

630 GREEN BAY RD
KENILWORTH, IL 60043

JAMESON.

FOR SALE

MIXED

USE

\$1,950,000

BRENT BURDEN, CCIM
Senior Vice President
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Jameson Commercial Real Estate
425 W. North Ave | Chicago, IL 60610
jamesoncommercial.com



FOR SALE | MIXED USE

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630 GREEN BAY RD

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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 Jameson Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

630 GREEN BAY RD

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PROPERTY DESCRIPTION

Fee Simple sale

Mixed-Use

2nd floor- 3 apartments, 2 loft offices

Ground floor- two storefront Retail/Office Suites

PROPERTY HIGHLIGHTS

- Tremendous investment or redevelopment opportunity
- Existing layout: 1st floor- two storefront retail spaces. 2nd floor- 3 apartments, 2 loft offices
- New kitchens and baths
- Onsite parking for 10 cars
- Heart of downtown Kenilworth
- Tremendous owner/user opportunity

OFFERING SUMMARY

Sale Price:	\$1,950,000
RE Taxes:	\$32,473 (2023)
Lot Size:	9,017 SF
Building Size:	10,925 SF
Pro Forma NOI:	\$125,587.00
Cap Rate:	6.44%

DEMOGRAPHICS 1 MILE 5 MILES 10 MIL

Total Households	4,069	86,951	471,389
Total Population	11,350	216,255	1,106,196
Average HH Income	\$300,857	\$163,825	\$112,078

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PROPERTY DESCRIPTION

Mixed Use property with renovated apartments and commercial spaces.
Recently renovated with new kitchens and baths.
On site parking as well as street parking.
Heart of Kenilworth on Green Bay Road.
Redevopment opportunity.

LOCATION DESCRIPTION

Heart of downtown Kenilworth
Tremendous visibility
Walk to Indian Hill or Kenilworth Metra stations
3 miles from Skokie Hwy (Rte. 41)

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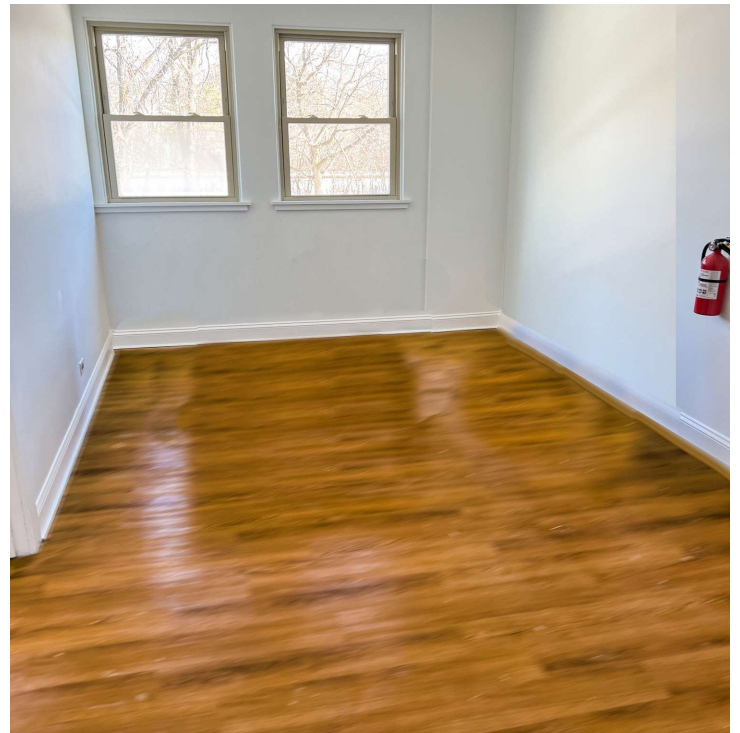
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LOFT OFFICE

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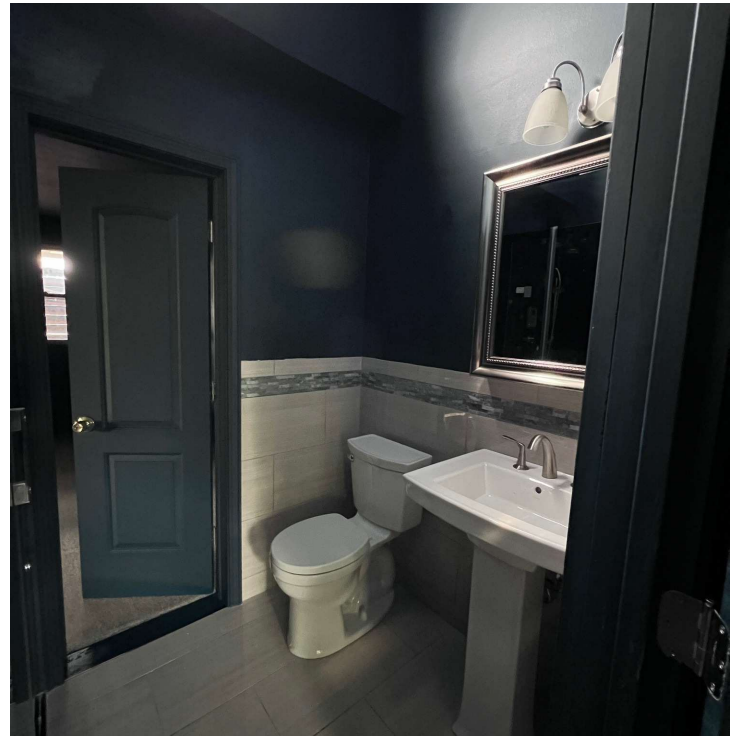
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APARTMENTS

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ADDITIONAL PHOTOS

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PROPERTY HIGHLIGHTS

- Tremendous investment or redevelopment opportunity
- Existing layout: 1st floor- two storefront retail spaces. 2nd floor- 3 apartments, 2 loft offices
- New kitchens and baths
- Onsite parking for 10 cars
- Heart of downtown Kenilworth
- Fantastic owner/user opportunity



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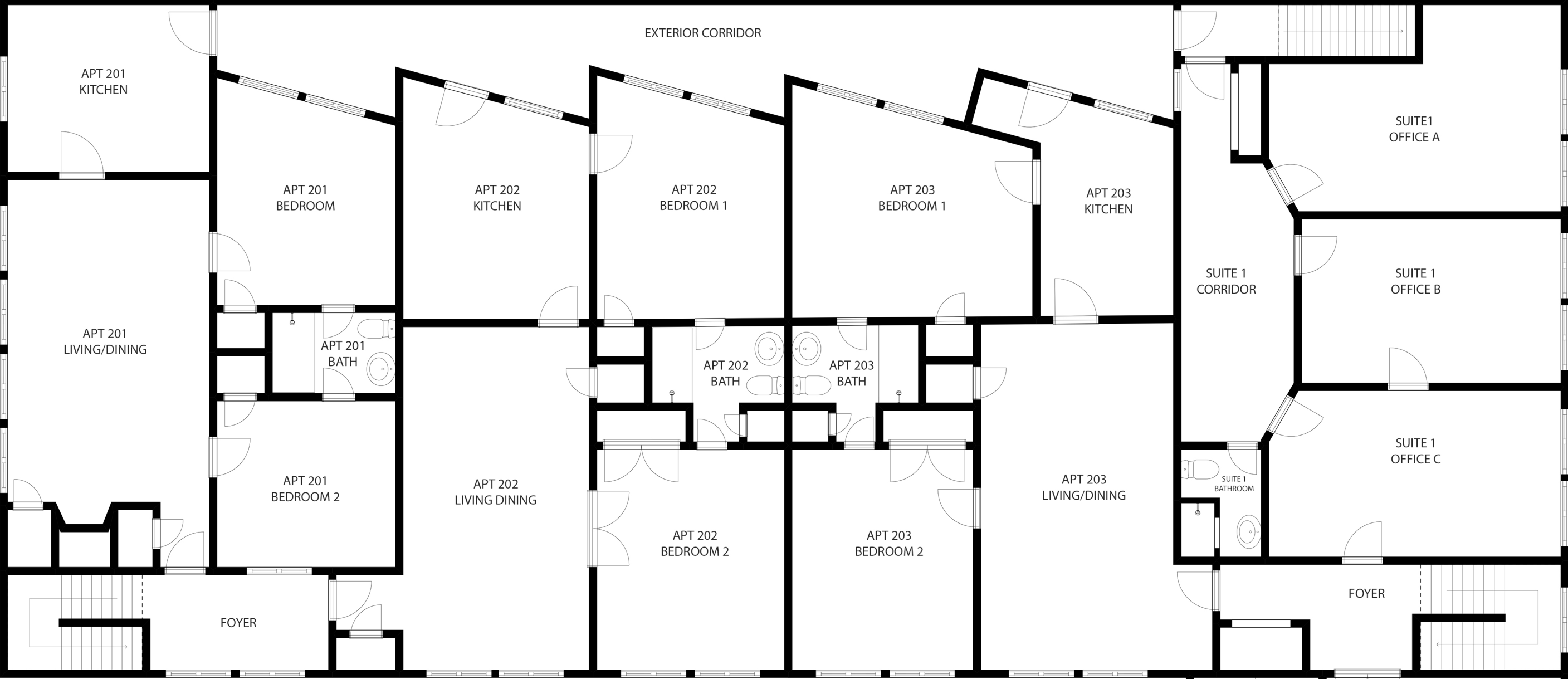
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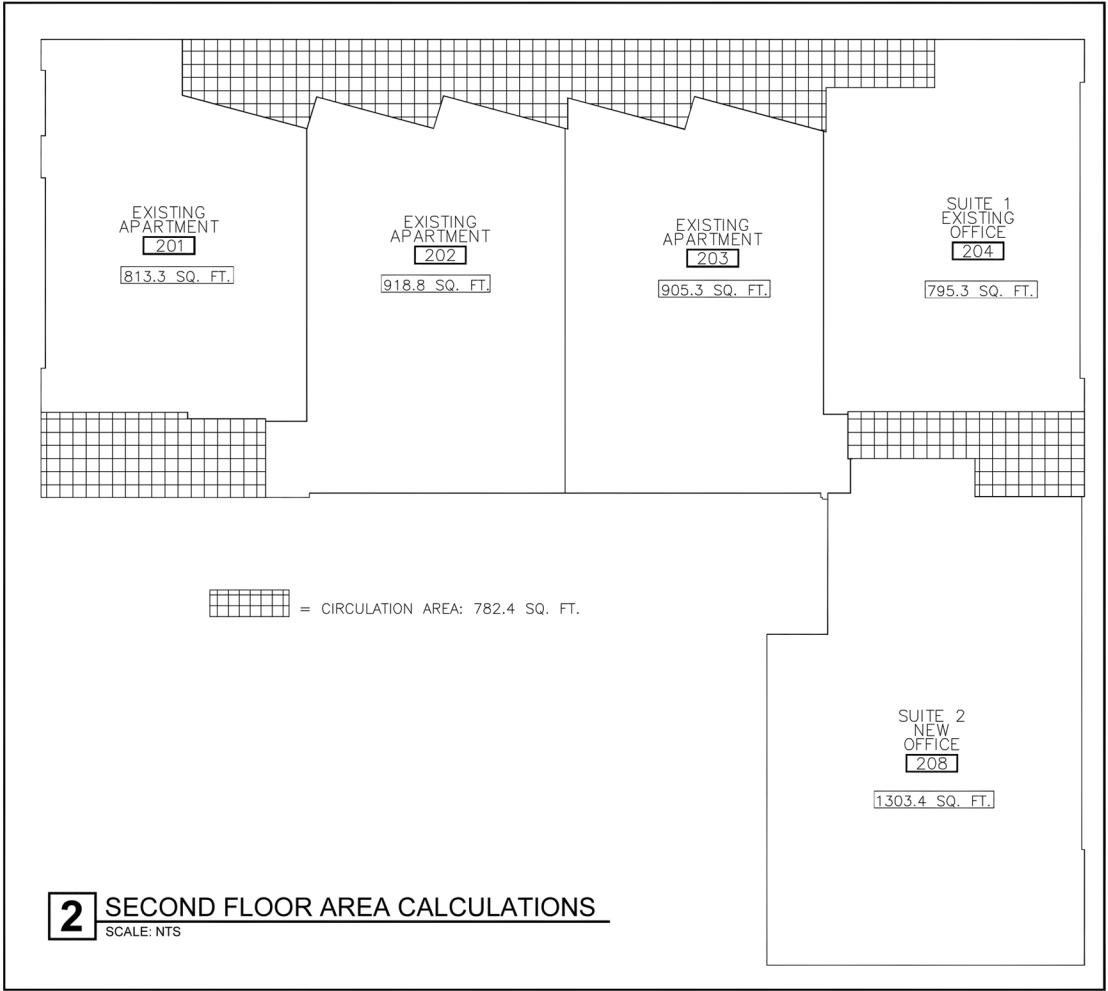


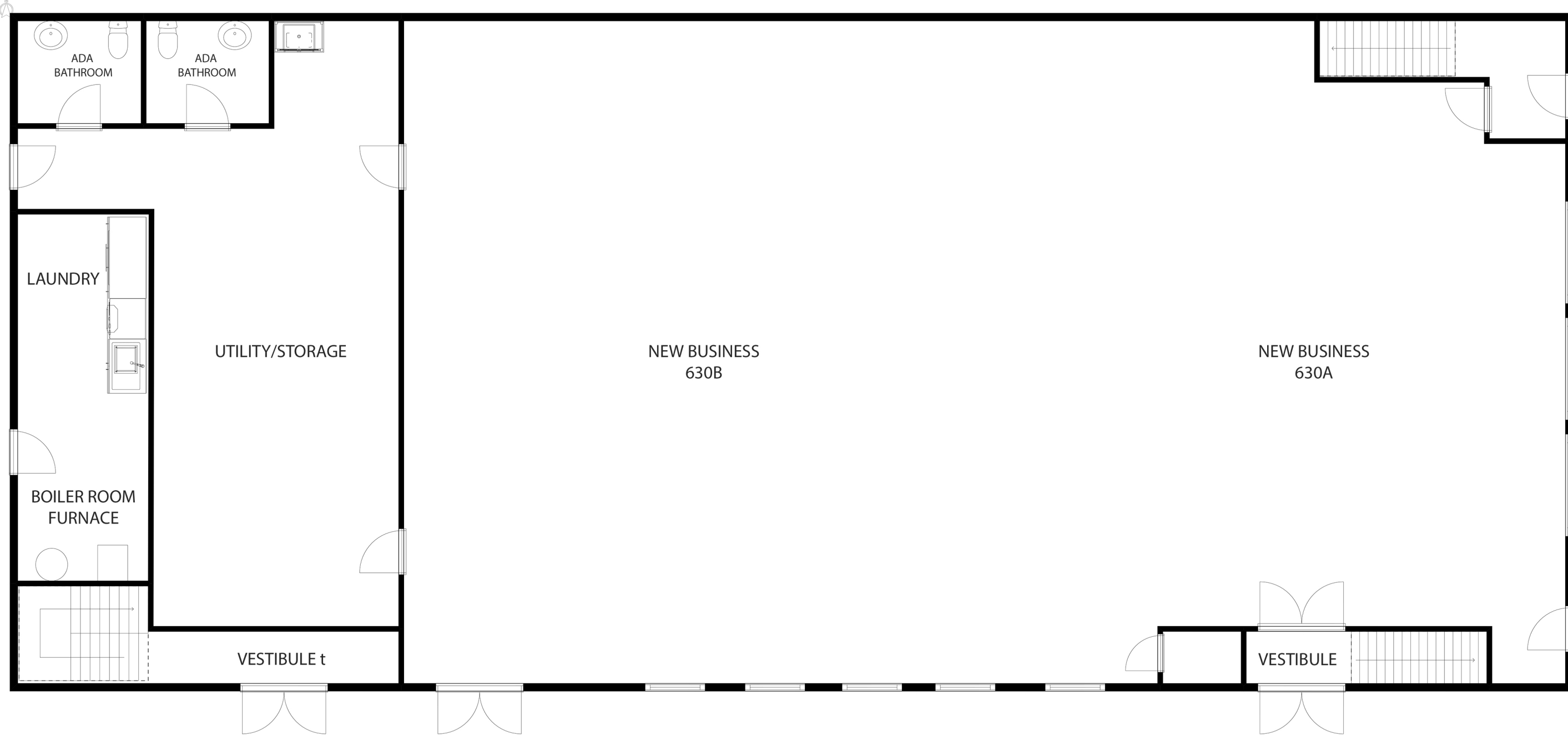
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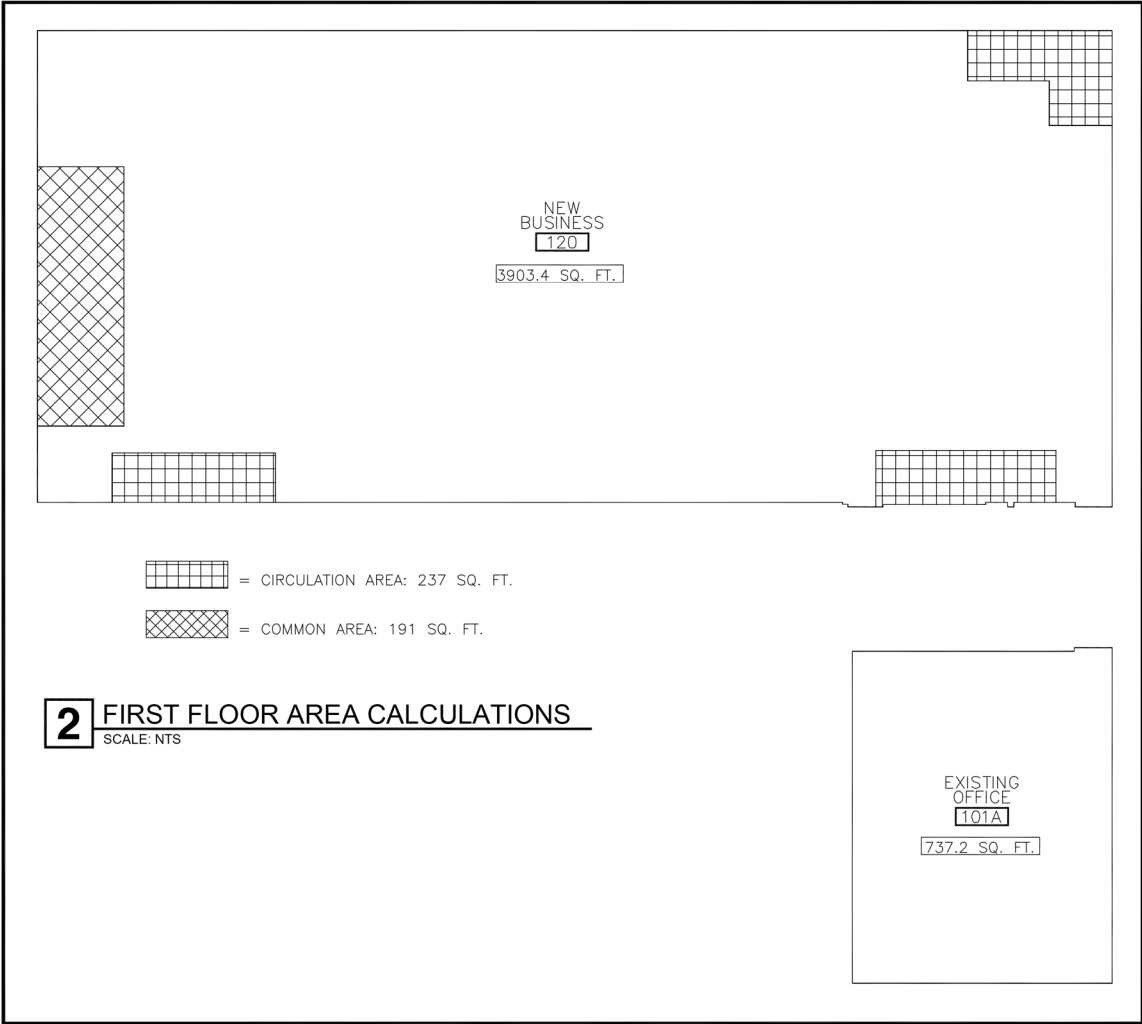
1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"





1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

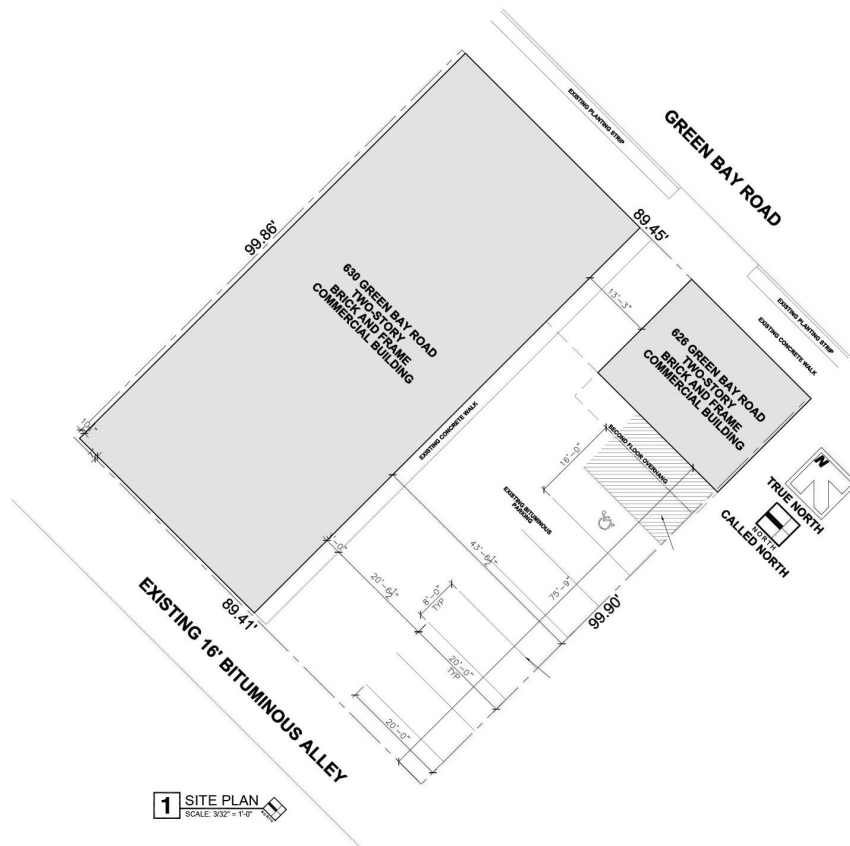


2 FIRST FLOOR AREA CALCULATIONS
SCALE: NTS



SITE PLAN:

- On-site parking for 10 cars and ample street parking





SITE LOCATION

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

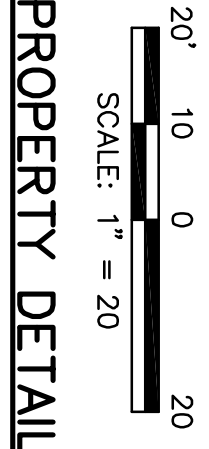
626-630 GREEN BAY ROAD, KENILWORTH, ILLINOIS

VICINITY MAP

- LINE LEGEND
- PROPERTY LINE (Heavy Solid Line)
 - INTERNAL PARCEL LINE (Solid Line)
 - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Dashed Line)

SYMBOL & ABBREVIATION LEGEND

- INLET
- STREET LIGHT
- BUFFALO BOX
- DOWNSPOUT
- TRANSFORMER
- TELEPHONE CANSISTER
- ELECTRIC CONTROL BOX
- JUNCTION BOX
- HANDHOLE
- BOLLARD
- GAS METER
- ELECTRIC METER
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY LINE
- CONCRETE SURFACE
- NUMBER OF PARKING STALLS
- FENCE LINE
- DEPRESSED CURB
- BLDG. OVERHANG
- BACK CURB TO BACK CURB DISTANCE
- EDGE OF PAVEMENT TO EDGE OF PAVEMENT
- ROUND IRON PIPE (ø AS SHOWN)
- SET IRON PIPE (ø AS SHOWN)
- RIGHT OF WAY



PROPERTY DETAIL

SURVEYOR'S NOTES

LOTS 8, 9 AND 10 AND THE NORTHWESTERLY 15 FEET OF LOT 11, EXCEPT PARTS TAKEN FOR STREET IN JAMES RICE BROWN'S ADDITION TO KENILWORTH IN SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

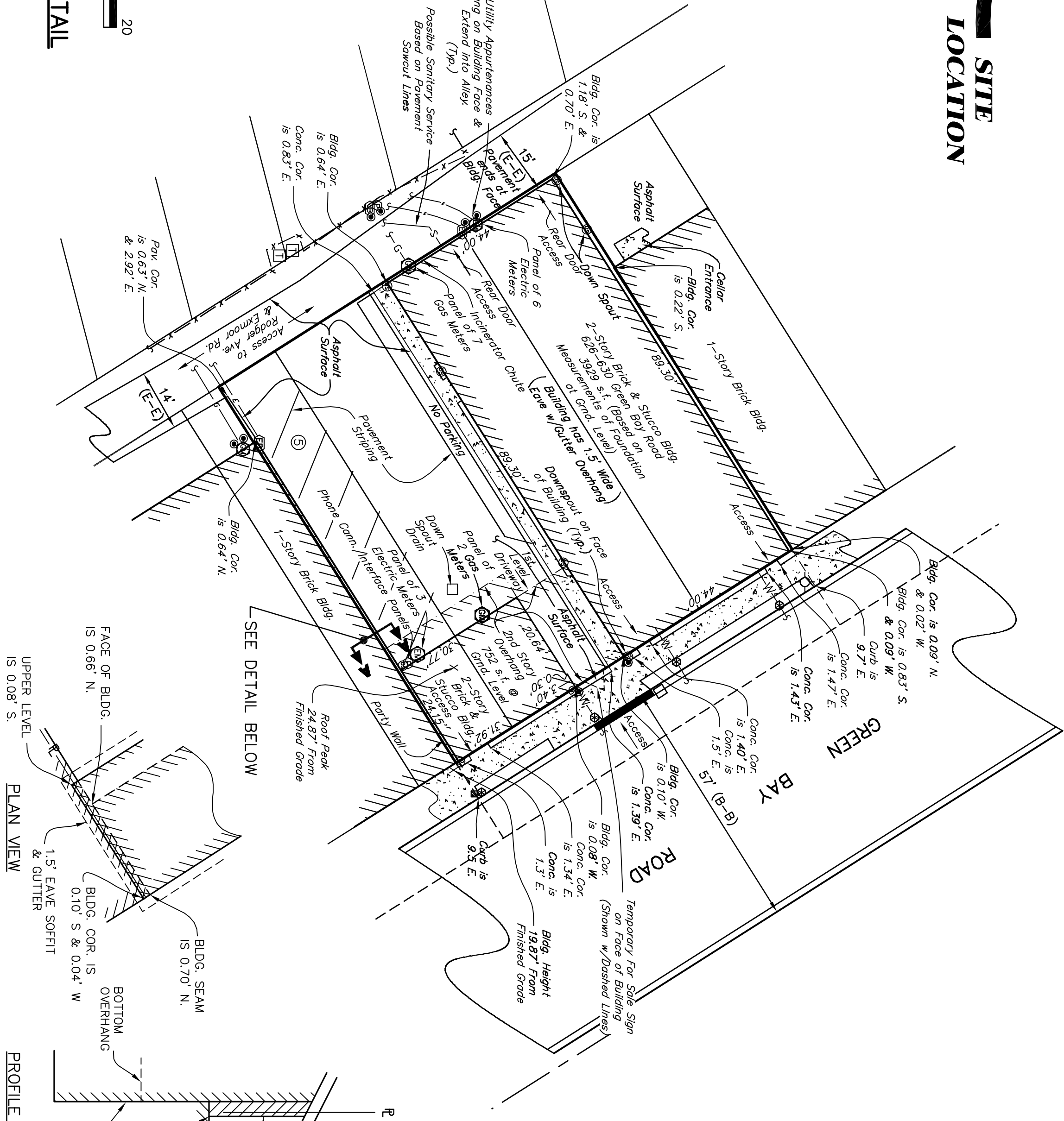
SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE CO.

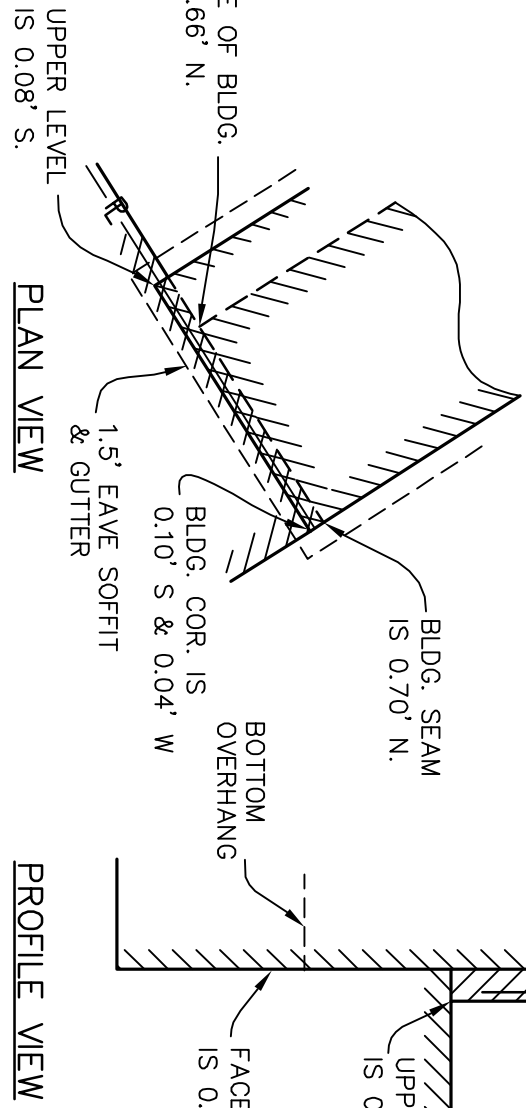
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 18, 2012.

DATE OF PLAT OR MAP: FEBRUARY 28, 2012.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2012
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-003937
EXPIRES APRIL 30, 2013



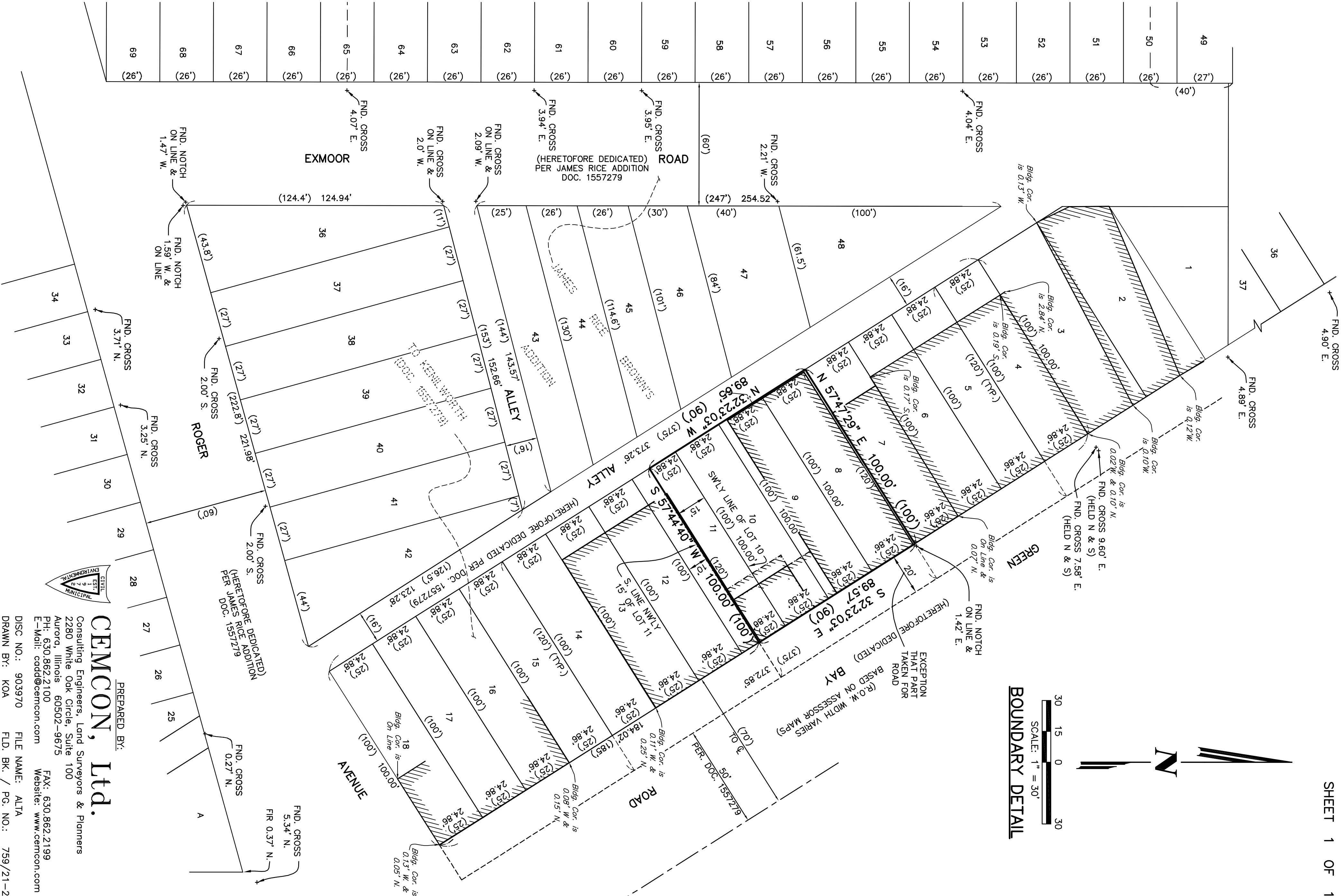
SECTION A-A



- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE STATE OR A PARTNER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE, ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
- BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE CO. IDENTIFIED BY NUMBER NCS 529200CH12 WITH AN EFFECTIVE DATE OF FEBRUARY 7, 2012.
- SURVEY RELATED SCHEDULE B TITLE EXCEPTIONS 4 & 5 MAKE REFERENCE TO PARTY WALL AGREEMENT PER DOCUMENTS 21503300 & 25732547 (RESPECTIVELY). DOCUMENTATION NOT PROVIDED TO SURVEYOR.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF GREEN BAY ROAD BEING S 32°23'03" E.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- MEASUREMENTS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17031C0253J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THERE IS OUR OPINION THAT NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING) AS DESIGNATED AND DEFINED BY F.E.M.A.
- PARCEL CONTAINS 8961.11 S.F. OR 0.206 ACRES, MORE OR LESS.

- ITEM 16 OF TABLE 'A' ITEMS: BUILDING CURRENTLY SUBJECT TO RENOVATION.
- ITEM 18 OF TABLE 'A' ITEMS: NO OBSERVED EVIDENCE OF SOLID WASTE DUMP, SWAMP OR SANITARY LAND FILL.
- ITEM 19 OF TABLE 'A' ITEMS: NO VISIBLE DELINEATION OF WETLANDS AT TIME OF SURVEY.

BOUNDARY DETAIL



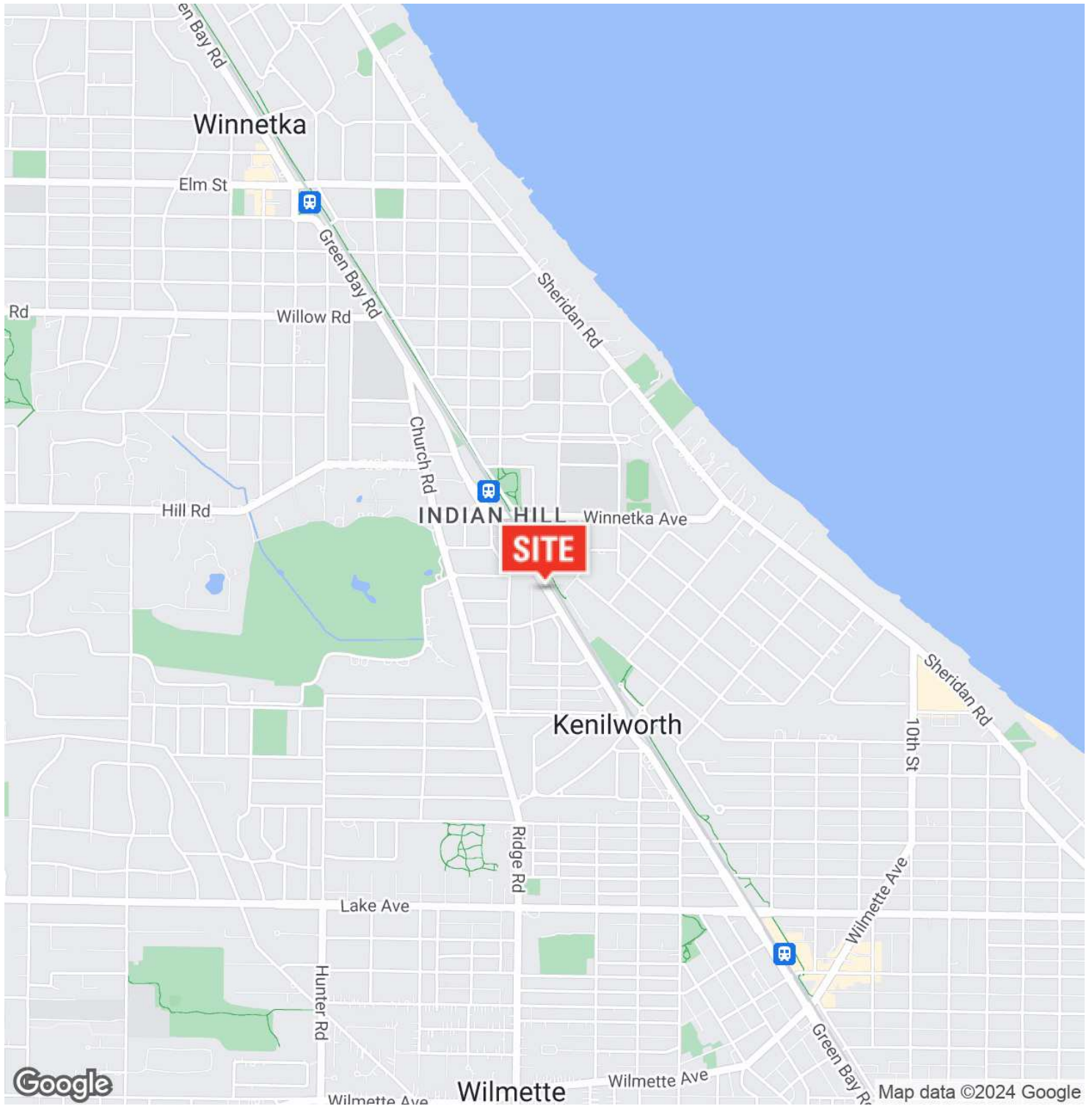
CEMCON, Ltd.

PREPARED BY:
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DISC NO.: 903970 FILE NAME: ALTA
DRAWN BY: KOA FLD. BK. / PG. NO.: 759/21-24
COMPLETION DATE: 2-28-2012 JOB NO.: 903.970

RETAIL TENANT MAP

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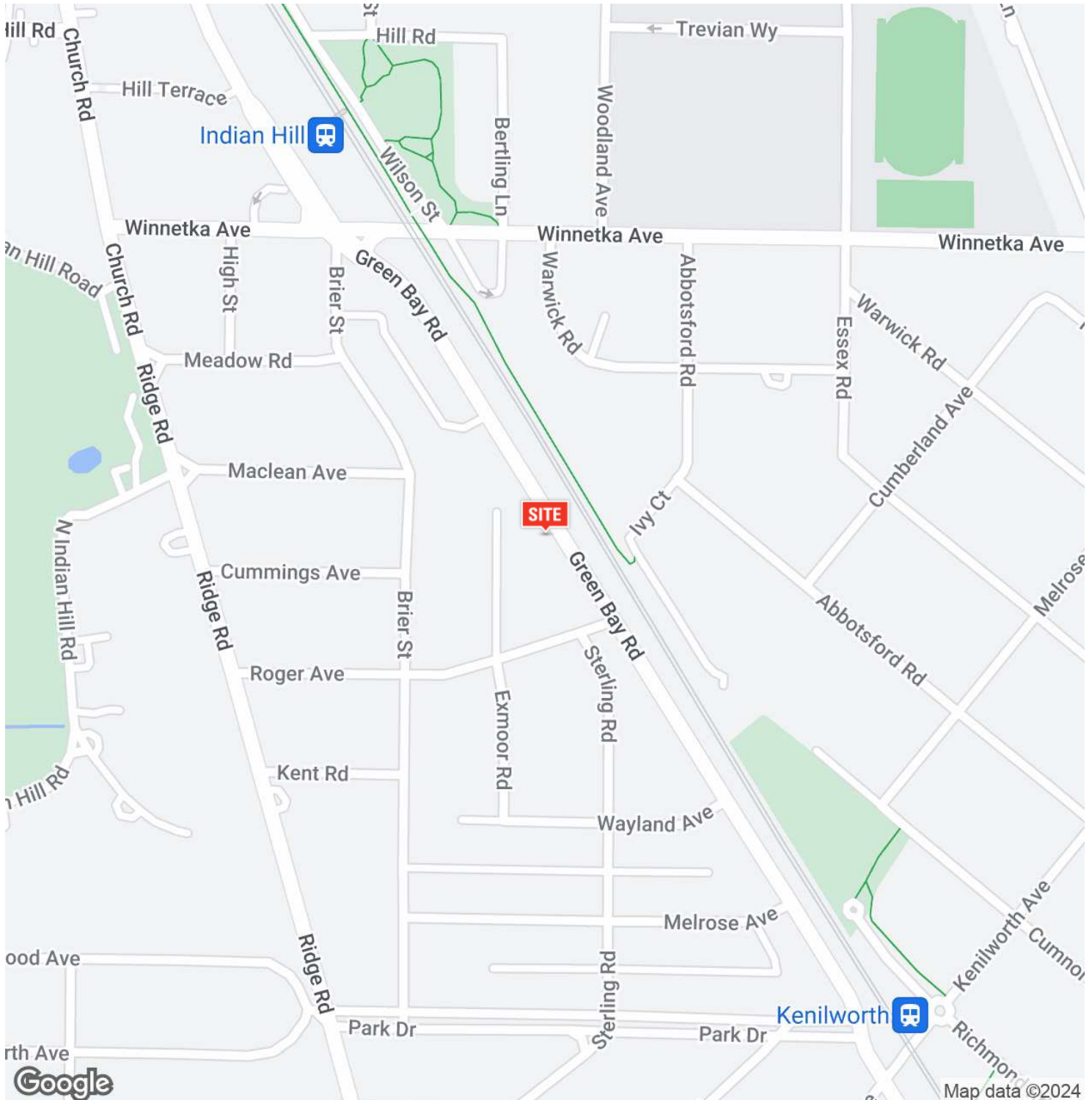
LOCATION INFORMATION

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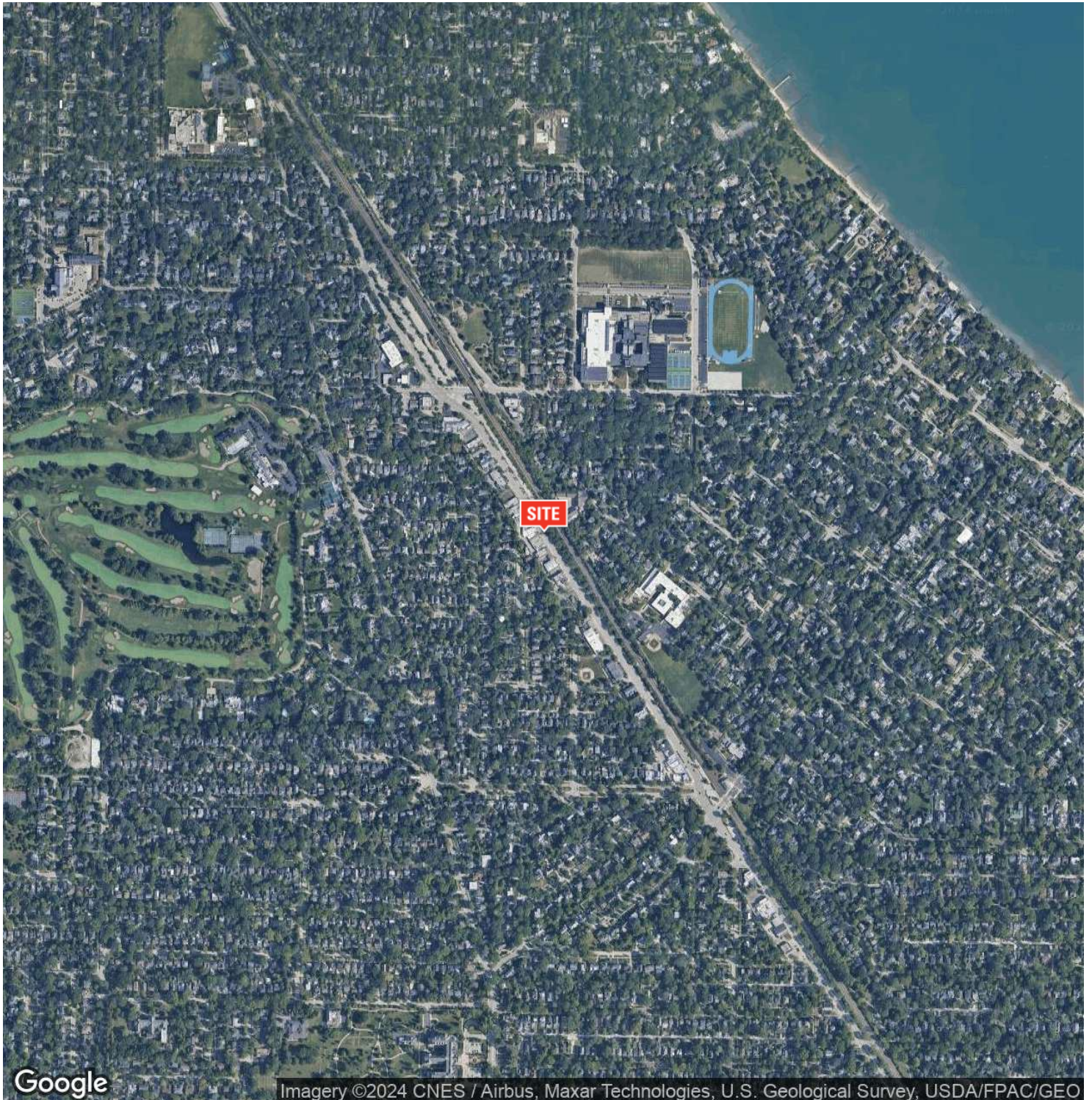
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Google

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FINANCIAL ANALYSIS

630 GREEN BAY RD

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INVESTMENT OVERVIEW

Price	\$1,950,000
Price per SF	\$178
Price per Unit	\$278,571
GRM	9.94
CAP Rate	6.44%
Cash-on-Cash Return (yr 1)	6.44%
Total Return (yr 1)	\$125,587
Gross Scheduled Income	\$196,200
Total Scheduled Income	\$196,200
Gross Income	\$196,200
Operating Expenses	\$70,613
Net Operating Income	\$125,587
Pre-Tax Cash Flow	\$125,587
Down Payment	\$1,950,000

FOR SALE | MULTIFAMILY

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT
Apt. 201	2	1	813 SF	-	-	\$1,350	\$1.66	
Apt. 202	2	1	919 SF	-	-	\$1,400	\$1.52	
Apt. 203	2	1	905 SF	-	-	\$1,400	\$1.55	
Suite 1	-	1	795 SF	-	-	\$1,500	\$1.89	
Suite 2	-	1	1,303 SF	-	-	\$2,700	\$2.07	
Retail 1	-	2	3,903 SF	-	-	\$8,000	\$2.05	
TOTALS			8,638 SF	\$0	\$0.00	\$16,350	\$10.74	
AVERAGES			1,440 SF			\$2,725	\$1.79	

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INCOME SUMMARY

GROSS INCOME

\$196,200

EXPENSES SUMMARY

CAM \$20,000

RE Tax \$50,613

OPERATING EXPENSES

\$70,613

NET OPERATING INCOME

\$125,587



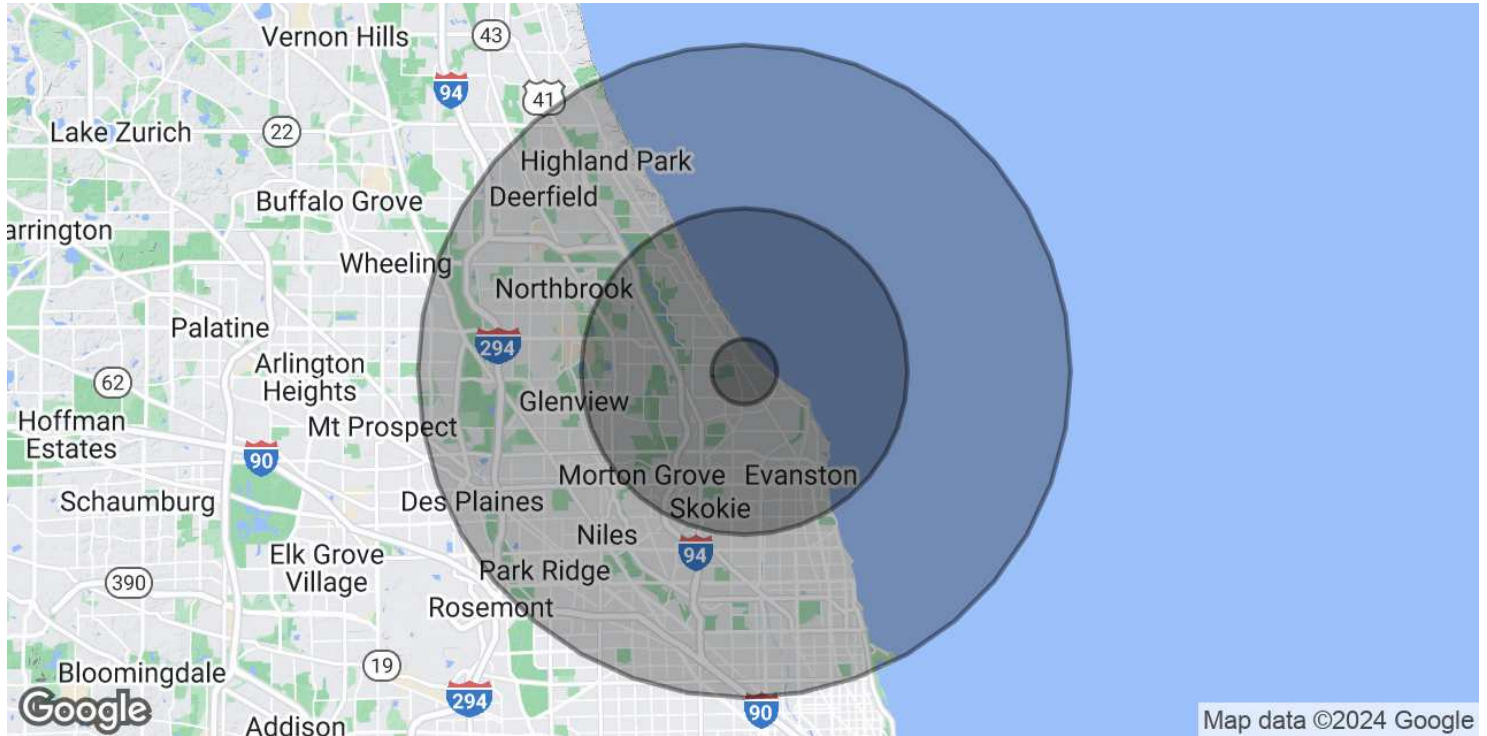
DEMOGRAPHICS

630 GREEN BAY RD

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,350	216,255	1,106,196
Average Age	42.4	43.2	40.8
Average Age (Male)	41.7	41.8	39.8
Average Age (Female)	42.4	44.4	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,069	86,951	471,389
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$300,857	\$163,825	\$112,078
Average House Value	\$1,158,644	\$595,126	\$396,665

* Demographic data derived from 2020 ACS - US Census

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IL #475.128699

PROFESSIONAL BACKGROUND

Brent is a licensed real estate broker in Illinois, and has represented both Tenants & Landlords in leasing, as well as investors in acquisitions, and owners in dispositions of over millions of square feet of commercial space. Specializing in Leasing and Investment Sales, Brent has successfully negotiated leases for numerous law, marketing, media, and financial services firms, as well as Not-For-Profit Tenants. Brent has extensive experience in acquisitions and dispositions of commercial property, and has represented both investors and sellers of office, retail, multi-family, and warehouse properties.

EDUCATION

- Master of Business Administration- Loyola University of Chicago
- Bachelor of Science- Finance- Colorado State University
- Certified Commercial Investment Manager (CCIM)- Designated 2012. CCIM Designees are recognized as leading experts in commercial real estate investment, and undergo a rigorous educational program, and are required to submit qualification portfolio of experience in order to receive the designation.

MEMBERSHIPS

- Professional Development Advisory Committee (Chicago Association of Realtors)
- Illinois Chapter of CCIM- served as Chair of Sponsorship, Secretary and Director.
- Commercial Forum Committee Member (Chicago Association of Realtors)
- Turnaround Management Association.
- Chicago Real Estate Council.
- Real Estate Lenders Association.
- Real Estate Investment Association.
- Lake Forest Caucus- elected member and Chairman of the 4th Ward (2011).
- Youth Hockey Coach- Highland Park Falcons, Lake Forest Winter Club

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