

7742 S. Ada and 7752 S. Racine, Chicago, IL

NOW: \$3,750,000



Property Highlights

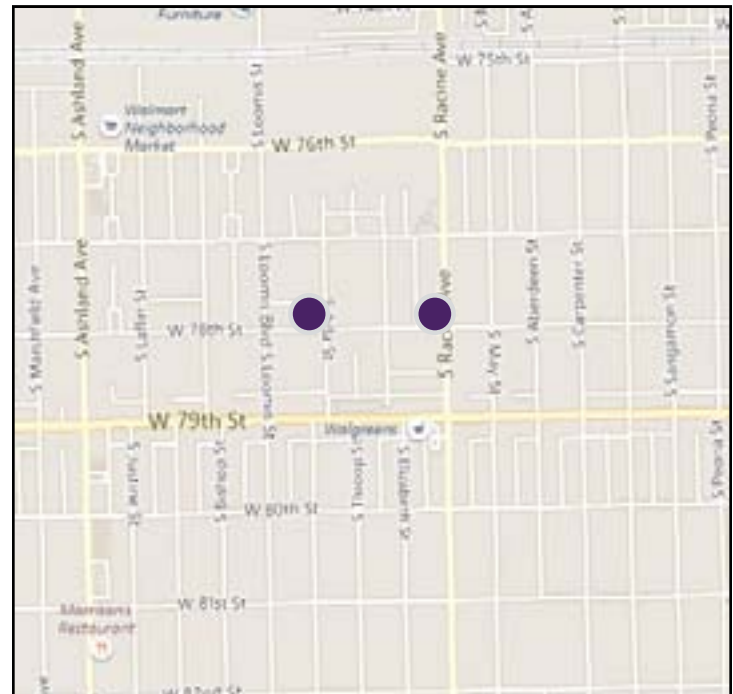
- Two courtyard apartment buildings
- 7742 S. Ada:
 - 33 unit apartment building
 - Mix of 1, 2 and 3 bed units
- 7752 S. Racine:
 - 37 unit apartment building
 - 4 commercial storefronts
 - Mix of 1 beds and studios
- Buildings are recently updated
- Units feature hardwood floors, updated kitchens and baths
- Strong historical occupancy
- Projected 2018 NOI: \$280,373
- Total Building Area: 71,167 SF
- Zoning: RS-3 & B1-1
- Total Taxes (2017): \$40,041

Property Overview

Two apartment buildings on the south side of Chicago are available for sale as a portfolio. The buildings feature a total of 70 apartments plus four storefront units. Both buildings have strong historical occupancy and recent updates; there is potential to add \$6,000 per month through new leasing.

7742 S. Ada is a 33 unit apartment building with recently updated windows, electric, plumbing, a new boiler and a newer roof. The building has nine 1-bedroom, 21 2-bedroom and three 3-bedroom apartments. Each of the large units feature hardwood floors and high ceilings, with updated kitchens and baths. The large units can potentially be modified to add more bedrooms, increasing the value.

7752 S. Racine is divided into 37 apartments plus four available storefronts. It has recently been updated with new windows, new water heaters, upgraded electric and plumbing and a newer roof. There are 34 1-bedroom apartments plus four studios. Each apartment features individual heat updated kitchens with new appliances, and updated baths. An on-site laundry can generate additional income. There are also four available storefronts with frontage on Racine and potential to increase the value.



Brad Thompson

Vice President

(312) 338 - 3012

bthompson@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.