

4139-41 S. PRAIRIE AVE.

CHICAGO, IL 60653

8 Units



CONFIDENTIAL OFFERING MEMORANDUM

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OFFERING SUMMARY

NUMBER OF UNITS	8
LOT SIZE	0.15 Acres
CAP RATE	7.29%
ZONING	RM-5
MARKET	Chicago
SUBMARKET	Bronzeville
PIN	20-03-116-008-0000

PROPERTY OVERVIEW

Interra Realty has been exclusively engaged to present for sale 4139-41 S. Prairie Ave. The property is an 8 unit building consisting of seven (7) 3 BD/1 BA units and one (1) 2 BD/1 BA units. Located in Chicago's Bronzeville neighborhood, the asset presents qualified investors with the opportunity to acquire a fully stabilized building that has experienced a significant amount of recent capital improvements.

PROPERTY HIGHLIGHTS

- Desirable Unit Mix: (7) 3 BD/1 BA & (1) 2 BD/1 BA units.
- Newer electrical, windows, copper plumbing, entrance-way and common areas.
- Individual furnaces in all units.
- Updated kitchen and baths with condo quality finishes.
- Porches updated in 2023
- Walking distance to 75,000 Sq Foot. Mariano's at Pershing and MLK Dr.
- Close proximity to both Illinois Institute of Technology (ITT) & The University of Chicago.



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LOCATION DESCRIPTION

Bronzeville is a neighborhood located in the Douglas and Grand Boulevard community areas on the South Side of the City of Chicago around the Illinois Institute of Technology and Illinois College of Optometry. This neighborhood is bounded by 26th street on the north, 51st street on the south, the Dan Ryan Expressway on the West, Lake Michigan on the north east and Cottage Grove Ave on the south east. 47th Street was and remains the hub of the Bronzeville neighborhood and in recent years has started to regain some of the former glory of years gone by.

Today, the neighborhood is seeing major community-driven revitalization efforts, mostly by wealthy and entrepreneurial Americans who value the neighborhood's historic importance. Historic clubs are reopening, and there are a number of nice coffee shops and restaurants that have opened in recent years. More so than the present, however, the principal attraction remains the neighborhood's rich history.

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	4139-41 S. Prairie Ave.
CITY, STATE, ZIP	Chicago, IL 60653
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Bronzeville
CROSS-STREETS	42nd & Prairie Ave.

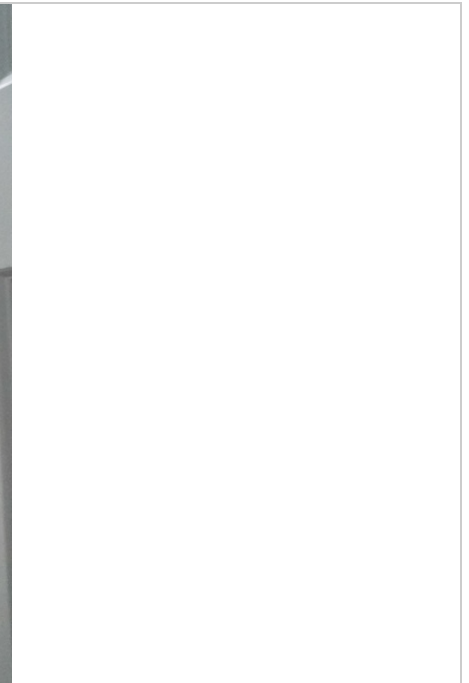
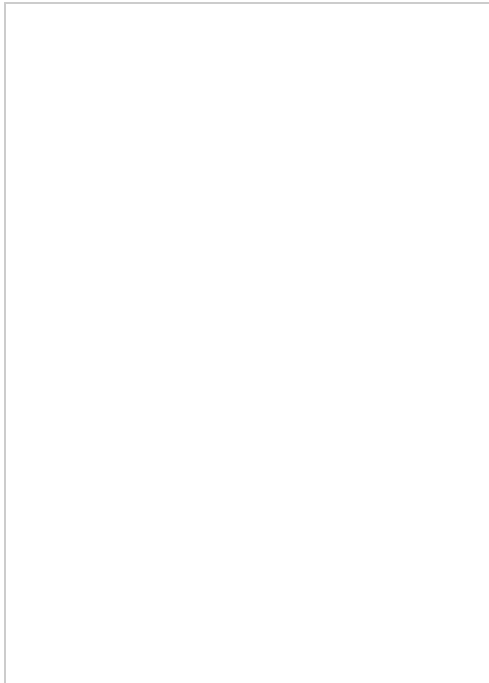
PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
APN #	20-03-116-008-0000

SAMPLE KITCHENS



SAMPLE BATHROOMS



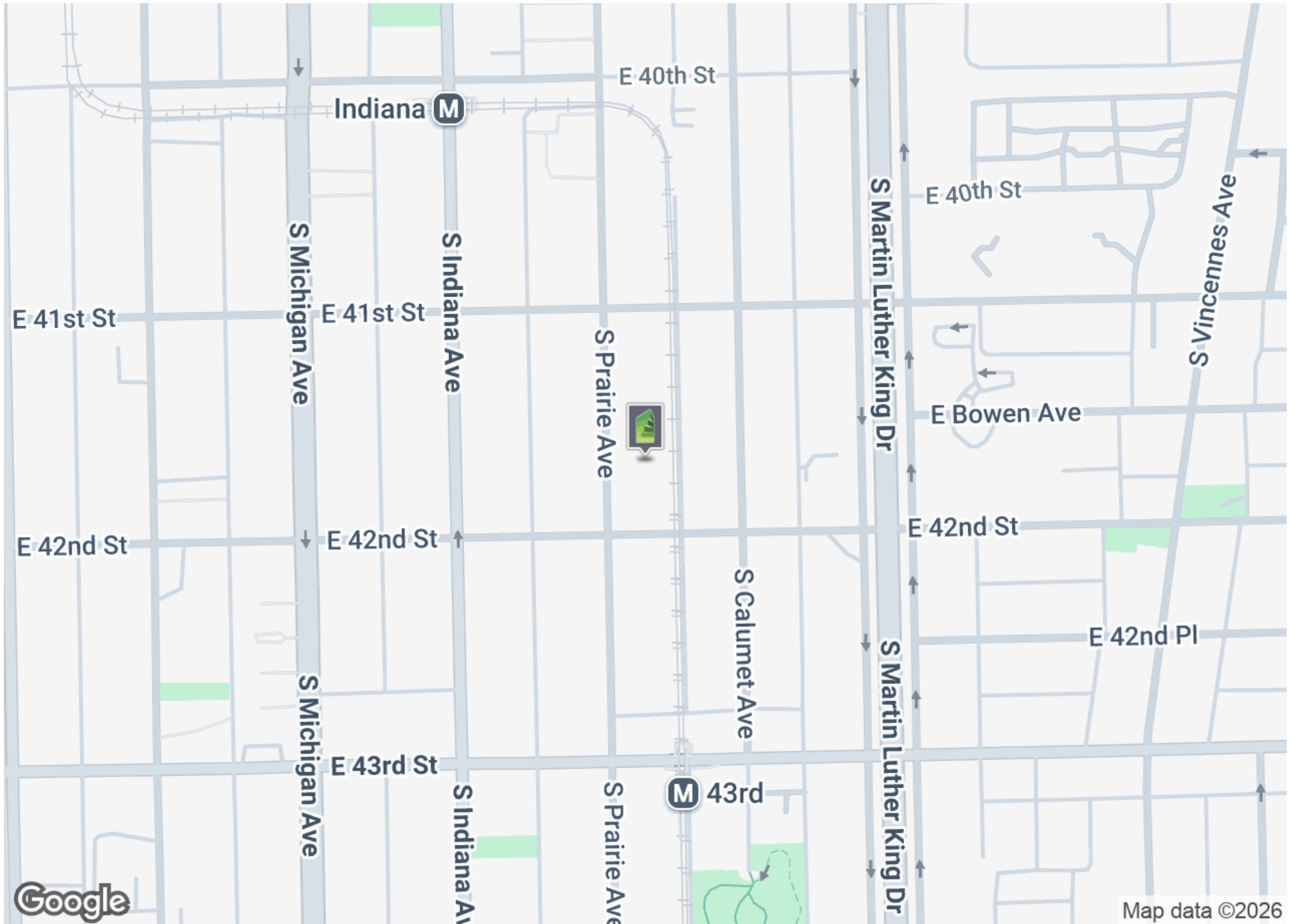
SAMPLE BEDROOMS



COMMON AREAS



LOCATION MAPS



UNIT MIX SUMMARY

UNIT TYPE	COUNT	% TOTAL	MIN RENT	MAX RENT	MARKET RENT
2 BD/1 BA	1	12.5	\$1,400	\$1,400	\$1,400
3 BD/1 BA	7	87.5	\$1,550	\$1,800	\$1,800
TOTALS/AVERAGES	8	100%	\$12,250	\$14,000	\$14,000



RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
1N	3	1	\$1,775	\$1,800
1S	3	1	\$1,675	\$1,800
2N	3	1	\$1,800	\$1,800
2S	3	1	\$1,700	\$1,800
3N	3	1	\$1,575	\$1,800
3S	3	1	\$1,700	\$1,800
GRDN-N	3	1	\$1,550	\$1,550
GRDN-S	2	1	\$1,400	\$1,400
TOTALS/AVERAGES			\$13,175	\$13,750

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET PRO-FORMA	NOTES
SCHEDULED GROSS INCOME	\$158,100	\$165,000	Annualized Rent Roll
LAUNDRY	\$600	\$600	\$50 Per Month
VACANCY (8%)	(\$12,696)	(\$13,248)	8% Vacancy Factor
GROSS INCOME	\$146,004	\$152,352	

EXPENSE SUMMARY	CURRENT	MARKET PRO-FORMA	NOTES
TAXES	\$16,131	\$16,131	2024 Taxes Payable in 2025
INSURANCE	\$8,569	\$8,569	2024 Operating Statement
GAS	\$2,502	\$2,502	Owner T-12
ELECTRIC	\$2,963	\$2,963	Owner T-12
WATER	\$3,449	\$3,449	Owner T-12
TRASH/SCAVENGER	\$3,072	\$3,072	Owner T-12
MANAGEMENT	\$7,300	\$7,617	5% of Gross Collected Income
JANITORIAL	\$2,400	\$2,400	Industry Standard Figures on a Per Unit Basis
TURNOVER COSTS	\$2,400	\$2,400	Industry Standard Figures on a Per Unit Basis
MISC. AND RESERVES	\$2,400	\$2,400	Industry Standard Figures on a Per Unit Basis
GROSS EXPENSES	\$51,186	\$51,503	
NET OPERATING INCOME	\$94,818	\$100,849	

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	LIST PRICE	MARKET PRO-FORMA
PRICE	\$1,300,000	\$1,300,000
PRICE PER UNIT	\$162,500	\$162,500
GRM	8.2	7.9
CAP RATE	7.3%	7.8%
CASH-ON-CASH RETURN (YR 1)	7.52 %	9.07 %
TOTAL RETURN (YR 1)	\$40,521	\$46,552
DEBT COVERAGE RATIO	1.45	1.54

OPERATING DATA	LIST PRICE	MARKET PRO-FORMA
GROSS SCHEDULED INCOME	\$158,100	\$165,000
OTHER INCOME	\$600	\$600
TOTAL SCHEDULED INCOME	\$158,700	\$165,600
VACANCY COST	\$12,696	\$13,248
GROSS INCOME	\$146,004	\$152,352
OPERATING EXPENSES	\$51,186	\$51,503
NET OPERATING INCOME	\$94,818	\$100,849
PRE-TAX CASH FLOW	\$29,347	\$35,378

FINANCING DATA	LIST PRICE	MARKET PRO-FORMA
DOWN PAYMENT (30%)	\$390,000	\$390,000
LOAN AMOUNT (70%)	\$910,000	\$910,000
INTEREST RATE	6.0%	6.0%
AMORTIZATION PERIOD	30 Years	30 Years
DEBT SERVICE	\$65,471	\$65,471
DEBT SERVICE MONTHLY	\$5,455	\$5,455
PRINCIPAL REDUCTION (YR 1)	\$11,174	\$11,174

DEMOGRAPHICS



96,122

TOTAL HOUSEHOLDS



2.4

TOTAL PERSONS PER HH



\$57,001

AVERAGE HH INCOME



\$348,940

AVERAGE HOUSE VALUE

* Shown demographics based on 3 miles radius.

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	36,376	111,752	233,182
MEDIAN AGE	35.5	35.0	34.4
MEDIAN AGE (MALE)	31.1	32.5	32.7
MEDIAN AGE (FEMALE)	38.3	36.8	35.6
	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	15,785	47,576	96,122
TOTAL PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$45,394	\$53,812	\$57,001
AVERAGE HOUSE VALUE	\$343,332	\$324,314	\$348,940

* Demographic data derived from 2020 ACS - US Census

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