



EAT • DRINK • SCORE

# INVESTMENT OPPORTUNITY | OPERATING RESTAURANT

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## PROPERTY INFORMATION

Property Summary  
Location Overview  
Complete Highlights  
Additional Photos  
Additional Photos

## LOCATION INFORMATION

Regional Map  
Aerial Photo  
Aerial Photos

## FINANCIAL ANALYSIS

Rent Roll  
Income & Expenses

## DEMOGRAPHICS

Demographics Report  
Demographics Map  
Advisor Bio & Contact 1  
Advisor Bio & Contact 2  
Back Page

1

2

3

4

# 1 PROPERTY INFORMATION

2 W Busse Ave/34 S Main St  
Mount Prospect, IL 60056



# Property Summary



## SALE PRICE

**\$1,550,000**

## PROPERTY OVERVIEW

### OFFERING SUMMARY

Cap Rate [Proforma]:	6.0%
NOI:	\$77,530
Lot Size:	0.1 Acres
Year Built:	1913
Building Size:	9,000 SF
Renovated:	2017
Zoning:	B5C - Central Commercial Core
Market:	Schaumburg
Submarket:	Northwest
Price / SF:	\$172.22

Introducing 2 West Busse Avenue / 34 South Main Street, a +/- 9,000 square foot fully equipped Sports Bar/ Pizza Restaurant is an investment opportunity, in the city of Mount Prospect, Cook County, Illinois. This multi-story design building currently operated by Station 34 [formally Brick City Tavern] had extensive renovations in 2017 with a customized bar that includes 24 tap lines, surrounding television media matrix, kitchen on the lower level, and approximately 6,000 square feet of restaurant, private dining area, and permitted outdoor patio. Great location in the development area called the "Entertainment Triangle". Inside, the upper floor has accommodations for 45 guests and is used for overflow, banquets, and private parties while the main dining downstairs can accommodate 250 guests. Plenty of on-street and structure garage parking.

### PROPERTY HIGHLIGHTS

- Investment Property | Irreplaceable Location
- +/- 9,000 SF Sports Bar / Pizza Restaurant
- Video Gaming
- New Tenant | Experienced Operator
- 4% Annual Increases
- Located in the Heart of Downtown Mount Prospect



# Location Overview



## LOCATION OVERVIEW

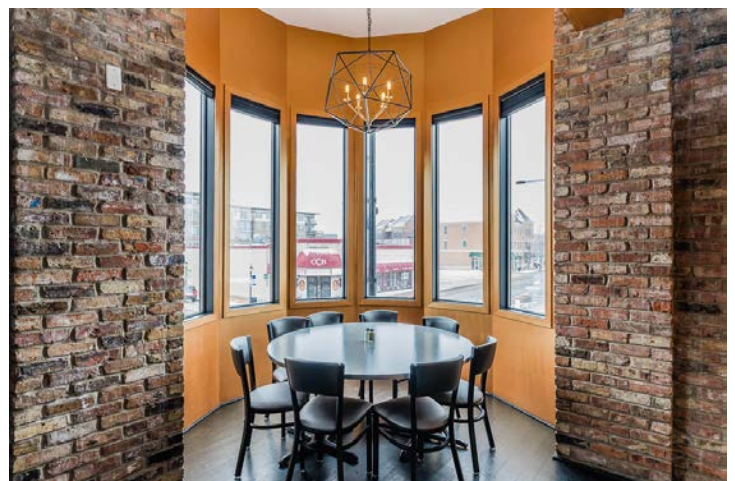
Incredible location in the heart of downtown Mount Prospect, a northwest Chicago suburb, and steps to the Union Pacific Commuter Metra station. This central district is a new development area termed the "Entertainment Triangle". The Village recently approved the ordinance to allow video gambling entertainment, and at the end of the block, underway is a new development of 73 residential unit complex set for delivery in the summer of 2019. Phase II of the planned downtown redevelopment includes an additional 330 residential units, and a mixed-use property across the street.

Mount Prospect is a village in Elk Grove and Wheeling Townships in Cook County, Illinois, about twenty-two miles from downtown Chicago, four miles from Interstate I-90, O'Hare International Airport, and accessible from all neighboring communities.

# Complete Highlights

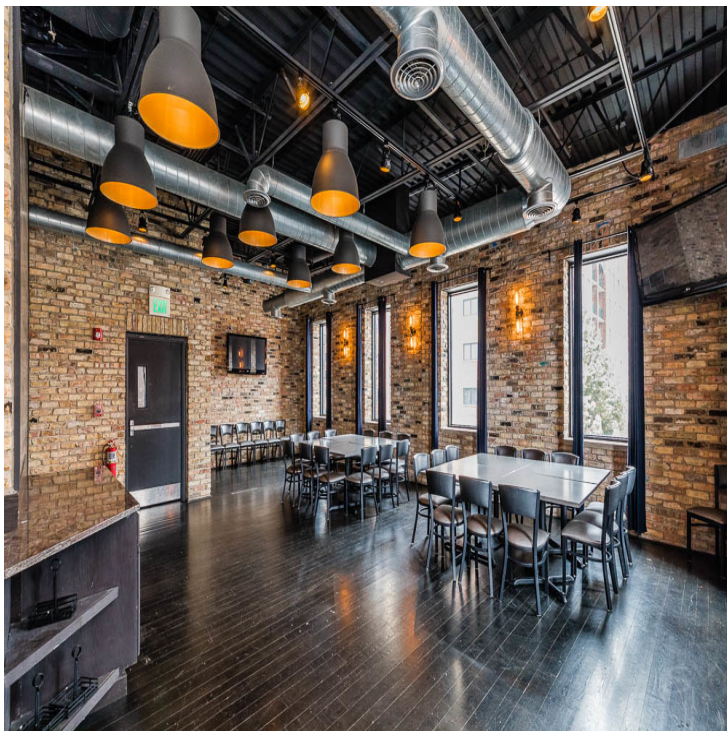
## SALE HIGHLIGHTS

- Investment Property | Irreplaceable Location
- +/- 9,000 SF Sports Bar / Pizza Restaurant
- Video Gaming
- New Tenant | Experienced Operator
- 4% Annual Increases
- Located in the Heart of Downtown Mount Prospect
- Qualifies for Building Improvement Program
- 2 Story with Private banquet area
- Extensive renovations in 2017
- Occupancy for 295
- Outdoor Patio for 40 people
- Ample parking on-street and parking garage
- Zone B5C- Central Commercial Core
- Metra commuter stop steps away
- A Highlight in the "Entertainment Triangle" Development area





# Additional Photos





# Additional Photos



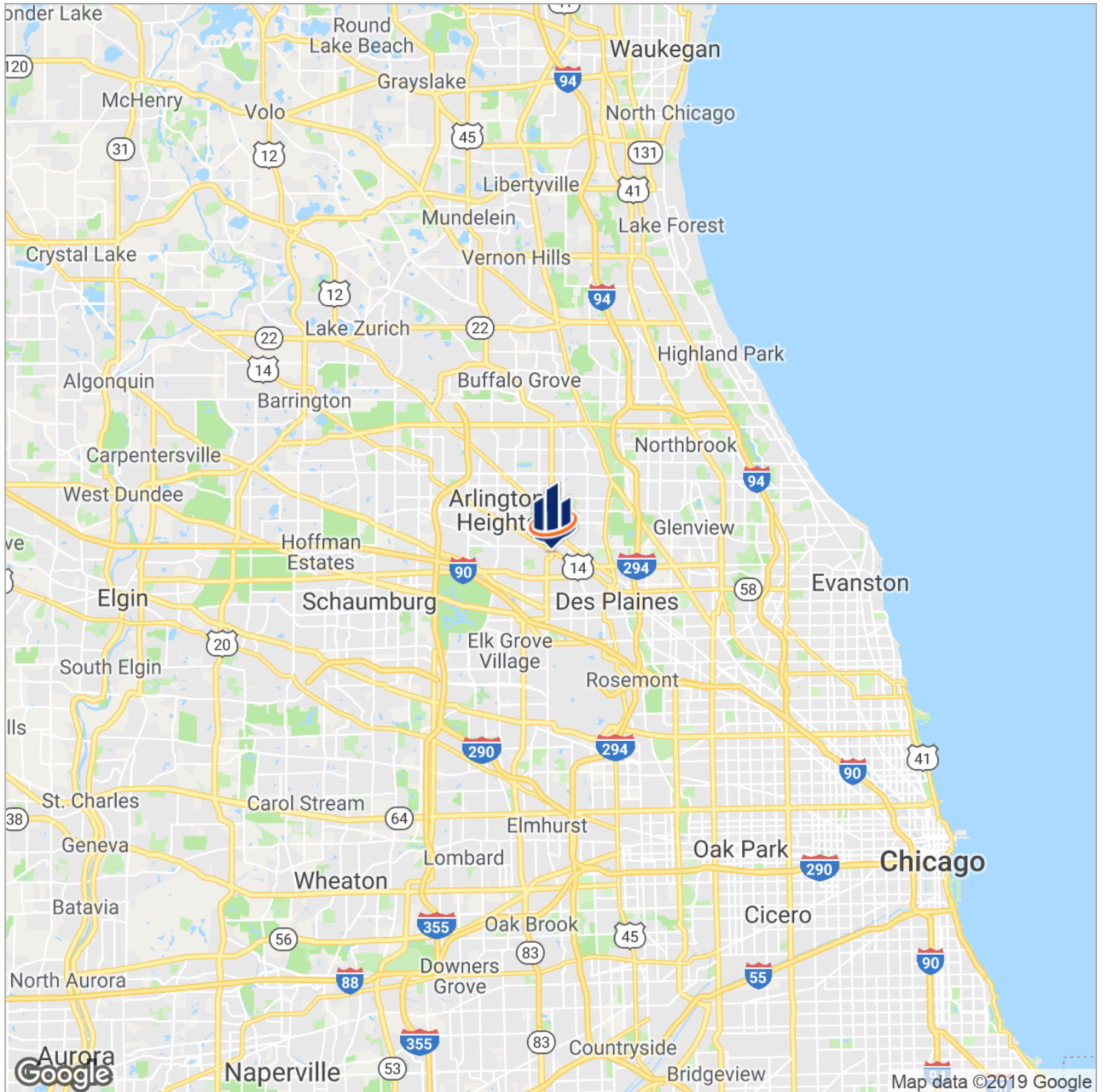


## 2 LOCATION INFORMATION

2 W Busse Ave/34 S Main St  
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# Regional Map





# Aerial Photo





# Aerial Photos





# 3 FINANCIAL ANALYSIS

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# Rent Roll

TENANT NAME	UNIT SIZE [SF]	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/ YR	COMMENTS
Station 34 [formally Brick City Tavern]	9,000	01/16/2019	01/31/2024	\$126,000	100.0	\$14.00	Three [3] Options of Five [5] Years Option Term will include rent plus any increase in property taxes from commencement date. 4% Annual Increases.
				\$138,060		\$15.34	
				\$144,000		\$16.00	
				\$149,940		\$16.66	
				\$155,969		\$17.33	
Totals/Averages	9,000			\$714,000.00 Total Yr 1-5			



# Income & Expenses

## INCOME SUMMARY

2 W. BUSSE AVENUE / 34 S. MAIN STREET

Rent	\$126,000
<b>Gross Income</b>	<b>\$126,000</b>

## EXPENSE SUMMARY

2 W. BUSSE AVENUE / 34 S. MAIN STREET

Taxes (2017)	\$48,469
<b>Gross Expenses</b>	<b>\$48,469</b>
<b>Net Operating Income</b>	<b>\$77,530</b>

# 6 DEMOGRAPHICS

2 W Busse Ave/34 S Main St  
Mount Prospect, IL 60056



# Demographics Report

	1 MILE	2 MILES	3 MILES
Total population	15,870	60,308	128,621
Median age	40.2	41.1	41.0
Median age (male)	39.2	40.0	40.0
Median age (female)	41.6	42.2	41.9
	1 MILE	2 MILES	3 MILES
Total households	5,949	22,742	49,362
Total persons per HH	2.7	2.7	2.6
Average HH income	\$94,878	\$91,447	\$86,563
Average house value	\$339,879	\$347,476	\$335,425

*\* Demographic data derived from 2010 US Census*

# Demographics Map



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# Contact Information & Advisor Biography

## KAREN KULCZYCKI

### Advisor

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## PROFESSIONAL BACKGROUND

Karen Kulczycki is an advisor with SVN Chicago Commercial, specializing in Office and Industrial investment properties. Karen's experience ranges from small leasing space to property acquisition and new development throughout the Chicagoland suburban markets. Karen has been successful due to her thorough research and analysis, creating opportunities that maximize profits for her clients. Her focus is on acting in an advisory capacity by developing client relationships through face-to-face communication, measurable results, follow up, and helping owners stay on top of their marketplace.

Prior to joining SVN, Karen specialized in investment sales and acquisitions in healthcare office properties with Marcus & Millichap and a member of the National Association of Industrial and Office Properties [NAIOP]. Her strengths included financial analysis, market comparable property evaluation, and exclusive representation on investment sales from the beginning of marketing to the sale and closing of the property. Karen specialized in retail / restaurant tenant and landlord representation with Cornerstone Commercial Partners II and is a member of the International Council of Shopping Centers [ICSC] and the Chicago Restaurant Brokers Association [CRBA].

Karen was born and raised in Detroit, Michigan, where she graduated from Wayne State University with a Bachelor's of Science Degree in Chemistry and Biology. She then attended Chicago's Northwestern University receiving an accelerated Respiratory Therapy Certification. She has since been a multi-faceted professional with management experience in Pharmaceutical Quality Assurance and Control, Medical Practices, and both Commercial and Residential Real Estate redevelopment. Karen is an Illinois licensed real estate broker and is currently a candidate for CCIM designation.

## EDUCATION

Wayne State University  
Northwestern University

## MEMBERSHIPS & AFFILIATIONS

National Association of Industrial and Office Properties [NAIOP]  
International Council of Shopping Centers [ICSC]



# Advisor Bio & Contact 2

## SCOTT REINISH

Senior Advisor

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## PROFESSIONAL BACKGROUND

Scott Reinish serves as a senior advisor at SVN | Chicago Commercial. He brings eight years of experience in commercial real estate with a specialty in restaurant/bar leasing and brokerage with him from Kudan Group, Inc. Prior to embarking on a career in commercial real estate, Scott was a residential mortgage broker for 14 years and an owner/partner in a mortgage company for 5 of those years.

Scott grew up in the northern Suburbs of Chicago and then attended Indiana University where he graduated in 1990 with a major in Telecommunications and a double minor in Business and Spanish. After having lived and worked in Chicago his entire career, Scott has detailed knowledge of nearly every neighborhood in the Chicago Market along with 26 years of sales experience.

Scott has completed numerous transactions ranging from brokering & leasing of small family owned businesses to large nightclub venues and restaurant sites in major hotel chains. He has completed a multitude of high profile leases on behalf of both landlords and tenants and is one of the most sought after agents in the industry. He has a very straightforward approach based on market knowledge, honesty, and integrity and a complete dedication to the best interests of his client. Whatever the transaction, Scott's personal motto is to provide the best service available in Commercial Real Estate.



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