

*FOR SALE  
MIXED-USE  
MULTIFAMILY/RETAIL*



# 9250 S Kedzie – Evergreen Park Mixed-Use Apartments

9250 S Kedzie Ave  
Chicago, IL 60805



Randolph Taylor, CCIM

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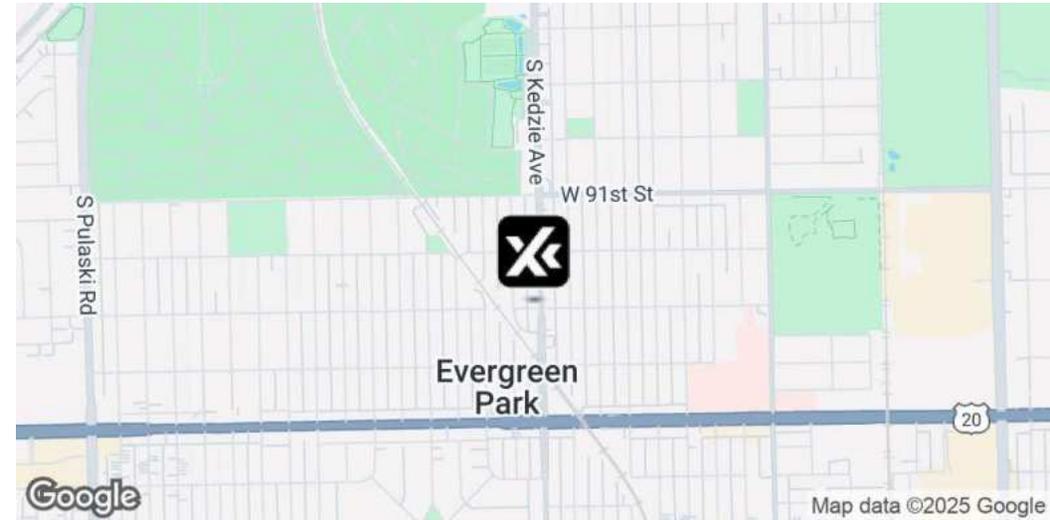
Section 1

# Property Information



# Property Summary

FOR SALE



## OFFERING SUMMARY

Sale Price:	\$515,000
Number of Units:	7
Lot Size:	0.06 Acres
Building Size:	4,854 SF
NOI:	\$37,402.00
Cap Rate:	7.26%
	10.92%

## PROPERTY HIGHLIGHTS

- 3-story brick & Flexicore mixed-use building
- 4 spacious 1BR apartments + 2 retail bays (fully occupied)
- Fully-occupied, value-add opportunity
- Apartments leased below market = clear rental upside
- Additional income from garage, storage, and on-site laundry
- Off-street parking supports both residential and retail
- Strong visibility and stable commercial tenants

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# Property Description

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## PROPERTY DESCRIPTION

Solid 3-story brick and Flexicore mixed-use asset in Evergreen Park. Fully occupied with four spacious one-bedroom apartments and two street-front retail bays leased to established salon and nail businesses. The property also includes a 2½-car garage currently rented for storage, plus off-street parking. Additional income is generated from on-site coin laundry and storage rentals, creating diversified cash flow beyond rent.

Apartments are leased below market, presenting immediate upside through rent adjustments or renovations. Retail bays provide consistent income and visible storefront exposure on Kedzie Avenue, supporting tenant stability and long-term cash flow.

The location is a tenant draw: a CTA Route 52A bus stop sits directly in front, offering direct service to the Orange Line Kedzie station for quick access to downtown Chicago and Midway Airport. Police and fire departments are both within two blocks, further strengthening the property's appeal.

This is a rare chance to acquire a stabilized mixed-use investment with diversified income streams, strong visibility, and multiple avenues for increased returns.

## LOCATION DESCRIPTION

Prime Evergreen Park location on Kedzie Avenue with strong traffic counts and retail visibility. A CTA Route 52A bus stop sits directly in front, providing service to the Kedzie Orange Line station for access to downtown and Midway. Police and fire services within two blocks further strengthen tenant appeal.

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# Property Details

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## LOCATION INFORMATION

Street Address	9250 S Kedzie Ave
City, State, Zip	Chicago, IL 60805
County	Cook
Market	Chicago

## BUILDING INFORMATION

Building Size	4,854 SF
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	3
Average Floor Size	1,618 SF
Year Built	1967
Gross Leasable Area	4,854 SF
Framing	Masonry/block exterior with wood truss roof system
Roof	Gabled, asphalt shingles
Free Standing	Yes
Number of Buildings	1
Walls	CMU block with face brick
Ceilings	Painted drywall/plaster
Foundation	Concrete slab
Exterior Walls	Face brick over CMU block

## PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Lot Size	0.06 Acres
APN #	24-02-415-045-0000
Lot Frontage	50 ft
Lot Depth	125 ft
Corner Property	No
Traffic Count	20000
Traffic Count Street	Kedzie
Amenities	Off-street Parking, Laundry, Storage

## PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.0
Number of Parking Spaces	8

## UTILITIES & AMENITIES

Number of Elevators	0
Number of Escalators	0
HVAC	Central gas boiler heat, shared hot water, individual sleeve A/C
Restrooms	6 (retail + apartment units)
Gas / Propane	Yes

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# Additional Photos

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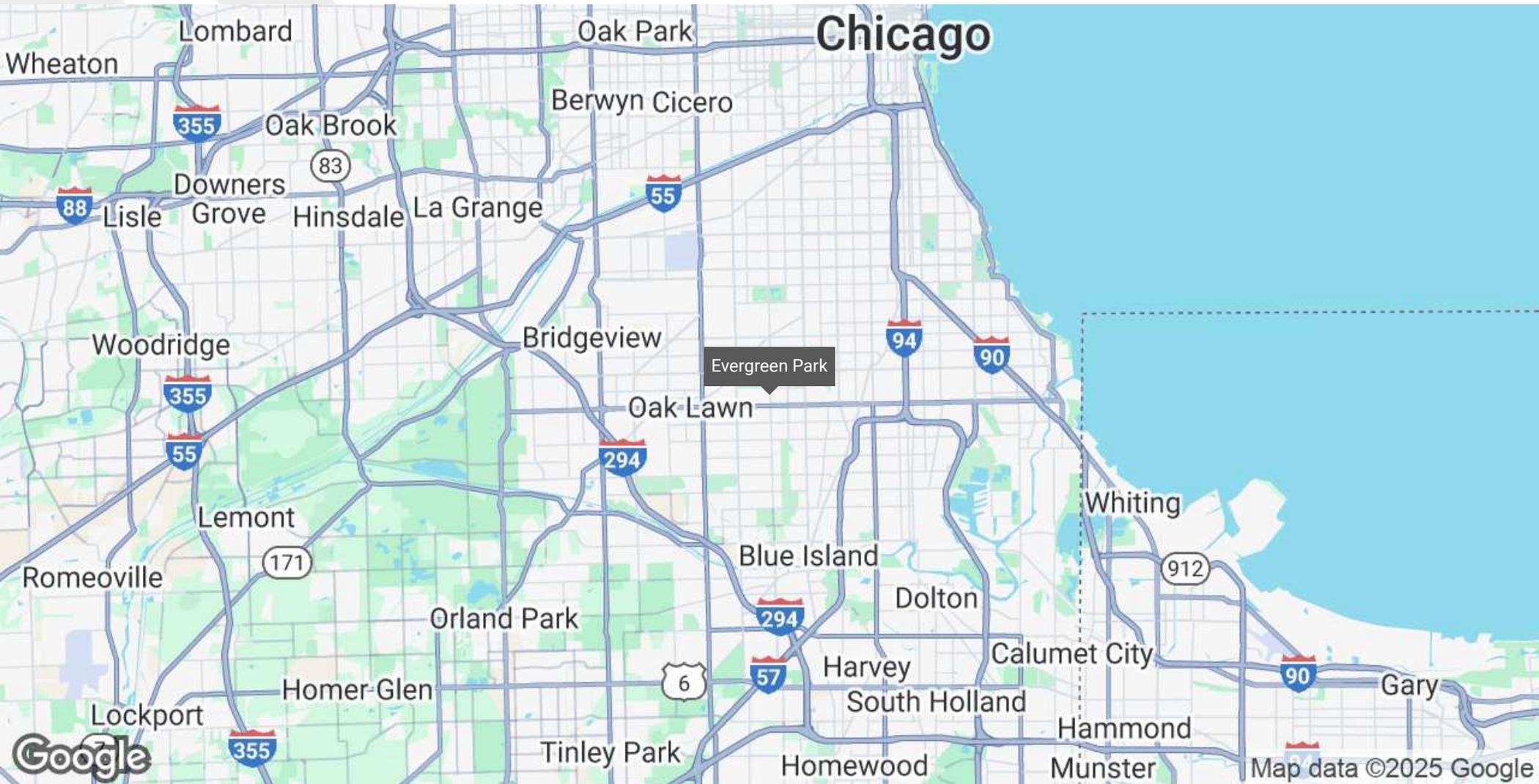
Section 2

# Location Information



# Regional Map

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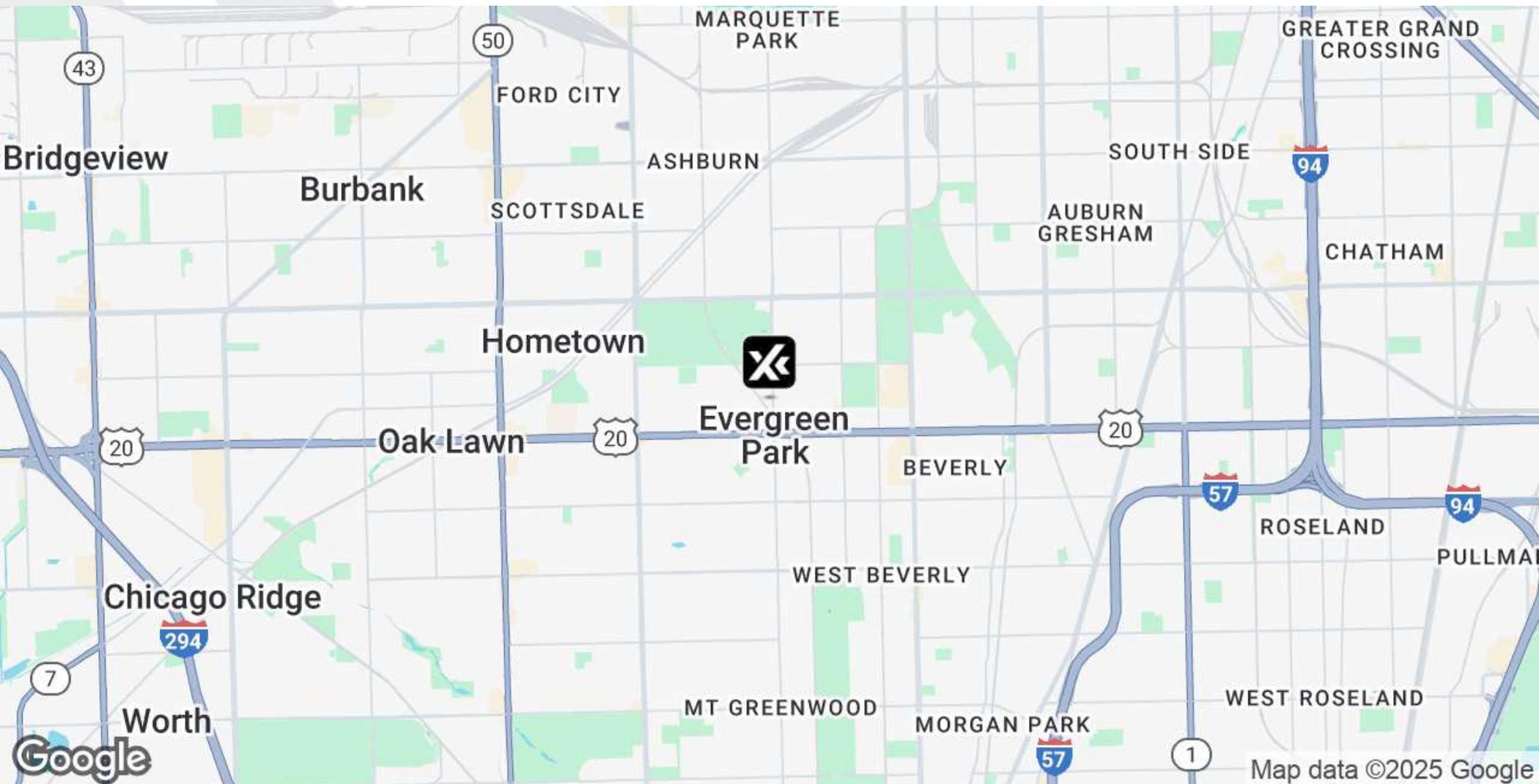
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# Aerial Map

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Section 3

# Financial Analysis



# Financial Summary

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INVESTMENT OVERVIEW	CURRENT	YEAR 1
Price	\$515,000	\$515,000
Price per SF	\$106	\$106
Price per Unit	\$73,571	\$73,571
GRM	8	6.5
CAP Rate	7.26%	10.92%
Cash-on-Cash Return (yr 1)	6.51%	21.13%
Total Return (yr 1)	\$15,572	\$34,394
Debt Coverage Ratio	1.29	1.94

OPERATING DATA	CURRENT	YEAR 1
Gross Scheduled Income	\$64,380	\$79,200
Other Income	\$2,000	\$9,500
Total Scheduled Income	\$66,380	\$88,700
Vacancy Cost	\$3,219	\$3,960
Gross Income	\$63,161	\$84,740
Operating Expenses	\$25,759	\$28,516
Net Operating Income	\$37,402	\$56,224
Pre-Tax Cash Flow	\$8,383	\$27,205

Current financials reflect T-12 insurance and utilities with parking lot maintenance underwritten; repairs, maintenance, turnover, and supplies are modeled to building type and age.

The property is self-managed but underwritten with a 5% management fee and 5% market vacancy.

Proforma assumes market rents, storage (\$50-\$75/mo), parking (7 spaces at \$50/mo), 3% higher insurance, utilities, trash, and a 20% increase in property taxes post-closing.

Loan assumptions: 75% LTV bank financing, 25-year amortization, 5.7% interest, 5-year term.

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FINANCING DATA	CURRENT	YEAR 1
Down Payment	\$128,750	\$128,750
Loan Amount	\$386,250	\$386,250
Debt Service	\$29,019	\$29,019
Debt Service Monthly	\$2,418	\$2,418
Principal Reduction (yr 1)	\$7,189	\$7,189

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# Income & Expenses

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INCOME SUMMARY	CURRENT	PER SF	PER UNIT	YEAR 1	PER SF	PER UNIT
Rent	\$64,380	\$13.26	\$9,197.14	\$79,200	\$16.32	\$11,314.29
Laundry	\$2,000	\$0.41	\$285.71	\$2,000	\$0.41	\$285.71
Storage	\$0	\$0.00	\$0.00	\$3,300	\$0.68	\$471.43
Parking	\$0	\$0.00	\$0.00	\$4,200	\$0.87	\$600.00
Vacancy Cost	(\$3,219)	(\$0.66)	(\$459.86)	(\$3,960)	(\$0.82)	(\$565.71)
<b>GROSS INCOME</b>	<b>\$63,161</b>	<b>\$13.01</b>	<b>\$9,023.00</b>	<b>\$84,740</b>	<b>\$17.46</b>	<b>\$12,105.71</b>
EXPENSES SUMMARY	CURRENT	PER SF	PER UNIT	YEAR 1	PER SF	PER UNIT
Real Estate Taxes	\$6,997	\$1.44	\$999.57	\$8,396	\$1.73	\$1,199.43
Property Insurance	\$3,519	\$0.72	\$502.71	\$3,625	\$0.75	\$517.86
Utilities - Electric	\$493	\$0.10	\$70.43	\$508	\$0.10	\$72.57
Utilities - Gas	\$2,411	\$0.50	\$344.43	\$2,483	\$0.51	\$354.71
Utilities - Water and Sewer	\$1,741	\$0.36	\$248.71	\$1,793	\$0.37	\$256.14
Scavenger	\$1,140	\$0.23	\$162.86	\$1,174	\$0.24	\$167.71
Landscaping and Snow Removal	\$500	\$0.10	\$71.43	\$500	\$0.10	\$71.43
Repairs & Maintenance	\$4,000	\$0.82	\$571.43	\$4,000	\$0.82	\$571.43
Turnover	\$1,200	\$0.25	\$171.43	\$1,200	\$0.25	\$171.43
Supplies	\$600	\$0.12	\$85.71	\$600	\$0.12	\$85.71
Management Fee	\$3,158	\$0.65	\$451.14	\$4,237	\$0.87	\$605.29
<b>OPERATING EXPENSES</b>	<b>\$25,759</b>	<b>\$5.31</b>	<b>\$3,679.86</b>	<b>\$28,516</b>	<b>\$5.87</b>	<b>\$4,073.71</b>
<b>NET OPERATING INCOME</b>	<b>\$37,402</b>	<b>\$7.71</b>	<b>\$5,343.14</b>	<b>\$56,224</b>	<b>\$11.58</b>	<b>\$8,032.00</b>

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# Rent Roll

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE END
2W	1	1	880 SF	\$940	\$1.07	\$1,100	\$1.25	9/30/2026
2E	1	1	880 SF	\$950	\$1.08	\$1,100	\$1.25	10/31/2026
3E	1	1	880 SF	\$900	\$1.02	\$1,100	\$1.25	10/31/2026
3W	1	1	880 SF	\$825	\$0.94	\$1,100	\$1.25	7/31/2026
1S (Retail)	-	1	500 SF	\$780	\$1.56	\$1,050	\$2.10	7/31/2026
1N (Retail)	-	1	335 SF	\$650	\$1.94	\$750	\$2.24	3/31/2026
Garage/Storage	-	-	500 SF	\$320	\$0.64	\$400	\$0.80	3/31/2026
<b>TOTALS</b>			<b>4,855 SF</b>	<b>\$5,365</b>	<b>\$8.25</b>	<b>\$6,600</b>	<b>\$10.14</b>	
<b>AVERAGES</b>			<b>694 SF</b>	<b>\$766</b>	<b>\$1.18</b>	<b>\$943</b>	<b>\$1.45</b>	

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# Unit Mix Summary

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
1Bd	1	1	4	57.10%	880 SF	\$904	\$1.03	\$825	\$950	\$1,100	\$1.25
Retail - 1S	-	1	1	14.30%	500 SF	\$780	\$1.56	\$780	\$780	\$1,050	\$2.10
Retail - 1N	-	1	1	14.30%	335 SF	\$650	\$1.94	\$650	\$650	\$750	\$2.24
Garage/Storage	-	-	1	14.30%	500 SF	\$320	\$0.64	\$320	\$320	\$400	\$0.80
<b>TOTALS/AVERAGES</b>			<b>7</b>	<b>100%</b>	<b>694 SF</b>	<b>\$767</b>	<b>\$1.18</b>	<b>\$721</b>	<b>\$793</b>	<b>\$943</b>	<b>\$1.45</b>

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Section 4

# Demographics



# Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,152	201,790	580,660
Average Age	40	41	40
Average Age (Male)	39	40	38
Average Age (Female)	42	43	41

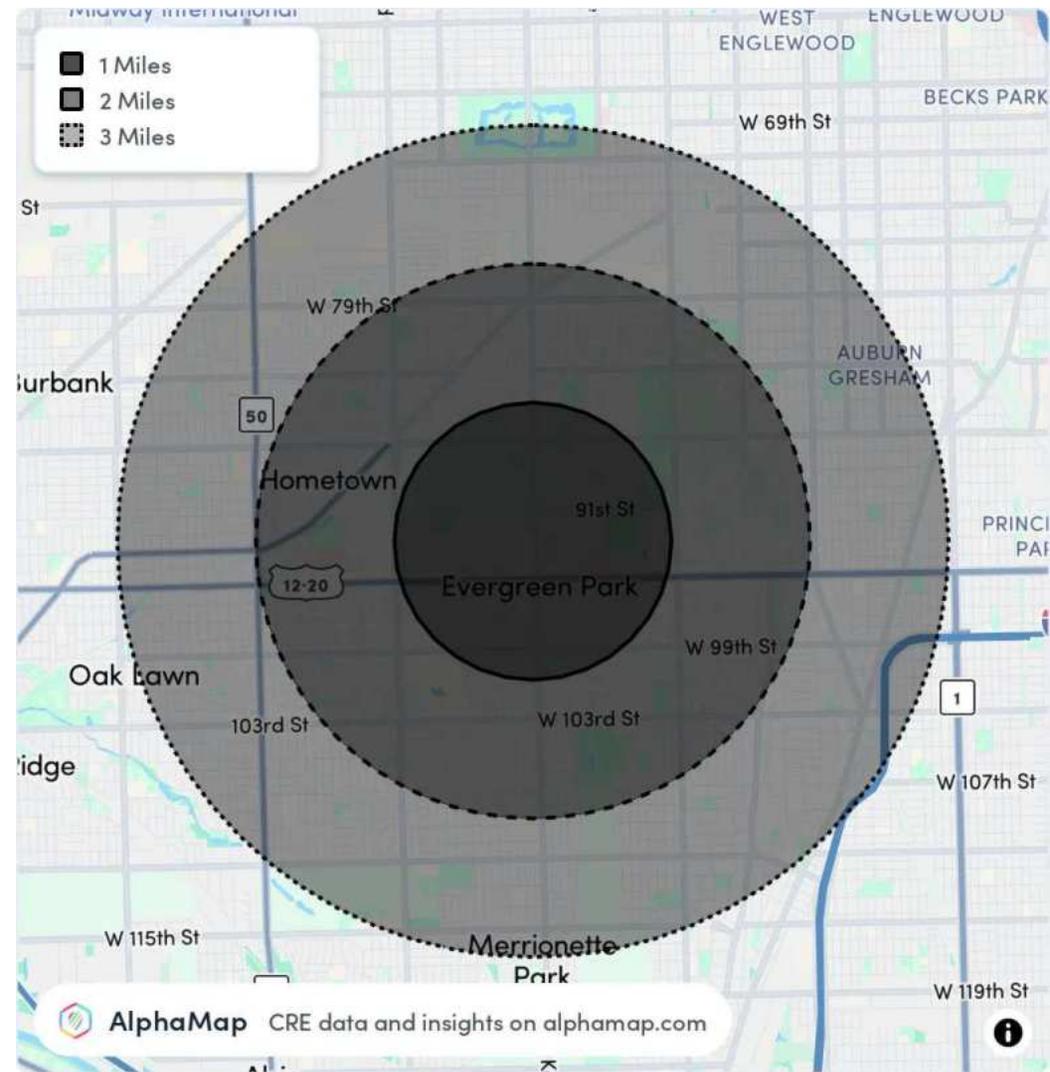
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,221	74,357	208,470
Persons per HH	2.8	2.7	2.8
Average HH Income	\$108,138	\$102,702	\$82,753
Average House Value	\$284,356	\$281,970	\$245,845
Per Capita Income	\$38,620	\$38,037	\$29,554

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	3,493	51,248	196,004
Population Non-Hispanic	13,659	150,542	384,656

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	20.40%	25.40%	33.80%

RACE	1 MILE	3 MILES	5 MILES
Population White	7,811	74,431	154,490
Population Black	5,834	77,774	243,451
Population American Indian	91	2,143	8,384



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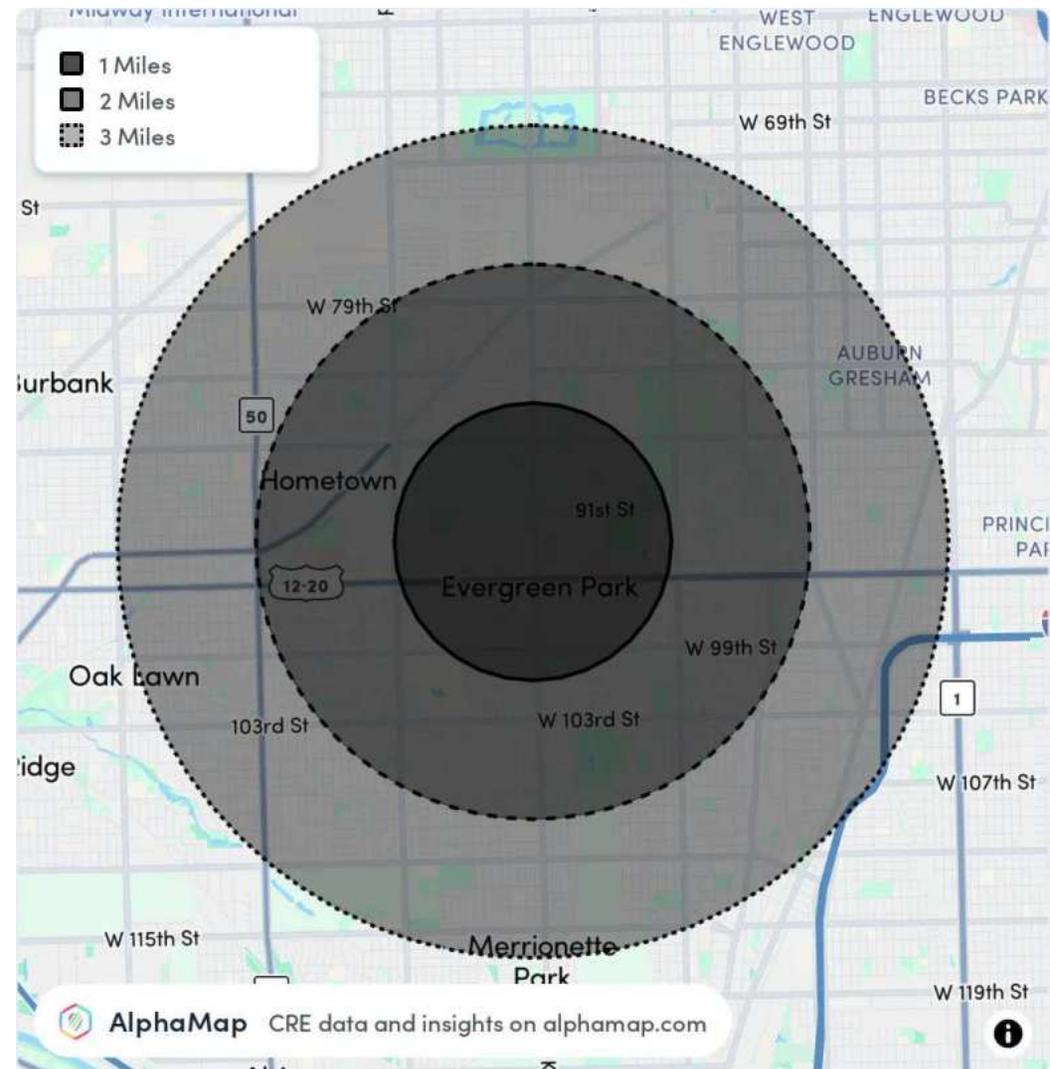
# Area Analytics

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Population Asian	191	2,023	5,280
Population Pacific Islander	10	52	175
Population Other	1,689	24,777	100,917

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	45.50%	36.90%	26.60%
Population Black (%)	34%	38.50%	41.90%
Population American Indian (%)	0.50%	1.10%	1.40%
Population Asian (%)	1.10%	1%	0.90%
Population Pacific Islander (%)	0.10%	0%	0%
Population Other (%)	9.80%	12.30%	17.40%

Map and demographics data derived from AlphaMap



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Section 5

# Advisor Bio



# Advisor Bio

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**RANDOLPH TAYLOR, CCIM**

Vice-President of Sales and Senior Advisor

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Direct: **630.474.6441**

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## PROFESSIONAL BACKGROUND

Randolph Taylor, MBA, CCIM, is a Multifamily Investment Sales Broker in the National Multifamily Division. Randolph focuses on the listing and sale of multifamily properties in the greater Chicago area and suburbs. Randolph has over 26 years of commercial real estate experience, including corporate real estate, asset management, and brokerage. Randolph's broad knowledge of the commercial real estate industry, financial analysis, marketing, and negotiating skills uniquely position him to provide a superior level of service to his clients.

### Prior Positions:

Senior Associate National Multi Housing Division - Marcus & Millichap

Commercial Real Estate Broker - Coldwell Banker Commercial NRT

Commercial Real Estate Asset Manager - Bridgestone Retail Operations N.A.

Multifamily Property Manager - Equity Residential

Commercial Real Estate Market Analyst - Grubb & Ellis

## EDUCATION

MBA - Finance/Real Estate

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# Lets Talk

Stabilized mixed-use property with diversified income and clear upside from market rents, storage, and parking. Strong location and tenant mix make this a compelling investment opportunity—contact us today for details.



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