

# 2015-2021 RIDGE ROAD

100% OCCUPIED | 9.73% CAP |  
3 RETAIL STOREFRONTS IN THE  
HEART OF HOMEWOOD

Homewood, IL 60430

## PRESENTED BY:

KAREN KULCZYCKI, CCIM

O: 312.602.5346

IL #471020279

kkulczycki@svn.com







### PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 2015-2021 Ridge Road, Three [3] Retail Unit Storefronts 100% Occupied in Homewood, Illinois. These +/- 5,000 SF storefronts have an open concept, picture windows, restroom, storage and parking spaces behind the store. Incredible location in the Heart of Homewood, across from Martin Square and new construction of the Hartford Building. The Hartford Building is a four-story mixed-use building with 36 residential apartments.

Homewood is also home to the Four-Diamond Casino development project. The Ridge Road Retailers include The Village Door, Shear Eminence Salon, Van Sipma's Jewelers, Bottle & Bottega Art, Homewood Federal Credit Union, Tin Ceiling Tavern, Mary's Health Hut, and more.

### PROPERTY HIGHLIGHTS

- 100% Occupied Three Storefronts
- Downtown Homewood
- +/- 1,400 to 2,200 SF Unit Sizes
- Frontage on Ridge Road
- Steps to the Metra

**KAREN KULCZYCKI, CCIM**  
 O: 312.602.5346  
 kkulczycki@svn.com  
 IL #471020279

### OFFERING SUMMARY

SALE PRICE:	\$465,000
NUMBER OF UNITS:	3
LOT SIZE:	0.21 Acres
BUILDING SIZE:	5,000 SF
NOI:	\$45,230.57
CAP RATE:	9.73%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,075	30,838	79,213
TOTAL POPULATION	10,345	80,079	201,145
AVERAGE HH INCOME	\$84,394	\$79,356	\$68,958





Unit 2015



CBPI, Inc.



Unit 2019



The Village Door



Unit 2021



Shear Eminence Salon

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SECTION 1

# FINANCIAL ANALYSIS





SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	LEASE START	LEASE END
2015	CBPI, Inc.	2,200 SF	44%	\$15.81	05/01/2023	04/30/2028
2019	The Village Door	1,400 SF	28%	\$15.34	02/01/2022	01/31/2028
2021	Shear Eminence Salon	1,400 SF	28%	\$16.04	04/01/2021	03/30/2026
<b>TOTALS</b>		<b>5,000 SF</b>	<b>100%</b>	<b>\$47.19</b>		
<b>AVERAGES</b>		<b>1,667 SF</b>	<b>33.33%</b>	<b>\$15.73</b>		

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INCOME SUMMARY

9.73% CAP | 3 RETAIL UNITS FOR SALE

UNIT 2015: CBPI, INC	\$34,781
UNIT 2019: THE VILLAGE DOOR	\$21,480
UNIT 2021: SHEAR EMINENCE SALON	\$22,456
TOTAL INCOME	\$78,717

EXPENSE SUMMARY

9.73% CAP | 3 RETAIL UNITS FOR SALE

TAXES (2023)	\$28,775
INSURANCE	\$2,412
MAINTENANCE AND REPAIRS	\$2,300
GROSS EXPENSES	\$33,487
NET OPERATING INCOME	\$45,230

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## INVESTMENT OVERVIEW

## 9.73% CAP | 3 RETAIL UNITS FOR SALE

PRICE	\$465,000
PRICE PER SF	\$93
PRICE PER UNIT	\$155,000
GRM	5.91
CAP RATE	9.73%
CASH-ON-CASH RETURN (YR 1)	24.70%
TOTAL RETURN (YR 1)	\$16,210
DEBT COVERAGE RATIO	1.36

## OPERATING DATA

## 9.73% CAP | 3 RETAIL UNITS FOR SALE

GROSS SCHEDULED INCOME	\$78,718
TOTAL SCHEDULED INCOME	\$78,718
GROSS INCOME	\$78,718
OPERATING EXPENSES	\$33,487
NET OPERATING INCOME	\$45,231
PRE-TAX CASH FLOW	\$11,979

## FINANCING DATA

## 9.73% CAP | 3 RETAIL UNITS FOR SALE

DOWN PAYMENT	\$48,500
LOAN AMOUNT	\$416,500
DEBT SERVICE	\$33,252
DEBT SERVICE MONTHLY	\$2,771
PRINCIPAL REDUCTION (YR 1)	\$4,231

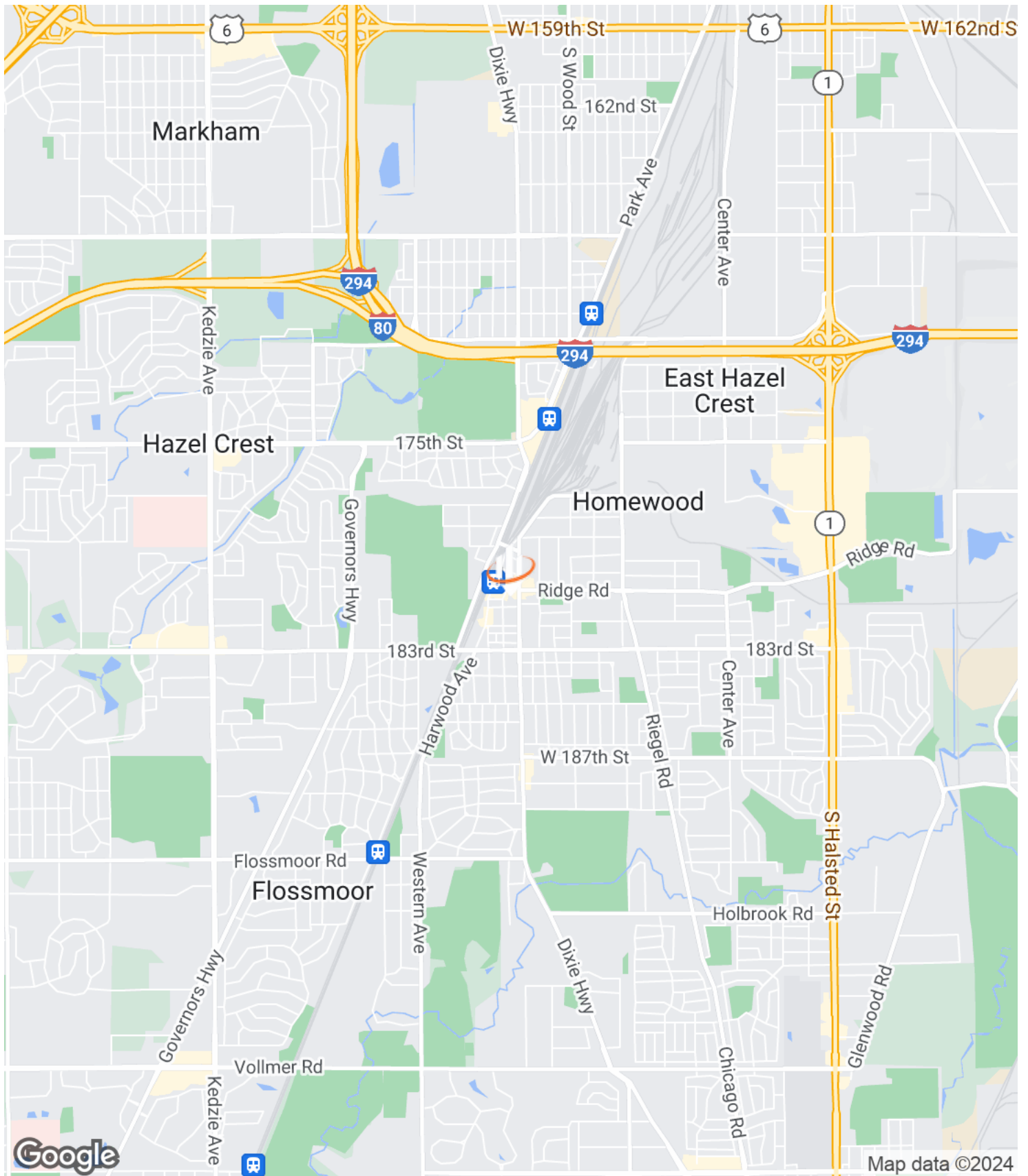
KAREN KULCZYCKI, CCIM

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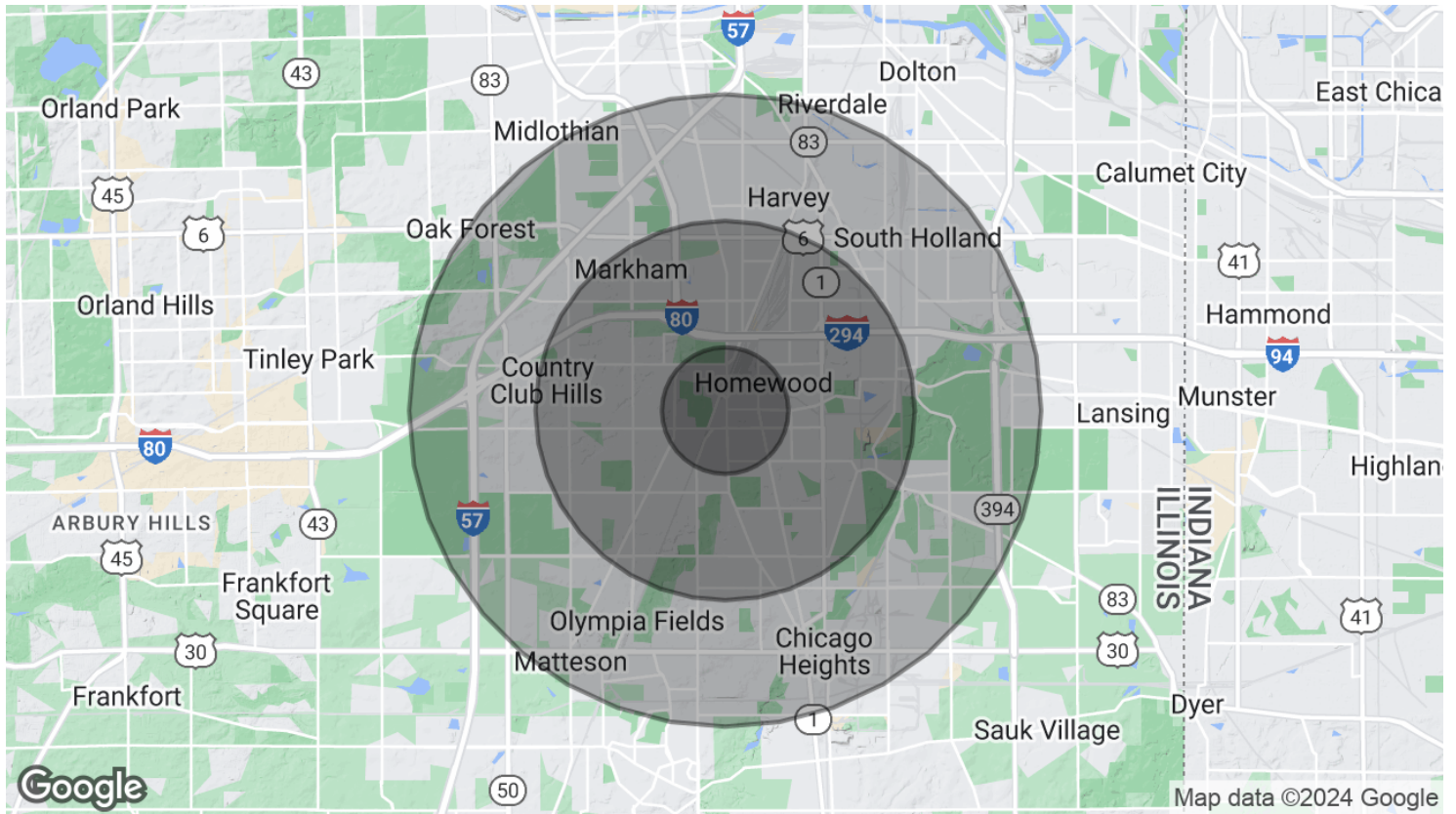
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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

#### TOTAL POPULATION

10,345

80,079

201,145

#### AVERAGE AGE

38.2

37.9

38.4

#### AVERAGE AGE (MALE)

35.0

34.1

35.8

#### AVERAGE AGE (FEMALE)

40.8

41.0

40.6

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

#### TOTAL HOUSEHOLDS

4,075

30,838

79,213

#### # OF PERSONS PER HH

2.5

2.6

2.5

#### AVERAGE HH INCOME

\$84,394

\$79,356

\$68,958

#### AVERAGE HOUSE VALUE

\$163,880

\$147,493

\$137,132

2020 American Community Survey (ACS)

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