

SALE

ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



PROPERTY DESCRIPTION

Introducing 5345 South University Avenue, Chicago, IL, 60615 - an exceptional investment opportunity in the heart of Chicago. This impressive 12,954 SF building is ideally suited for a multifamily/low-rise/garden investor, offering one spacious unit. Zoned RS-3, this property provides flexibility for various use cases. With its prime Chicago location, this property presents an attractive investment with strong potential for a lucrative return. Don't miss the chance to own a standout property in this highly sought-after area.

PROPERTY HIGHLIGHTS

- Property could be used as a single family home or group home with current RS-3 Zoning
- Or, Multi-family property with rezoning to adjacent RS-4

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Sale Price: | \$1,606,000 |
| Number of Units: | 8 |
| Lot Size: | 0.22 Acres |
| Building Size: | 12,954 SF |
| Zoning: | RS-3 |
| APN: | 20-11-319-028-0000 |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,291 | 8,895 | 26,360 |
| Total Population | 7,331 | 18,853 | 52,184 |
| Average HH Income | \$111,624 | \$113,167 | \$102,445 |

Leah Erickson
Commercial Broker
815 780 7952

Jennifer Hyman
773 633 6138



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| | |
|---------------------|--------------------------------|
| Building Name | One Property, Multiple Options |
| Property Type | Multifamily |
| Property Subtype | Low-Rise/Garden |
| APN | 20-11-319-028-0000 |
| Building Size | 12,954 SF |
| Lot Size | 0.22 Acres |
| Year Built | 1909 |
| Year Last Renovated | 2024 |
| Number of Floors | 3 |
| Average Floor Size | 4,318 SF |
| Parking Spaces | 4 |
| Construction Status | Existing |
| Free Standing | Yes |
| Number of Buildings | 2 |



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PHOTOS

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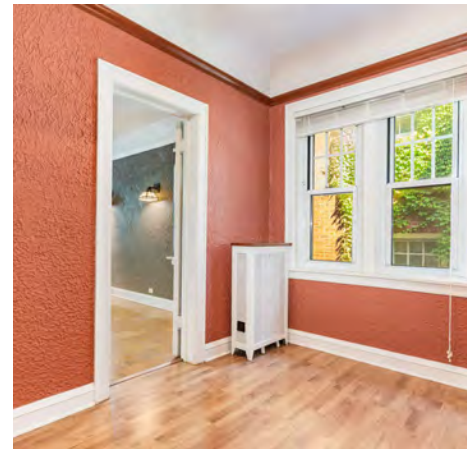


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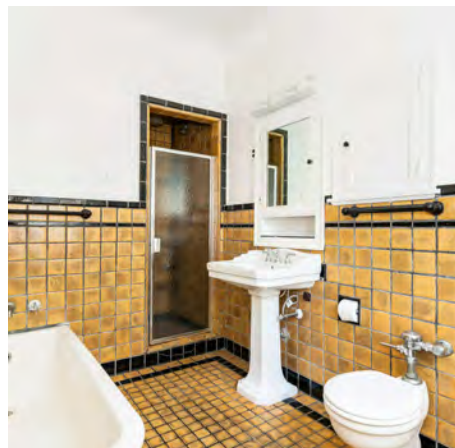
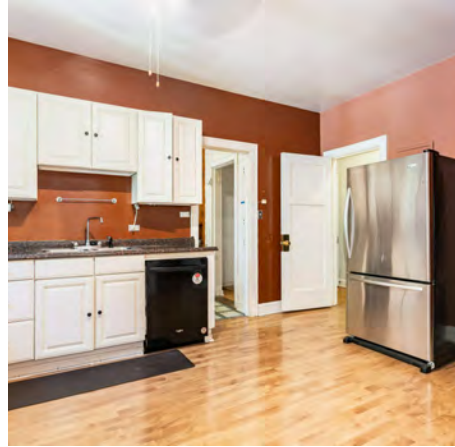


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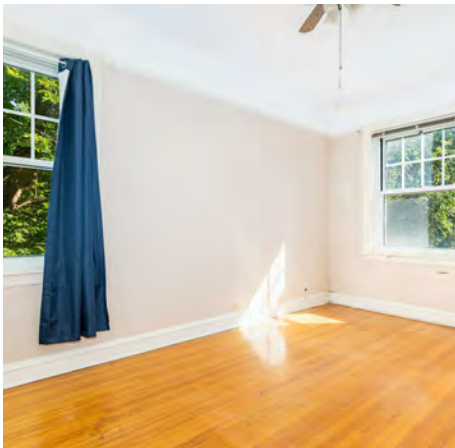


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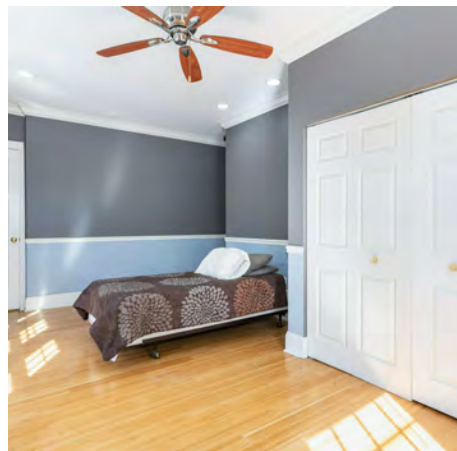


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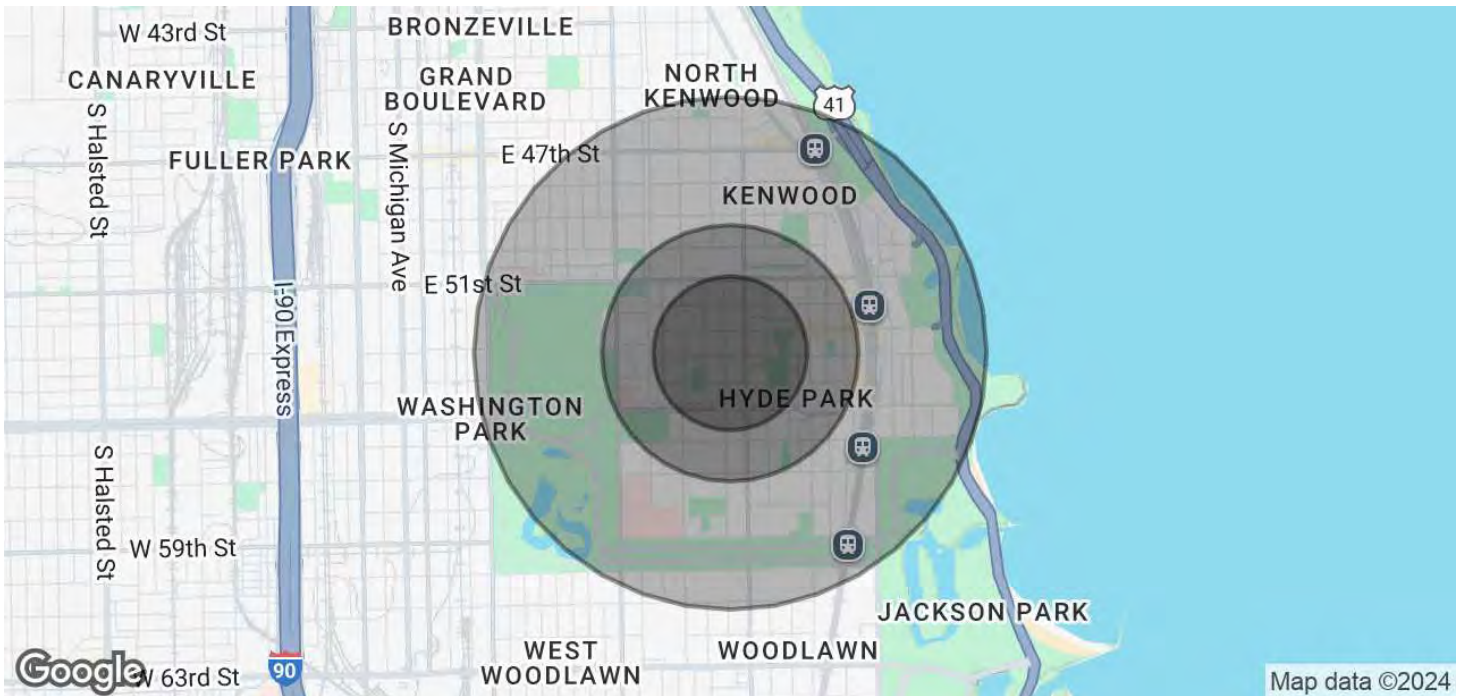
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DEMOGRAPHICS ONE PROPERTY, MULTIPLE OPTIONS

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| | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 7,331 | 18,853 | 52,184 |
| Average Age | 35 | 36 | 39 |
| Average Age (Male) | 35 | 35 | 38 |
| Average Age (Female) | 35 | 37 | 40 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 3,291 | 8,895 | 26,360 |
| # of Persons per HH | 2.2 | 2.1 | 2 |
| Average HH Income | \$111,624 | \$113,167 | \$102,445 |
| Average House Value | \$504,759 | \$556,353 | \$495,455 |

Demographics data derived from AlphaMap

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RETAILER MAP ONE PROPERTY, MULTIPLE OPTIONS

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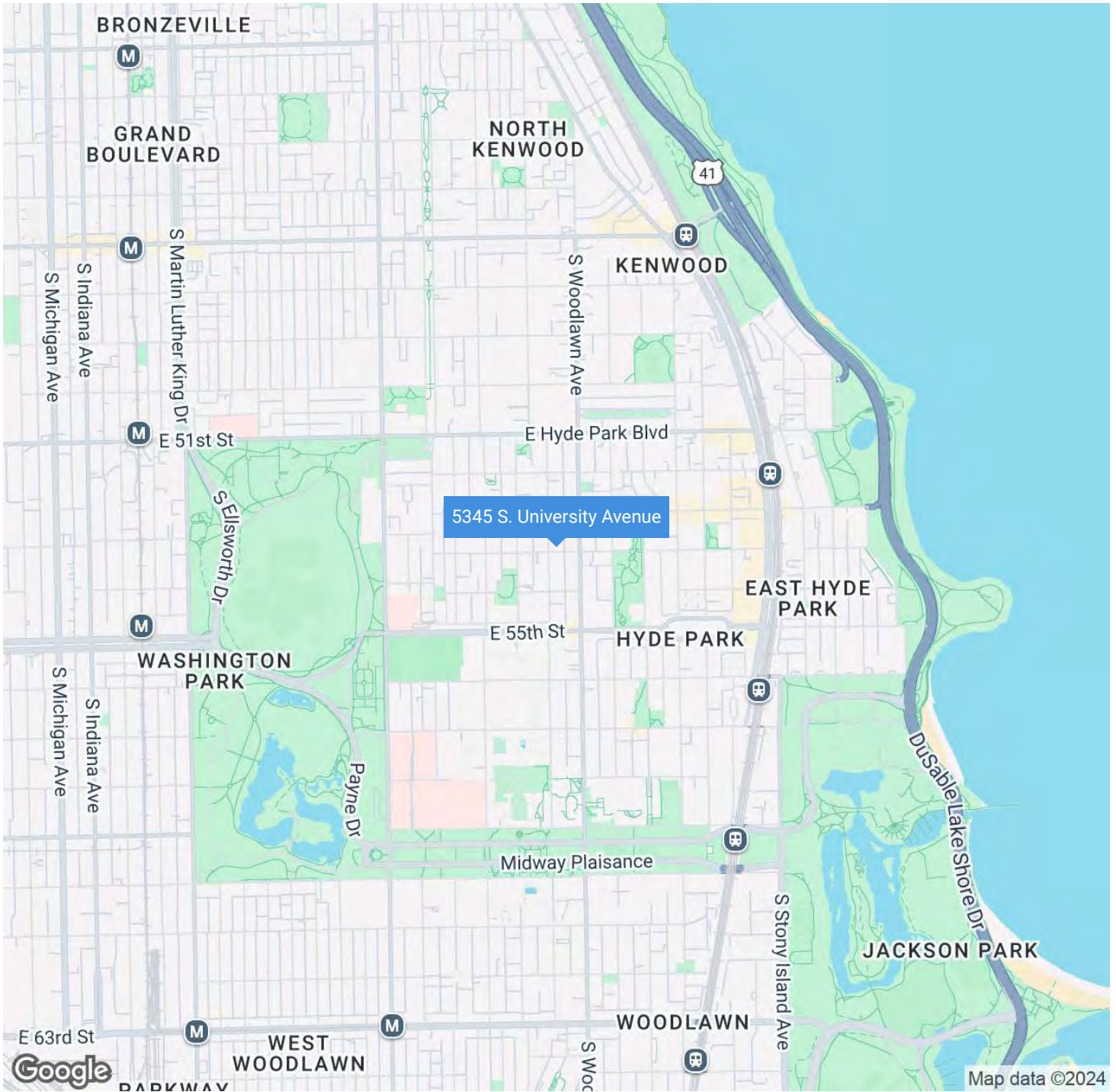


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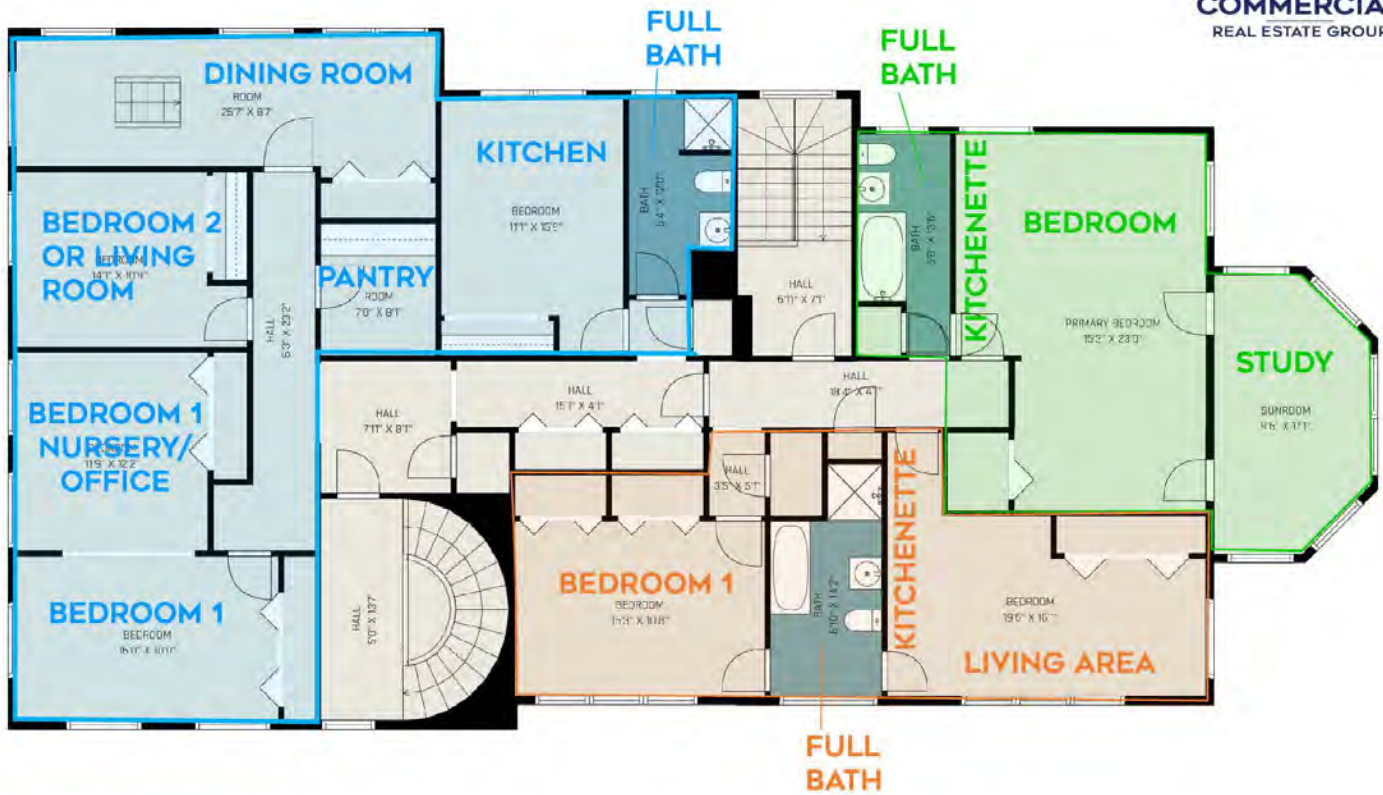
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POTENTIAL 3RD FLOOR LAYOUT

TOTAL: 2909 sq. ft
FLOOR 1: 2909 sq. ft

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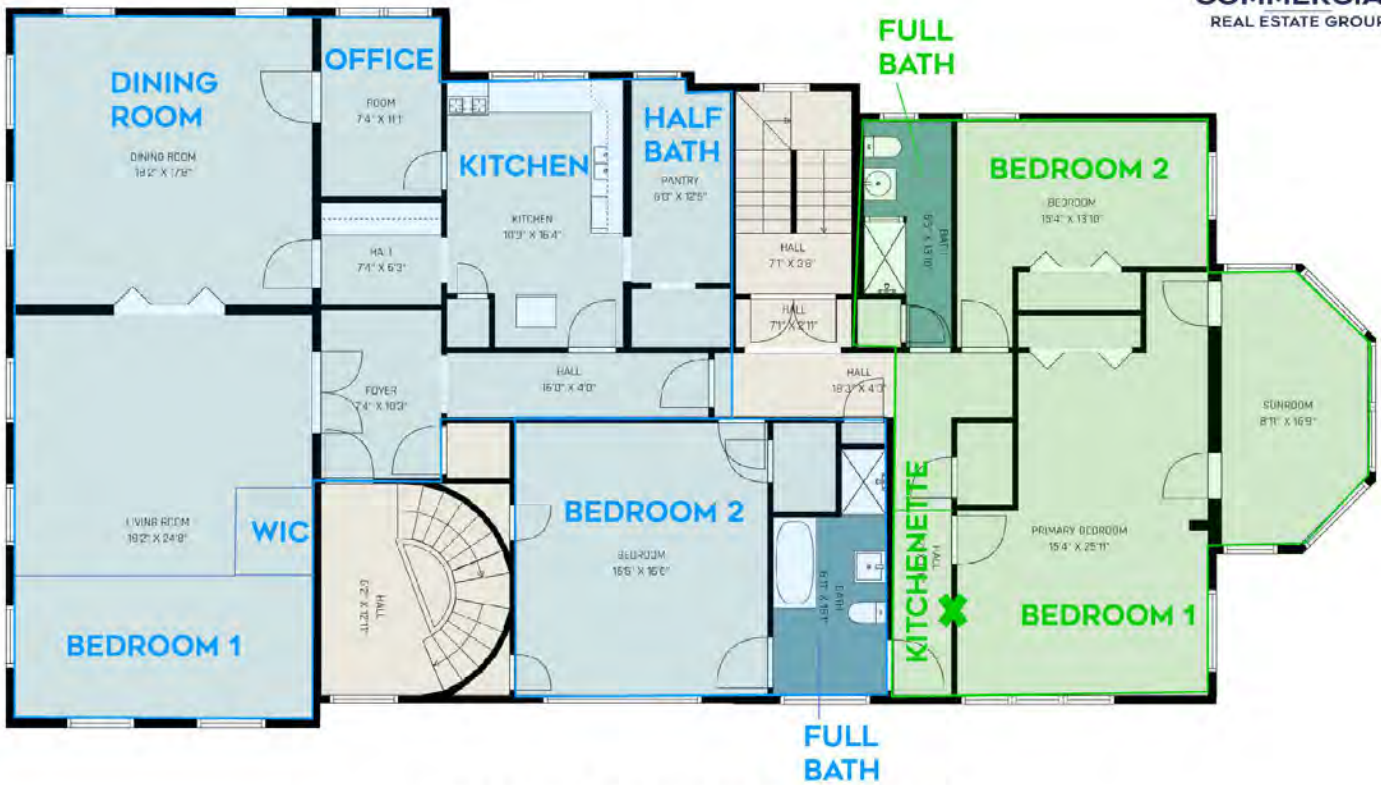


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POTENTIAL 2ND FLOOR LAYOUT

TOTAL: 2957 sq. ft
FLOOR 1: 2957 sq. ft

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POTENTIAL 1ST FLOOR LAYOUT

TOTAL: 2915 sq. ft
FLOOR 1: 2915 sq. ft
EXCLUDED AREAS: PORCH: 43 sq. ft

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| | | Year 1 | | |
|-------|---------------------------|-----------------|---|---------------|
| Qty | 1st Floor | Sq. Footage | Rental Rate/Mo | Annual Rent |
| 1 | Studio | 500 | \$ 800.00 | \$ 9,600.00 |
| 1 | 1 BR / 1BA | 550 | \$ 900.00 | \$ 10,800.00 |
| 1 | 2 BR / 1BA | 1200 | \$ 1,500.00 | \$ 18,000.00 |
| | | 2915 | | |
| | 2nd Floor | | | |
| 1 | 2 BR /1 BA | 900 | \$ 2,000.00 | \$ 24,000.00 |
| 1 | 2 BR/ 1.5 BA | 1500 | \$ 1,650.00 | \$ 19,800.00 |
| | | 2957 | | |
| | 3rd Floor | | | |
| 1 | Studio | 800 | \$ 900.00 | \$ 10,800.00 |
| 1 | 1 BR / 1 BA | 1200 | \$ 1,500.00 | \$ 18,000.00 |
| 1 | 2 BR /1 BA | 2000 | \$ 1,800.00 | \$ 21,600.00 |
| | | 2909 | | |
| | Carriage House | | | |
| 1 | 2 Bedroom | 1500 | \$ 1,600.00 | \$ 19,200.00 |
| <hr/> | | | | |
| | Overall Rentable SF | 10150 | Gross Potential Rents | \$ 151,800.00 |
| | | | Additional Income (Parking space, pets) | \$ 2,400.00 |
| | Comparable Average | 3.40% | Vacancy | \$ (5,161.20) |
| | | | Gross Income | \$ 149,038.80 |
| | <i>Will be Reassessed</i> | 3% | Property Taxes | \$ 18,000.00 |
| | | 3% | Insurance | \$ 4,471.16 |
| | | 7% | Management Fees | \$ 10,626.00 |
| | | 2% | Maintenance & Repairs | \$ 3,036.00 |
| | | | Gross Operating Expenses | \$ 36,133.16 |
| | | | Net Operating Income | \$ 112,905.64 |
| | Purchase Price | \$ 1,606,000.00 | Cap Rate | 7.0% |

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