

Bridgeview Court Plaza

7524-7548 W 103rd St, Bridgeview, IL 60455
Multi-tenant Investment Opportunity



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Real Estate Fund, LLC

- Strong cashflow with NOI of \$272,315.28 and Cap-Rate 8.8%
- NNN leases, all guaranteed, with minimum 3% annual increase
- Fully occupied, long term tenants with personal guarantees
- Well-maintained, with new HVAC units and repaved parking lot
- High traffic area. Over 25,000 drive by daily.

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Highlights

Price:	\$3,099,000.00
Cap Rate:	8.8%
NOI:	\$272,315.28
Base Rent Average	\$20.43 /sq ft NNN

- Long term tenants in place
- 6 – unit retail strip center
- Cash flowing property
- All NNN leases
- 3% annual escalations
- All leases personally guaranteed
- Highly Visible large monument sign
- Signalized intersection with over 25,000 vpd
- 1/2 mile from I-294 entrance/exit
- 1/2 mile from Harlem
- Well Maintained
- Ample parking
- Zoned C-Commercial
- 13,328 square feet GLA



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Executive Summary



We are pleased to present Bridgeview Court Plaza located at 7524- 7548 W 103rd Bridgeview, IL 60455. The offering consist of six (6) fully occupied units, all NNN Leases with an average lease term of 5 years.

Bridgeview Court Plaza is located at the signalized intersection of 103rd St and S. 76th Ave, a half mile from Harlem Ave. The center is positioned just west of the I-294 Tollway which provides excellent access to O’Hare/Midway airports and downtown Chicago. Bridgeview has a good mix of residential neighborhoods to the South and industrial properties to the North, and a strong commercial sector along Harlem Ave.

The Bridgeview Court Plaza retail center offers potential buyers the opportunity to purchase a strong cash flowing asset with minimal landlord responsibility. Currently, this fully occupied center has base rents averaging \$20.43/sq ft NNN with 3% annual escalations. The shopping center is anchored by Little Bird Daycare, which has been in operation at this location since 2014 . Additional tenants include Qahwa Cafe, Gamify Gaming Lounge, Hard Rocks Café, Pancho’s Tacos and Pizza and Dwyer/Skinner Law Firm.

The Bridgeview Court Plaza is a well-maintained property with new HVAC units and recently repaved parking lot. There is ample parking in this commercially zoned 1.24 acres property with a gross leasing area of 13,328 sq ft. Adjoining is a small lot owned by the city which may be acquired for potential upside development.

The Caprate is 8.5% for this center and is well-priced at \$3,200,000.00

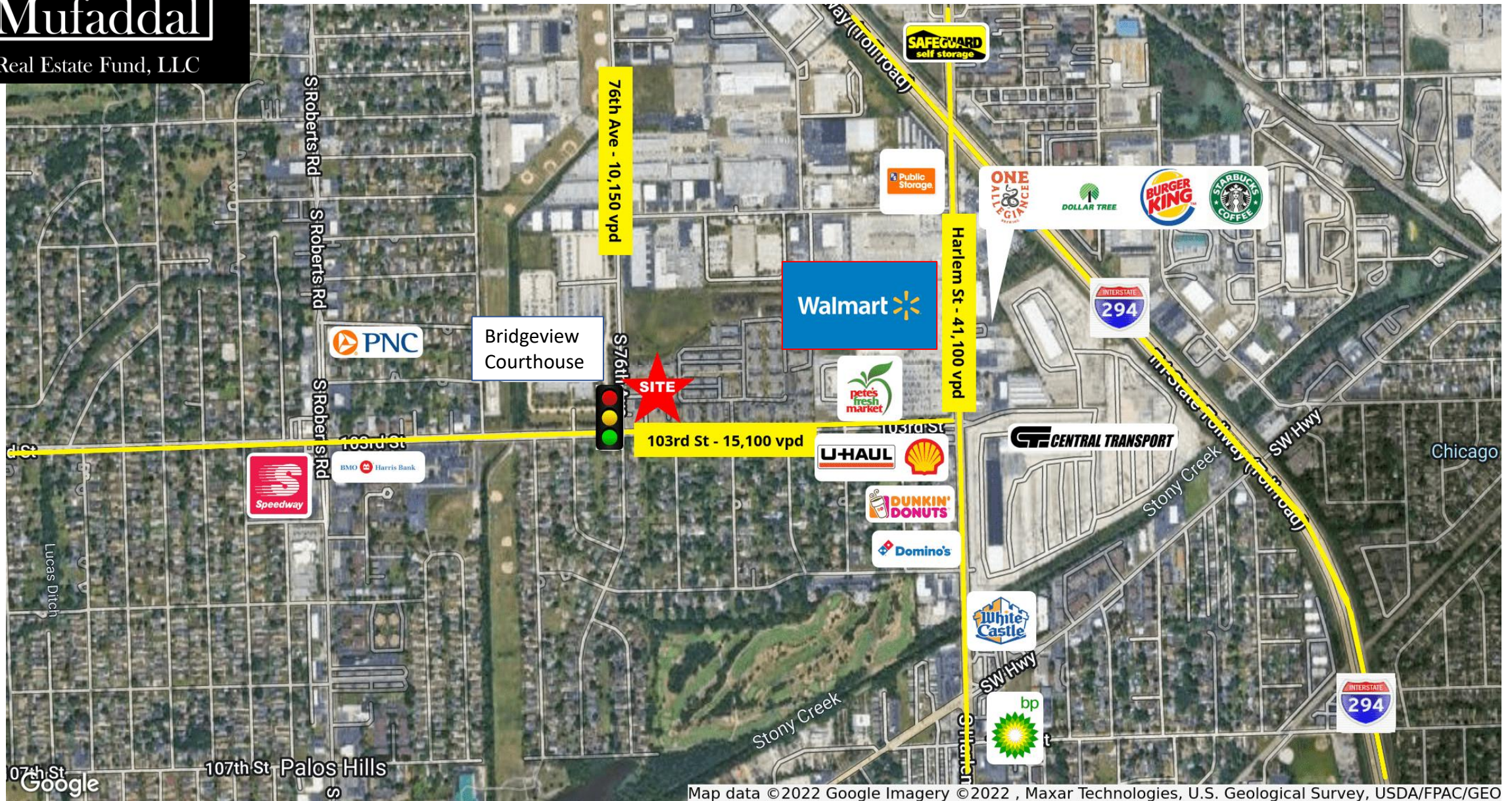
Property Information



Details	
Gross Leasable Area:	13,328 square feet
Site Area:	1.24 Acres
Ownership:	Fee Simple
County:	Cook
Parcel Tax ID:	23-12-400-087
Zoning:	C – Commercial
Taxes (2022):	\$104,552.22
Occupancy:	Multi-Tenant
Signage:	Monument and Façade
Parking:	84 spaces marked

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Demographics

		1 Mile	5 Miles	10 Mile
Population	Total Population	11,956	256,629	1,243,925
	Average Age	39.6	40.0	36.9
	Average Age (Male)	40.0	36.6	35.3
	Average Age (Female)	39.7	41.6	38.5
Households	Total Households	4,920	96,480	432,050
	# of Persons per HH	2.4	2.7	2.9
	Average HH Income	\$59,592	\$72,276	\$75,590
	Average HH Value	\$176,581	\$270,000	\$301,302

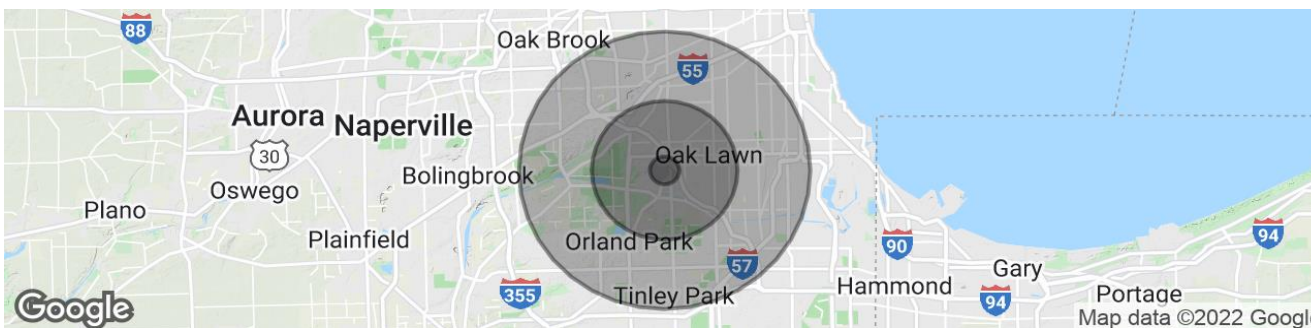
About the Village of Bridgeview

The Village of Bridgeview is a suburb of Chicago with easy access to downtown Chicago and O’Hare/Midway airports via I-294. It is bordered by Palos Hills and Chicago Ridge. Its major commercial avenues are Harlem St (Illinois 53) and 95th St (Illinois 20).

Bridgeview is a terrific place to live and oftentimes members of a household will move “down the road” when they move out, creating a close-knit community.

The Village houses the Cook County’s, Bridgeview Courthouse.

As a suburb of Chicago, the third largest city in the USA, Bridgeview offers excellent dining shopping and living options, and has a strong industrial and commercial base.



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Tenant Overviews

**Skinner Law Firm, P.C.**

The Law Office of Skinner/Dwyer has been a tenant since 2007. With a 5-star Google rating they are successful law practitioners with a perfect location across the street from the Bridgeview courthouse.

Qahwa Cafe

Qahwa Café is coffee shop attracting the local community to gather and hang out over terrific tasting coffee and desserts. The environment is luxurious and inviting, and Qahwa is strong competition for chain coffee shops like Starbucks and Peets in the Bridgeview area.

Pancho's Tacos and Pizza

Pancho's Tacos and Pizza serves delicious tacos, pizza, chicken wings, pasta, birria and even menudo! Pancho's has quickly become a neighborhood classic. When the current owner took over the Pizza restaurant at this location, he wanted to make sure patrons could still get the pizza they loved, and expanded the menu to attract customers to keep coming back again and again.



Gamify Gaming Lounge offers a perfect environment to enjoy console or PC gaming. Whether you're looking for the fastest PCs with lighting quick internet or the latest generation home video gaming console with couches to share with a group Gamify Gaming Lounge has you covered. Enjoy a smoothie and a burger while you play with your friends.

Hard Rocks Cafe

Looking for a thrilling time? Consider visiting Hard Rocks Café. Hard Rocks Café is a gambling establishment with an alcohol license. It is open late and is a fun way to pass the time. Today could be your lucky day.

**Little Bird
Daycare**

If you're looking for a daycare that cares, you'll find it in Little Bird Daycare. In operation at this location for over 10 years they provide excellent day care for children ages 3 to 13. Owned and operated by a family the daycare strives to provide the best care they can and parents really appreciate the effort.

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Rent Roll 2024

Unit #	Tenant	Gross Leased Area	% of Building	Move in Date	Current Lease Expiration	Monthly Base Rent	Yearly Base Rent*	Base Rent per Square Foot per Year	Additional Rents	Yearly Additional Rent	Gross Monthly Rent	Gross Yearly Rent	Escalation	Options	Lease Type	Number of Personal Guarantors
7524	Little Bird Daycare	3,900	29.26%	5/15/2014	4/30/27	\$7,031.48	\$84,377.76	\$21.64	\$4,144.49	\$49,733.83	\$11,256.48	\$135,077.76	3%	No	NNN	1
7532	Hard Rocks Café	1,080	8.10%	1/1/2019	12/31/28	\$1,785.00	\$21,420.00	\$19.83	\$1,147.70	\$13,772.45	\$2,865.00	\$34,380.00	3%	5 year x 2	NNN	4
7536	Gamify Gaming Lounge	2,520	18.91%	4/1/2022	7/31/26	\$4,203.82	\$50,445.84	\$20.02	\$2,677.98	\$32,135.71	\$6,933.82	\$83,205.84	3%	4 year	NNN	1
7540	Pancho's Tacos and Pizza	1,828	13.72%	1/1/23	2/28/28	\$3,090.00	\$37,080.00	\$20.28	\$1,942.59	\$23,311.14	\$5,070.33	\$60,844.00	3%	No	NNN	2
7544	Qhawa Cafe	2,500	18.76%	2/1/24	5/31/29	\$4,000.00	\$48,000	\$19.20	\$2,656.72	\$31,880.66	\$6,500.00	\$78,000.00	\$150	5 year x 2	NNN	2
7548	Dwyer and Skinner Law Firm	1,500	11.25%	1/1/2007	7/31/28	\$2,582.64	\$30,991.68	\$20.66	\$1,594.03	\$19,128.40	\$4,207.64	\$50,491.68	3%	5 year	NNN	1
	Total	13,328	100%			\$22,692.94	\$272,315.28	\$20.43	\$14,163.51	\$169,962.17	\$36,833.27	\$441,999.28				

*includes upcoming increases

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Income and Expenses

Financials			
Price	\$3,099,000.00		
CAP Rate	8.8%		
Income		Expenses	
NOI Monthly NNN	\$22,692.94	Taxes (estimated 2024)	\$125,462.66
NOI Annual NNN	\$272,315.28	Insurance	\$3,826.68
		Common Area Maintenance	\$30,672.83
		Management Fee	\$10,000
		Total	\$169,972.17
Additional Rent (to offset expenses)	\$169,972.17 (\$12.75/sqft/yr)*		

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Annualized Operating Data

Year		Annual NOI	Base Rent/SF	Cap Rate
2024	\$22,692.94	\$272,315.28	\$20.43	8.78%
2025	\$23,403.73	\$280,844.74	\$21.07	9.06%
2026	\$24,164.84	\$289,978.08	\$21.76	9.37%
2027	\$24,976.79	\$299,721.42	\$22.49	9.69%
2028	\$25,841.09	\$310,093.07	\$23.27	10.03%
2029	\$26,756.32	\$321,075.86	\$24.09	10.38%

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