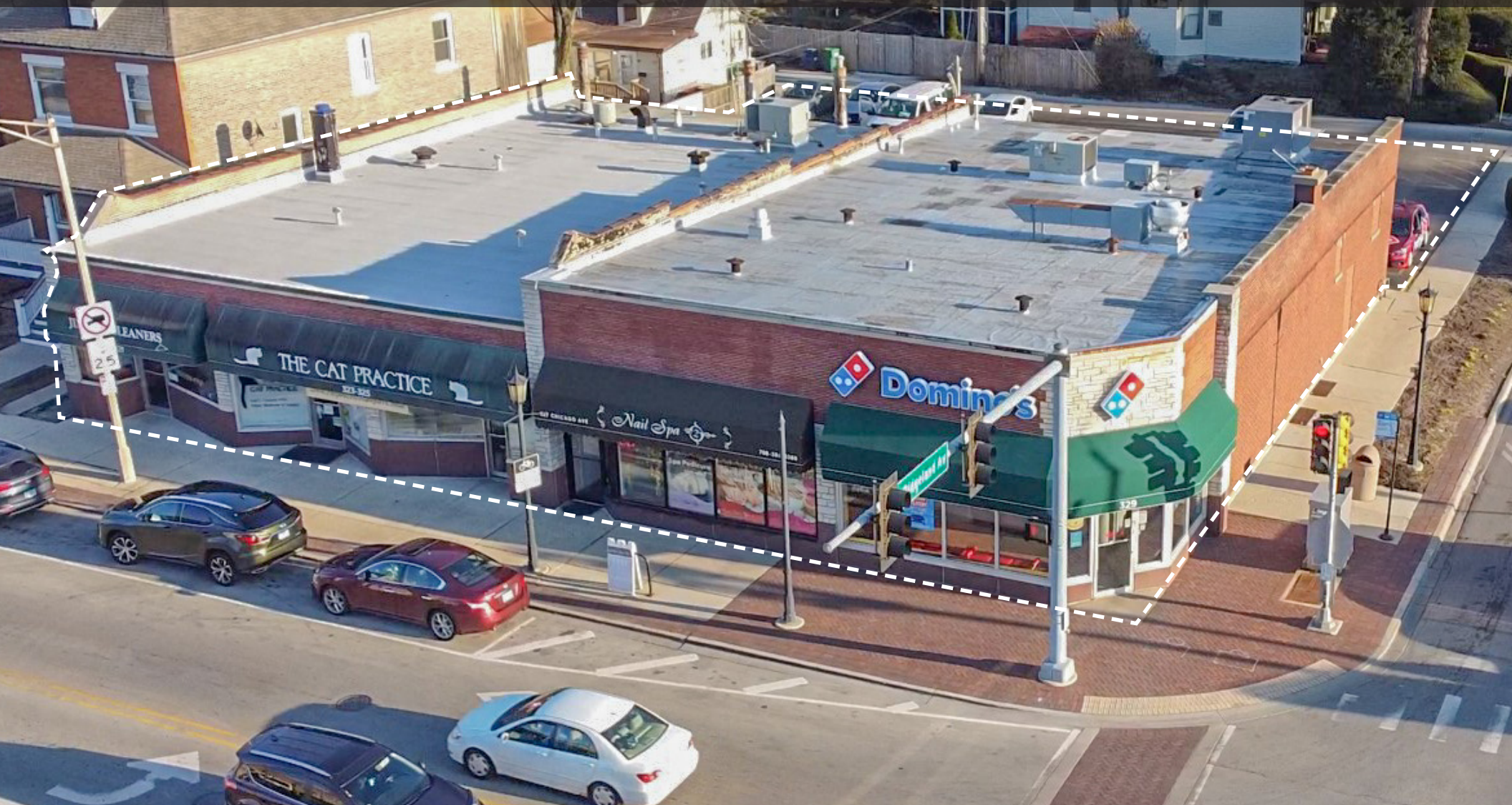


FOR SALE | MULTI-TENANT RETAIL/COMMERCIAL BUILDING WITH PARKING

321-329 Chicago Ave, Oak Park, IL 60302

CRER



Victor Cornelio

Director

(847) 219-6697 VictorC@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 CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, bold, sans-serif font, positioned above a thick horizontal orange bar.

DISCLOSURE

All materials and information received or derived from CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

CRER (Chicago Real Estate Resources, Inc.) will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CRER (Chicago Real Estate Resources, Inc.) makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRER (Chicago Real Estate Resources, Inc.) does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CRER (Chicago Real Estate Resources, Inc.) in compliance with all applicable fair housing and equal opportunity laws.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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PROPERTY OVERVIEW

PROPERTY ADDRESS:

321-329 Chicago Ave, Oak Park, IL 60302

PRICE:

\$875,000

CAP RATE:

6.60%

BUILDING SQ FT:

7,658 Sq. Ft.

LAND ACRES:

0.36 AC

YEAR BUILT:

1932

ZONING:

B1, B2

PROPERTY TYPE:

Multi-Retail

BUILDING CLASS:

C

BUILDING FAR:

0.49

PIN#:

16-08-100-002-0000

PROPERTY DESCRIPTION

CRER is offering a multi-tenant retail/commercial building for acquisition at 321-329 Chicago Ave, Oak Park, IL. Located at the northeast corner of Ridgeland and Chicago Avenues, the property features a 7,658 SF building with 25 parking spaces and a basement, built in 1932.

Occupied by four tenants including Domino's, Jinny's Cleaners, and Cat Practice, the property provides diverse and stable income. The building's high visibility, prime location with foot traffic, parking convenience, and additional basement space make it an attractive investment with value-add potential.

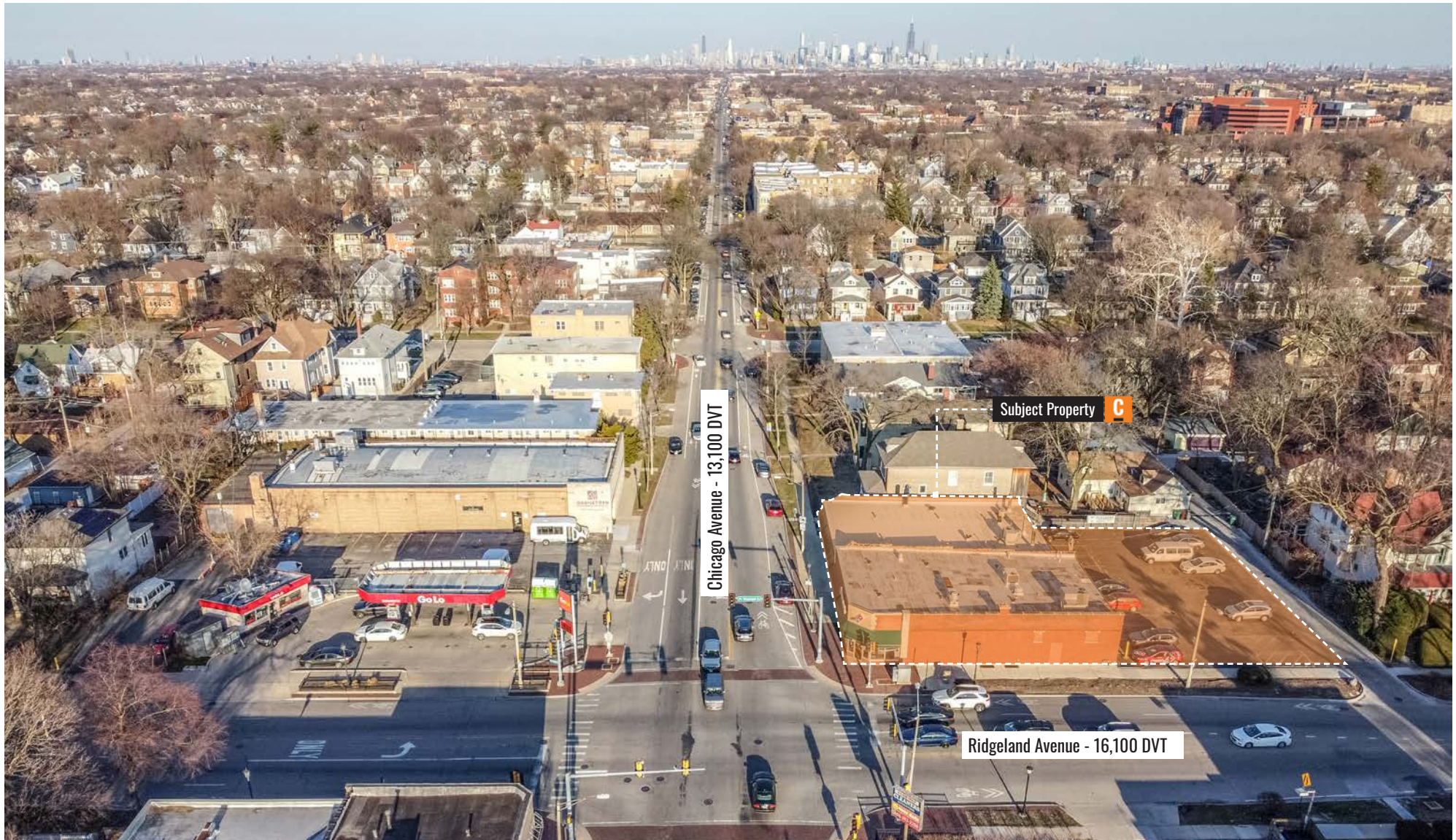


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AERIAL VIEW - FACING EAST

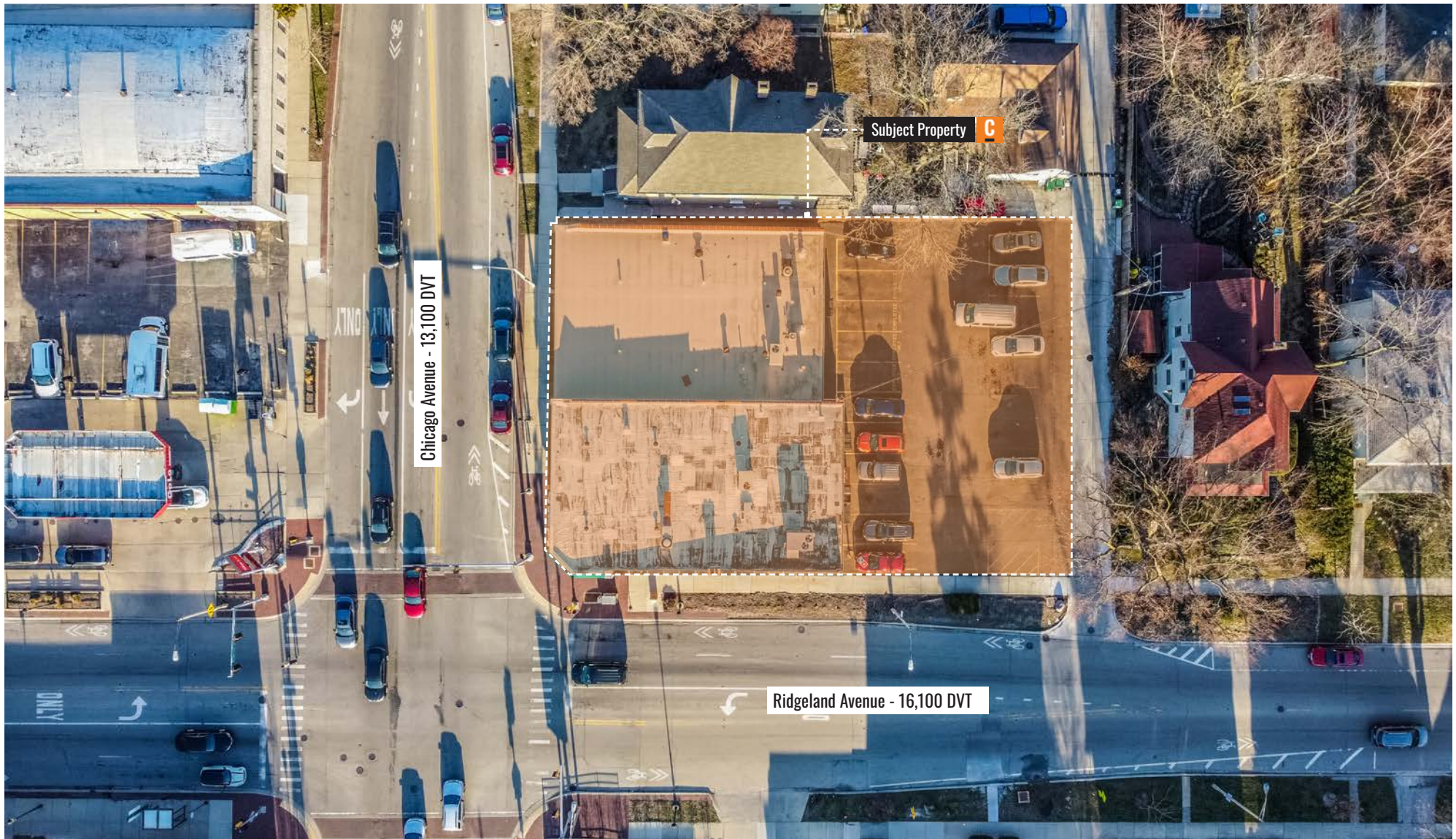


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AERIAL VIEW



FOR SALE I MULTI-TENANT RETAIL/COMMERCIAL BUILDING WITH PARKING

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PRICING DETAIL

Summary

Price	\$875,000	
Down Payment	\$875,000	100%
Number of Suites	4	
Price Per SqFt	\$114.27	
Gross Leasable Area (GLA)	7,657 Sq. Ft.	
Lot Size	0.36 Acres	
Year Built/Renovated	1932	
Occupancy	100.00%	

Returns	Year 1	Year 2
CAP Rate	6.60%	6.99%
Cash-on-Cash	6.60%	6.99%
Debt Coverage Ratio	N/A	N/A

Operating Data

Income		Year 1		Year 2
Scheduled Base Rental Income		\$155,626		\$159,236
Potential Gross Revenue		\$155,626		\$159,236
General Vacancy		(\$7,781)		(\$7,962)
Effective Gross Revenue		\$147,845		\$151,275
Less: Operating Expenses	60.9%	(\$90,079)	59.2%	(\$90,079)
Net Operating Income		\$57,766		\$61,196
Cash Flow		\$57,766		\$61,196
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	6.60%	\$57,766	6.99%	\$61,196
Total Return	6.60%	\$57,766	6.99%	\$61,196

Operating Expenses		Year 1		Year 2
CAM		\$12,021		\$12,021
Insurance		\$5,530		\$5,530
Real Estate Taxes		\$66,614		\$66,614
Management Fee		\$5,914		\$5,914
Total Expenses		\$90,079		\$90,079
Expenses/SF		\$11.76		\$11.76

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TENANT DATA

Tenant Name	Suite	Sq. Ft.	% Bldg Share	Lease Comm.	Lease Exp.	Lease Dates	Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Changes to	Lease Type	Renewal Options and Option Year Rental Information
Jinny's Cleaners	321	1,357	17.7%	1/1/13	2/29/24	1/1/13 - 2/29/24	\$17.95	\$2,030	\$24,360	Aug-2023	\$3,548.67	Gross	One-Year Renewals
The Cat Practice	323-325	2,412	31.5%	COE	5-Yr Lease	COE - 5-Yr Lease	\$19.40	\$3,900	\$46,800	Aug-2023	\$3,548.67	Gross	One, 5-Year Option
Nail Spa	327	1,944	25.4%	1/1/12	12/31/26	1/1/12 - 12/31/26	\$21.60	\$3,500	\$42,000	Aug-2023	\$3,548.67	Gross	N/A
Domino's Pizza	329	1,944	25.4%	9/1/16	8/31/26	9/1/16 - 8/31/26	\$21.37	\$3,462	\$41,545	Aug-2023	\$3,548.67	Gross	Three, 5-Year Option
Total		7,657					\$20.64	\$12,892	\$154,705				

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AREA KEY FACTS

KEY FACTS

39,080
Population

40.2

Median Age

16,801
Households

\$69,280

Median Disposable Income

INCOME



\$86,409

Median Household
Income



\$60,597

Per Capita Income



\$118,477

Median Net Worth

BUSINESS



1,114
Total Businesses



10,681
Total Employees

HOUSING STATS



\$425,747

Median Home Value



\$15,526

Average Spent on
Mortgage & Basics



\$1,014

Median Contract Rent

EMPLOYMENT



White Collar

82%



Blue Collar

10%



Services

8%

5.5%

Unemployment
Rate

EDUCATION

7%

No High School
Diploma



17%

High School
Graduate



18%

Some College



58%

Bachelor's/Grad/Prof
Degree

ANNUAL LIFESTYLE SPENDING



\$3,811

Travel



\$129

Theatre/Operas/
Concerts



\$132

Movies/Museums/
Parks



\$97

Sports Events



\$9

Online Games

ANNUAL HOUSEHOLD SPENDING



\$3,240

Apparel &
Services



\$255

Computers &
Hardware



\$5,706

Eating Out



\$8,076

Groceries



\$8,930

Health Care

PETS



30%

Household Owns a
Dog



20%

Household Owns a Cat



43%

Household Owns Any Pet

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ABOUT VICTOR CORNELIO



Victor Cornelio

Director

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VictorC@CRER.com

Chicago Real Estate Resources, Inc.

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Chicago, IL 60614

www.CRER.com

Victor Cornelio is an experienced retail broker who worked for more than eight years at a national brokerage firm prior to joining CRER. During his tenure, he has helped transact more than \$230 million in real estate for his clients.

A true Chicagoan, Victor focuses on the Chicago area and Midwest market but keeps an eye on the national scene.

He has many career objectives: to provide market research, advisory services, financing, investment sales and dispositions assistance. Victor's clients benefit from having his many skills at hand while further adding value to their own businesses.

What sets Victor apart? His ability to develop and retain client relationships while providing an array of excellent services. He's energetic, results-driven, and works well under pressure.

Victor graduated with a bachelor's degree in Finance from Northeastern Illinois University, studied abroad in Rome, and worked as a credit analyst before joining the brokerage industry.

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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.



Learn more about CRER by visit out website



See our listing inventory

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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
19 YEARS OF CONTINUOUS COMPANY GROWTH

COMPANY MISSION STATMENT

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



CoStar™



LoopNet™



Rogers Park Builders Group



Commercial Forum

CRER SERVICES

Our award-winning team of Commercial Real Estate Brokers is proficient with most commercial transactions. Our areas of expertise include but are not limited to:

Multi-Family
Retail
Office
Land
Industrial
Retail and Office Leasing
Tenant representation
Hospitality

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