

5702-04 W. 65th St., Chicago, IL

NOW: \$499,900
ORIGINALLY: \$525,000



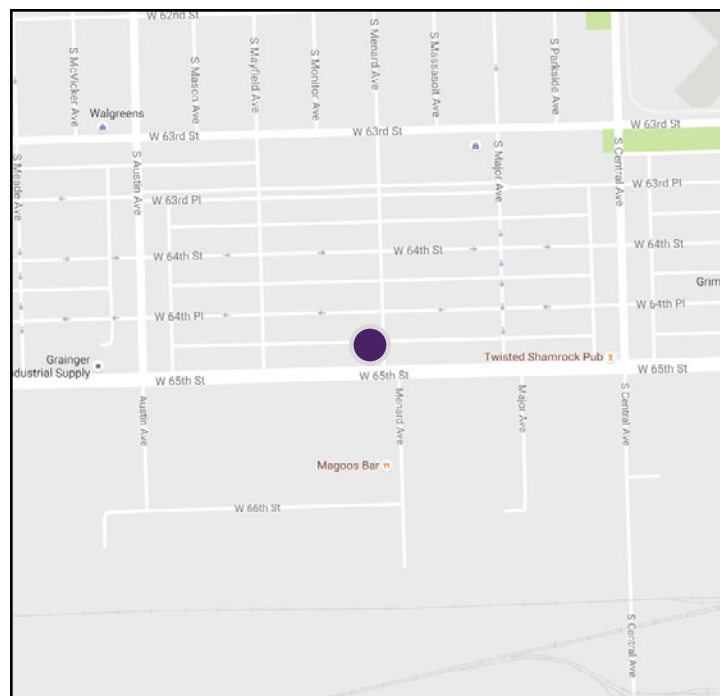
Property Highlights

- 4,000 SF multi-family building
 - Seven 1-bedroom units
 - One 2-bedroom unit
- 100% occupied building
- California-style building
- Well maintained building with low operating expenses
- Individually metered units
- Projected 2018 NOI: \$51,177
- Projected Cap Rate: 10.2%
- Includes parking lot with 9 spaces
- In building laundry generating additional income
- Zoning: M1-1
- Taxes (2017): \$6,003

Property Overview

Located on 65th Street, this 4,000 square foot multi-family building is fully occupied and includes an adjacent parking lot. The building is divided into seven 1-bedroom apartments and one 2-bedroom unit. The well maintained building has been improved with individual tenant heating, new gutters as well as newer 400 amp electrical service with 100 amp circuit panels. An on-site laundry generates additional income and the building has low operating expenses. The adjacent nine space parking lot can potentially be rented to tenants.

Clearing is a largely residential neighborhood on the south-west side of Chicago, close to Midway Airport. The area has a low vacancy rate for apartments.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,786	195,658	560,268
Households	5,623	59,224	173,300
Median Income	\$62,851	\$57,279	\$52,153

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