

FOR SALE

10400-10410

S. KEDZIE AVE.

CHICAGO, IL



\$950,000

**8,740 SF RETAIL INVESTMENT/REDEVELOPMENT OPPORTUNITY
OFFERING MEMORANDUM**

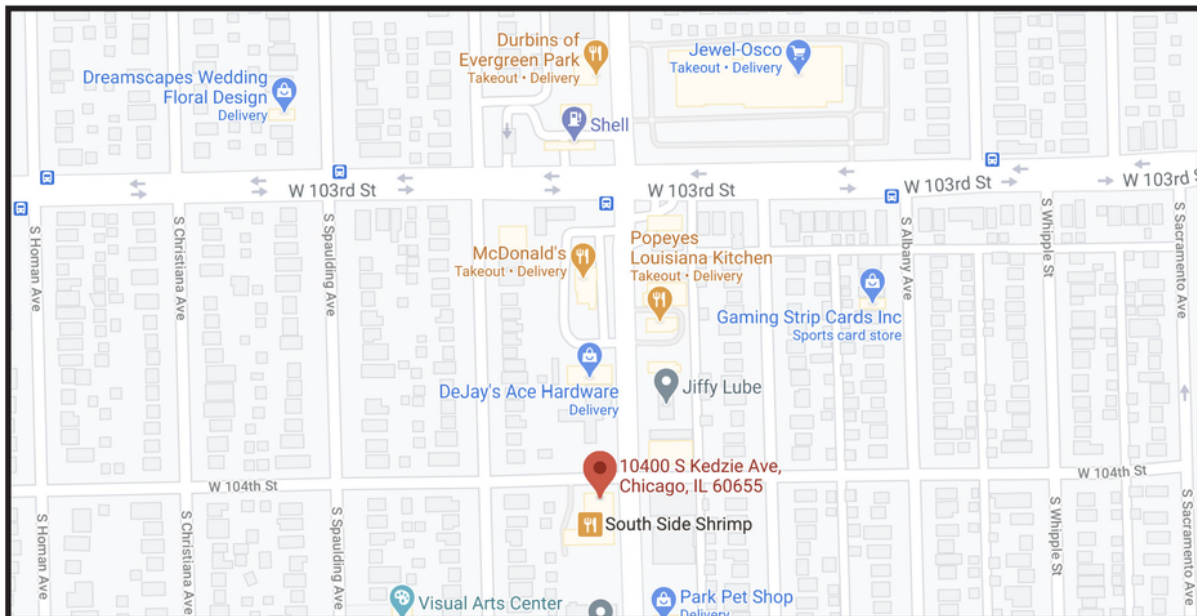
Tony Lombardo / tony@psiproperties.com

BUILDING INFORMATION:

Address:	10400-10410 S. Kedzie Ave. Chicago, IL 60655
Offering Price:	\$950,000.00
Lot Size:	.36 acres
GLA:	8,740 SF
Year Built:	1955
Occupancy:	100%
Parking:	Additional, separate lot and building for sale. Please inquire.
Taxes:	\$34,000.00
Net Operating Income:	\$70,593.76

LOCATION INFORMATION:

Zoning:	B-2
Township:	Lake
Commuter Rail:	103rd Street Station (Rock Island Line) - 5 minute drive
Airport:	Midway International Airport - 15 Minute Drive



847-496-9161 / tony@psiproperties.com

PRO FORMA STARTING 07/2022

10400-10412 S. Kedzie Ave, Chicago, IL 12
Month Proforma Beginning April 2023

<u>Account #</u>	<u>Account Name</u>	<u>12 Month Total</u>
<u>INCOME</u>		
5110-0000	Base Rent	\$124,163.76
5250-0000	Utility Reimbursements	\$840.00
TOTAL INCOME		\$125,003.76

OPERATING EXPENSES

<u>Account #</u>	<u>Account Name</u>	<u>12 Month Total</u>
7110-0000	Electricity	\$360.00
7130-0000	Water & Sewer	\$4,850.00
7640-0000	General Repairs & Maint.	\$3,000.00
7830-0000	Snow Removal	\$500.00
7910-0000	Insurance - Building	\$4,500.00
8160-0000	Management Fees	\$7,200.00
8510-0000	Real Estate Taxes	\$34,000.00
TOTAL OPERATING EXPENSES		\$54,410.00

Net Operating Income: \$70,593.76

847-496-9161 / tony@psiproperties.com

Property Management | Leasing | Sales | Project & Construction Management | Consulting | Receivership
1530 E. Dundee Road, Suite 150 Palatine, Illinois 60074 | (847) 907-4311 | info@psiproperties.com