

SALE

7.99% Cap
100% Occupied
Restaurant with Patio
For Sale

10331 S ROBERTS RD

Palos Hills, IL 60465

PRESENTED BY:

KAREN KULCZYCKI, CCIM

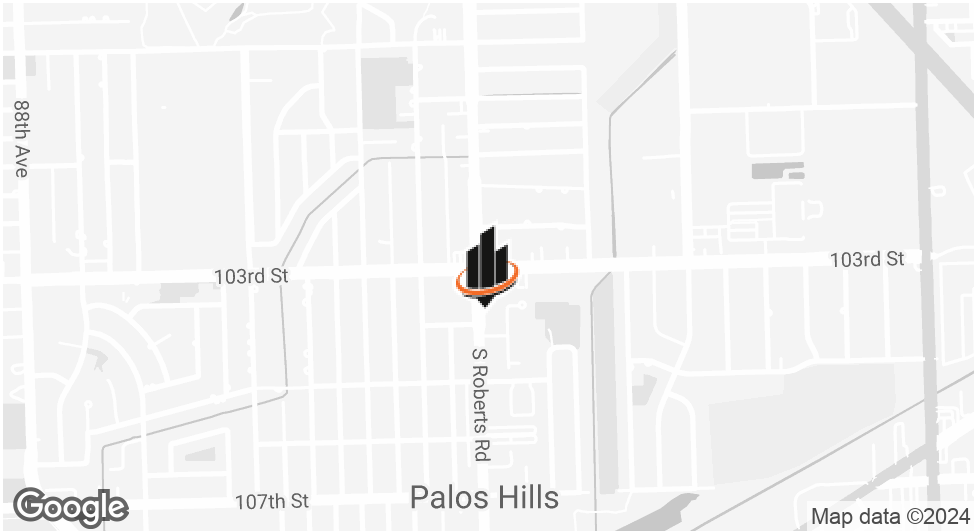
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
BUILDING SIZE:	3,200 SF
LOT SIZE:	0.6 Acres
CAP RATE:	7.99%
NOI:	\$59,948
YEAR BUILT:	1988
RENOVATED:	2021

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a ±3,200 SF Free Standing Restaurant including Patio located at 10331 S. Roberts Road in Palos Hills, Illinois. This investment opportunity has an indoor capacity for 150 and a picturesque outdoor patio that seats approximately 180. Numerous improvements include an updated kitchen, hood, HVAC, roof, bar, plumbing, patio fireplace, entertainment system, and restroom addition. Onsite parking lot with 28 surface spaces plus and next to City Hall. Third location for tenant New Taza Bakery / Hadramout Restaurant.

PROPERTY HIGHLIGHTS

- ±3,200 SF Turnkey Restaurant and Patio on 0.60 AC
- Recent Renovations | Plenty of Parking
- Expanded Bar | Prior Video Gaming
- Pylon Signage | Frontage on Roberts Road

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INTERIOR PHOTOS



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PATIO PHOTOS



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KITCHEN AND EXTERIOR PHOTOS



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INCOME & EXPENSES

INCOME SUMMARY

7.99% CAP 100% OCCUPIED RESTAURANT WITH PATIO FOR SALE

VACANCY COST	\$0
GROSS INCOME	\$93,600

EXPENSES SUMMARY

7.99% CAP 100% OCCUPIED RESTAURANT WITH PATIO FOR SALE

TAXES (2022)	\$29,991
INSURANCE	\$3,660
OPERATING EXPENSES	\$33,651

NET OPERATING INCOME	\$59,949
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW7.99% CAP 100% OCCUPIED RESTAURANT WITH PATIO FOR SALE

PRICE	\$750,000
PRICE PER SF	\$234
PRICE PER UNIT	\$750,000
GRM	8.01
CAP RATE	7.99%
CASH-ON-CASH RETURN (YR 1)	7.99%
TOTAL RETURN (YR 1)	\$59,949

OPERATING DATA7.99% CAP 100% OCCUPIED RESTAURANT WITH PATIO FOR SALE

GROSS SCHEDULED INCOME	\$93,600
TOTAL SCHEDULED INCOME	\$93,600
GROSS INCOME	\$93,600
OPERATING EXPENSES	\$33,651
NET OPERATING INCOME	\$59,949
PRE-TAX CASH FLOW	\$59,949

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FINANCIAL SUMMARY

FINANCING DATA

7.99% CAP 100% OCCUPIED RESTAURANT WITH PATIO FOR SALE

DOWN PAYMENT

\$750,000

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AERIAL PHOTO



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RETAILER MAP



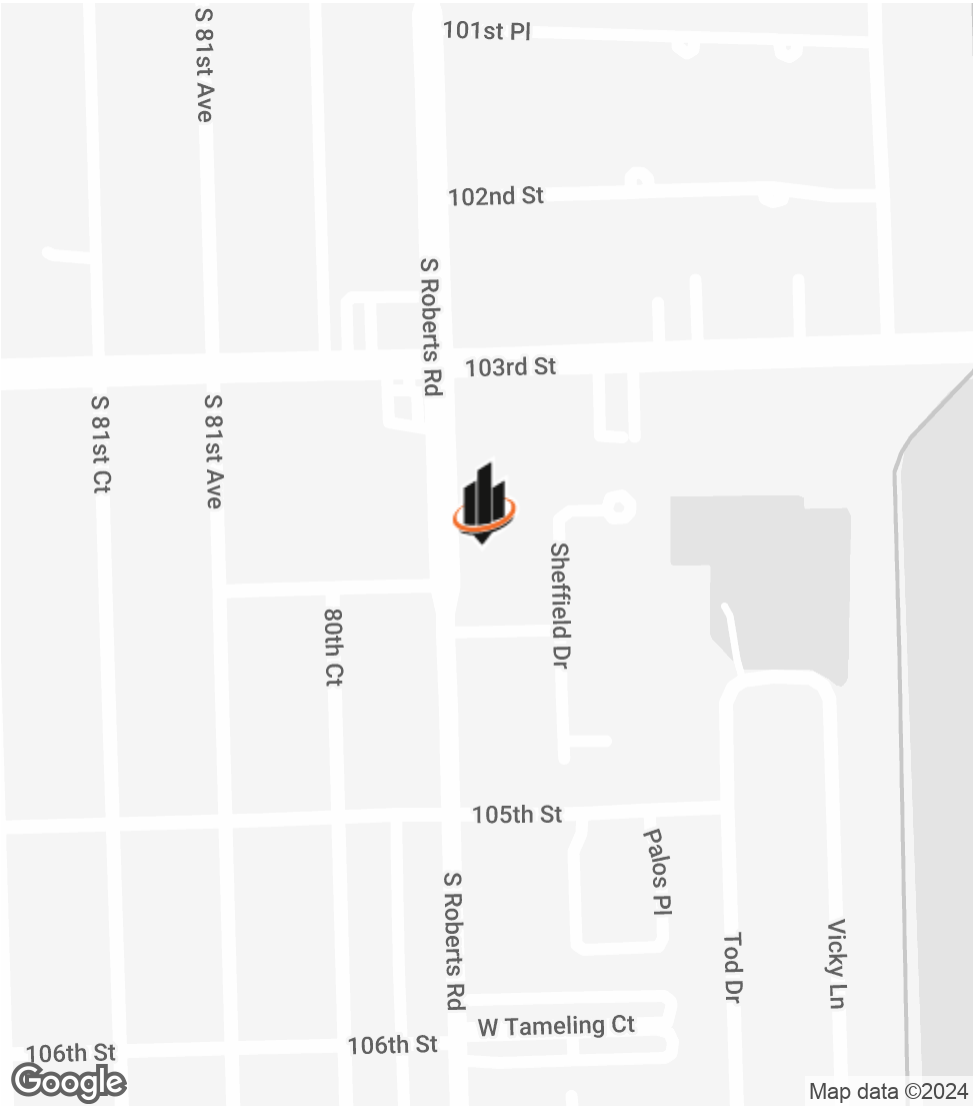
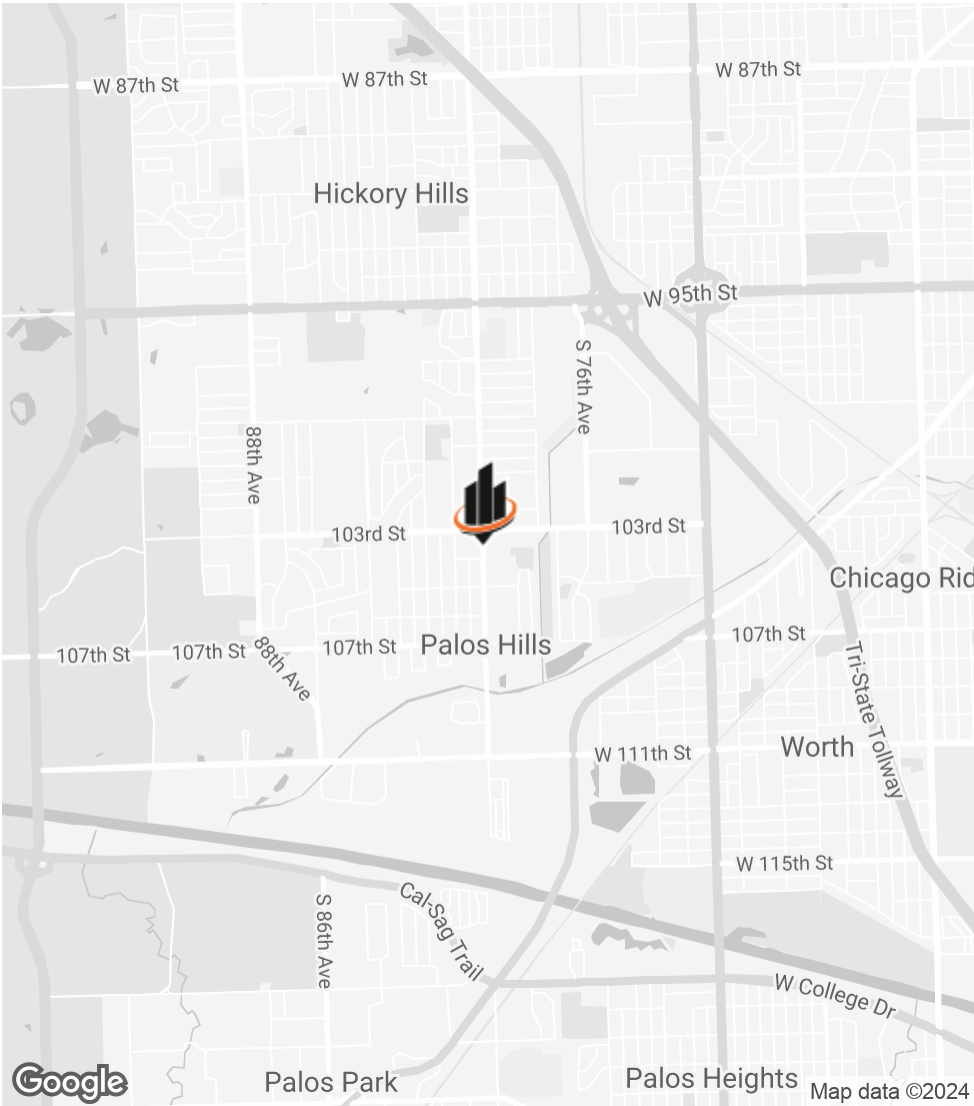
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LOCATION MAPS



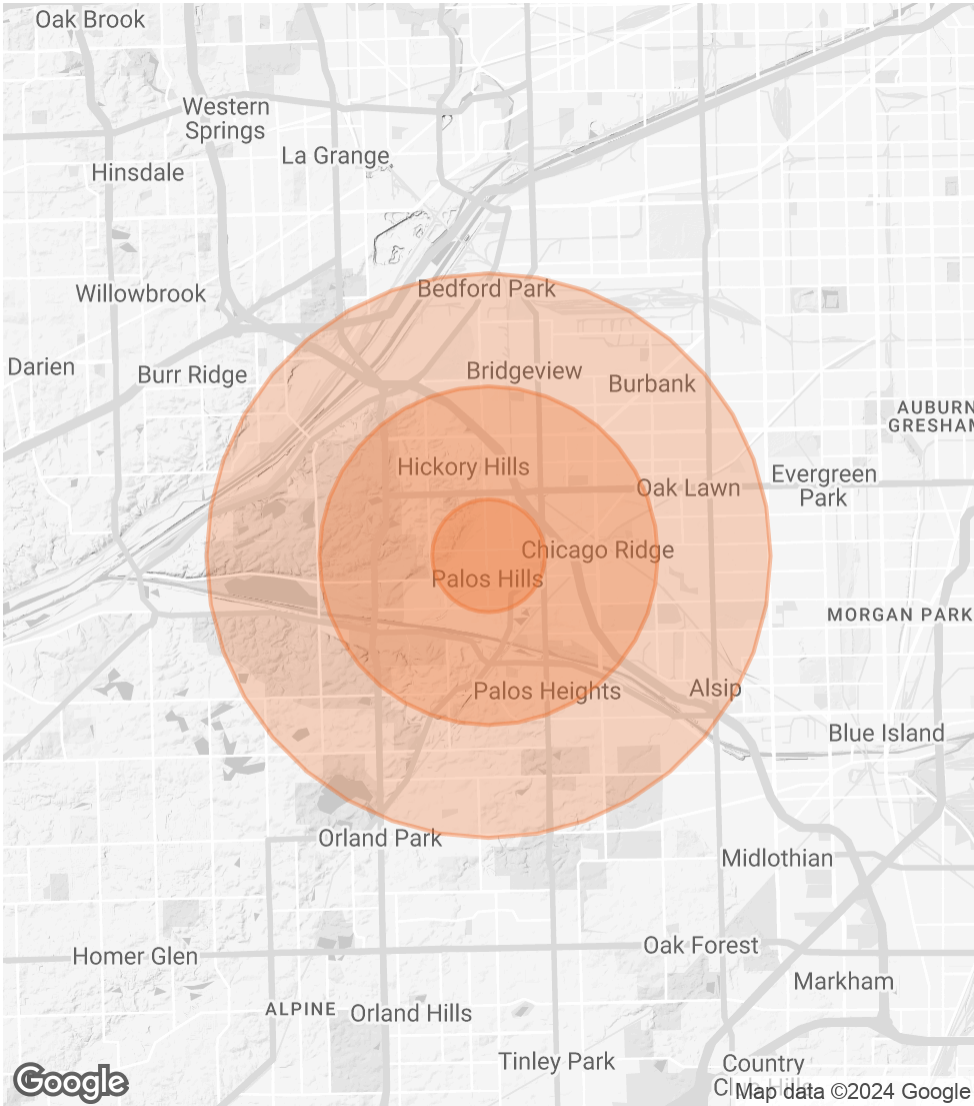
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,507	99,224	229,351
AVERAGE AGE	41.1	40.5	41.3
AVERAGE AGE (MALE)	40.0	39.6	39.4
AVERAGE AGE (FEMALE)	43.2	41.8	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,915	40,395	92,108
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$71,991	\$71,455	\$80,955
AVERAGE HOUSE VALUE	\$205,776	\$196,198	\$218,959

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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