



2018 CONSTRUCTION 5-UNIT

2108 W 18TH PLACE
CHICAGO, IL 60608

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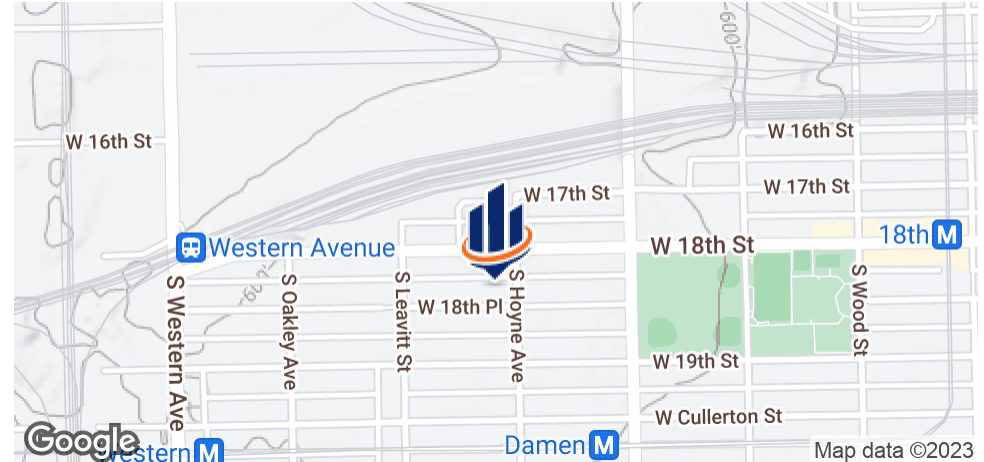
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1 PROPERTY INFORMATION

2108 W 18th Place
Chicago, IL 60608

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,645,000
Number Of Units:	5
Cap Rate:	7.3%
NOI:	\$120,066
Lot Size:	0 SF
Year Built:	2018
Building Size:	6,460 SF
Zoning:	B2-3
Market:	Chicago
Price / SF:	\$254.64

PROPERTY OVERVIEW

Full floor high-end 5 unit condo building being sold as multi-family building. Construction was completed in May of 2018.

High-end finishes and buildout with stainless steel appliances, quartz, LED lighting and outdoor green space for every unit. Parking in the rear of the property. The Penthouse unit and 4th floor unit have their own private rooftop deck with beautiful full skyline views of the city.

Large bathrooms with marble tile, rainforest showers, LED mirrors and top of the line fixtures.

PROPERTY HIGHLIGHTS

- High-end Contemporary Condo Quality Buildout
- Rooftop Decks with Skyline Views
- Short Distance to CTA Pink Line & 18th Street Retail Corridor
- Rainforest Showers with Marble
- New Construction | High Quality Fixtures
- Full Floor Units

Property Description



PROPERTY OVERVIEW

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LOCATION OVERVIEW

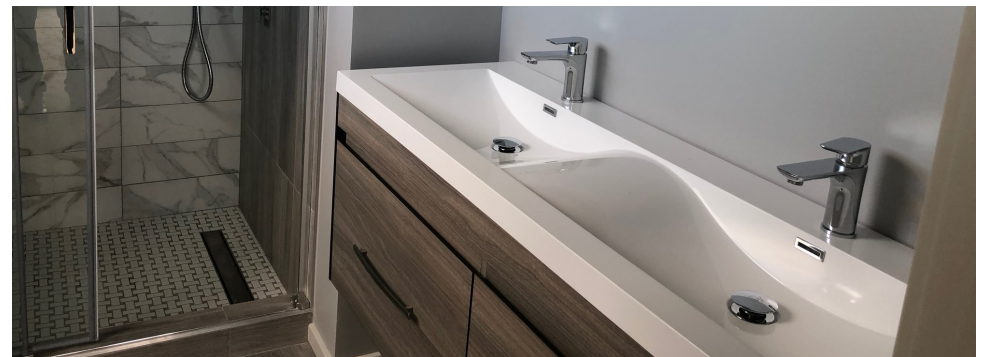
Located in Chicago's Pilsen neighborhood, steps from the Damen CTA Pink Line and a short distance to Pilsen's 18th Street retail corridor featuring an eclectic mix of cafes, coffee shops, galleries and retailers.

Pilsen is strategically located for commuters with easy access to the CTA Pink Line, Metra Station, I-55, I-290, I-90/94 and is just south of Illinois Medical District and University of Illinois Chicago.

Complete Highlights

SALE HIGHLIGHTS

- High-end Contemporary Condo Quality Buildout
- Rooftop Decks with Skyline Views
- Short Walk to CTA Pink Line & 18th Street Retail Corridor
- Rainforest Showers with Marble
- Top Quality Fixtures
- New Construction
- Parking in the Rear
- 2018 Construction
- Motivated Owner
- Fully leased
- Full Floor Units



Additional Photos



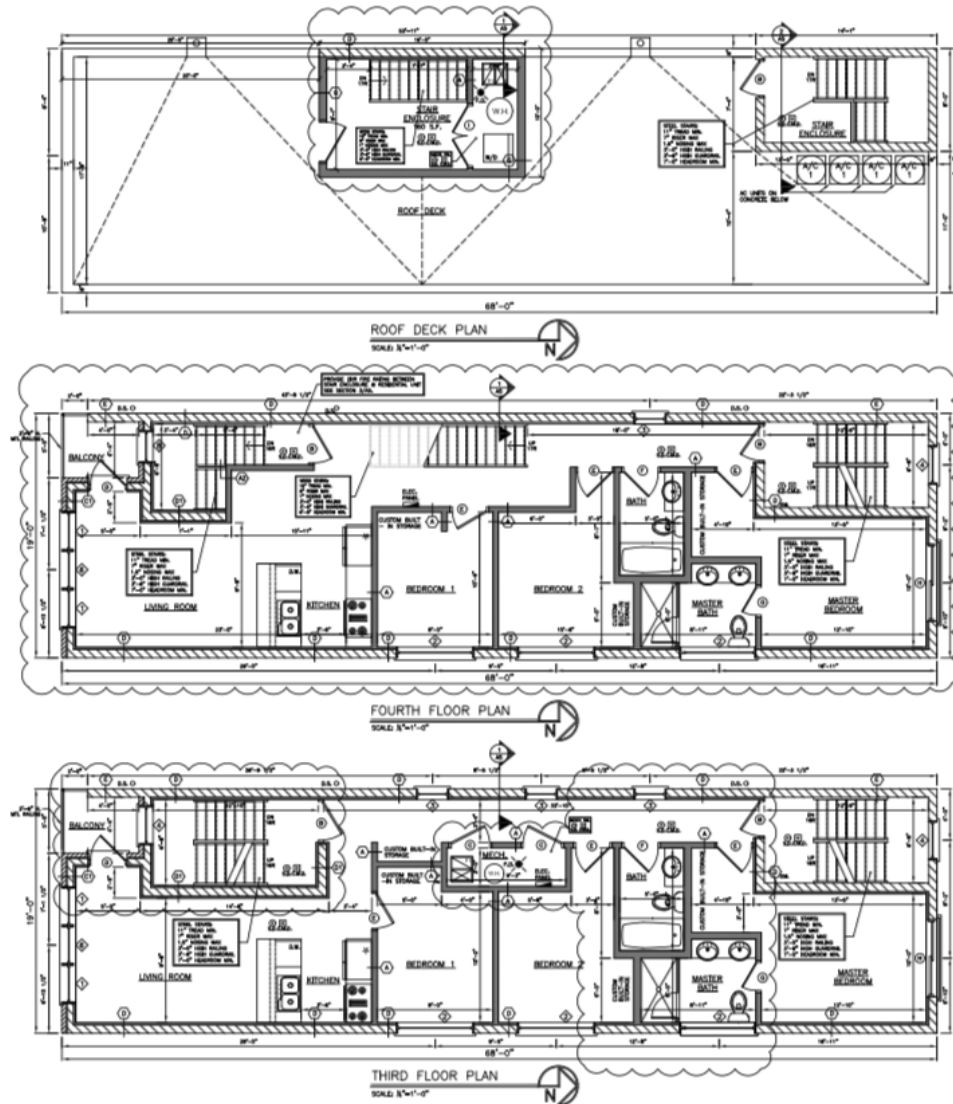
Additional Photos



Additional Photos



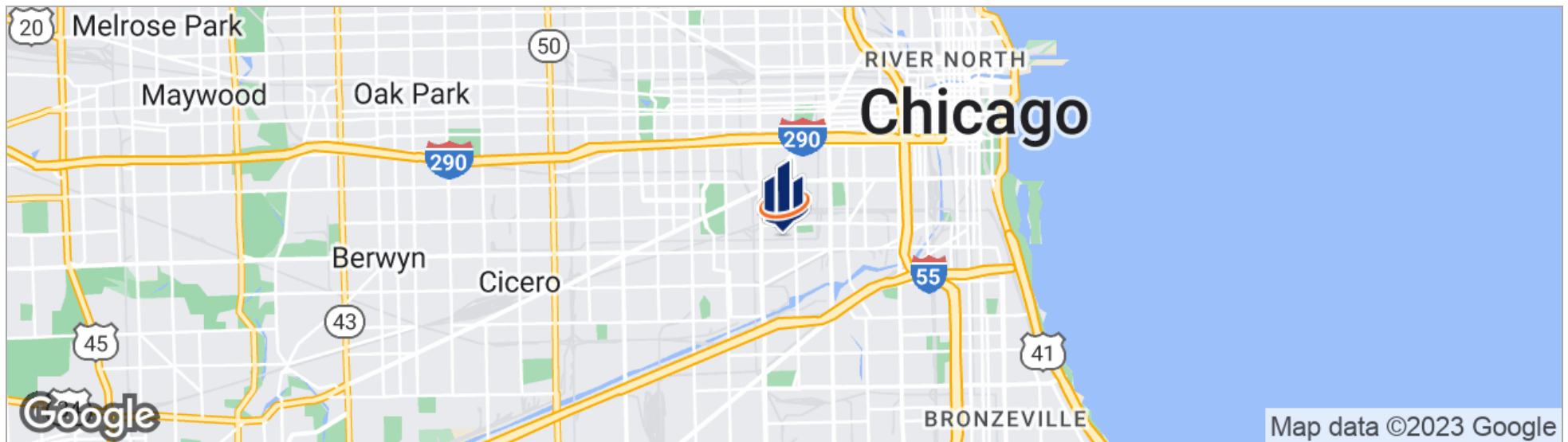
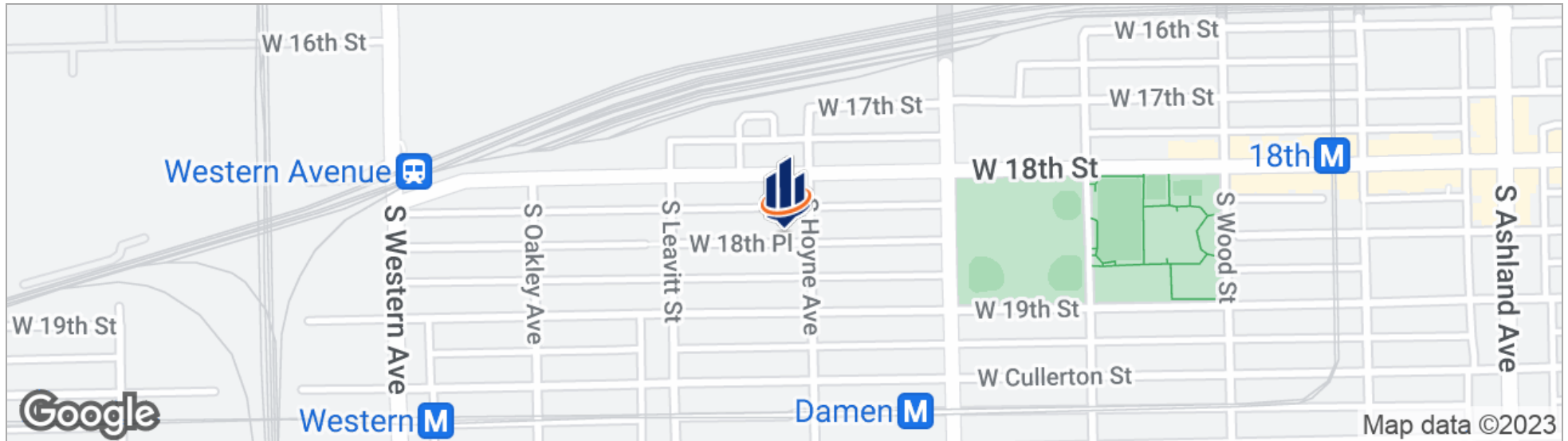
Floor Plans



2 LOCATION INFORMATION PILSEN

2108 W 18th Place
Chicago, IL 60608
[18th Street CTA Stop - Circa 1904]

Location Maps



2108 W 18TH PLACE CHICAGO, IL 60608

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Area Tenants



Retailer Map





3 FINANCIAL ANALYSIS

2108 W 18th Place
Chicago, IL 60608

Financial Summary [Pro-Forma]

INVESTMENT OVERVIEW

Price	\$1,645,000
Price per Unit	\$329,000
GRM	10.9
CAP Rate	7.3%
Cash-on-Cash Return (yr 1)	11.49 %
Total Return (yr 1)	\$68,034
Debt Coverage Ratio	1.65

OPERATING DATA

Gross Scheduled Income	\$151,200
Other Income	\$0
Total Scheduled Income	\$151,200
Vacancy Cost	\$7,560
Gross Income	\$143,640
Operating Expenses	\$23,573
Net Operating Income	\$120,066
Pre-Tax Cash Flow	\$47,234

FINANCING DATA [80% LTV | 4.25% INT | 30-YR AM]

Down Payment	\$411,250
Loan Amount	\$1,233,750
Debt Service	\$72,832
Debt Service Monthly	\$6,069
Principal Reduction (yr 1)	\$20,799

Income & Expenses

INCOME SUMMARY		PER SF
Rental Income	\$151,200	\$23.41
Gross Income	\$151,200	\$23.41
EXPENSE SUMMARY		PER SF
Real Estate Taxes (2018 Re-assessed)	\$14,896	\$2.31
Insurance	\$2,677	\$0.41
Water (est.)	\$3,000	\$0.46
Maintenance & Repairs (est.)	\$3,000	\$0.46
Gross Expenses	\$23,573	\$3.65
Net Operating Income	\$120,066	\$18.59

Rent Roll

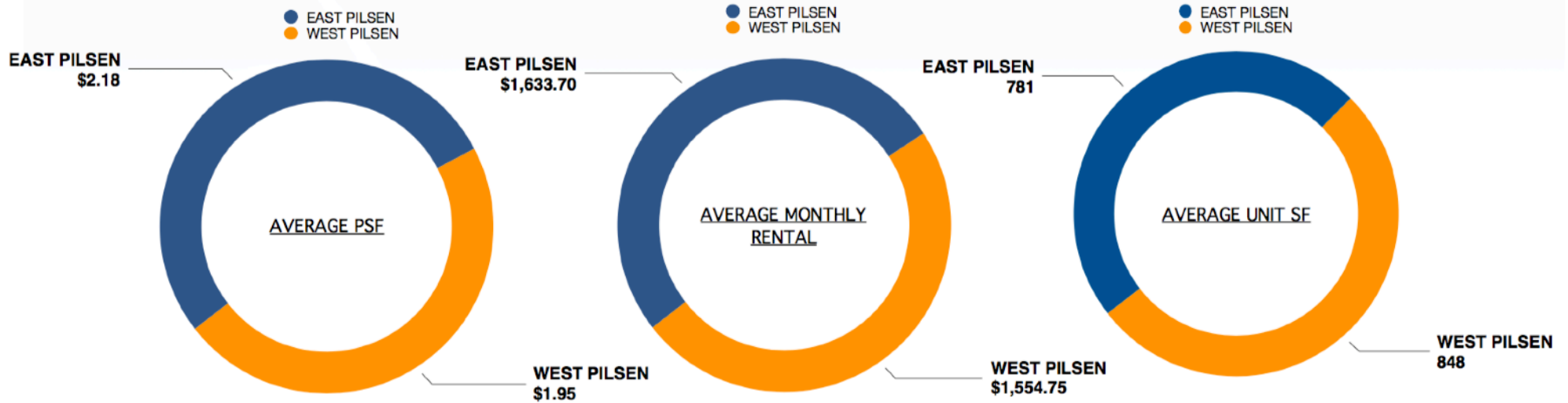
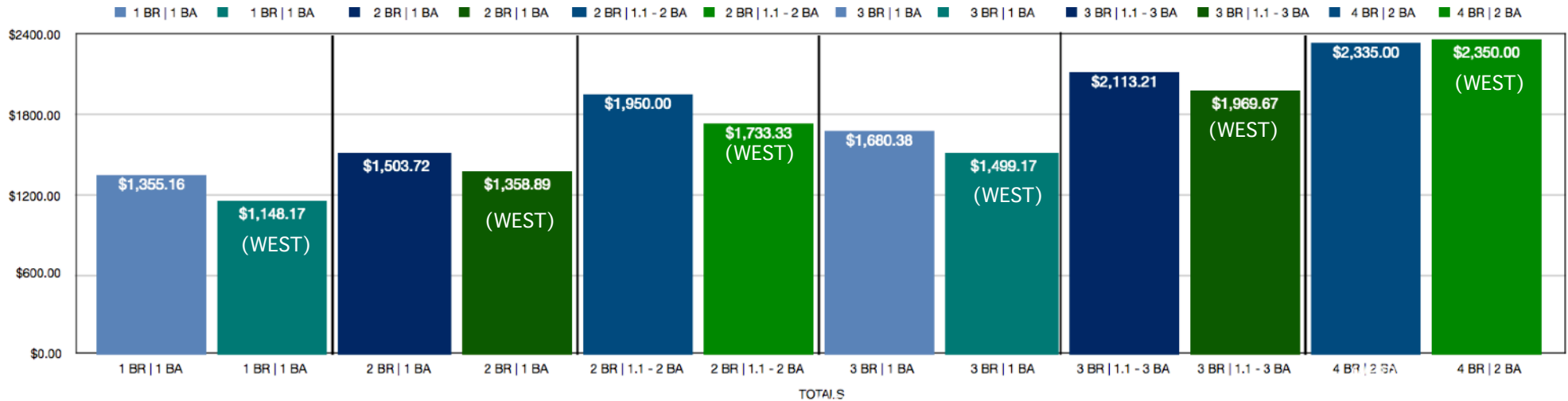
UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT (PER SF)
1 [Lease Pending]	3	2	1,300			Pending	\$2,200	\$1.69	\$2,925	\$2.25
2	3	2	1,300	09/01/2019	06/30/2020	Current	\$2,200	\$1.69	\$2,925	\$2.25
3 [Vacated - For Lease]	3	2	1,300			Vacant	\$2,400	\$1.85	\$2,925	\$2.25
4	3	2	1,300			Vacant	\$2,500	\$1.92	\$2,925	\$2.25
Penthouse [Owner Occupied]	3	2	1,500	MTM	MTM	Current	\$3,300	\$2.20	\$3,375	\$2.25
Totals/Averages			6,700				\$12,600	\$1.88	\$15,075	\$2.25

Unit Mix | Pro-Forma Rents

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	MIN. RENT	MAX RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
3 Bed 2 Bath	5	100.0	1,300	\$2,450	\$2,200	\$3,000	\$1.88	\$3,015	\$2.32
Totals/Averages	5	100%	6,500	\$12,250	\$11,000.00	\$15,000.00	\$1.88	\$15,075	\$2.32

Area Average Rents

Average Rents by Unit Type (East Vs. West)

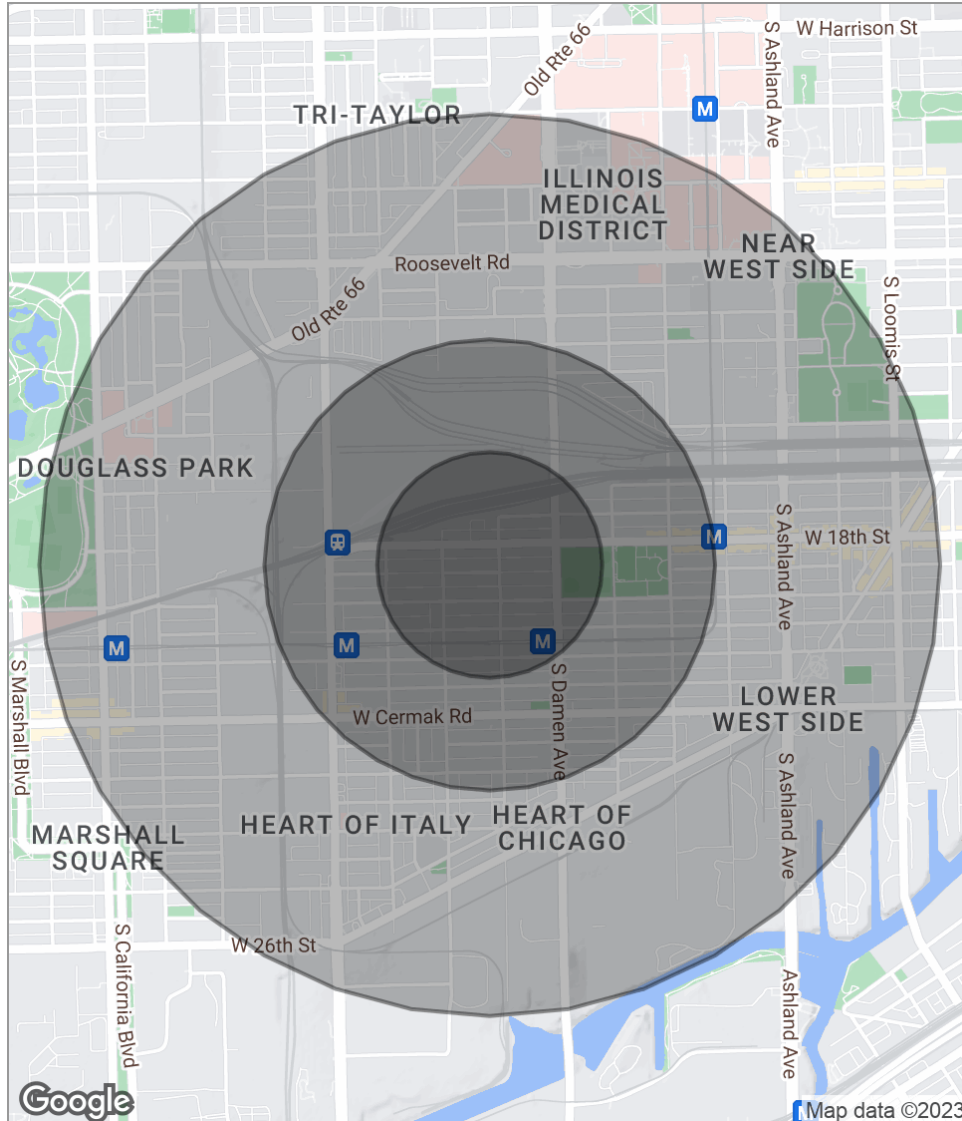


4 DEMOGRAPHICS

2108 W 18th Place
Chicago, IL 60608

MAP OF
PILSEN
LOWER WEST SIDE
CHICAGO

Demographics Map



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	4,743	13,202	34,966
Median age	27.4	28.0	29.1
Median age (Male)	27.6	27.8	28.8
Median age (Female)	26.7	28.1	29.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	1,462	4,132	11,178
# of persons per HH	3.2	3.2	3.1
Average HH income	\$41,324	\$40,498	\$41,720
Average house value	\$277,695	\$277,304	\$291,141

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	88.3%	84.5%	76.1%

RACE (%)

White	39.5%	39.4%	39.7%
Black	3.1%	6.2%	10.2%
Asian	0.4%	0.4%	1.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.8%	0.8%	0.5%
Other	55.0%	51.9%	46.5%

* Demographic data derived from 2020 ACS - US Census

*CANTHON
LABRIOLA
GROUP*



5 ADVISOR BIOS
2108 W 18th Place
Chicago, IL 60608

Advisor Bio

ANGELO LABRIOLA

Senior Vice President



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PROFESSIONAL BACKGROUND

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

EDUCATION

B.S. in Finance and a minor in Economics from DePaul University - Chicago, IL

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors [NAR]
Illinois Association of Realtors [IAR]
Chicago Association of Realtors [CAR]



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CAWTHON LABRIOLA GROUP LIST OF COMPLETED TRANSACTIONS

1) 1040 W 18th Street
2) 1044 W 18th Street
3) 1800 S Carpenter Street
4) 1802 S Carpenter Street
5) 1726 S Racine Avenue
6) 1812 S Throop Street
7) 1324 W 18th Street
8) 1329 W 18th Street
9) 1348 W 18th Street
10) 1401 W 18th Street
11) 1640 W 18th Street
12) 1744 W 18th Street
13) 1727 W 18th Street
14) 1739 W 18th Street
15) 1722 W 21st Street
16) 1724 W 21st Street
17) 1726 W 21st Street
18) 1756 W 21st Place
19) 2121 S Ashland Avenue
20) 2315 W 24th Place
21) 1644 W Cermak Road
22) 1826 W Cermak Road
23) 1840 W Cermak Road
24) 1842 W Cermak Road
25) 1842 S Blue Island Avenue
26) 1850 S Blue Island Avenue
27) 1852 S Blue Island Avenue
28) 1860 S Blue Island Avenue
29) 1862 S Blue Island Avenue
30) 1942 S May Street
31) 1824 S Desplaines Street
32) 2002 S Desplaines Street
33) 1706 W 17th Street
34) 1518 W 17th Street
35) 2001 S Allport Street

36) 2133 W 19th Street
37) 2134 W 18th Street
38) 1854 W 18th Street
39) 2324 W Cullerton Street
40) 2214 W 21st Street
41) 2037 W 19th Street
42) 2435 S California Avenue
43) 3329 S Morgan Street
44) 1701 W Cullerton Street
45) 1839 S May Street
46) 3300 S Bell Avenue
47) 1848 S Blue Island Avenue
48) 1437 W Cullerton Street
49) 3132-34 S Lituanica Avenue
[Sold 2x]
50) 2223 W 21st Street
51) 1520 W 18th Place
52) 2721 W 24th Place
53) 2018 W 21st Place
54) 2401 S Leavitt Street
55) 1946 S Racine Avenue
56) 2235 W Cullerton Street
57) 1900 W 17th St
58) 1443 W 18th Street
59) 1850-54 S Racine Avenue
60) 2431 S Millard Ave [Off Map]
[Sold 2x]
61) 2431 S Millard Ave [Off Map]
[Sold 2x]
62) 2955 S Loomis Street
63) 2143-45 S Halsted Street
64) 2141 W 21st Street
65) 2001 W 18th Place
66) 1637 W 18th Street
67) 1700 W 19th Street

68) 1702 S Morgan Street
69) 3315 S Halsted Street
70) 2246 S Whipple Street
71) 2201 S Halsted Street
72) 1820 S Leavitt Street
73) 1719 W 18th Street
74) 1327 W 18th Street
75) 1824 S Ashland Avenue [Pending]
76) 2400 S Troy [Sold 2x]
77) 2400 S Troy [Sold 2x]
78) 3132-34 S Lituanica Avenue
79) 2303 S Sacramento Blvd
80) 2353 S Whipple Street
81) 1925 S May Street [Pending]
82) 2049 W Coulter Street
83) 818 W 18th Street
84) St. Adalberts Church
1650 W 17th Street [Pending]
85) 1644 W 21st Street [Pending]
86) 2226 W Cermak Road
87) 1838 W 21st Place



Advisor Bio

PAUL CAWTHON

Senior Vice President



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PROFESSIONAL BACKGROUND

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Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

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Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.



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