

1344 & 1400 S. Karlov Ave., Chicago, IL

**\$535,000**



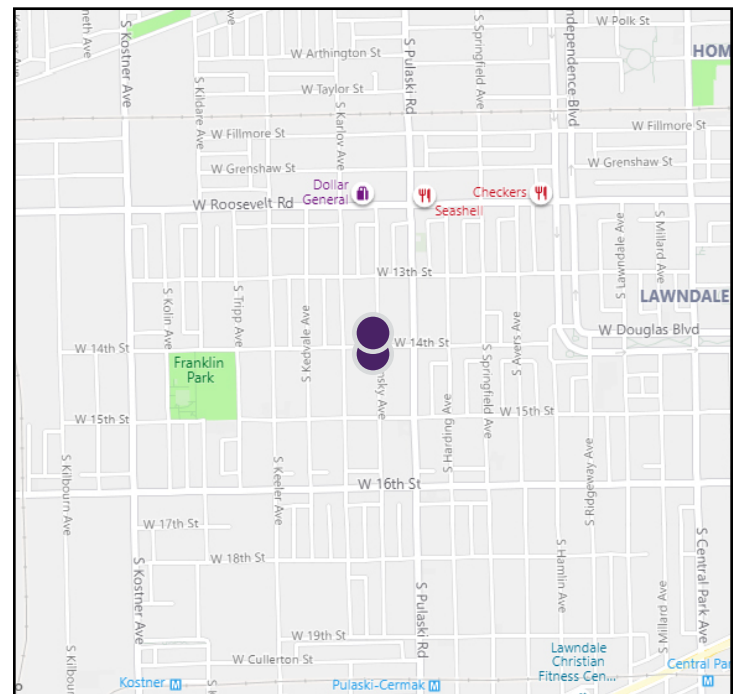
## Property Highlights

- Two 3-flat apartment buildings
- Each building is 3,600 SF
- All 3 bed, 2 bath units
- Recently developed buildings
- Units feature open floor plans, hardwood floors, high ceilings
- Washer/dryers in some units
- Potential to add value thru leasing
- Units are separately metered
- Close to Pulaski Rd.
- Pro Forma NOI: \$45,813
- Land Area: 6,253 SF
- Zoning: RT-4
- Total Taxes (2018): \$7,952

## Property Overview

Two three-flat apartment buildings are available for sale as a portfolio on the west side of Chicago. Each building is 3,600 square feet and features all 3 bed, 2 bath units. The buildings were recently developed and units feature open floor plans, hardwood floors and high ceilings. Some units include in-unit washer/dryers. Units are separately metered to reduce owner expenses. These property are a great opportunity to add value through leasing.

These apartment buildings are located on the west side of Chicago a few blocks from Pulaski Rd. and close to the Homan Square area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	37,200	334,882	957,240
Households	11,417	96,492	324,222
Average Income	\$39,770	\$48,774	\$77,553

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