

5443 N LINCOLN AVE

7 Unit Lincoln Square

FOR SALE



MAJOR CAPITAL IMPROVEMENTS 2024

FOUR APARTMENTS 1,300 SQ FT EACH

APARTMENTS FEATURE 2 BEDROOMS, 1 BATHROOM, & MUCH MORE

THREE COMMERCIAL STORES

4,800 SQ FT BUILDING

4 SECURE GARAGE PARKING SPACES

PRIME LINCOLN SQUARE LOCATION

WALKING DISTANCE TO METRA & BROWN LINE

MANY NEW 2024 CAPITAL IMPROVEMENTS

PERFECT MIXED-USE FOR OPERATOR & INVESTOR

Demetrios Chronis
Coldwell Banker Realty Gold Coast
773.680.5883

MAGNIFICENT



MIXED-USE 7 UNIT 4 Apartments & 3 Office/Store

Lincoln Square Exceptional 7 Unit building walking distance to Brown Line and Metra featuring four 5 room, 2-bedroom units with 1 bathroom each, and three office/commercial units with 1 bathroom each. Each of the 4 apartments are large, approximately 1,300 Sq. Ft each. There are 4 garage parking spaces in rear and incredible rooftop deck possibilities to entertain with 360 views of the city. All units feature separate GFA heat, central air, separate gas and electric. Low-cost building to operate. Apartments feature 10-foot ceilings, inviting warm wood trim, hardwood floors, modern appliances, and more. When you consider inflated material costs and expenses to build a new building like this, you will understand this is a far greater value considering it is Turnkey. Perfect 1031 Exchange Candidate!

2024 CAPITAL IMPROVEMENTS

2024 New Roof & Gutters for Building & Garage
2024 Remodeled Garage with New Roof/Doors/Gutters

Demetrios Chronis

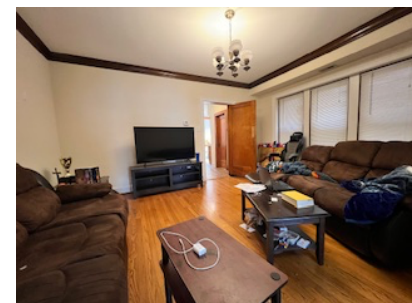
Over \$300 Million Sold

Broker

(773) 680-5883

Coldwell Banker Realty Gold Coast

www.CGroupRE.com



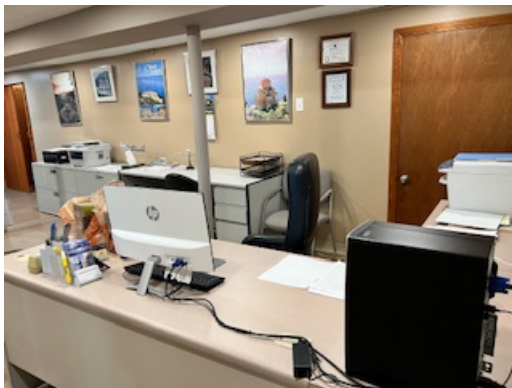
4 SEPARATE GARAGE SPACES FEATURING NEW GARAGE DOORS & ROOF



2024 New Roof Main Building & 2024 New Gutters
2024 New Roof Garage & 2024 New Gutters
2024 New Garage Doors, Posts, Updated Masonry/Concrete
2011 New Electrical Service to Building
2011 New Electrical Wiring Complete Building
2011 New Copper Plumbing Building
2024 Porches Updated As Needed

Use Due Diligence, information from sources deemed reliable. Information not guaranteed, request additional information from Broker, Seller, Third Parties and more including environmental experts, engineers, contractors, and more. All Income and Expenses are Scheduled Income, Scheduled Expenses, Owner Projections.

OWNER'S OFFICE



Building features an owner's professional office suite in the basement with an open layout and three separate rooms used as private offices. Perfect for four employees to perform real estate management and more.

Use Due Diligence, information from sources deemed reliable. Information not guaranteed, request additional information from Broker, Seller, Third Parties and more including environmental experts, engineers, contractors, and more. All Income and Expenses are Scheduled Income, Scheduled Expenses, Owner Projections.

OWNERS BASEMENT RECREATIONAL ROOM



Building features owner's recreational room in basement with bar, bathroom, and open layout for friends and family to enjoy.

Use Due Diligence, information from sources deemed reliable. Information not guaranteed, request additional information from Broker, Seller, Third Parties and more including environmental experts, engineers, contractors, and more. All Income and Expenses are Scheduled Income, Scheduled Expenses, Owner Projections.

BUILDING MECHANICALS



Use Due Diligence, information from sources deemed reliable. Information not guaranteed, request additional information from Broker, Seller, Third Parties and more including environmental experts, engineers, contractors, and more. All Income and Expenses are Scheduled Income, Scheduled Expenses, Owner Projections.

STRONG INCOME/LOW COST OPERATION

2024 PRO FORMA

SCHEDULED MONTHLY INCOME PER UNIT

Salon - 5441-1	\$ 1,800
Law - 5441-2	\$ 1,800
Office - 5443	\$ 1,800
2N – 5 Room/2 Bedroom/1 Bath	\$ 1,600
3N – 5 Room/2 Bedroom/1 Bath	\$ 1,600
2S – 5 Room/2 Bedroom/1 Bath	\$ 1,600
3S – 5 Room/2 Bedroom/1 Bath	\$ 1,600
Plus Advertising Billboard	\$ 1,200
Plus 4 Separate Garage Spaces @ \$200 Each	\$ 800
Plus Laundry Machines	\$ 400
SCHEDULED MONTHLY INCOME	\$14,200

SCHEDULED ANNUAL GROSS INCOME **\$170,400**

Less Expenses:

2019 Real Estate Taxes	\$ 12,827
Insurance	\$ 4,200
Gas	\$ 2,500
Water	\$ 3,700
Electricity	\$ 504
Maintenance	\$ 1,200
Vacancy Factor	\$ 3,120
Other	\$ 800

ANNUAL SCHEDULED EXPENSES **\$ 28,851**

SCHEDULED NET INCOME **\$141,549**

PRO FORMA GRM 9.38x
PRO FORMA CAP RATE 9%

PRICE \$1,599,000

Demetrios Chronis

Over \$300 Million Sold

Broker

(773) 680-5883

Coldwell Banker Realty Gold Coast

Use Due Diligence, information from sources deemed reliable. Information not guaranteed, request additional information from Broker, Seller, Third Parties and more including environmental experts, engineers, contractors, and more. All Income and Expenses are Pro Forma Scheduled Income, Scheduled Expenses, Owner Market Projections. Request Current Rent Roll for Actual Income & Expenses before making any decision.