



# FIRST WESTERN PROPERTIES

*Adding value to every transaction*

1205 W. Adams, Chicago, IL 60607 • <http://1stwesternproperties.com>  
Office 773.545.2000 Fax: 773.545.4067 E-mail: [fwp@1stwesternproperties.com](mailto:fwp@1stwesternproperties.com)

## For Sale:

Property Type:  
**Retail**

Price:  
**\$299,000**

Cap Rate:  
**7.13%**

## Site Highlights

1770 SF PROPERTY  
SITUATED ON A HUGE  
13,125 SF LOT

PERFECT FOR AN OWNER-  
OPERATOR - ROOM FOR  
EQUIPMENT & VEHICLES

6-FOOT WROUGHT IRON  
FENCE SURROUNDS THE  
PROPERTY

79th STREET PROVIDES  
QUICK ACCESS TO THE  
DAN RYAN EXPRESSWAY  
AND CHICAGO SKYWAY

## Demographics:

**0.25 Miles**  
Population 3,856  
Households 1,611  
Avg. HH Inc. \$34,576

**0.5 Miles**  
Population 12,200  
Households 5,149  
Avg. HH Inc. \$37,879

**1 Mile**  
Population 41,099  
Households 17,682  
Avg. HH Inc. \$41,441

## 955 E. 79TH STREET

955 E. 79th Street Chicago, IL 60619



**BRIAN WALSH // 224.616.3032 // [brian@1stwesternproperties.com](mailto:brian@1stwesternproperties.com)**

**PAUL TSAKIRIS // 773.355.4780 // [paul@1stwesternproperties.com](mailto:paul@1stwesternproperties.com)**



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» Aerial & Location Maps



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## INVESTMENT OVERVIEW

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Price	\$299,000
Land Price per SF	\$24.76
CAP Rate	7.1%
Cash-on-Cash Return (yr 1)	
Total Return (yr 1)	\$21,332
Debt Coverage Ratio	-

## OPERATING DATA

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Gross Scheduled Income	37,170
Other Income	500
Total Scheduled Income	37,670-
Vacancy Cost	-\$3,760
Gross Income	33,903
Operating Expenses	12,000
Net Operating Income	21,903
Pre-Tax Cash Flow	\$21,332

## FINANCING DATA

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Down Payment	\$81,250
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-





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» [Additional Photos](#)



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