

EXCLUSIVE MIXED-USE OFFERING

Marcus & Millichap  
Real Estate Investment Services

MULTI-FAMILY & RETAIL  
400 W. 79th Street  
Chicago, IL 60620

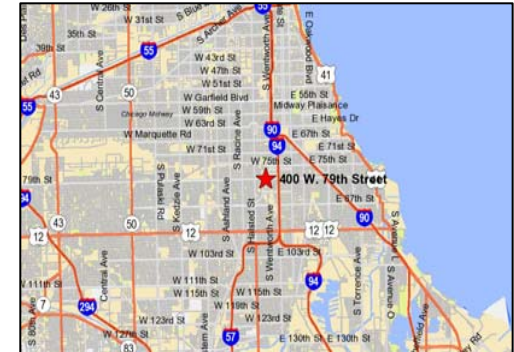


INVESTMENT HIGHLIGHTS

- ◆ All 3BR Apartment Units
- ◆ High Traffic/Lighted Intersection
- ◆ 4 Blocks From I-94 Dan Ryan Expressway
- ◆ Walking Distance To The Red Line 79th & State
- ◆ Substantial Rental Upside
- ◆ 9.24% CAP, Double Digit Cash on Cash Return

OFFERING SUMMARY

|  |                 |
|--|-----------------|
| Price  | \$1,000,000     |
| Down Payment                                 | (25%) \$250,000 |
| Loan Amount                                  | \$750,000       |
| Loan Type                                    | Proposed New    |
| Interest Rate/Amortization                   | 6.500%/30 Years |
| Total Rentable SF                            | 16,200          |
| Price Per SF                                 | \$61.73         |
| Year Built                                   | 1899            |
| Cap Rate - Current                           | 9.24%           |
| Cap Rate - Pro Forma                         | 10.54%          |
| Net Cash Flow After Debt Service - Current   | 12.92%          |
| Net Cash Flow After Debt Service - Pro Forma | 18.01%          |
| Total Return - Current                       | 16.27%          |
| Total Return - Pro Forma                     | 21.36%          |



Listed by:

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**OPERATING DATA**

| <b>INCOME</b>                     | <b>Current</b>  | <b>Pro Forma</b> |
|-----------------------------------|-----------------|------------------|
| Apartments - Gross Potential Rent | \$100,800       | \$115,200        |
| Retail - Gross Potential Rent     | \$63,600        | \$63,600         |
| Combined Gross Potential Rent     | \$164,400       | \$178,800        |
| Gross Potential Income            | \$164,400       | \$178,800        |
| Less: Vacancy/Collection Allow.   | 5,040           | 5,760            |
| Effective Gross Income            | \$159,360       | \$173,040        |
| Less: Combined Expenses           | 66,987          | 67,671           |
| Net Operating Income              | \$92,373        | \$105,369        |
| Reserves/Replacements             | 3,188           | 3,461            |
| Net Cash Flow Before Debt Service | \$89,185        | \$101,908        |
| Debt Service                      | 56,886          | 56,886           |
| Net Cash Flow After Debt Service  | 12.92% \$32,299 | 18.01% \$45,022  |
| Principal Reduction               | 8,383           | 8,383            |
| Total Return                      | 16.27% \$40,682 | 21.36% \$53,405  |



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**INVESTMENT OVERVIEW**

This property offering includes one 17-unit, three story, mixed-use building. It is located on the northwest corner of Vincennes Avenue and 79th Street on the border of Chicago's Greater Grand Crossing and Chatham neighborhoods.

The building consists of (12) five room, three bedroom, one bath apartments approximately 900 square feet and (5) retail storefronts. Recent capital improvements to the building include aluminum storefront windows and updated porches.

The property offers the potential investor the opportunity to acquire a vintage, mixed-use building on a lighted intersection in a growing, retail corridor with very strong market dynamics. In combining below market apartment rents of \$700 in an 100% occupied building with substantial upside, this acquisition will provide a going-in total return of over 12%.

**EXPENSES**

|                        |                 |                 |
|------------------------|-----------------|-----------------|
| Real Estate Taxes      | \$16,919        | \$16,919        |
| Insurance              | 6,000           | 6,000           |
| Gas                    | 14,000          | 14,000          |
| Water/Sewer            | 7,000           | 7,000           |
| Electric               | 1,000           | 1,000           |
| Scavenger              | 3,000           | 3,000           |
| Janitor*               | 3,600           | 3,600           |
| Maintenance & Repairs* | 5,000           | 5,000           |
| Management*            | 7,968           | 8,652           |
| Cleaning & Decorating* | 2,500           | 2,500           |
| <b>Total Expenses</b>  | <b>\$66,987</b> | <b>\$67,671</b> |
| Expenses per SF        | \$4.14          | \$4.18          |
| % of EGI               | 42.0%           | 39.1%           |

**Marcus & Millichap**  
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