

PRIME INVESTMENT OPPORTUNITY! SHOPS OF EDGEBROOK

FEATURING AN ICONIC BUILDING AT THE HIGH TRAFFIC INTERSECTION OF
DEVON AND CENTRAL AVENUES
CHICAGO, ILLINOIS



5400-5416 W. DEVON AVENUE CHICAGO, IL HIGH TRAFFIC/HIGH VISIBILITY CORNER LOCATION (NWC DEVON AND CENTRAL)

- ◆ Two Buildings Containing 18,000 square feet with private off-street parking
- ◆ Effective Gross Income of \$415,965 and Actual Net Income of \$290,155
- ◆ 89% Leased by 8 tenants including Starbucks, Domino's, and Sunflower Day Care Center
- ◆ Devon Avenue – 22,500 Vehicles Per Day / Central Avenue 16,200 Vehicles Per Day
- ◆ Catering to the affluent northwest Chicago communities of Edgebrook, Sauganash and Lincolnwood
- ◆ Immediate access to public transportation including CTA and PACE bus and Metra train
- ◆ Minutes to I-94 Expressway
- ◆ Situated within an established commercial district
- ◆ Demographics

	<u>1 mile radius</u>	<u>2 mile radius</u>
2020 Total population	15,314	75,400
2020 Average household income	\$145,500	\$116,845



For Additional Information:
AKTON REALTY CORPORATION
5406 W. Devon Avenue, Suite 204
Chicago, Illinois 60646
www.aktonrealty.com

Contact:
CHARLES MARKOPOULOS
President
773-774-9500 773-774-4606 (fax)
cmarkopoulos@aktonrealty.com

PURCHASE PRICE	NOI	CAP RATE	SQUARE FEET
\$3,626,937	\$290,155	8.00%	18,000

EXECUTIVE SUMMARY

Akton Realty presents The Shoppes of Edgebrook. This investment consists of a two-story mixed-use building, constructed in 1947, that is considered the gateway to Sauganash/Edgebrook neighborhoods on Chicago's northwest side, and an adjacent single story multi-tenant building. The corner building is an 11,200-square foot building is situated on .22 acres and holds the northwest corner of Devon and Central Avenues and the adjacent building is a 6,800 square foot building containing four separate commercial units on a .28 acre site. The Property is located in the downtown shopping district and benefits from heavy foot and vehicular traffic. Shoppes of Edgebrook is situated 500 feet from the Metra Edgebrook Station's MD-N Line, and the CTA bus routes run along both Devon and Central Avenues.

The iconic corner property includes a lease with Starbucks through 2026 and Sunflower Day Care Center on the first floor. The second floor is office space currently accommodates a realty company, a dental practice, and a therapist practice. The adjacent single-story property is leased to Domino's Pizza, Mona's Sweet Shop, King Pho restaurant and a vacant unit which can be leased to provide additional income. Both properties feature off-street parking in the rear. The Shoppes of Edgebrook presents investors with the opportunity to acquire a prominently located asset at a stop lighted corner with stable and diverse income.

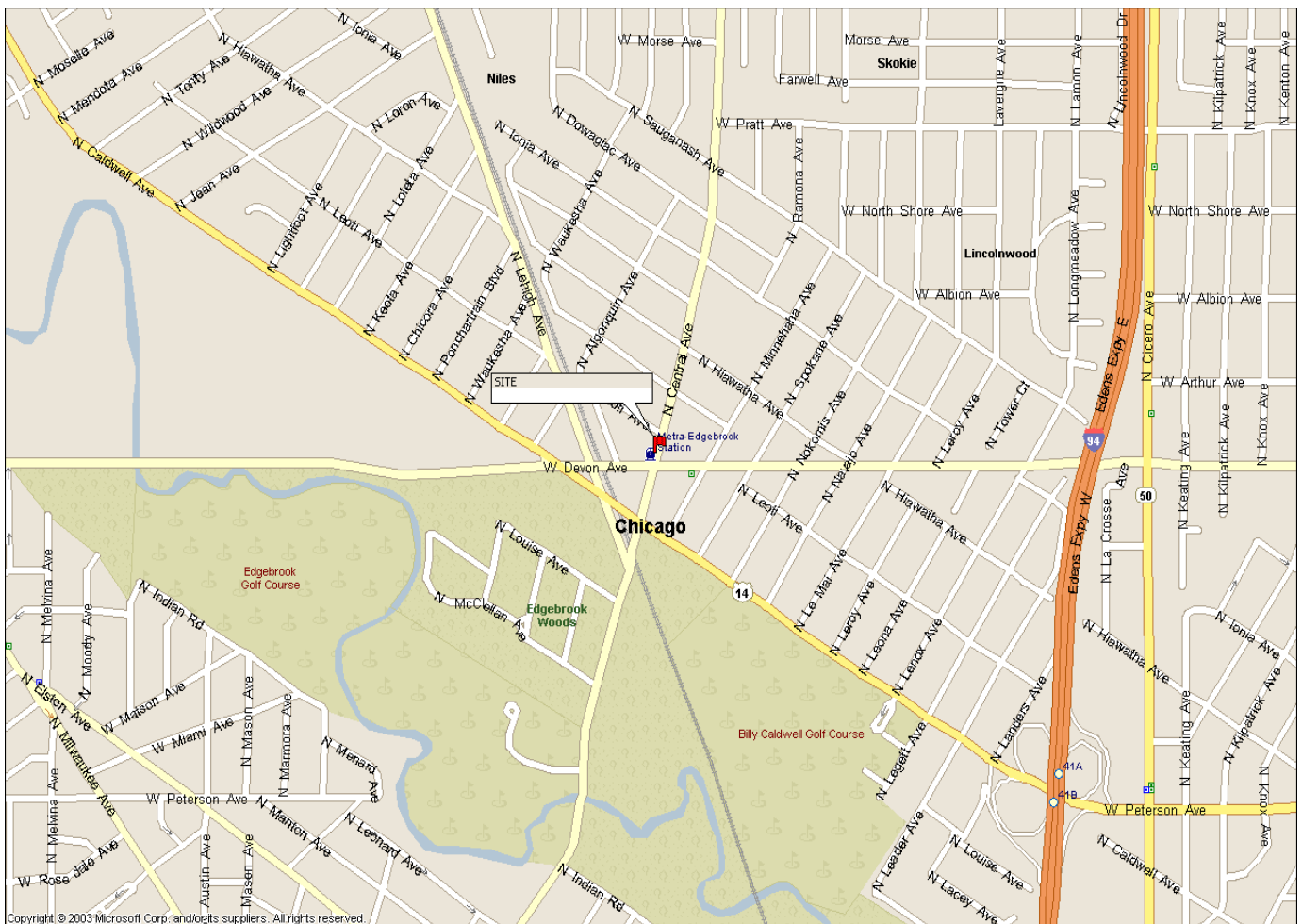
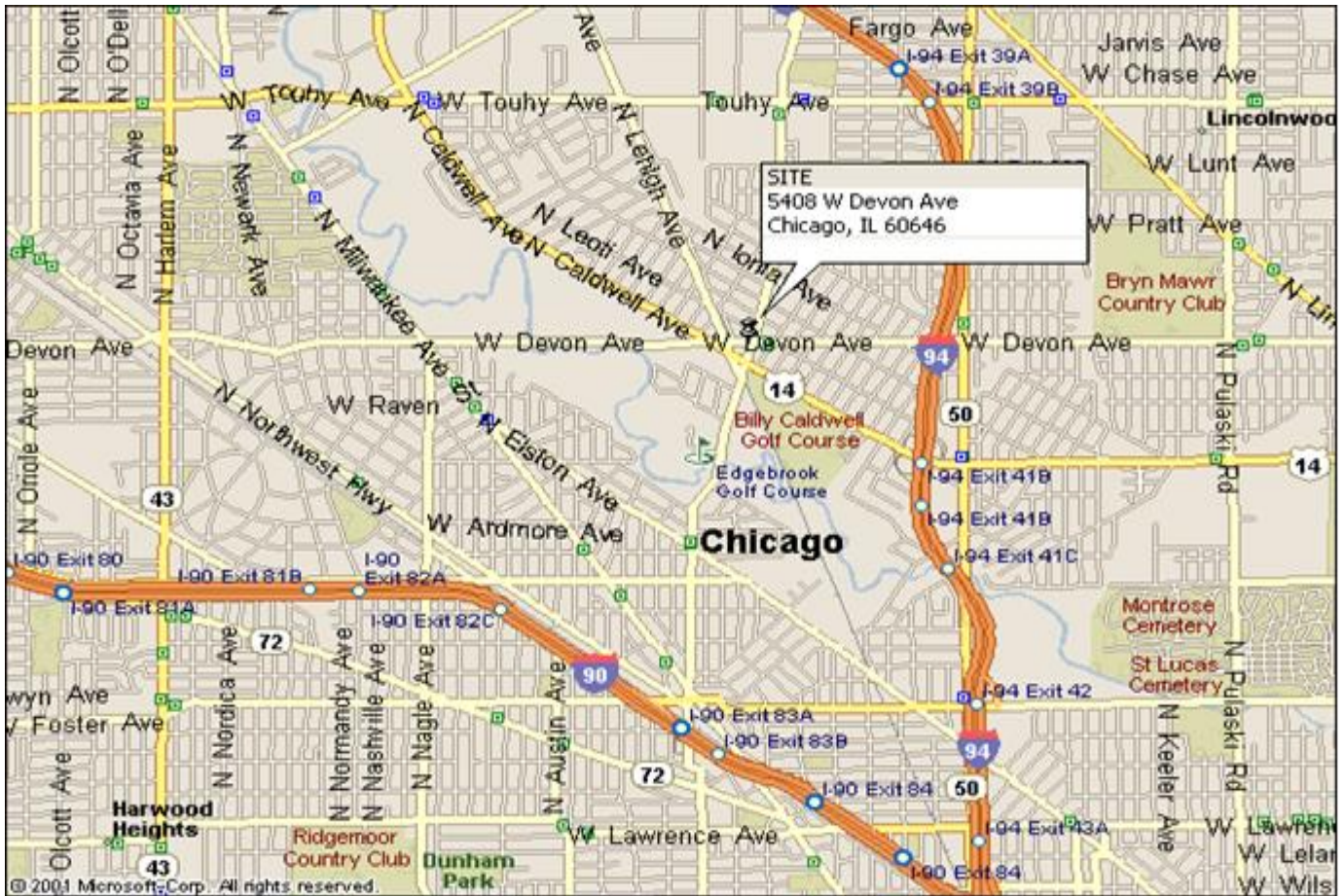
VISIBILITY/ACCESS: The property enjoys high visibility at the northwest corner of Devon and Central Avenues, as a result of Devon Avenue (22,400 VPD) being a major east-west thoroughfare and Central Avenue being a significant north-south thoroughfare. The site is also within close proximity to Caldwell Avenue (19,900 VPD) and is less than 3 minutes from **Interstate 94** (146,700 VPD), providing incredible access to the site from all directions. Additionally, the property is located one-half block east of Metra's Milwaukee District North Edgebrook Station and features CTA and PACE bus stops at the directly at the intersection of Devon and Central Avenues.

CHICAGO MSA/LOCAL COMMUNITY METRICS: Chicago ranks as the third largest economy in the United States and is the third most populous MSA in the nation with nearly 9.7 million residents. Chicago's Edgebrook neighborhood is a densely populated community and trade area which contains many attractive and desirable traits. Within two miles of the property is a population of over 75,000 residents and approximately 212,350 residents live within the three-mile extended trade area. Average household incomes within this trade area are also exceptional with residents earning an average household income of \$116,845 within a two-mile radius as well as exceeding the national average for college and graduate degrees.

Qualified investors are offered the opportunity to acquire a 100% fee interest in this commercial real estate investment consisting of two contiguous properties located at 5400-5416 W. Devon Avenue in Chicago, Illinois.

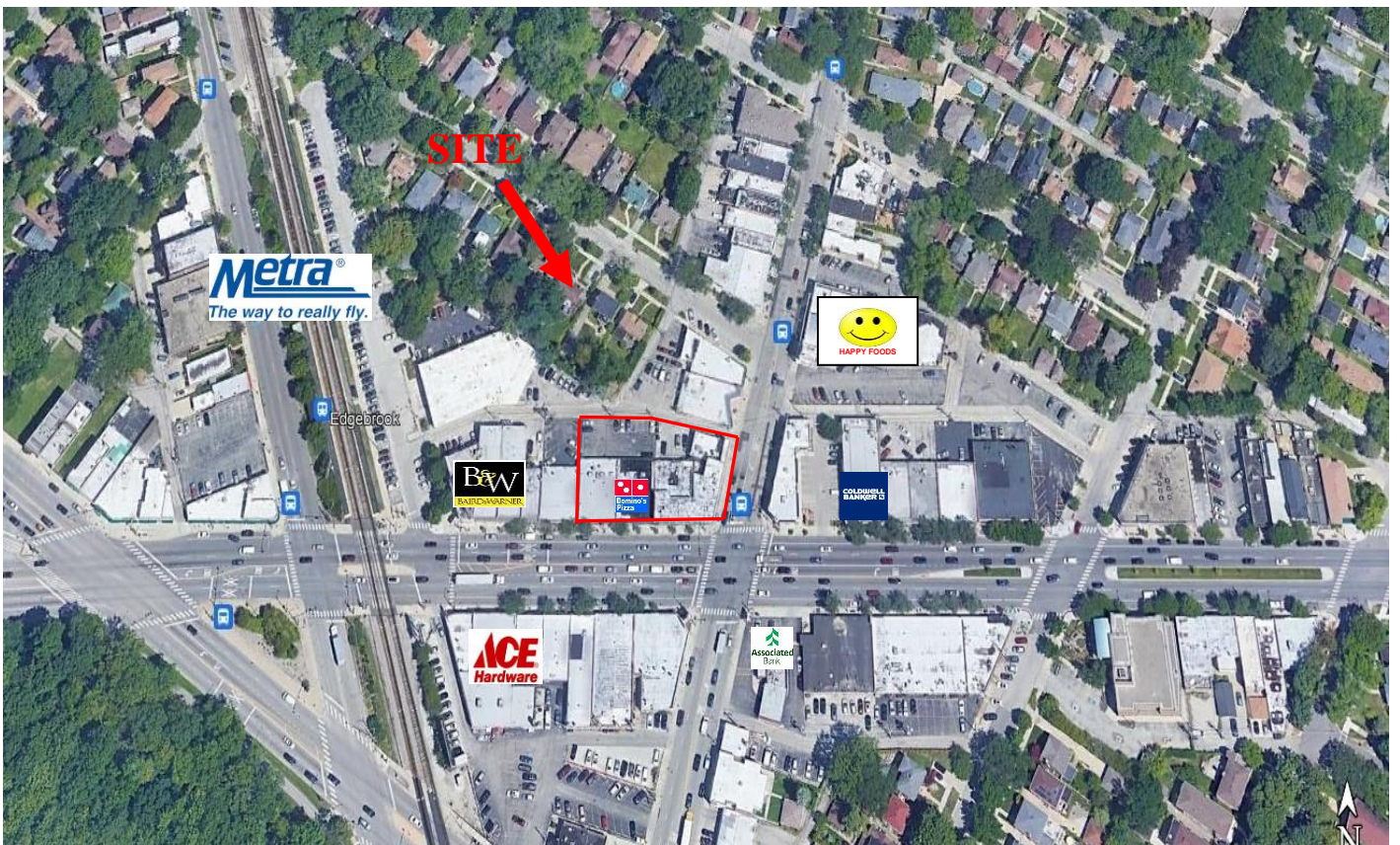
FINANCIAL DETAILS

INCOME	Current		Per Square Foot
Scheduled Base Rental Income	279,253		15.77
Expense Reimbursement Income			
CAM	18,984		1.06
Insurance	9,910		0.55
Real Estate Taxes	74,277		4.13
Total Reimbursement Income	103,171	82.2%	5.73
Administration Fee	33,541		1.86
Effective Gross Income	\$415,965		\$23.11
OPERATING EXPENSES	Year 1		Per Square Foot
Common Area Maintenance (CAM)			
Utilities – Gas and Electric	5,828		0.32
Utilities – Water	9,807		0.55
Repairs & Maintenance	1,661		0.09
Snow Removal	3,800		0.21
Insurance	9,737		0.54
Real Estate Taxes	82,879		4.60
Management Fee	12,000	3.0%	0.67
Total Expenses	125,810		\$6.99
Expenses as % of EGI	31.5%		
Net Operating Income	\$290,155		\$16.12





HIGH VISIBILITY INTERSECTION OF DEVON AND CENTRAL IN THE HEART OF THE EDGEBROOK COMMUNITY



MINUTES TO I-94 EXPRESSWAY

