



PROPERTY INFORMATION SHEET

4530 S King Dr, Chicago, IL, 60653

Property Overview

- Legal 8-unit building
- Year Built: Unknown
- The building is made up of 8 units
- Landlord pays for heating gas for the building and all units via a boiler and radiators. (Tenants pay for cooking gas.)

Parking:

P1- rented by #1N/GN- parking included in rent

P2- Vacant

P3- Vacant

P4- Rented, month to month, to a neighbor for \$135 per month

Laundry: Currently no on site laundry, however there is space in the basement to add a laundry room.

Unit Layouts

North tear (1N, 2N & 3N) - all 4 bedroom 2 bathroom units

South tear (1S, 2S, & 3S) - all 3 bedroom 2 bathroom units

North garden - 1 bed 1 bath (currently kitchen has been removed from this unit as it's being occupied by the tenant in 1N. It can easily be added back in as the gas line is capped. There is probably enough space to create another bedroom in there if rehabbed)

South garden - 2 bed 1 bath

Building updates

2026- Replaced the steps, secured the railing, and applied sealant (as needed) on the exterior staircase to bring up to code

2026- Repaired gate; new punch code security system, new gate doors/hinges/mesh

2026- Repaired all the plaster ceilings on the stairs

2024- Hallway stairs; entire staircase was painting black

2020-2022- Multiple new windows

2020- New roof, tuckpointing, new chimney

A couple units have newly updated living rooms with new electrical (city inspected and passed) and new windows.



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Unit Updates

North tier units have brand new plumbing in kitchen (city inspected and passed)

Unit 3N: 2025/2026- Replaced flooring, updated kitchen & updated bathrooms

Unit 3S: 2026- Freshly painted, minor bathroom repairs

Expenses (From 9/1/25 to 8/28/26)

Water (paid by Owner/ Landlord):

\$7,825.57

Electricity (Paid by tenants):

\$934.27

Building Insurance:

\$8,847.57

Janitorial:

\$2,860.00

Gas:

\$22,239.34

The Building owner pays for heating gas for the building and all units, via a boiler and radiators. Renters pay for cooking gas.

Trash:

\$2,946.35

Current Leases:

Unit 1N:

4 beds, 2 baths

9/1/2017- 8/31/2042

Rent: \$1000 (per month)

Current lease includes unit GN; this tenant was the previous owner of the building and occupies both unit 1N & GN. This lease also includes one parking space

Unit 1S:

3 beds, 2 baths

3/1/2024- 2/28/2027

Rent: \$1800 (per month)



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Unit 2N:

4 beds, 2 baths

5/1/2025- month to month

Rent: \$1775 (per month)

Unit 2S:

3 beds, 2 baths

12/23/2023- month to month (moving out in September 2026)

Rent: \$1800 (per month)

Unit GS:

2 bed, bath

7/1/2024- month to month (moving out in September 2026)

Rent: \$1550 (per month)

Parking P4:

8/29/2024- month to month (lease will end at closing)

Rent: \$135 (per month)

Units 3N/ and 3S are currently vacant. The most recent tenants were paying:

3N: \$2050 per month (4 bed, 2 bath)

3S: \$1775 per month (3 bed, 2 bath)