

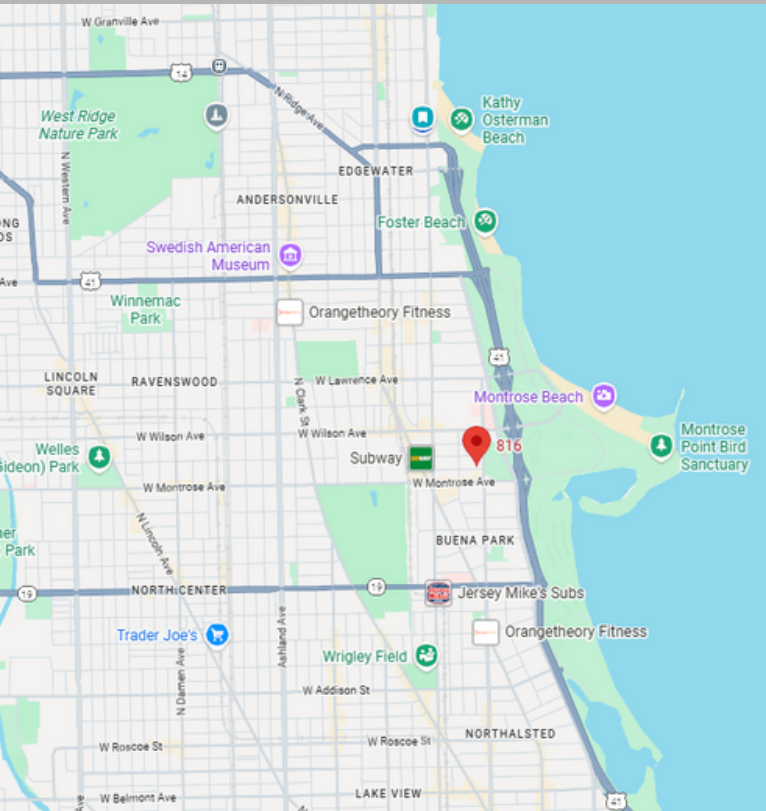
BLOCK

PROPERTY GROUP

818 W. AGATITE AVE.
CHICAGO, IL 60640

UPTOWN MULTIFAMILY VALUE-ADD OPPORTUNITY

- SIXTEEN UNITS IN HIGHLY DESIRABLE UPTOWN NEIGHBORHOOD OF CHICAGO STEPS FROM MONTROSE BEACH
- GREAT MIX OF ONE & TWO BEDROOM VINTAGE UNITS ARE READY FOR RENVOATION



- Land Size: 6,083 SF (Per Assessor)
- Building Size: 14,000 SF (Estimated)
- Constructed: 1922
- Zoning: RM-5, Medium to high-density apartment buildings. Two-flats, townhouses, and single family homes are also allowed.
- Unit Mix:
 - 14 X 1BR / 1BA Units
 - 2 X 2 BR / 1 BA Units
- Rent Roll (All Vacant Except):
 - #1A, \$1,000, Month to Month
 - #1B, \$900, Month to Month
 - #2A, \$500, Month to Month
 - #2C, \$764, Month to Month
 - #3D, \$800, Month to Month
- Parking: None / Street Parking
- Property Taxes
 - 14-17-227-015-0000
 - 2023 Taxes: \$30,450.70
 - 2024 Taxes: \$35,681.26
- Price: \$2,575,000

CONTACT
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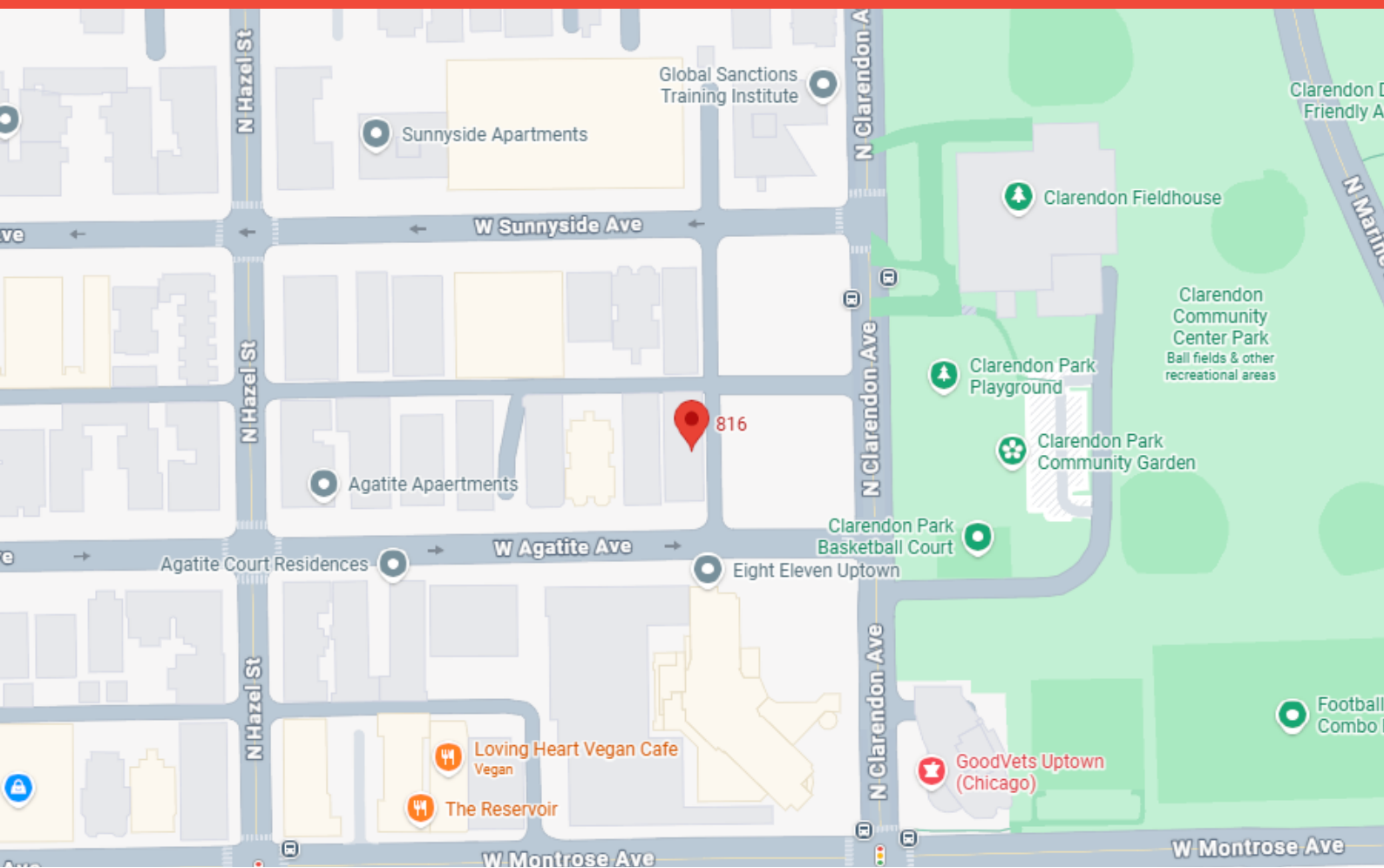
INTERIOR & EXTERIOR PICTURES



AERIAL MAP



STREET MAP



ZONING MAP



PLAT MAP



PIN & Address

PIN	14-17-227-015-0000
ADDRESS	818 W AGATITE AVE
CITY	CHICAGO
TOWNSHIP	Lake View
	Read about Reassessments

Tax Details

PROPERTY CLASSIFICATION	315
SQUARE FOOTAGE (LAND)	6,083
NEIGHBORHOOD	50
TAXCODE	73032
NEXT SCHEDULED REASSESSMENT	2027

Assessed Valuation

	2025 Assessor Certified	2024 Board of Review Certified
PLAT MAP Total Estimated Market Value	\$1,776,000	\$1,776,000
Total Assessed Value	\$177,600	\$177,600
Land Assessed Value	\$45,318	\$45,318
Building Assessed Value	\$132,282	\$132,282

Characteristics

DESCRIPTION	Two or three story non-fireproof corridor apartments,or california type apartments, interior entrance
AGE	**
BUILDING SQUARE FOOTAGE	**
ASSESSMENT PHASE	Assessor Valuation

RENT COMPARABLES



946 W Montrose Ave Unit 946 
Chicago, IL 60613

\$1,850

MLS 12489180

1 Beds • 1 Baths • 0 SqFt • Built UNK



817 W Lakeside Pl Unit 210 
Chicago, IL 60640

\$1,850

MLS 12534979

1 Beds • 1 Baths • 650 SqFt • Built UNK



4520 N Clarendon Ave Unit 802 
Chicago, IL 60640

\$1,895

MLS 12488138

1 Beds • 1 Baths • 520 SqFt • Built 1920



744 W Gordon Ter Unit 310 
Chicago, IL 60613

\$1,950

MLS 12530010

1 Beds • 1 Baths • 0 SqFt • Built 1970



4875 N Magnolia Ave Unit 201 
Chicago, IL 60640

\$2,147

MLS 12386934

2 Beds • 1 Baths • 0 SqFt • Built UNK



5048 N Marine Dr Unit A9 
Chicago, IL 60640

\$2,250

MLS 12527580

2 Beds • 1 Baths • 850 SqFt • Built 1939

PROJECTED STABILIZED INCOME & EXPENSES

Projected Stabilized Income & Expenses

Income Summary	
*Gross Potential Income	\$ 369,480
Vacancy Factor (5.0%)	\$ (18,474)
Other Income	\$ 1,920
Gross Income	\$ 352,926
Expense Summary	
Taxes	\$ 59,117
Insurance	\$ 14,400
Gas	\$ 16,320
Electric	\$ 5,760
Water	\$ 7,680
Trash	\$ 4,800
Management	\$ 18,474
Leasing Commissions	\$ 9,090
Repairs & Maintenance	\$ 12,480
Gross Expenses	\$ 148,121
Net Operating Income	\$ 204,805

*Rent Assumption of \$1,850/Mo for 1BRs & \$2,200/Mo for 2BRs