

Retail Center on Halsted Near Metra Station

800-808 W. 87th St. | Chicago, IL

\$ 1,200,000

Investment Highlights

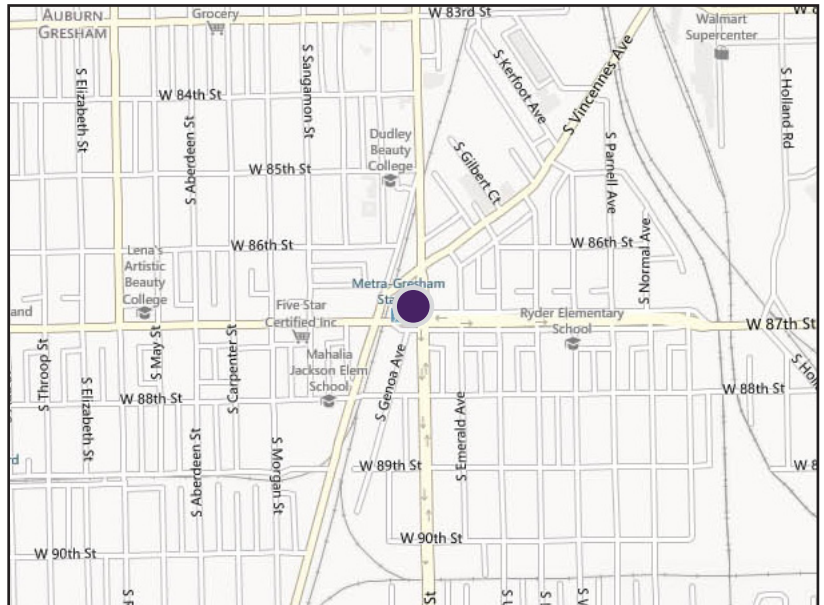
- 11,185 SF retail center
- Opportunity to add value through leasing
- In-Place NOI: \$51,589
- Pro Forma NOI: \$207,651
- Land Area: 39,741 SF
- Zoning: B3-1
- Frontage: 170' on Halsted, 90' on 87th
- Ample customer parking
- 2013 Taxes: \$72,349

Property Highlights

Built in 2001, this single story neighborhood center is located at the corner of 87th and Halsted. Currently the property is leased to Subway, Currency Exchange, Yale Insurance, and 87th St. Discount with a 3,952 square foot space and 1,500 square foot drive-thru ATM available. Located near the Metra station, the center features a highly visible sign near the signalized intersection, a shared parking lot, and entrances from both streets.

Area Highlights

Located in the Auburn Gresham neighborhood on the southwest side of Chicago, this property is convenient to a large number of homes with 30,000 residents within a one mile radius. The building is also conveniently situated near several major public transportation routes including the CTA and the Gresham Metra stop.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Daniel J. Hyman

President

(312) 338 - 3003

dhyman@mpirealestate.com

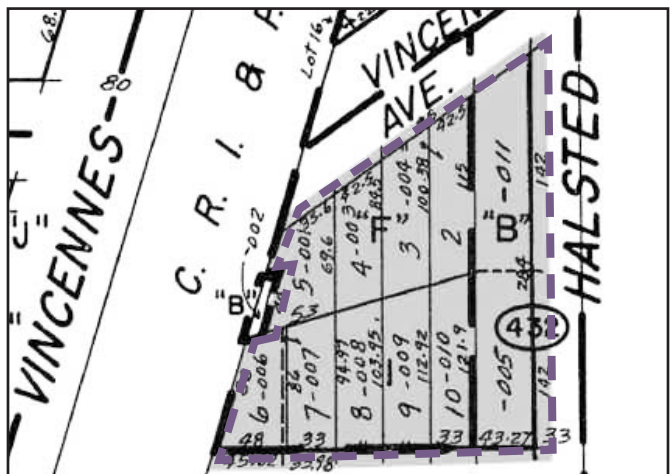
**MILLENNIUM
PROPERTIES R/E**

Rent Roll

Tenant	SF	Lease Type	Annual Rent	Rent/SF	Lease Expiration	Comments
A Vacant Retail	3,952	n/a	-	-	n/a	n/a
Drive-Thru ATM	1,499	n/a	-	-	n/a	n/a
E 87th Street Discount	1,500	Gross	\$31,800	\$21.20	8/31/2015	New 2 yr. lease signed
B Yale Insurance (Acceptance Insurance)	1,316	NNN	\$27,636	\$21.00	3/31/2017	Exercised 3 yr. option, 2.5% annual bump
C Subway	1,309	NNN	\$24,569	\$18.77	11/30/2018	Extended lease, 2% annual bump, 5-yr renewal option
D Currency Exchange	1,335	NNN	\$29,370	\$22.00	3/31/2018	Extended lease, 2% annual bump beg. 4/1/15
Total/Average	11,185		\$113,375	\$19.77		

Income Statement

Income	Pro Forma
Gross Rents	\$113,375
Recoveries	\$41,409
Lease-up (\$17.50/SF NNN)	\$95,393
Lease-up Recoveries	\$60,682
Total Gross Income	\$310,859
Expenses	
Property Taxes	\$72,349
Landscaping/Snow Removal	\$12,717
Electricity	\$2,242
Water	\$4,648
Cleaning	\$1,938
Insurance	\$10,000
Total Expenses	\$103,196
Net Operating Income	\$206,964



Demographics

	1 Mile	3 Mile	5 Mile
2012 Population	29,999	265,868	731,271
2012 Households	10,527	97,018	255,563
Median Income	\$35,957	\$36,659	\$35,869

Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Daniel J. Hyman
 (312) 338-3003
 dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E