

# 3401-09 W Fullerton Ave

CHICAGO, IL



## OFFERING MEMORANDUM

**KELLER WILLIAMS REALTY PARTNERS**  
700 Busse Highway  
Park Ridge, IL 60068

**PRESENTED BY:**

**DAVID PIOTROWSKI**  
Senior Commercial Broker  
O: 773.349.4337  
C: 847.630.0868  
dpotrowski@kw.com  
IL #475.155906

# Confidentiality & Disclaimer

CHICAGO, IL

All materials and information received or derived from Keller Williams Realty Partners 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 Keller Williams Realty Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. Keller Williams Realty Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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

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. Keller Williams Realty Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams Realty Partners 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 Keller Williams Realty Partners in compliance with all applicable fair housing and equal opportunity laws.

**KELLER WILLIAMS REALTY PARTNERS**

700 Busse Highway

Park Ridge, IL 60068

**PRESENTED BY:**

**DAVID PIOTROWSKI**

Senior Commercial Broker

O: 773.349.4337

C: 847.630.0868

dpiotrowski@kw.com

IL #475.155906

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



3401-09 W FULLERTON AVE

PROPERTY INFORMATION

1

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

# Property Description



## PROPERTY OVERVIEW

Keller Williams Commercial is pleased to bring to market 3401-3409 Fullerton, a 14 unit mixed use building. The property consists of 4 Retail units and 10 apartments. The building is made of 5 - 2 bedroom 1 bath units, 2 - studio, 2 - 4 bedroom 2 bath units and 1 - 2 bedroom 2 bath unit. Also there is off street parking. Improvements done: New Roof this year for 3407-3409 Fullerton, Roof repaired in 2017 on 3401-3505 Fullerton. New this year water heater in 3405 Fullerton, New furnace and flue at 3409 Fullerton October 2019. Porches were replaced in 2016.

## LOCATION OVERVIEW

Cheap eats and bike-friendly streets. Gourmet coffee, scruffy dive bars and artisanal cocktail lounges. Some may say it's a recipe for a hipster haven but there's a proud, working-class sensibility that keeps this Northwest Side neighborhood grounded. In Logan Square, the strong neighborly connection is evident all around, from active preservation groups to community gardens and a locally-run farmers market. "Local" being the key word when describing many aspects of the scene: ingredients are sourced locally at their buzz-worthy restaurants; corner taps tout local, craft brews; galleries showcase local artists; and concerts and street fests promote local, upstart bands.

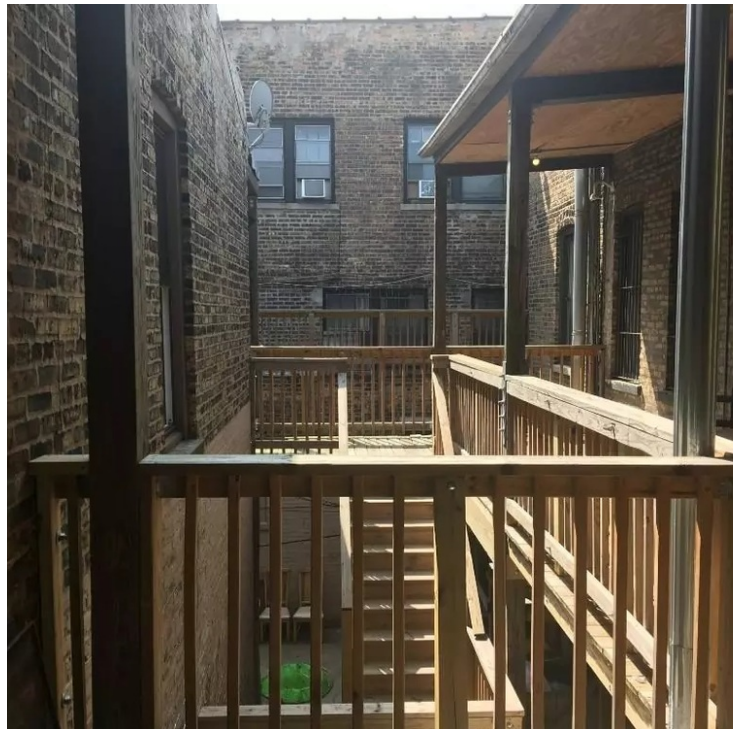
At the heart of this community is the actual "square" in Logan Square. It comes together at the intersection of Kedzie and Logan Boulevard, where a circle interchange meets with Milwaukee Avenue. The boulevards themselves are widened thoroughfares that are set apart by grassy, landscaped medians and tall, stately trees that border both its sides. The neighborhood boasts four of them in total and these link together to form Chicago's "Emerald Necklace," an expansive system of interconnected parks and streetscapes dotted with beautifully-restored mansions, handsome greystone homes and majestic churches.



## Additional Photos



## Additional Photos



3401-09 W FULLERTON AVE

# LOCATION INFORMATION

# 2

PROPERTY DETAILS

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

# Property Details

## SALE PRICE

**\$2,499,000**

## LOCATION INFORMATION

Street Address	3401-09 W Fullerton Ave
City, State, Zip	Chicago, IL 60647
County/Township	Cook
Market	Chicago
Submarket	Logan Square
Cross Streets	Fullerton & Kimbill
Side Of Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Mega

## BUILDING INFORMATION

Building Size	19,000 SF
NOI	\$139,809
Cap Rate	5.59%
Price / SF	\$131.53
Year Built	1907
Occupancy %	91%
Tenancy	Multiple
Number Of Floors	3
Load Factor	Yes
Free Standing	Yes

## PROPERTY DETAILS

Property Type	Mix-use
Property Subtype	Low-Rise/Garden
Zoning	B3-1
Lot Size	11,125 SF
APN#	13-35-202-017
Submarket	Logan Square
Lot Frontage	125
Lot Depth	89
Corner Property	Yes
Traffic Count	21,100
Traffic Count Street	Fullerton
Waterfront	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

## UTILITIES & AMENITIES

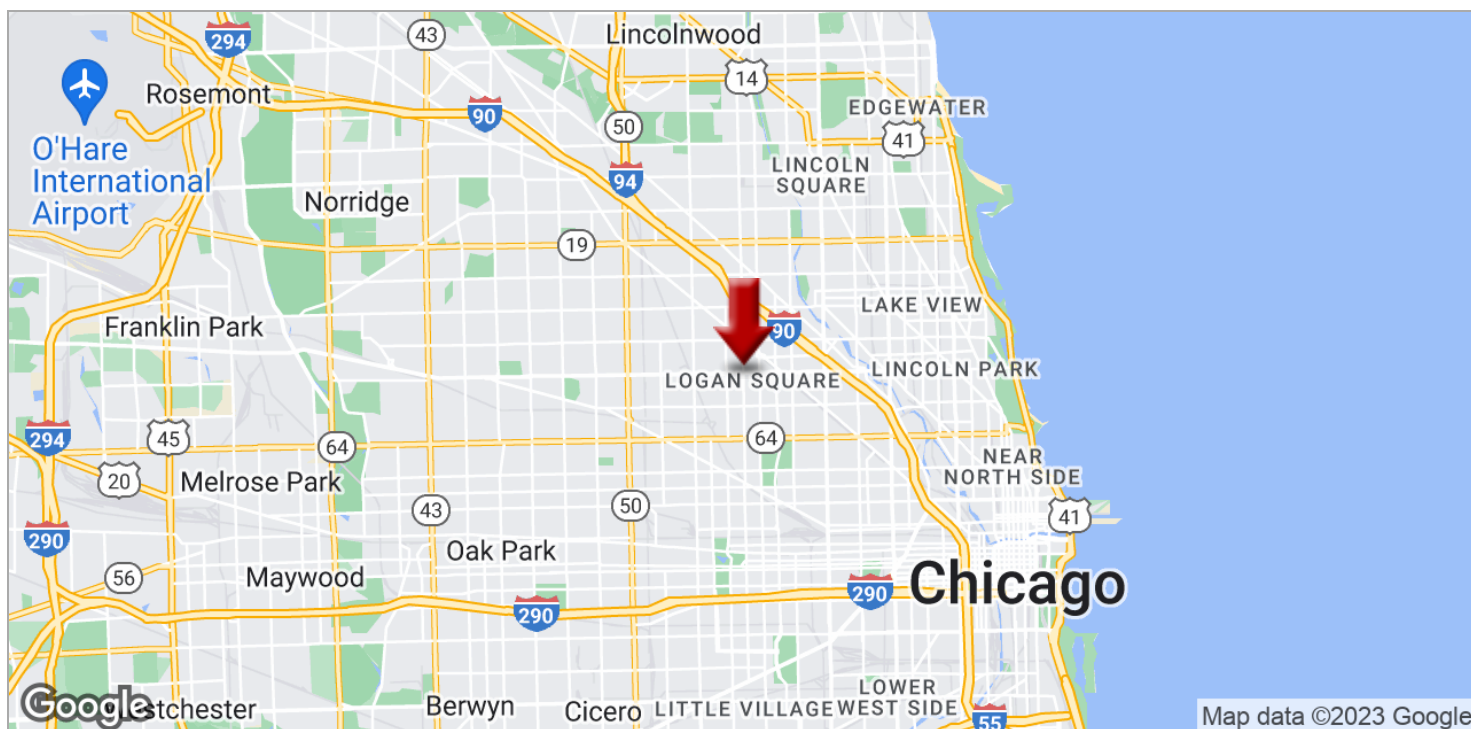
Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes





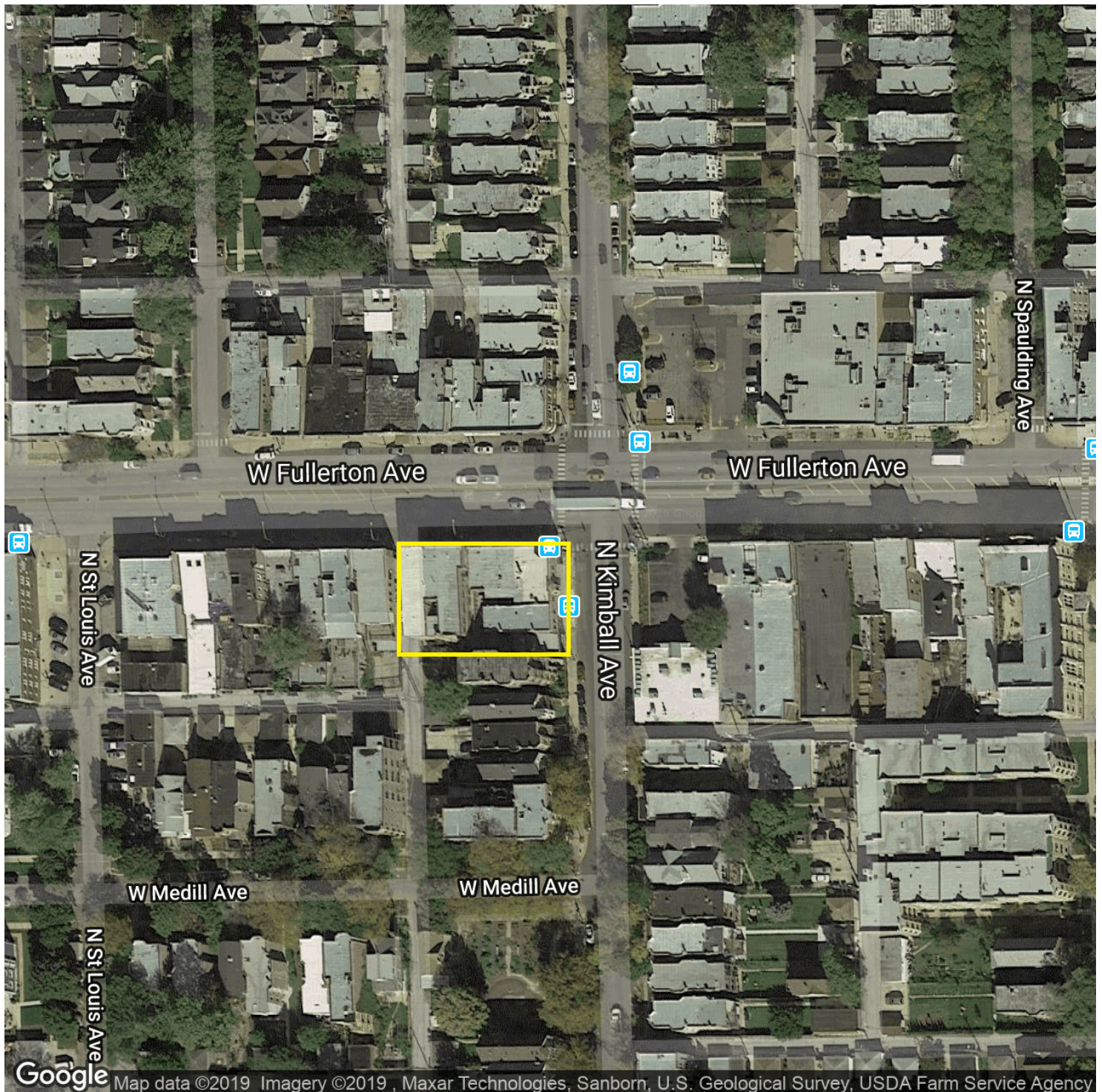


## Location Maps





## Aerial Map



3401-09 W FULLERTON AVE

# FINANCIAL ANALYSIS

# 3

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

INCOME & EXPENSES



# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,499,000
<b>NUMBER OF UNITS:</b>	14
<b>CAP RATE:</b>	5.59%
<b>NOI:</b>	\$139,809
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	11,125 SF
<b>BUILDING SIZE:</b>	19,000 SF
<b>ZONING:</b>	B3-1
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Logan Square
<b>TRAFFIC COUNT:</b>	21,100
<b>PRICE / SF:</b>	\$131.53

## PROPERTY OVERVIEW

Keller Williams Commercial is pleased to bring to market 3401-3409 Fullerton, a 14 unit mixed use building. The property consists of 4 Retail units and 10 apartments. The building is made of 5 - 2 bedroom 1 bath units, 2 - studio, 2 - 4 bedroom 2 bath units and 1 - 2 bedroom 2 bath unit. Also there is off street parking. Improvements done: New Roof this year for 3407-3409 Fullerton, Roof repaired in 2017 on 3401-3505 Fullerton. New this year water heater in 3405 Fullerton, New furnace and flue at 3409 Fullerton October 2019. Porches were replaced in 2016.

## PROPERTY HIGHLIGHTS

- Busy Corner
- Close to Retail
- On Site Parking
- 11,125 square foot lot
- Up Side Potential - rehab units
- Easy access to Public Transportation

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$2,499,000
Price per Unit	\$178,500
GRM	12.5
CAP Rate	5.6%
Cash-on-Cash Return (yr 1)	22.38 %
Total Return (yr 1)	\$139,809
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	\$199,500
Other Income	\$2,424
Total Scheduled Income	\$201,924
Vacancy Cost	\$9,975
Gross Income	\$191,949
Operating Expenses	\$52,140
Net Operating Income	\$139,809
Pre-Tax Cash Flow	\$139,809

## FINANCING DATA

Down Payment	\$624,750
Loan Amount	\$1,874,250
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



# Income & Expenses

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
2350	2	1	1,200		MTM	\$875	\$0.73	\$1,200	\$1.00	
2350 Retail			1,200	2016	2021	\$700	\$0.58	\$1,000	\$0.83	
3405 2E	2	2	1,200	10/1/19	9/29/20	\$1,475	\$1.23	\$1,475	\$1.23	
3405 2W	4	2	1,600	3/1/19	2/29/20	\$1,600	\$1.00	\$2,000	\$1.25	
3401 Pawn Shop			1,200	2012	MTM	\$2,800	\$2.33	\$2,800	\$2.33	
3407 Imaging Center			3,500	2016	MTM	\$1,250	\$0.36	\$3,500	\$1.00	
3407 2D	0	1	800		MTM	\$750	\$0.94	\$1,000	\$1.25	
3407 3B	2	1	1,200		MTM	\$650	\$0.54	\$1,400	\$1.17	
3409 2C	2	1	1,150		MTM	\$700	\$0.61	\$1,400	\$1.22	
3409 2B	2	1	1,150		MTM	\$750	\$0.65	\$1,400	\$1.22	
3409 2A	0	1	800		MTM	\$600	\$0.75	\$1,000	\$1.25	
3409 3A	4	2	1,600		MTM	\$1,600	\$1.00	\$2,200	\$1.38	
3409 3C	2	1	1,200		MTM	\$850	\$0.71	\$1,400	\$1.17	
34909 Dr. Office			1,320	2016	MTM	\$2,500	\$1.89	\$2,500	\$1.89	
Totals/Averages			19,120			\$17,100	\$0.89	\$24,275	\$1.30	\$0

## INCOME SUMMARY

Gross Income \$191,949

Vacancy Cost \$9,975

## EXPENSE SUMMARY

Water	\$4,400
Electric	\$960
Scavenger	\$7,500
Gas	\$624
Insurance	\$6,300

# Income & Expenses

**INCOME SUMMARY**

Tax	\$22,042
Reserves	\$5,157
Misc	\$5,157
<b>Gross Expenses</b>	<b>\$52,140</b>
<b>Net Operating Income</b>	<b>\$139,809</b>

3401-09 W FULLERTON AVE

# SALE COMPARABLES

# 4

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

# Sale Comps



## ★ Subject Property

3401-09 W Fullerton Ave | Chicago, IL 60647

<b>Sale Price:</b>	\$2,499,000	<b>Lot Size:</b>	11,125 SF
<b>Year Built:</b>	1907	<b>Building SF:</b>	19,000 SF
<b>Price PSF:</b>	\$131.53	<b>CAP:</b>	5.59%
<b>NOI:</b>	\$139,809		



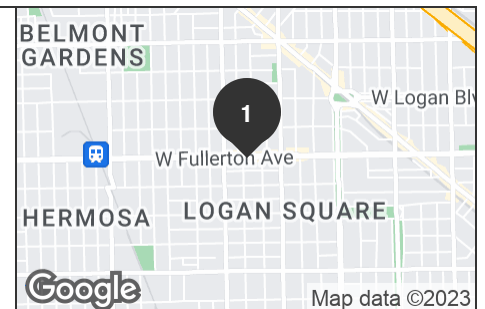
Keller Williams Commercial is pleased to bring to market 3401-3409 Fullerton, a 14 unit mixed use building. The property consists of 4 Retail units and 10 apartments. The building is made of 5 - 2 bedroom 1 bath units, 2 - studio, 2 - 4 bedroom 2 bath units and 1 - 2 bedroom 2 bath unit. Also there is off street parking. Improvements done: New Roof this year for 3407-3409 Fullerton, Roof repaired in 2017 on 3401-3505 Fullerton. New this year water heater in 3405 Fullerton, New furnace and flue at 3409 Fullerton October 2019. Porches were replaced in 2016.



## 3533-3535 W Fullerton Ave

3535 W Fullerton Ave | Chicago, IL 60647

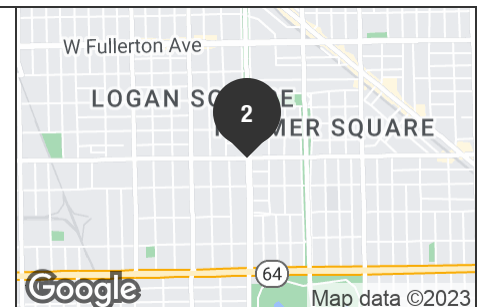
<b>Sale Price:</b>	\$3,320,000	<b>Lot Size:</b>	6,251 SF
<b>Year Built:</b>	1927	<b>Building SF:</b>	14,697 SF
<b>Price PSF:</b>	\$225.90	<b>CAP:</b>	6.00%
<b>Closed:</b>	08/23/2018	<b>Occupancy:</b>	100%
<b>NOI:</b>	\$199,200		



## 3201 W Armitage Ave

3201 W Armitage Ave | Chicago, IL 60647

<b>Sale Price:</b>	\$2,025,000	<b>Lot Size:</b>	7,350 SF
<b>Year Built:</b>	1883	<b>CAP:</b>	5.60%
<b>Closed:</b>	08/07/2018	<b>NOI:</b>	\$116,824



Beautiful 11 unit building with additional coach house on the corner of Kedzie and Armitage in Logan Square. The main building is home to a successful restaurant and 10 vintage residential apartments. The separate coach house has two bedrooms and two baths along with an enclosed parking space. The unit rents are low for the area, and with thoughtful rehab could be much higher. The rear porch and stairs has been cited for not meeting current City of Chicago standards. It is expected that purchaser will assume responsibility for correction of this violation. The restaurant has a 5 year lease expiring in 2021, with two additional 5 year option renewal periods. All of the residential units are on month to month leases, allowing for a new owner to quickly begin rehab work if desired. The building is fully occupied. Please do not disturb tenants or the restaurant.

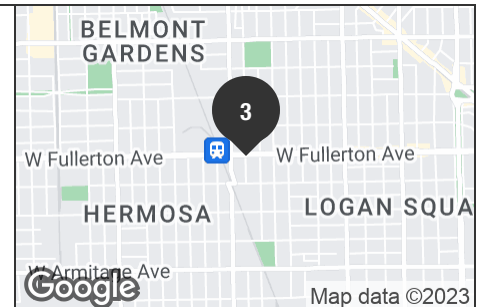
# Sale Comps



## 3935 W Fullerton Ave

3935 W Fullerton Ave | Chicago, IL 60647

<b>Sale Price:</b>	\$1,775,000	<b>Lot Size:</b>	6,557 SF
<b>Year Built:</b>	1927	<b>Building SF:</b>	10,700 SF
<b>Price PSF:</b>	\$165.89	<b>CAP:</b>	6.57%
<b>NOI:</b>	\$114,929		



A fantastic opportunity to acquire two neighboring rehabbed buildings in The Logan Square area of Chicago! Both buildings have underwent an extensive rehab in 2018 with major improvements including new electric throughout, copper plumbing, new HVAC units, and extensive roof work. Also, an on-site laundry room was added. Both retail spaces are occupied by one tenant which is under lease until 2023.



# Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS
3401-09 W Fullerton Ave Chicago, IL 60647	\$2,499,000	19,000 SF	\$131.53	\$178,500	5.59%	12.53	14



SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
<b>3533-3535 W Fullerton Ave</b> 3535 W Fullerton Ave Chicago, IL 60647	\$3,320,000	14,697 SF	\$225.90	\$207,500	6.0%	-	16	08/23/2018



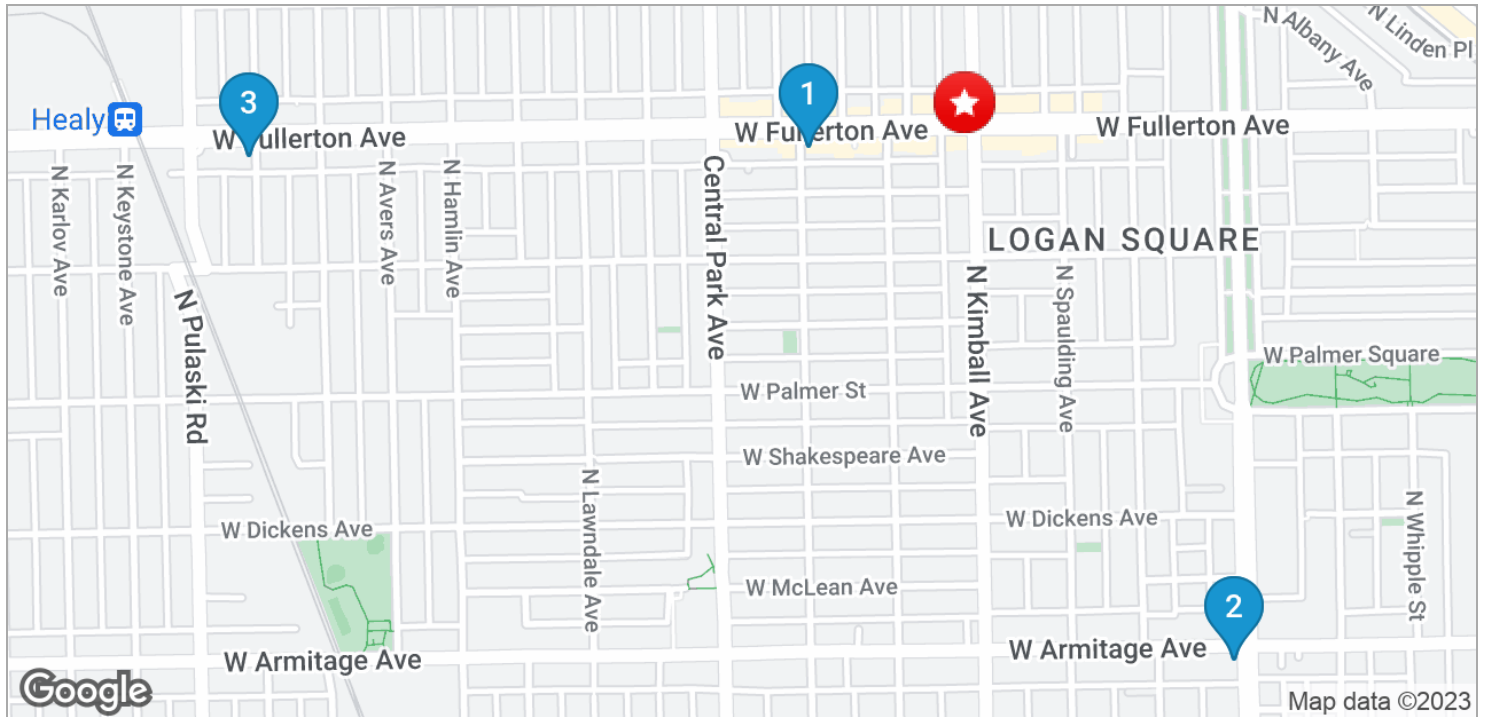
<b>3201 W Armitage Ave</b> 3201 W Armitage Ave Chicago, IL 60647	\$2,025,000	-	-	\$184,090	5.6%	-	11	08/07/2018
--	-------------	---	---	-----------	------	---	----	------------



<b>3935 W Fullerton Ave</b> 3935 W Fullerton Ave Chicago, IL 60647	\$1,775,000	10,700 SF	\$165.89	\$177,500	6.57%	-	10	On Market
--	-------------	-----------	----------	-----------	-------	---	----	-----------

	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
Totals/Averages	\$2,373,333	12,699 SF	\$186.89	\$192,484	6.06%	-	12.33	

# Sale Comps Map



## SUBJECT PROPERTY

3401-09 W Fullerton Ave | Chicago, IL 60647



### 3533-3535 W FULLERTON AVE

3535 W Fullerton Ave  
Chicago, IL 60647



### 3935 W FULLERTON AVE

3935 W Fullerton Ave  
Chicago, IL 60647



### 3201 W ARMITAGE AVE

3201 W Armitage Ave  
Chicago, IL 60647

3401-09 W FULLERTON AVE

# RENT COMPARABLES

5

RENT COMPS

RENT COMPS SUMMARY

RENT COMPS MAP

# Rent Comps



## ★ Subject Property

3401-09 W Fullerton Ave | Chicago, IL 60647

<b>Year Built:</b>	1907	<b>Lot Size:</b>	11,125 SF
<b>No. Units:</b>	14	<b>Avg. Rent/SF:</b>	\$0.89
<b>Avg. Rent:</b>	\$1,221	<b>Avg. Size:</b>	1,365 SF



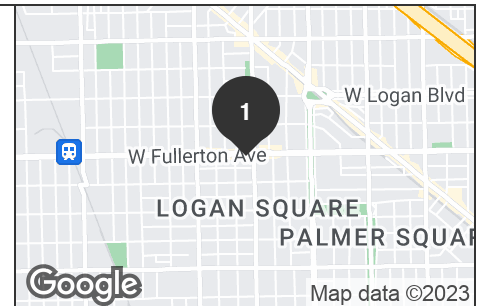
Keller Williams Commercial is pleased to bring to market 3401-3409 Fullerton, a 14 unit mixed use building. The property consists of 4 Retail units and 10 apartments. The building is made of 5 - 2 bedroom 1 bath units, 2 - studio, 2 - 4 bedroom 2 bath units and 1 - 2 bedroom 2 bath unit. Also there is off street parking. Improvements done: New Roof this year for 3407-3409 Fullerton, Roof repaired in 2017 on 3401-3505 Fullerton. New this year water heater in 3405 Fullerton. New kitchen and bath at 3409 Fullerton October 2019. Dishwashers replaced in 2018.



## 3417 W Fullerton Ave

3417 W Fullerton Ave | Chicago, IL 60647

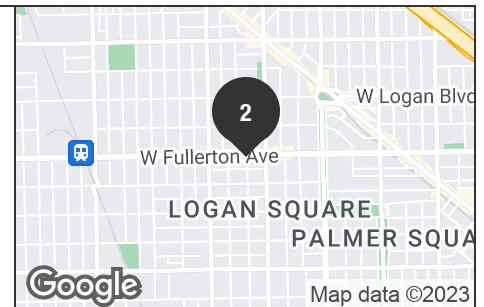
<b>Lease Rate:</b>	\$25.71 SF/year	<b>Lease Type:</b>	Modified Gross
<b>Space Size:</b>	420 SF	<b>Bldg Size:</b>	0 SF
<b>Lot Size:</b>	0 Acres		



## 3501 W Fullerton Ave

3501 W Fullerton Ave Unit 2 | Chicago, IL 60647

<b>Bldg Size:</b>	0 SF	<b>Lot Size:</b>	0 Acres
-------------------	------	------------------	---------



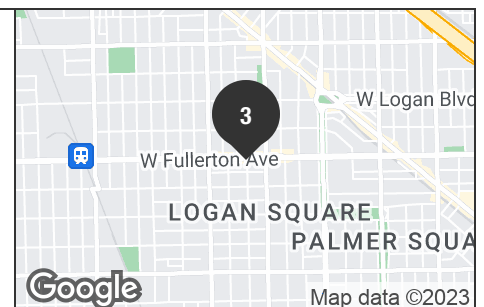
Spacious Logan Square 2 Bed with Hardwood floors, newer kitchen and bath and tons of natural light. Central Heat, Cats OK (fees apply), Laundry On-site. Street Parking.



## 3501 W Fullerton Ave

3501 W Fullerton Ave | Chicago, IL 60647

<b>Lease Rate:</b>	\$14.57 SF/year	<b>Lease Type:</b>	Modified Gross
<b>Space Size:</b>	1,400 SF	<b>Year Built:</b>	1950
<b>Bldg Size:</b>	0 SF	<b>Lot Size:</b>	0 Acres
<b>No. Units:</b>	1		



Great store front now available in trendy Logan Square. Located on busy Fullerton street - Space is approved for tenant improvements. A few doors down from the brand new Park & Field bar and restaurant. Unit is spacious with large front windows that let in lots of light. Close to Public trans .

# Rent Comps



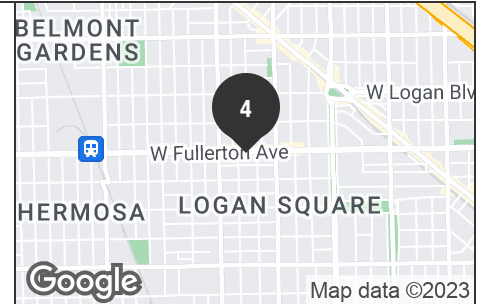
## 3521 W Fullerton Ave

3521 W Fullerton Ave Unit 2 | Chicago, IL 60647

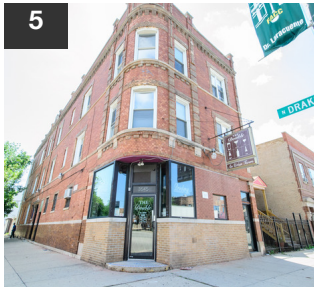
**Bldg Size:** 0 SF

**Lot Size:** 0 Acres

**No. Units:** 2



Lease will read \$1750. Tenant will receive a \$900 Gift Card or rent credit in month 2 on a 10 month lease. Advertised rental price of \$1660 is based on a 9/1/19-6/30/20. Sunny and Spacious Logan Square 3 Bed/1 Bath- Hardwood throughout- Huge living room- Eat in kitchen- Central heat- Cats OK- Enclosed back porch- Street parking

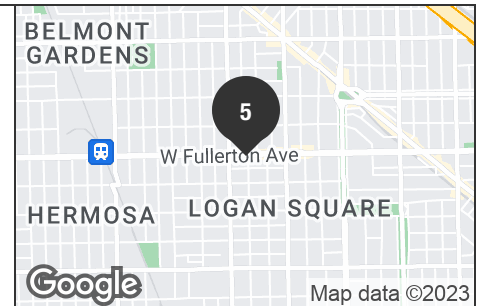


## 2352 N Drake Ave

2352 N Drake Ave Unit 3 | Chicago, IL 60647

**Bldg Size:** 0 SF

**Lot Size:** 0 Acres



Great natural light! Gorgeous 2 br, 1 bath, top floor 750 sf unit in Logan Square with beautiful hardwood flooring throughout and central heat/air. Available 3/1. Unit features newer everything!. Kitchen includes 42-inch cabinets, quartz counters, stainless appliances, dishwasher. Additional sun room perfect for an office. Building features paid laundry in basement area. Great area near the 606 Trail and a 94 Walk Score rating...only blocks to tons of dining/entertainment options including: Lula Cafe, L'Patron, 90 Miles Cuban Cafe, Longman and Farley, Furios Spoon, Eat Rice, Intelligentsia Coffee, Lost Lake Tiki

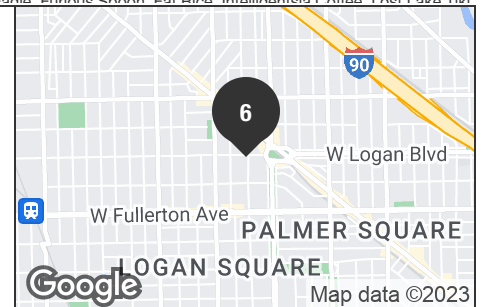


## 3257 W Wrightwood Ave

3257 W Wrightwood Ave Unit 3D | Chicago, IL 60647

**Bldg Size:** 0 SF

**Lot Size:** 0 Acres



Great Logan Square Location! Fully rehabbed studio featuring hardwood floors, new ceiling fans, new blinds, tons of storage, vintage porcelain tub, and great natural light! Laundry on site. Cats welcome! Heat included! Very well maintained building close to transportation, shopping, restaurants and more! \*Pictures may be of a similar unit in building.

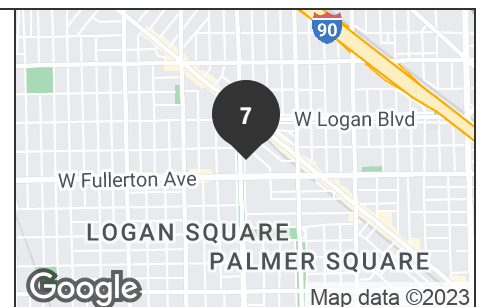


## 2431 N Kedzie Blvd Unit 1

2431 N Kedzie Blvd Unit 1 | Chicago, IL 60647

**Bldg Size:** 0 SF

**Lot Size:** 0 Acres



4 Bed, 2 bath/marble. Appliances. Landmark Logan Square stone building facing Kedzie Blvd. Walking distance to Blue Line. Renovated. Hardwood floors. Laundry in building. a/c. Cathedral ceilings. Storage available. Bicycle room. Easy access to Universities by Blue Line CTA. One block to Logan Square Blue Line station. Walking distance to restaurants. Gym. Close to Zip Cars. Parking available (one car \$120 Extra) Free street parking on Kedzie Blvd and Fullerton Ave. No Security Deposit \$ 500 Move-in-fee



# Rent Comps

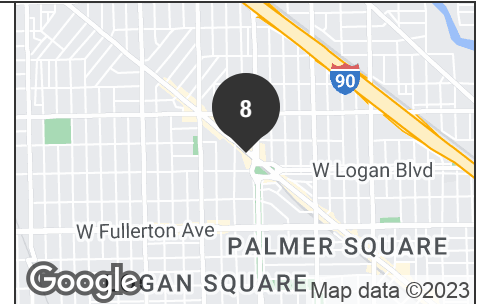


## 2626 N Milwaukee Ave Unit

2626 N Milwaukee Ave Unit 2R | Chicago, IL 60647

**Bldg Size:** 0 SF

**Lot Size:** 0 Acres



Really convenient, clean, affordable, and cozy, second floor apartment in the Logan Square. Right in front of Logan Square blue line stop and minutes away from highway. Abundant amount of restaurants, coffee shops, and night life.

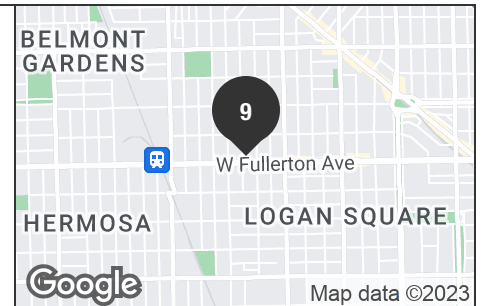


## 3718 W Fullerton Ave Unit 02D

3718 W Fullerton Ave | Chicago, IL 60647

**Bldg Size:** 0 SF

**Lot Size:** 0 Acres



Available 10/8/19. \$0 admin fee if apply w/in 24 hours of tour (admin fee credited back toward rent)! Gut Rehabbed 1 bedroom in charming Logan Square walkup building. Modern finishes throughout, including custom greige walls. Laundry onsite. Central heat. Hardwood floors. Large bedroom w/ ample closet space. Steps from dining, shopping, nightlife, entertainment & more! Water/trash/sewer utilities are a flat rate of \$30/month. Free, free street parking in the neighborhood. Lease Terms: \$65 application fee per person, \$350 one-time admin fee/apartment, no security deposit. Cats and dogs welcome. 2



## 3035 W Fullerton Ave

3035 W Fullerton Ave | Chicago, IL 60647

**Lease Rate:** \$20.00 SF/year

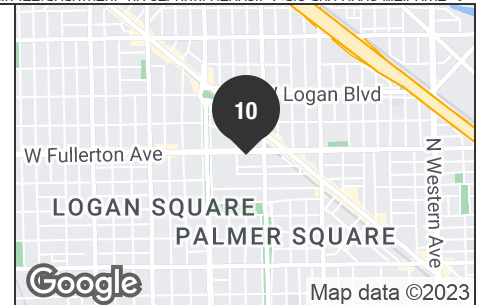
**Lease Type:** Modified Net

**Space Size:** 2,400 SF

**Bldg Size:** 6,200 SF

**Lot Size:** 3,485 Acres

**Lease Term:** 36 months



## 3860 W Fullerton Ave

3860 W Fullerton Ave | Chicago, IL 60647

**Lease Rate:** \$1,500.00 month

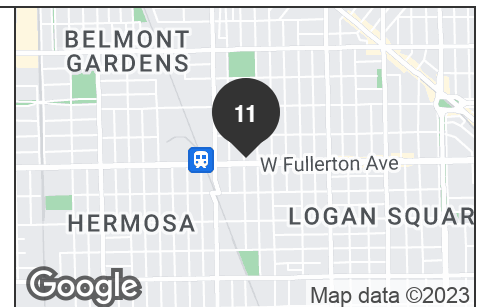
**Lease Type:** NNN

**Space Size:** SF

**Bldg Size:** 0 SF









**Lot Size:** 0 Acres

**Lease Term:** 24 months







Large, corner part of store front - totally private entrance with 2 half baths and controlled utilities - can be rented together with smaller part 3858 Fullerton - updated/good condition - newer hardwood floors and central air - nice big windows - busy walking traffic area, easy street parking on Springfield. Space is ready for office, medical, retail use. 2 years lease minimum.

# Rent Comps Summary

★	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
						
	3401-09 W Fullerton Ave Chicago, IL 60647	\$0.89	19,120 SF	19,000 SF	14	91.0%
RENT COMPS		RENT/SF	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1						
	<b>3417 W Fullerton Ave</b> 3417 W Fullerton Ave Chicago, IL 60647	-	420 SF	0 SF	-	-
2						
	<b>3501 W Fullerton Ave</b> 3501 W Fullerton Ave Unit 2 Chicago, IL 60647	-	0 SF	0 SF	-	-
3						
	<b>3501 W Fullerton Ave</b> 3501 W Fullerton Ave Chicago, IL 60647	-	1,400 SF	0 SF	1	-
4						
	<b>3521 W Fullerton Ave</b> 3521 W Fullerton Ave Unit 2 Chicago, IL 60647	-	0 SF	0 SF	2	-
5						
	<b>2352 N Drake Ave</b> 2352 N Drake Ave Unit 3 Chicago, IL 60647	-	0 SF	0 SF	-	-
6						
	<b>3257 W Wrightwood Ave</b> 3257 W Wrightwood Ave Unit 3D Chicago, IL 60647	-	0 SF	0 SF	-	-
7						
	<b>2431 N Kedzie Blvd Unit 1</b> 2431 N Kedzie Blvd Unit 1 Chicago, IL 60647	-	0 SF	0 SF	-	-

# Rent Comps Summary

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
8	 <b>2626 N Milwaukee Ave Unit</b> 2626 N Milwaukee Ave Unit 2R Chicago, IL 60647	-	0 SF	0 SF	-	-
9	 <b>3718 W Fullerton Ave Unit 02D</b> 3718 W Fullerton Ave Chicago, IL 60647	-	0 SF	0 SF	-	-
10	 <b>3035 W Fullerton Ave</b> 3035 W Fullerton Ave Chicago, IL 60647	-	2,400 SF	6,200 SF	-	-
11	 <b>3860 W Fullerton Ave</b> 3860 W Fullerton Ave Chicago, IL 60647	-	-	0 SF	-	-
Totals/Averages		\$0.00	1,407 SF	6,200 SF	1.5	0%

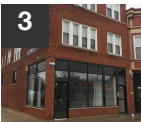
A map of the Logan Square neighborhood in Chicago, showing the area from W Diversey Ave to W Fullerton Ave and from N Pulaski Rd to N Sacramento Ave. The map features 9 numbered blue pins and 1 red pin. The red pin is located near the intersection of W Fullerton Ave and N Fullerton Ave, marked with a red star icon. The blue pins are numbered 1 through 9. The map also shows various street names and landmarks like Logan Square and Central Park Ave. The Google logo is visible in the bottom left corner, and the text 'Map data ©2023' is in the bottom right corner.



3401-09 W Fullerton Ave | Chicago, IL 60647



3417 W Fullerton Ave  
Chicago, IL 60647



3501 W Fullerton Ave  
Chicago, IL 60647



2352 N Drake Ave Unit 3  
Chicago, IL 60647



2431 N Kedzie Blvd Unit 1  
Chicago, IL 60647



3501 W Fullerton Ave Unit 2  
Chicago, IL 60647



3521 W Fullerton Ave Unit 2  
Chicago, IL 60647



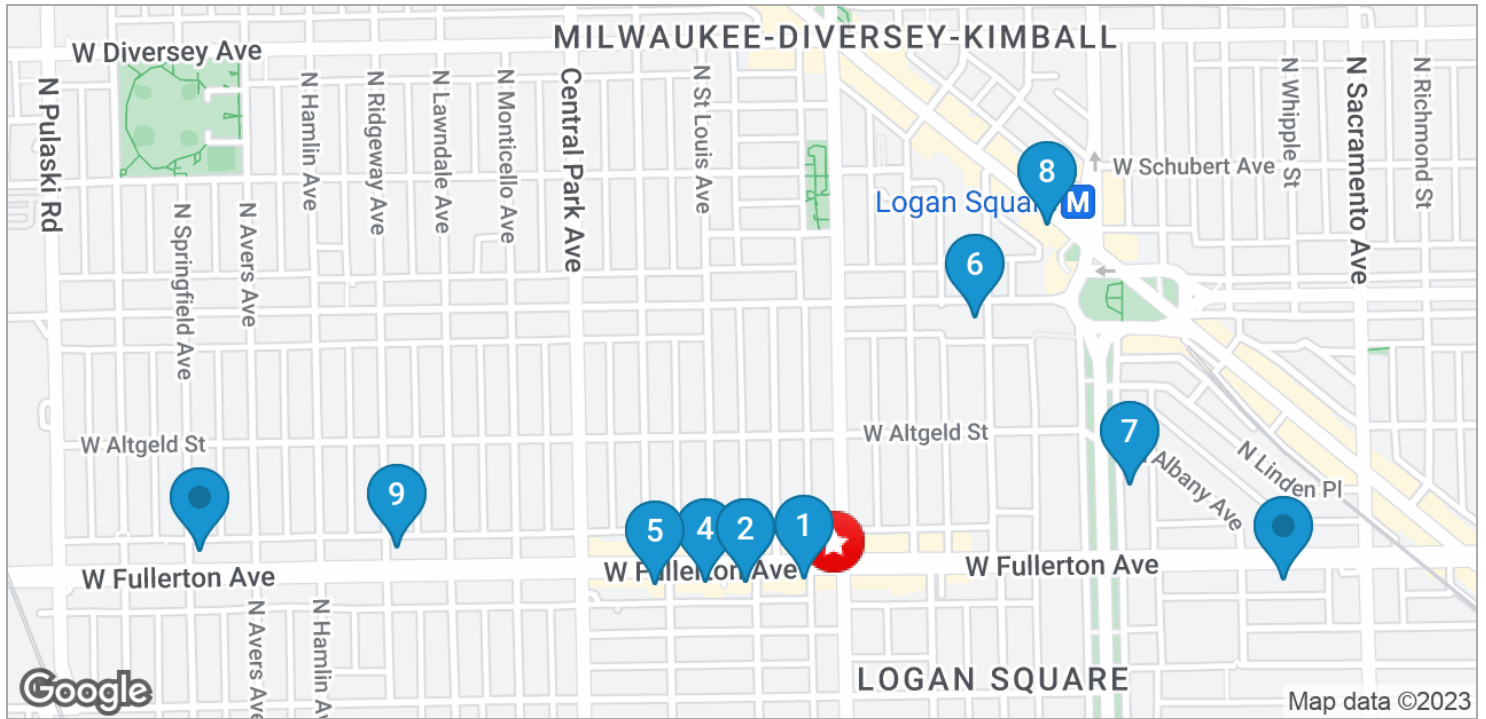
3257 W Wrightwood Ave Unit 3D  
Chicago, IL 60647



2626 N Milwaukee Ave Unit 2R  
Chicago, IL 60647



# Rent Comps Map



## SUBJECT PROPERTY

3401-09 W Fullerton Ave | Chicago, IL 60647



### 3718 W FULLERTON AVE UNIT 02D

3718 W Fullerton Ave  
Chicago, IL 60647



### 3035 W FULLERTON AVE

3035 W Fullerton Ave  
Chicago, IL 60647



### 3860 W FULLERTON AVE

3860 W Fullerton Ave  
Chicago, IL 60647

3401-09 W FULLERTON AVE

# DEMOGRAPHICS

# 6

DEMOGRAPHICS REPORT

DEMOGRAPHICS MAP

# Demographics Report

	0.25 MILES	0.5 MILES	1 MILE
Total population	5,997	23,178	82,075
Median age	31.4	31.4	31.4
Median age (male)	31.4	31.6	31.3
Median age (female)	32.8	32.0	31.9
	0.25 MILES	0.5 MILES	1 MILE
Total households	2,289	8,951	29,747
Total persons per HH	2.6	2.6	2.8
Average HH income	\$53,503	\$54,348	\$54,043
Average house value	\$432,865	\$405,344	\$373,423

\* Demographic data derived from 2020 ACS - US Census

A map of Chicago, Illinois, centered on the Logan Square neighborhood. Two concentric circles are drawn around the center of Logan Square, representing distances of 1 mile and 2 miles. The map shows various Chicago neighborhoods, including Belmont Central, Belmont Cragin, Hermosa, Logan Square, Bucktown, Wicker Park, Humboldt Park, West Humboldt Park, Austin, Montclare, Belmont Heights, Dunning, Portage Park, Irving Park, Lake View, Lincoln Park, and Near North Side. Major roads are labeled with their route numbers: 43, 41, 50, 90, 64, and 55. The Chicago River is shown flowing through the city. The Google logo is in the bottom left corner, and 'Map data ©2023' is in the bottom right corner.

\* Demographic data derived from 2020 ACS - US Census

3401-09 W FULLERTON AVE

# ADVISOR BIOS

7

ADVISOR BIO 1



## Advisor Bio 1

**DAVID PIOTROWSKI****Senior Commercial Broker**

dp Piotrowski@kw.com

**Direct:** 773.349.4337 | **Cell:** 847.630.0868

IL #475.155906 // WI #94202-94

**PROFESSIONAL BACKGROUND**

David Piotrowski joined Keller Williams Realty Partners in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

**Keller Williams Realty Partners**

700 Busse Highway  
Park Ridge, IL 60068  
847.685.8300