



P R E S E N T S

# CONDO STYLE OFFICES 100% OCCUPANCY

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4701 W MIDLOTHIAN TURNPIKE  
CRESTWOOD IL 60418





# INTRODUCTION

## CITYPOINT ILLINOIS

Citypoint Illinois was retained as the exclusive listing brokerage for 4701 W Midlothian Turnpike Crestwood IL 60418. For additional details, interactive calculators, and more, visit the Citypoint property website:

[VISIT](#)

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# ABOUT THE PROPERTY

4721 W Midlothian Turnpike presents a rare and compelling opportunity to acquire a high-performing office investment in the heart of Crestwood, Illinois. Never before offered for sale, this off-market gem has quietly outperformed expectations for years—making its debut on the market a truly unique event. The property consists of four single-story office buildings totaling 40 fully leased units. The asset is 100% occupied with no tenant delinquencies, demonstrating both the strength of the rent roll and the reliability of its tenant base. The property generates substantial cash flow, supported by long-term tenants spanning a mix of professional services and local businesses. The low turnover rate and consistent occupancy highlight the demand for office space for small businesses in this strategically located corridor.

Positioned near major thoroughfares including Cicero Avenue and I-294, the site benefits from excellent accessibility and visibility. With stabilized income, a clean rent ledger, and minimal management intensity, 4721 W Midlothian Turnpike offers investors a turnkey, income-producing asset with strong in-place cash flow and long-term upside.

## PROPERTY DETAILS

Building Class <b>Class B</b>	Occupancy <b>100%</b>	Property Size <b>24,000 Sq. Ft.</b>	Year Built / Renovated <b>1987 / 2021-2025</b>	<b>Other</b> <ul style="list-style-type: none"><li>• Private Exterior Entry Per Suite</li><li>• Private Bathrooms Per Suite</li></ul>
Number of Units <b>40</b>		# of Buildings <b>4</b>	Heating System <b>Forced Air</b>	
		Parking <b>113 Spaces</b>	Cooling System <b>Forced Air</b>	

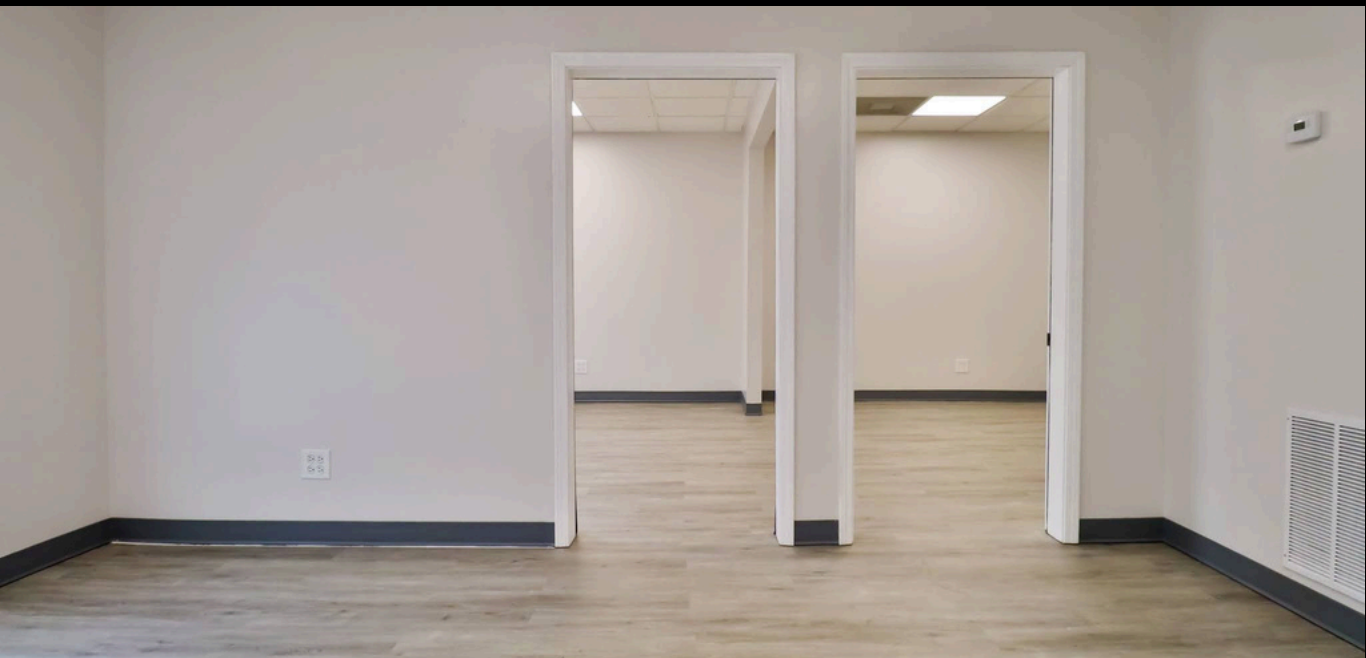




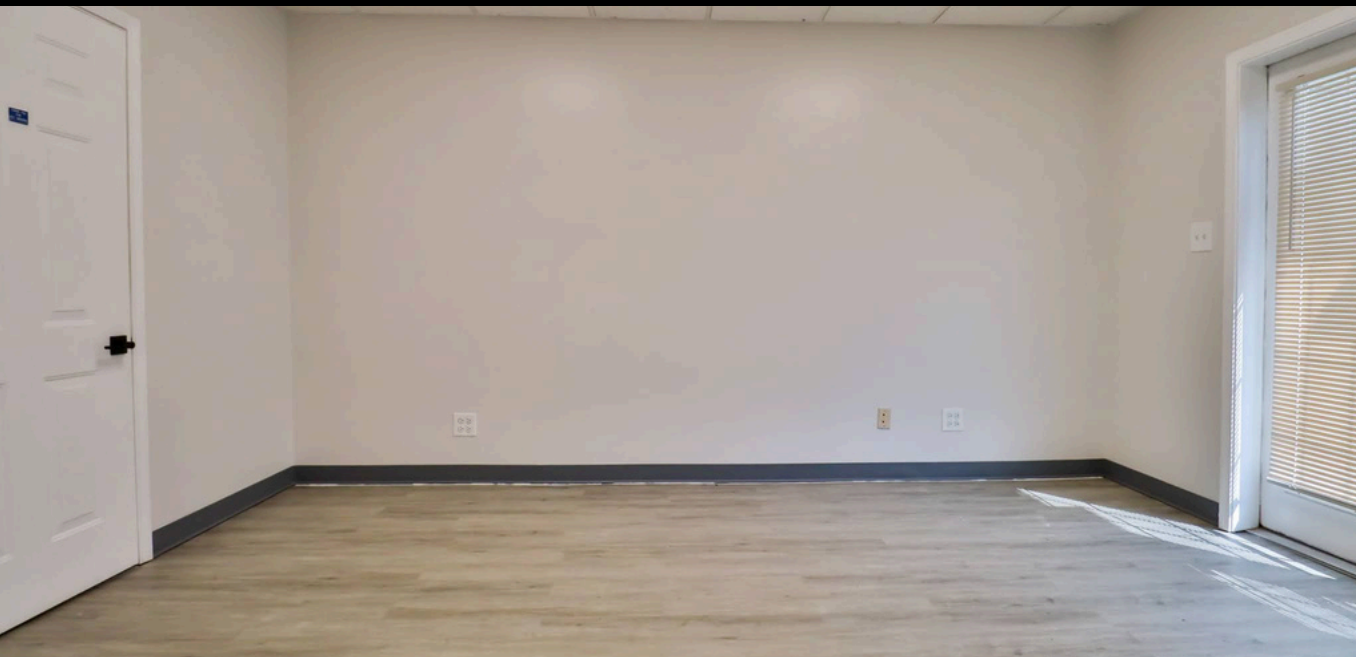




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# FINANCIAL PERFORMANCE

## 2024

### INCOME

Rents \$425,392

**TOTAL INCOME \$425,392**

### EXPENSES

RE Taxes \$79,003

Utilities \$15,573

Insurance \$5,435

Maintenance\* \$48,344

Management \$19,001

**TOTAL EXPENSES \$167,356**

**NOI \$258,036**

## 2025 - Prorated

### INCOME

Rents \$465,730

**TOTAL INCOME \$465,730**

### EXPENSES

RE Taxes \$74,402 (Full Year)

Utilities \$13,216

Insurance \$5,500

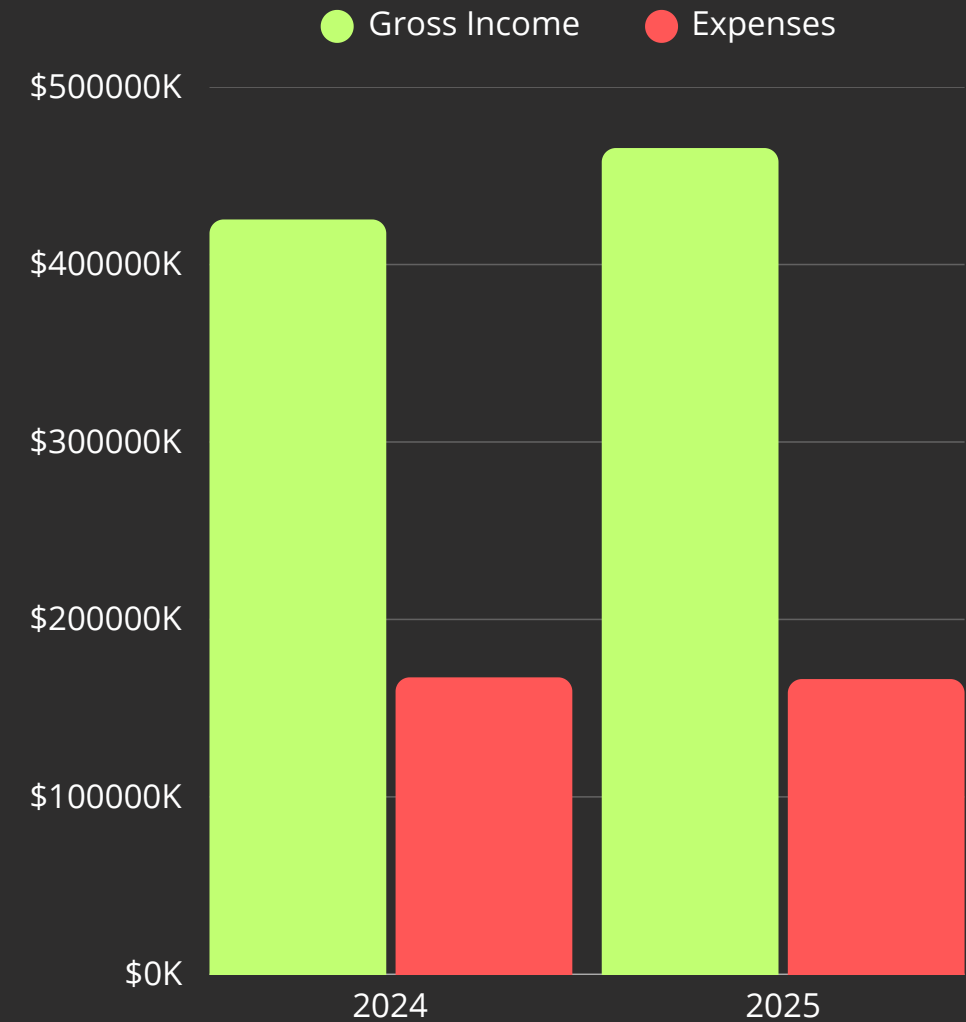
Maintenance\* \$50,000

Management \$23,282

**TOTAL EXPENSES \$166,400**

**NOI \$299,330**

\*Maintenance includes landscaping and snow removal.





Income

Rent

\$465,730

Expenses

RE Taxes

\$74,402

Repairs / Maintenance

\$50,000

Management

\$23,282

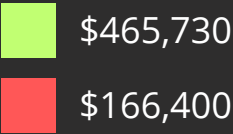
Utilities

\$13,216

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INCOME  
HEAT MAP

Income Vs. Expenses



Based on 2025 Financials

Expense / Income Ratio  
**36%**

Net Operating Income  
**\$299,253**



# RENT ROLL

Unit	Sq Ft	Lease End	Current Rents
1, 2, 6, 7	2400	9/30/25	3,986.85
3, 4, 5	1800	2/29/28	\$ 2,562.50
8, 9	1200	1/31/26	\$ 2,100
10	600	8/31/25	\$ 992.25
11, 16	1200	8/31/25	\$ 2,142
12	600	8/31/26	\$ 1,004.60
13	600	3/31/27	\$ 1,023
14	600	8/31/25	\$ 830
15	600	6/30/25	\$ 943
17	600	12/31/25	\$ 1,075
18	600	1/31/26	\$ 1,100
19	600	8/31/25	\$ 1,050
20	600	4/30/26	\$ 1,050
21, 26	1200	5/31/26	\$ 1,950
22	600	2/28/27	\$ 1,100
23, 24, 25, 29, 30	3000	8/31/29	\$ 5,068.65
27, 28	1200	3/31/26	\$ 1,559.17
31	600	3/31/26	\$ 1,115.10
32	600	7/31/25	\$ 1,062
33, 38	1200	5/31/26	\$ 2,014
34, 35, 39, 40	2400	7/31/25	\$ 2,570.40
36, 37	1200	9/14/25	\$ 2,345.70

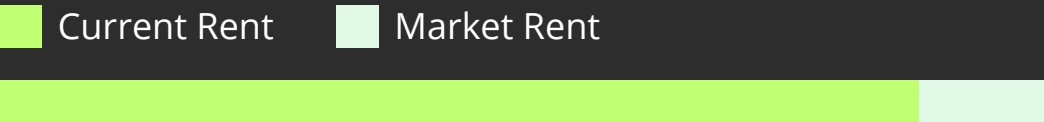
2025 Gross Monthly Rents	Monthly Market Rent*
<b>\$38,644.22</b>	<b>\$44,000</b>
2025 Gross Annual Rents*	Annual Market Rent*
<b>\$463,730</b>	<b>\$528,000</b>

Security Deposits Held

**\$22,923**

\*Monthly/Annual Market Rent Assumes Units Leased at Market Rate

\*Gross annual rents prorated based on YTD, includes late fees.



For more rent roll details:

[CLICK HERE](#)

Citypoint does not guarantee, warrant, or represent anything contained herein. Information obtained by Citypoint may change during the course of your transaction. Buyer shall conduct its own due diligence regarding financials, expenses, market rents, and the like to determine accuracy of information herein and profitability of transaction. Buyer agrees and acknowledges that Citypoint has made no assurances in relation to any statement or representation made by or on behalf of the Landlord. Citypoint shall not be liable to any party for the declarations set forth herein.

The majority of tenants have been at the property for multiple years and currently complete 1-year renewals on an annual basis.



# PROJECTED FINANCIAL PERFORMANCE

## 2025

### INCOME

Rents	\$463,730
Late Fees	\$2,000
Other Income	\$0

**TOTAL INCOME**      **\$465,730**

### EXPENSES

RE Taxes	\$74,402 (Full Year)
Utilities	\$13,216
Insurance	\$5,500
Maintenance	\$50,000
Management	\$23,282

**TOTAL EXPENSES**      **\$166,400**

**NOI**      **\$299,300**

## 2026

### INCOME

Rents	\$528,000
Late Fees	\$2,000
Other Income	\$0

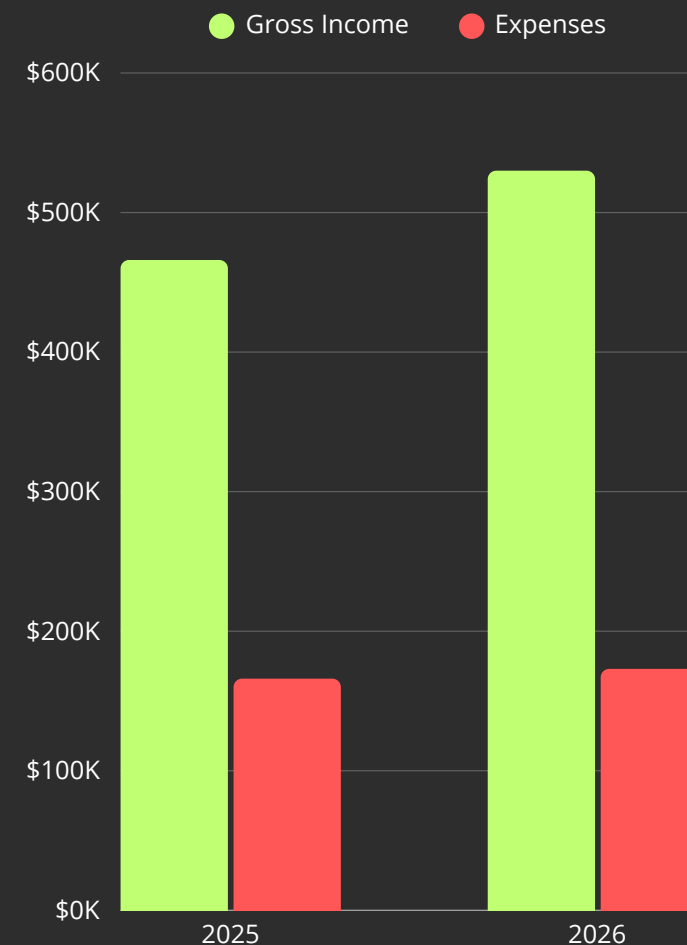
**TOTAL INCOME**      **\$530,000**

### EXPENSES

RE Taxes	\$77,000
Utilities	\$14,000
Insurance	\$5,500
Maintenance	\$50,000
Management	\$26,500

**TOTAL EXPENSES**      **\$173,000**

**NOI**      **\$357,000**



\* 2025 & 2026 Forecast  
Estimated Based on  
Market Rate Tenants



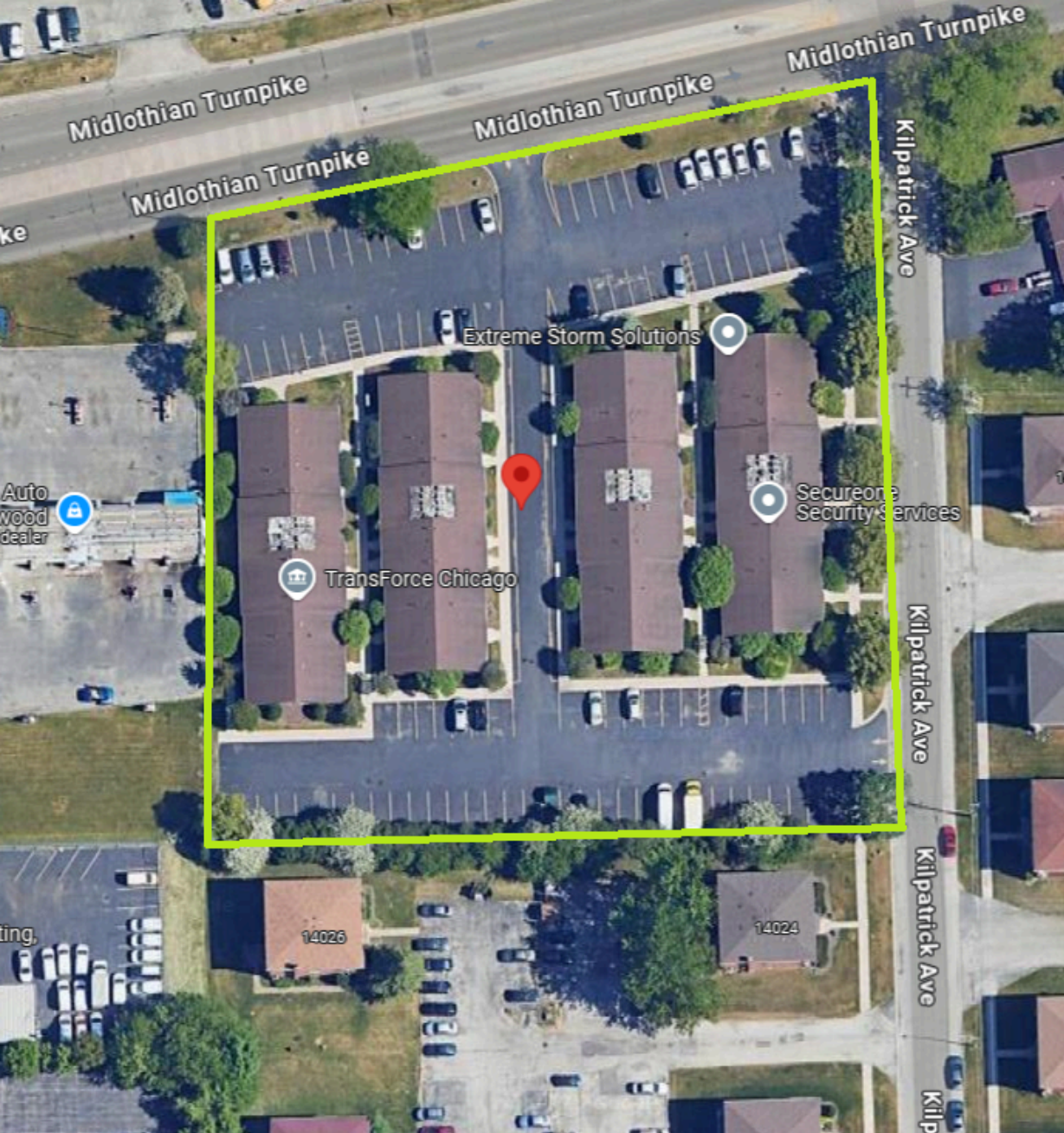
## CAPITAL IMPROVEMENTS

### '2021 – '2025

- AC and Furnace Replacement
- Exterior Doors
- New Windows on 2 Out of 4 of the Buildings
- Interior Remodels on a Handful of Units.
- Sealcoating and Restriping of Parking Lot







## ABOUT THE AREA

Crestwood, Illinois, located just 23 miles southwest of downtown Chicago, offers a strong investment opportunity for office property buyers. With convenient access to I-294 and Cicero Avenue, it provides excellent connectivity to the broader Chicago metro area.

The commercial market in Crestwood is stable and diverse, with competitively priced office space averaging around \$162 per square foot—lower than many nearby suburbs. The area attracts a range of professional tenants including legal, medical, and financial services.

Investors benefit from strong tenant demand, ample parking, and a business-friendly local government that supports growth. Crestwood's affordability, accessibility, and consistent occupancy trends make it a smart choice for anyone looking to invest in suburban office space.

## WE'RE HERE TO HELP



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Buyer acknowledges that Citypoint receives financial, property condition, and ownership information from sellers of the properties, and that Citypoint does not independently verify the information provided by sellers. Buyer acknowledges that Citypoint does not generate any financial, property condition, or ownership information regarding the properties. Buyer further acknowledges that Citypoint does not make any representations or guarantees regarding the financial information, property conditions, or ownership status, concerning the properties listed on Citypoint. Buyer agrees it will rely upon its attorney, tax consultants, contractors, and inspectors to confirm the financial, property condition, and ownership information of the property. It is buyer's responsibility and obligation to conduct its own due diligence, including financial reviews, property inspections, and title searches. Buyer acknowledges and understands that buyer has the right to independent attorneys, contractors, tax consultants, and inspectors and Citypoint encourages buyer to engage such independent professionals. Citypoint is solely a real estate platform that connects buyers and sellers.

Buyer agrees not to hold Citypoint liable for any information provided by Citypoint.