



**MATANKY** REALTY GROUP

# FOR SALE

SINGLE TENANT INCOME PROPERTY

**558 E. 79TH ST.**  
**CHICAGO, IL 60619**

PRICE \$650,000

NOI \$70,000

CAP RATE 10.77%



**LONG TERM TENANT SINCE 2005**

**130k PEOPLE WITHIN 2 MILES**

**11,000 VEHICLES PER DAY**

Pride Cleaners occupied space on the corner of E. 79th and S. St. Lawrence. 5,100 SF free standing building with on-site parking and stable business. Seconds from I-94, I-90, and the Metra.

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# MAP & AERIAL VIEW



# DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	37,000	130,000	292,000
HOUSEHOLDS	17,000	53,000	116,000
AVG. HOUSEHOLD INCOME	\$43,000	\$43,000	\$42,000
MEDIAN HOUSEHOLD INCOME	\$32,000	\$30,000	\$30,000

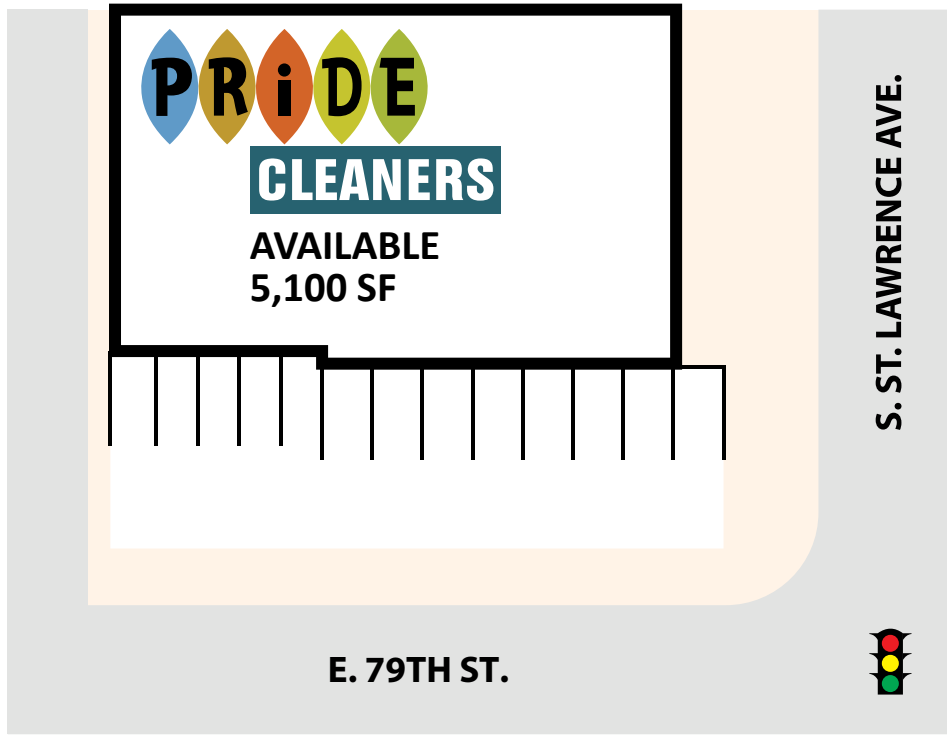


# FINANCIAL ANALYSIS

TENANT	LEASE EXP.	TENANT SINCE	RENTABLE SF	CURRENT MONTHLY BASE RENT	CAM TAXES INSURANCE	TOTAL MONTHLY RENT
PRIDE CLEANERS	9/30/19	10/1/05	5,100	\$5,981	\$1,029	\$7,010



# SITE PLAN



# SUBJECT PROPERTY

<b>COUNTY</b>	COOK
<b>GLA</b>	5,100 SF
<b>LOT SIZE</b>	14,375 SF
<b>ZONING</b>	B3-2
<b>PARCEL ID</b>	20-27-427-042-0000, 043, 044, 045
<b>TAXES</b>	\$10,911
<b>BUILT</b>	1960

# KEY FEATURES

- + Long term single tenant
- + Pylon sign
- + Convenient and ample parking
- + Frontage on 79th St. with 11,000 vehicles passing each day
- + Tenant responsible for snow plowing and landscaping



# INVESTMENT SUMMARY

PRICE: \$650,000

GLA: 5,100 SF

OCCUPANCY: 100% by Pride Cleaners

CASH DOWN PAYMENT(30%): \$195,000

70% LOAN / 5% PER ANNUM WITH 25 YR AMORT: \$455,000

NET OPERATING INCOME: \$70,000

ANNUAL MORTGAGE PAYMENT (5%): \$32,283

NET INCOME AFTER DEBT SERVICE: \$37,717

CAP RATE: 10.77%

CASH ON CASH RETURN: 19.34%

# OPERATING DATA 2015

## ANNUAL INCOME

SCHEDULED RENT: \$71,775

TAX, CAM, & INSURANCE REIMBURSEMENTS: \$12,345

TOTAL INCOME: \$84,120

## ANNUAL EXPENSES

OPERATING EXPENSES: \$3,564

REAL ESTATE TAX (2015): \$10,911

TOTAL EXPENSES: \$14,475

NET OPERATING INCOME: \$69,645

