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	77,382	466,866	872,197
Average Age	40	38	38
2021 Total Households	38,211	208,014	375,037
Median Household Inc	\$70,537	\$71,625	\$79,453
Avg Household Size	1.90	2.10	2.20
Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$357,847	\$355,247	\$372,627
Median Year Built	1947	1948	1948

TRANSPORTATION

TRANSIT / SUBWAY



 	Lawrence Station (Red Line)	12 min walk	0.6 mi
 	Argyle Station (Red Line)	14 min walk	0.7 mi
 	Wilson Station (Red Line)	15 min walk	0.7 mi
 	Damen Station (Brown Line)	17 min walk	0.8 mi
 	Montrose Station (Brown Line)	20 min walk	1.0 mi

COMMUTER RAIL

 	Ravenswood Station Commuter Rail (Union Pacific North Line)	6 min walk	0.5 mi
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The Metra Ravenswood station is just a 6-minute walk out the front door offering easy access to downtown Chicago, Northwestern University/Downtown Evanston and much more.

AIRPORT

	Chicago O'Hare International Airport	22 min drive	13.0 mi
	Chicago Midway International Airport	27 min drive	15.1 mi

ABOUT STEVEN RAPOPORT



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Senior Director

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Chicago, IL 60614
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As a broker with Chicago Real Estate Resources and lifelong resident of the Chicago area, Steven has completed over 375 real estate sales and leasing transactions over the past 14 years. His primary focus is listing mid-market investment properties in the City of Chicago ranging in value from \$500,000 to \$5,000,000.

Steven earned recognition as a designated Certified Commercial Investment Member (CCIM). The CCIM designation is the industry's most prestigious Commercial Real Estate certification with a high caliber curriculum and experience requirement that has been met by only 6% of commercial practitioners nationwide. As a testament to the exclusivity of this designation within a 20-mile radius of downtown Chicago, there are currently only 55 commercial Real Estate Brokers holding the CCIM designation. CCIM members successfully complete thousands of transactions annually, representing more than \$200 billion in value.

For the past six consecutive years Steven was recognized amongst an elite few as a top producer by CommercialForum a division of the Chicago Association of Realtors. There are over 2,700 members eligible for these awards and only 2% are able to produce the high volume of sales to rank as one of the best Chicagoland Commercial Brokers for the year.

Early in his career, Steven worked as a licensed Real Estate Appraiser where he appraised multi-family, commercial, industrial, office, mixed-use, retail, vacant land, and residential properties throughout the Chicago area. The insight and connections obtained by his time working as a real estate appraiser have proven to be a valuable resource for helping his commercial brokerage clients achieve goals.

Prior to his career in real estate, Steven earned his BA degree from the University of Iowa. Steven maintains active membership as a CCIM, National Association of Realtors & Chicago Association of Realtors.



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.

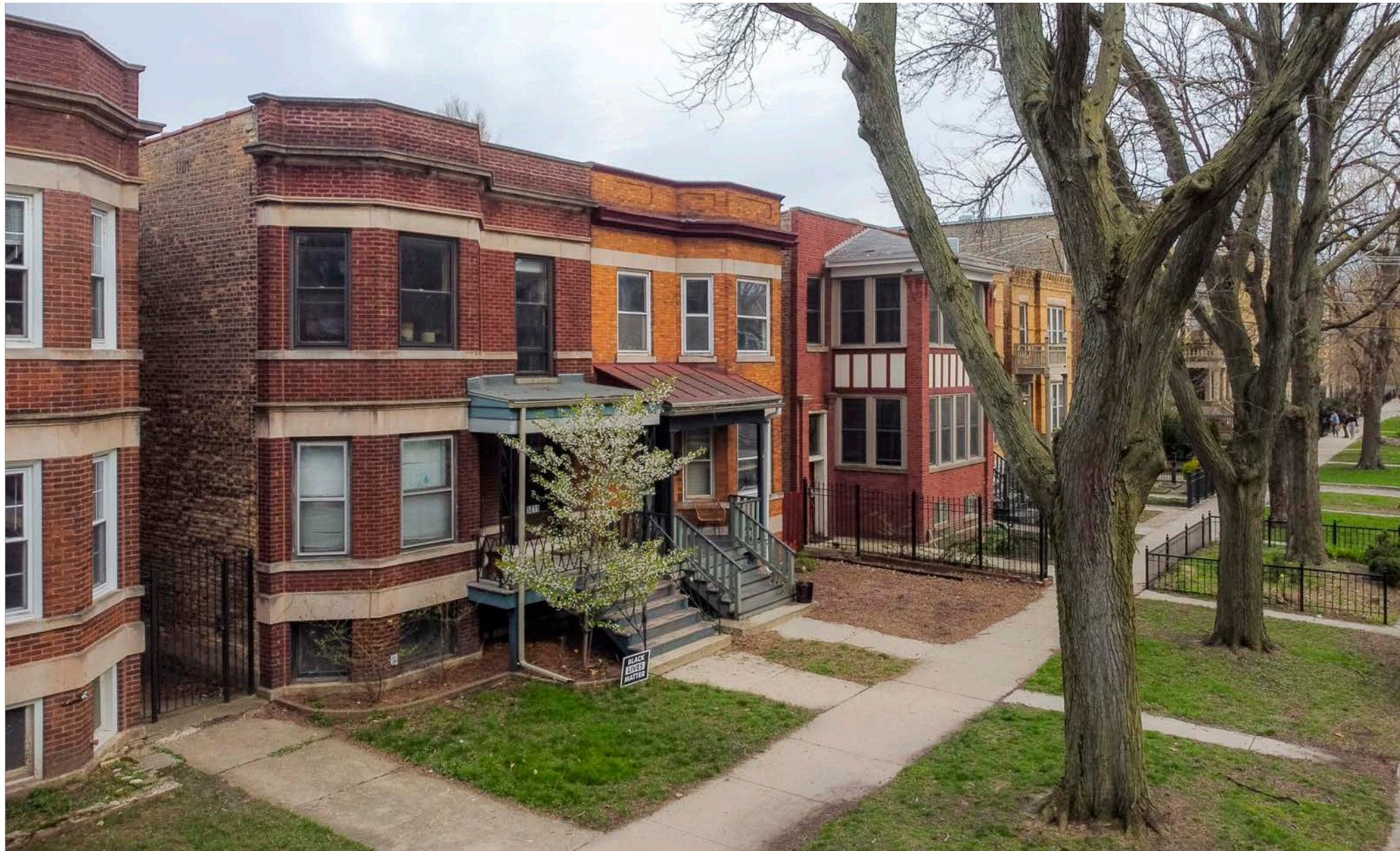
Professional Associations



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