



Purchase Summary: 2325 S Michigan Ave. Chicago, IL 60608

2325 S Michigan Ave. Market Overview

Purchase Price	\$3,975,000	Expenses	\$91,411
Gross Income	\$40,200	Potential CAM Income	\$91,071
Gross Potential	\$324,000	Total Potential Income	\$415,071
100 % Occupied NOI	\$323,660	100% Occupied CAP	8.1%
Properties:	1	100% Occupied GRM	9.58
Square Footage	19,200	Asset Class:	B
Commercial Occupancy	18%	# of Bldgs:	1
Property Type	Retail/Office	County:	Cook
Zoning	DS-5	Metro Area:	Chicago



Great opportunity for owner occupant, space only needs a little work to be an ideal workspace for a company looking for 20,000 square feet of office with retail component.

Rent Roll: 2325 S Michigan Ave. Chicago, IL 60608

Units	Tennat	SQFT	Rent/SQFT	Current Rent	Market Rent	CAM	Escalation	Lease From	Lease To
1A	Vacant	6,400	22.00	\$ -	\$ 11,733	\$3,207.11			
2A	Vacant	1,250	14.00	\$ -	\$ 1,458	\$626.39			
2B	Vacant	1,250	14.00	\$ -	\$ 1,458	\$626.39			
2C-G	Vacant	753	14.00	\$ -	\$ 879	\$377.34			
2-H	ABK Multimedia LLC (To Be Delivered Vacant)	780	14.00	\$ 700	\$ 910	\$0.00	3% Annually	11/01/2016	MTM
2-I	Vacant	632	14.00	\$ -	\$ 737	\$316.70			
2J-K	Vacant	1,735	14.00	\$ -	\$ 2,024	\$869.43			
3A	Brook Architecture	1,000	18.00	\$ 1,500	\$ 1,500	\$0.00	-	03/15/2016	03/31/2021
3B	Vacant	830	14.00	\$ -	\$ 968	\$415.92			
3-C	e Accounting & Financial Solutions (To Be Delivered)	415	14.00	\$ 450	\$ 484	\$0.00	-	05/01/2016	MTM
3D-E	Vacant	2,905	14.00	\$ -	\$ 3,389	\$1,150.00			
3-F	ACMC (To Be Delivered Vacant)	1,250	14.00	\$ 700	\$ 1,458	\$0.00	-	02/01/2015	MTM
		19200		\$3,350	\$27,000.00	\$7,589.28			

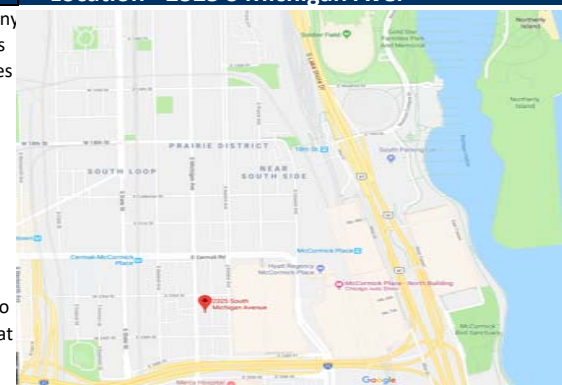
Neighborhood Outlook - 2325 S Michigan Ave.

The South Loop is such a dynamic mix of attractions and histories that the neighborhood tends to be seen as many different things to many different people. Consider the assorted areas that comprise the South Loop: Much of its eastern edge is encompassed by the Museum Campus, an impressive collection of cultural treasures that includes the Field Museum, Adler Planetarium and Shedd Aquarium. This campus sits on scenic lakefront parklands that are an extension of Grant Park. With 319 acres of green space and recreational fields, Grant Park is known as "Chicago's front yard" to locals and also plays host to major city events such as Taste of Chicago, Chicago Blues Festival and Lollapalooza.

The South Loop is bordered on the north by Roosevelt Road, on the east by Michigan Avenue, on the south by 18th Street and on the west by Union Avenue.

Developers are now attacking the South Loop in a frenzy, snatching up whatever land they can. It is rare to see so many new developments in one place; cranes are a common sight and buildings are being thrown up to the sky at startling speeds. A buyer has unlimited options, it seems. The last few years have brought more change to the South Loop than the last century. Indeed, its future holds still greater change.

Location - 2325 S Michigan Ave.



Expenses

Taxes	\$ 44,590.09
Insurance	\$ 3,551.00
Utilities	\$ 7,800.00
Repairs & Maint	\$ 12,675.00
Snow Removal	\$ 1,000.00
Management Fee	\$ 16,795.05
Misc.	\$ 5,000.00
Total	\$ 91,411.14