

FOR SALE

824-826 S. 17TH AVE.

Maywood, IL 60153

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Property Brochure

\$399,000



EXTERIOR REAR



HIGHLIGHTS

- Total Units: 13
- 8 1-Bedroom
- 4 2-Bedroom
- 1 3-Bedroom
- PIN: 15-10-331-022-0000
- Taxes (2017): \$25,650.89
- Zoning: R-4
- Built in 1931
- Walking Distance to Maywood Metra Station
- Close in proximity to I-290

PROPERTY INFORMATION

824-26 S. 17th Ave., is a residential building that includes 13 units. Built in 1931, the property is located in Maywood's "West Village." The neighborhood is a mix of single-family residential homes and apartments. There is effective demand for affordable housing in Maywood. The high demand ensures this building will have consistent, high occupancy. The adjacent lot is currently vacant. However, there is opportunity to repurpose the lot for private, and secure tenant parking.

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Exterior Photos



5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Interior Photos



5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	MARKET RENT	MARKET RENT/SF
824-1A	3	1	800	\$800	\$950	\$1.19
824-1B	1	1	600	\$650	\$700	\$1.17
824-2A	2	1	700	\$700	\$850	\$1.21
824-2B	2	1	700		\$850	\$1.21
824-3A	2	1	700	\$725	\$850	\$1.21
824-3B	2	1	700	\$750	\$850	\$1.21
826-1A	1	1	600	\$650	\$700	\$1.17
826-1B	1	1	500		\$700	\$1.40
826-2A	1	1	600		\$700	\$1.17
826-2B	1	1	500	\$650	\$700	\$1.40
826-3A	1	1	600	\$650	\$700	\$1.17
826-3B	1	1	900		\$700	\$0.78
824-G	1	1	400		\$700	\$1.75
Totals/Averages			8,300	\$5,575	\$9,950	\$1.23

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

Financial Summary

INVESTMENT OVERVIEW		CASH FLOW STATEMENT (2018)
Price		\$399,000
Price per Unit		\$30,692
GRM		5.28
OPERATING DATA		CASH FLOW STATEMENT (2018)
Gross Scheduled Income		\$66,900
Operating Expenses		\$72,100
Net Operating Income		-\$4,948
Pre-Tax Cash Flow		-\$4,948

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Income & Expenses

INCOME SUMMARY

Rent Income	\$66,900
Application Fee Income	\$252
Gross Income	\$67,152

CASH FLOW STATEMENT (2018)

EXPENSE SUMMARY

Real Estate Taxes	\$25,650
Supplies & Materials	\$786
Locks & Keys	\$115
Management Fees	\$12,675
Leasing Commissions Paid	\$2,625
Insurance-Property	\$4,680
Electricity	\$501
Gas	\$8,673
Water	\$11,260
Garbage & Recycling	\$1,850
Maintenance Labor	\$3,285
Gross Expenses	\$72,100

CASH FLOW STATEMENT (2018)

Net Operating Income	-\$4,948
-----------------------------	-----------------

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

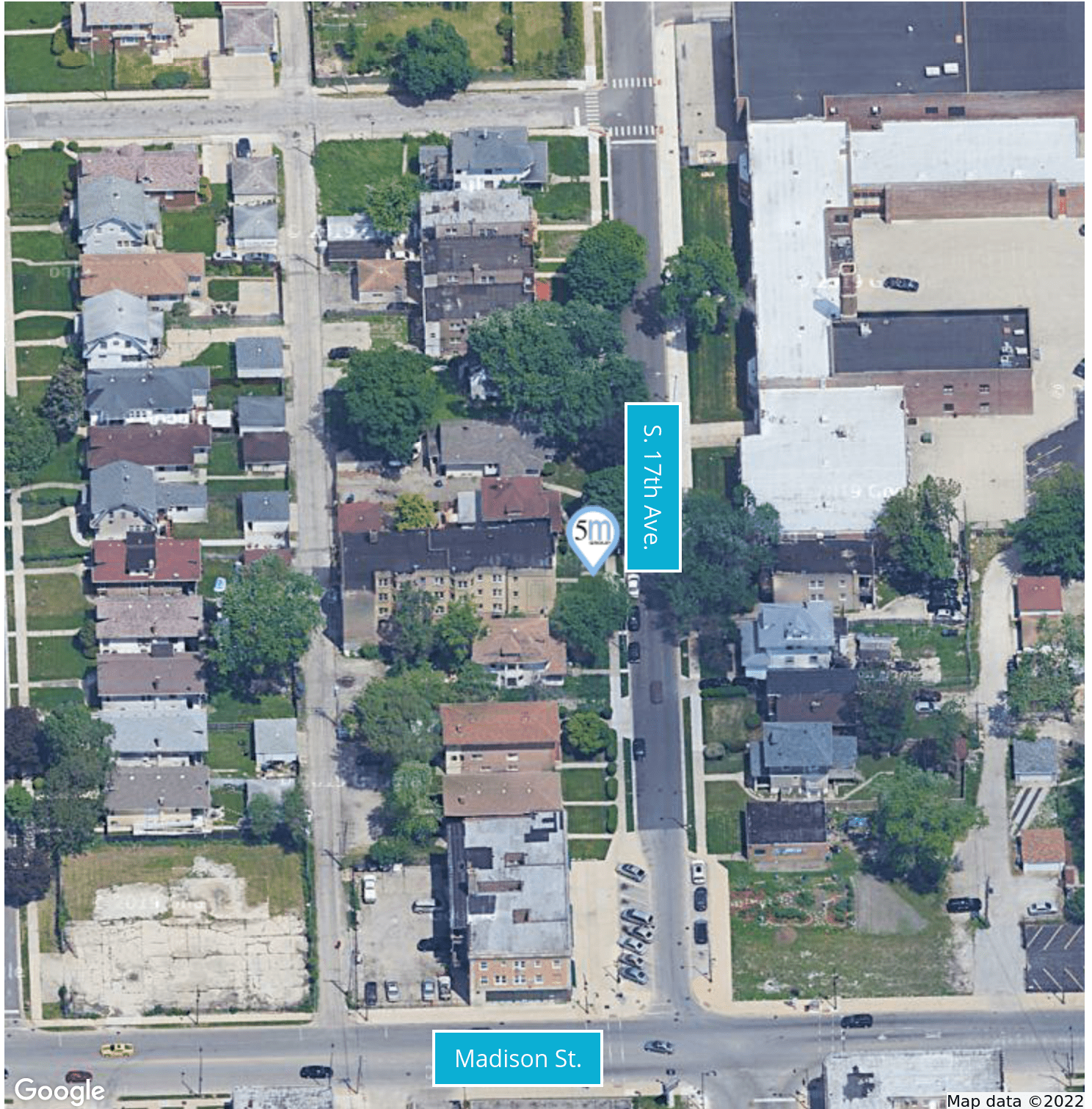
312.324.3557
mark.reiter@5mgroup.com

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Aerial Map



5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

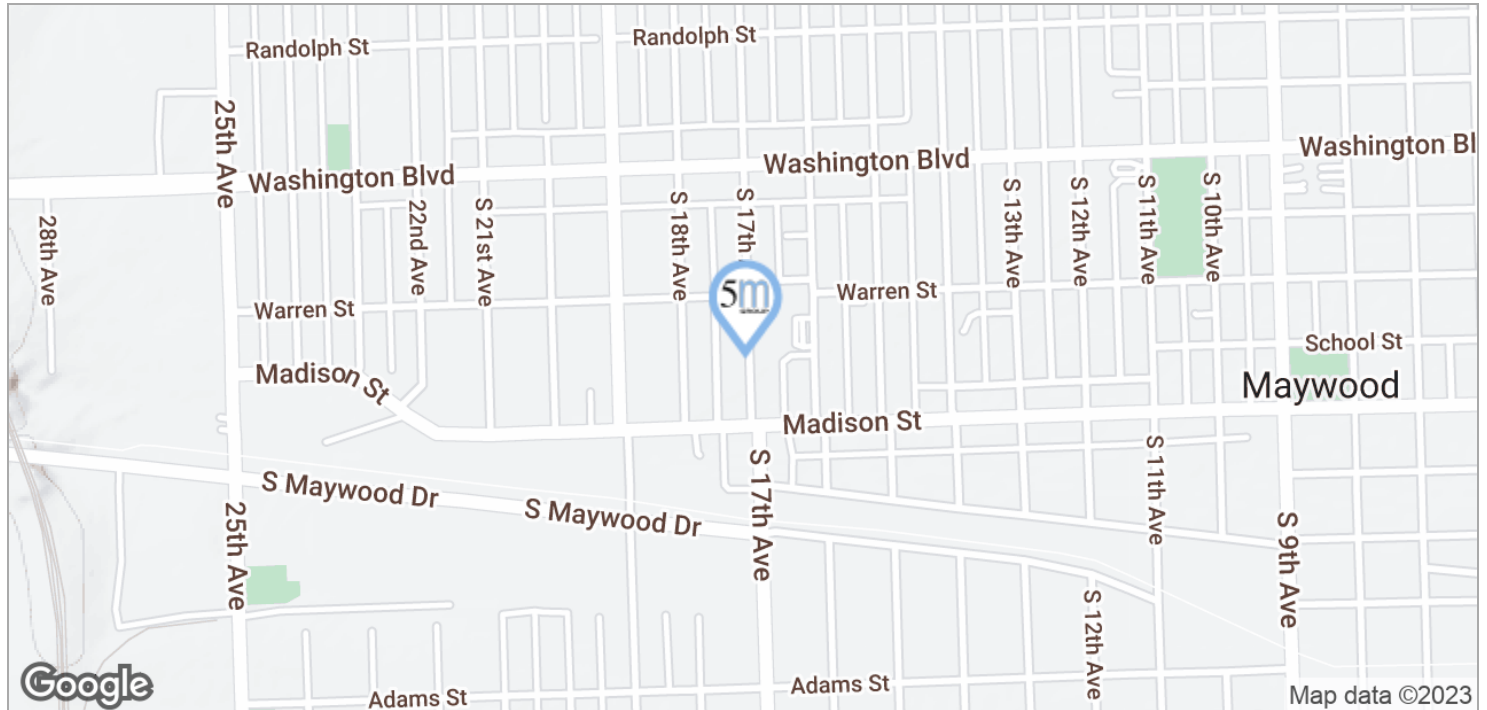
312.324.3557
mark.reiter@5mgroup.com

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Location Maps



5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

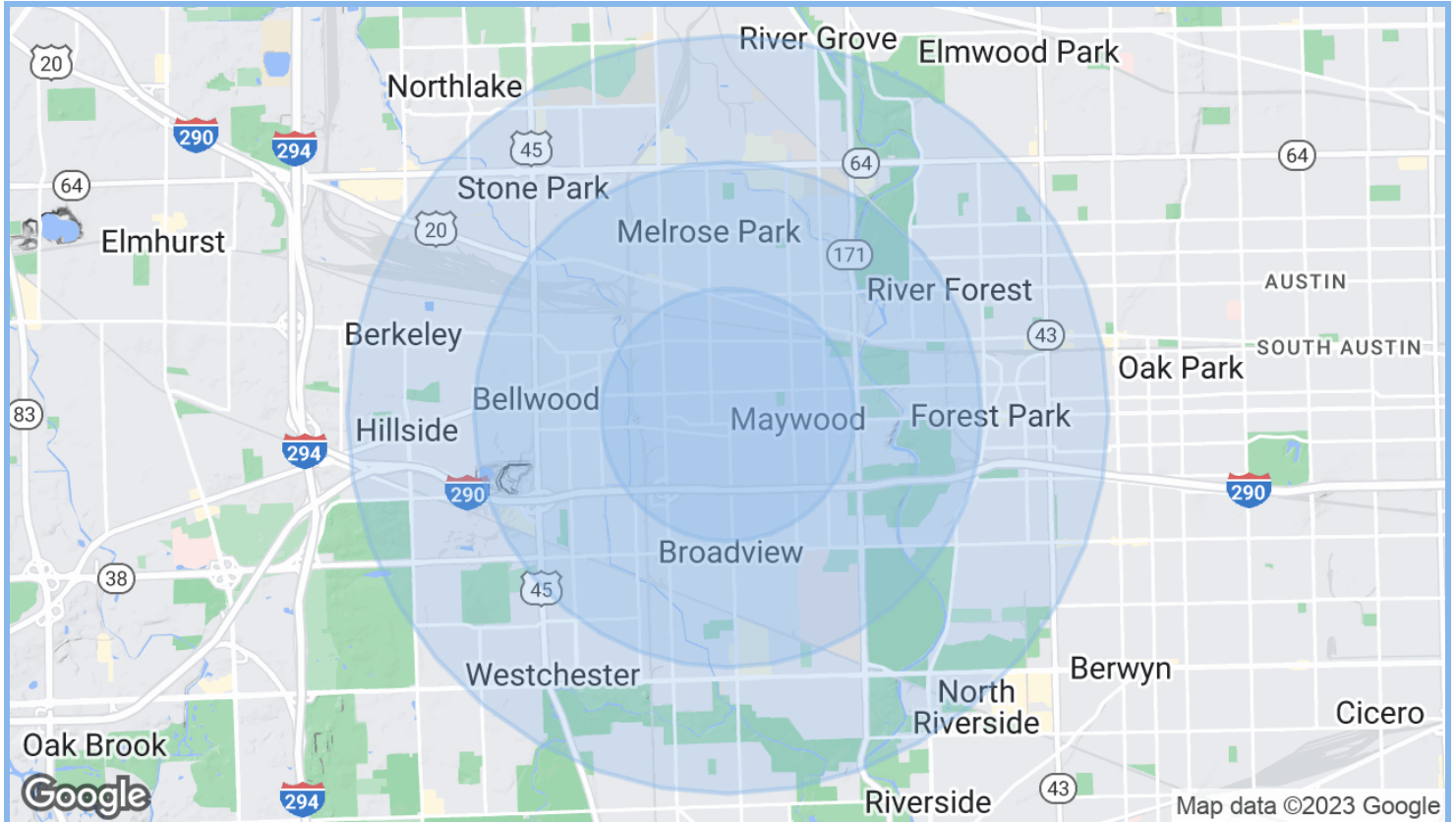
312.324.3557
mark.reiter@5mgroup.com

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	26,110	90,284	161,649
MEDIAN AGE	34.5	34.3	35.3
MEDIAN AGE (MALE)	34.1	33.8	34.2
MEDIAN AGE (FEMALE)	35.1	35.1	36.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,186	29,595	55,325
# OF PERSONS PER HH	3.2	3.1	2.9
AVERAGE HH INCOME	\$58,972	\$61,895	\$69,795
AVERAGE HOUSE VALUE	\$195,359	\$239,656	\$273,810

* Demographic data derived from 2020 ACS - US Census

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

Principal's Biography

MARK J. REITER

Principal



19 S. LaSalle St., 16th Floor
Chicago, IL 60603
T 312.324.3557
mark.reiter@5mgroup.com
IL #471.008247

PROFESSIONAL BACKGROUND

Mark J. Reiter is a Principal of 5M Real Estate, Inc., and Court Appointed Receiver in Cook County and the exclusive-listing broker to a robust portfolio of commercial and investment properties in the Chicagoland and greater Midwest. Mark has represented financial institutions and private equity groups as Receiver in all property types including; retail, industrial, office, land, redevelopment, and multi-family.

During his tenure as a broker, Mark has leased and sold more than 100 commercial facilities as well as, representing numerous banks and private owners in the sale of commercial properties. Financial institutions Mark has worked with include; JP Morgan Chase, PNC Bank, US Bank, Wintrust Financial, Associated Bank, Suburban Bank and Trust, Parkway Bank and Beverly Bank.

Mark attended Northern Illinois University, earning both an MBA with a concentration in Marketing as well as a BS in Marketing. Prior to founding 5M RE, INC. Mark was Vice President at a boutique real estate firm in Chicago, IL.

Outside of work, Mark is the co-founder of "Hop the Pond" a Chicago-based company that caters to domestic/international students and graduates who wish to come to Chicago to work and build their careers. He volunteers his time at Chicago Bulls College Prep coaching the defensive backs on the varsity football team and is involved in the Adult Literacy Program through the Salvation Army. Mark volunteers weekly as a tutor for math, reading, spelling, vocabulary and GED preparation for men in a substance abuse recovery program, along with his continued volunteered work at Old St. Patrick's Church.

824-826 S. 17TH AVE.

MAYWOOD, IL 60153



Director's Biography

T

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com