



REALTY

1641 W 79th

A Multifamily Investment Offering

Presented by: **PHILLIP
GROSS**
Investment Broker
312.351.1111
PGross@33realty.com

**LIAM
MOORE**
Broker
847.999.8818
lmoore@33realty.com



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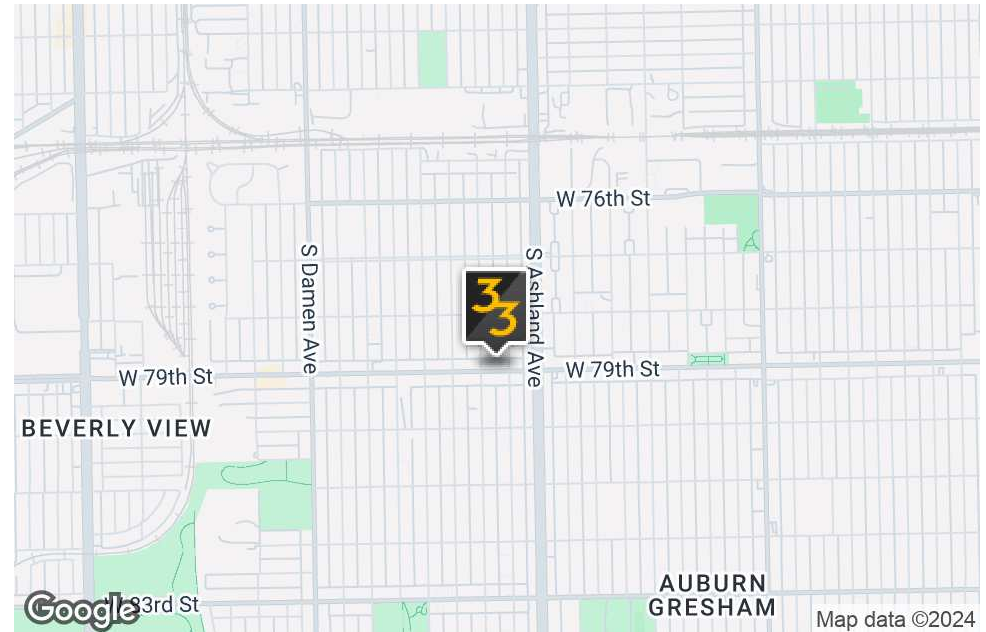
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Contents

- 3 EXECUTIVE SUMMARY
- 4 ADDITIONAL PHOTOS
- 5 LOCATION MAP
- 6 AERIAL MAP
- 7 FINANCIAL SUMMARY
- 8 SALE COMPS
- 10 SALE COMPS MAP & SUMMARY
- 11 DEMOGRAPHICS MAP & REPORT



OFFERING SUMMARY

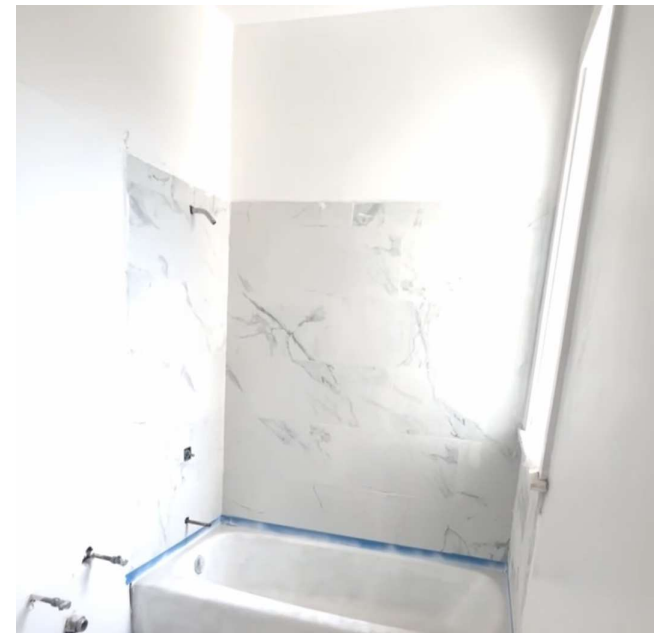
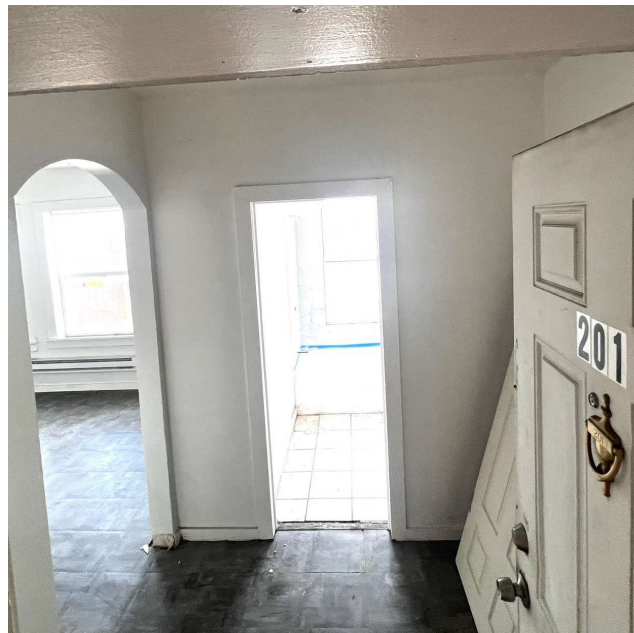
Sale Price:	\$650,000
Lot Size:	9,374 SF
Number of Units:	20
Pro Forma Cap Rate after Rehab:	21.27%
Zoning:	B1-1
Market:	Auburn Gresham

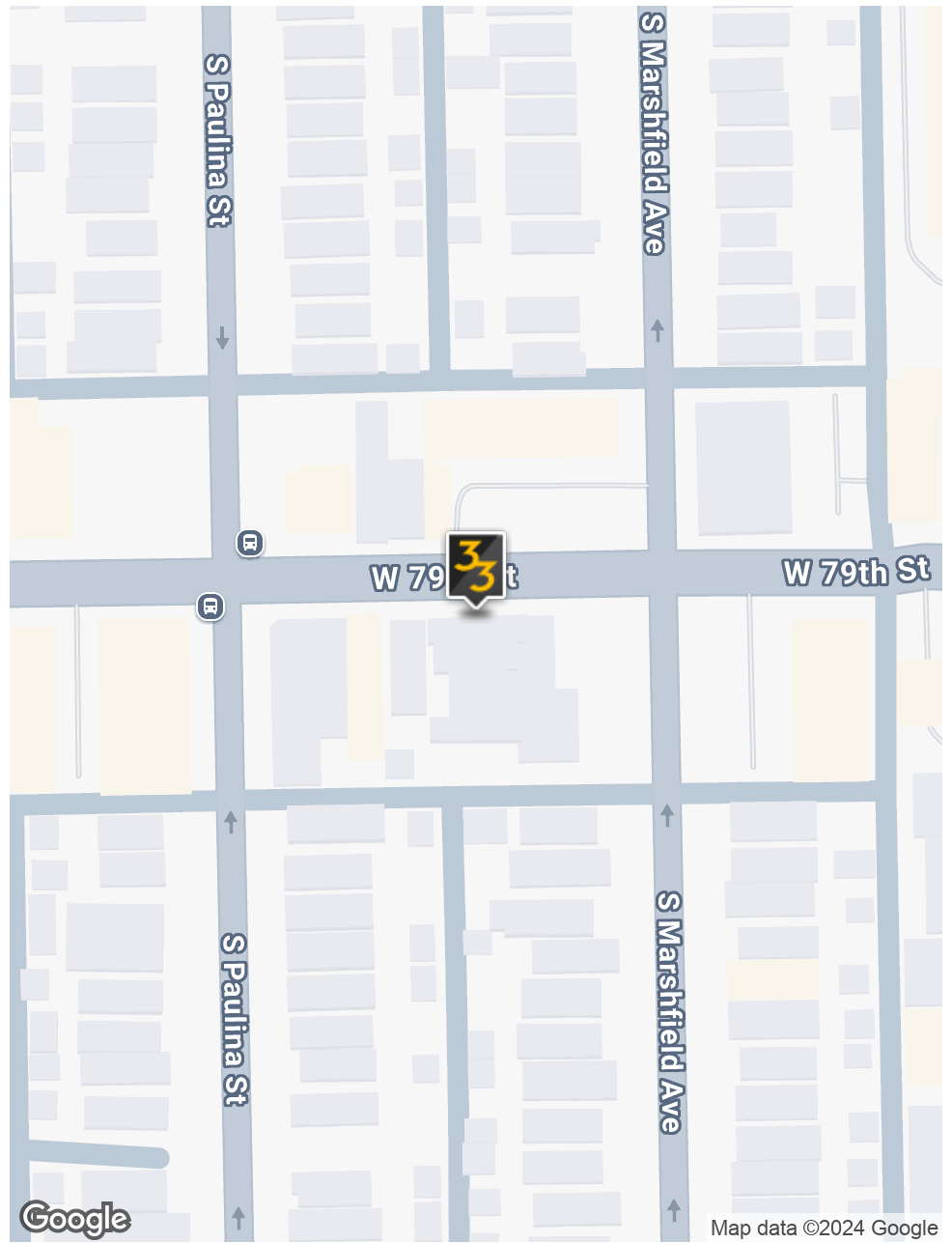
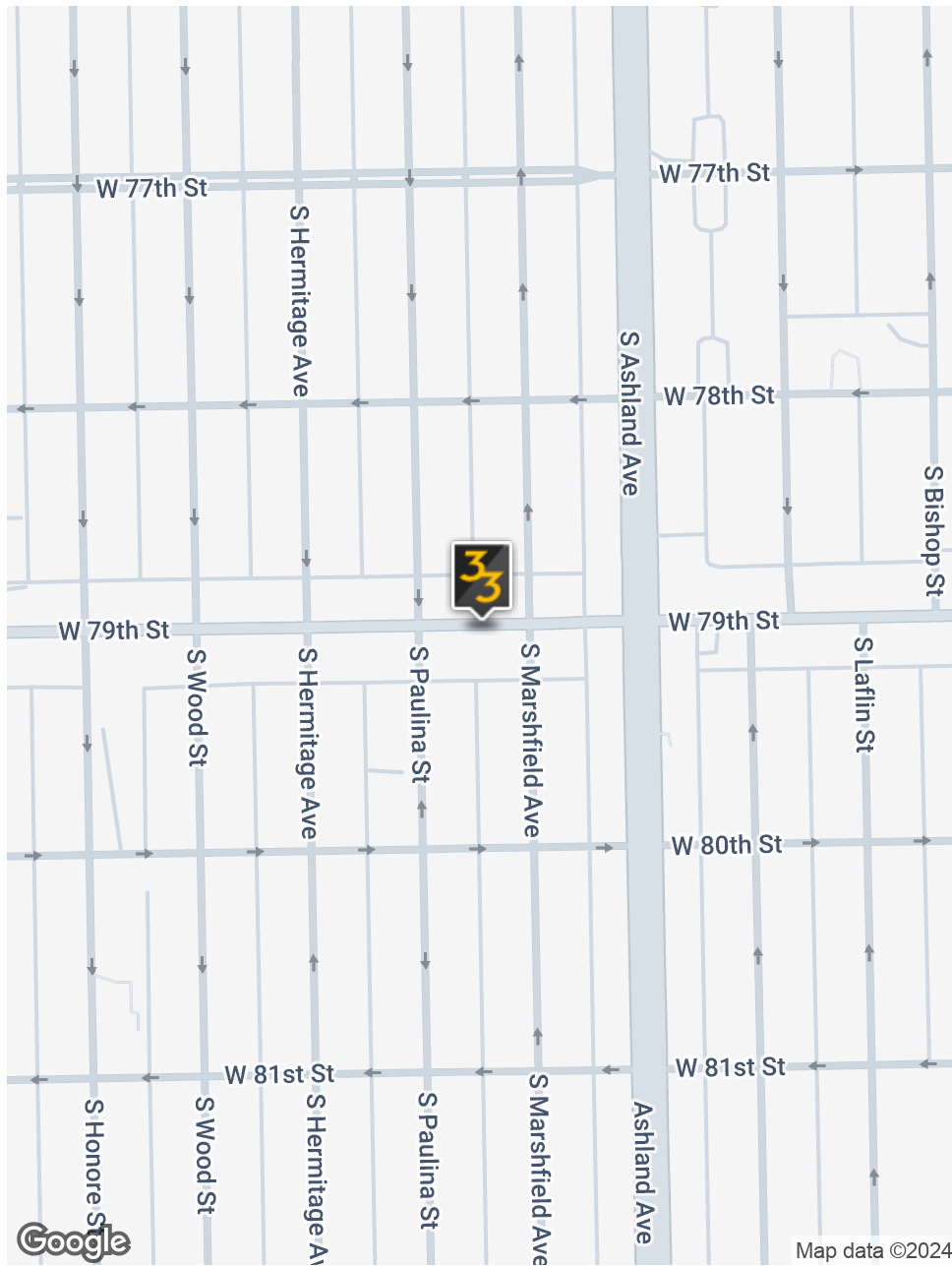
PROPERTY OVERVIEW

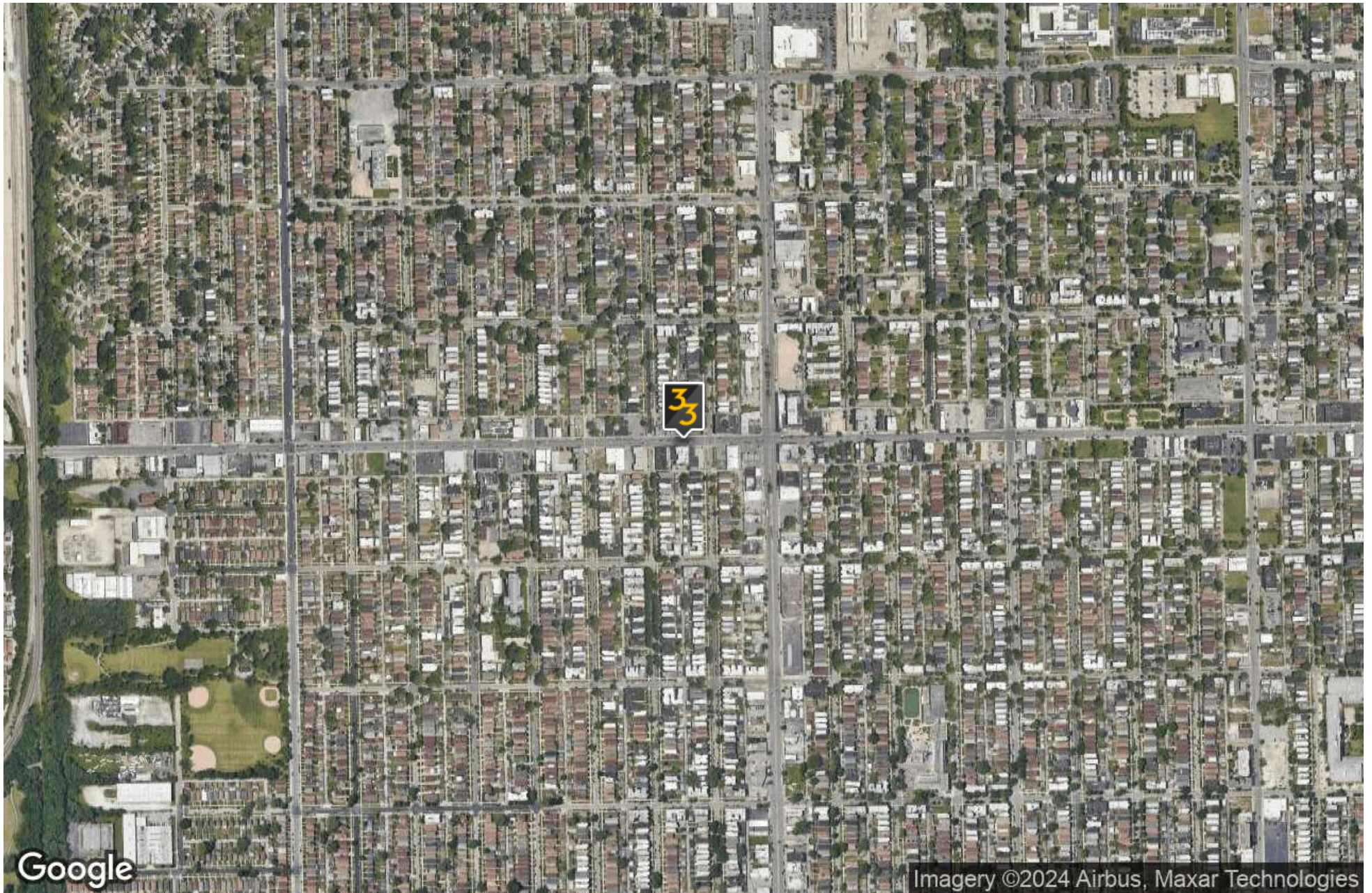
Attention Savvy Investors! This property at 1641 W 79th Street, Chicago, presents a golden opportunity to complete a renovation and unlock substantial upside potential. With a 6,800 SF building offering ample space for multifamily investment, this is the perfect canvas for a visionary investor to transform and elevate. The 20 units mixed offering promises a significant rental income opportunity. Take advantage of this quality blank canvas and leverage a large upside in the flourishing Auburn Gresham area. It's time to turn potential into profit with this remarkable investment prospect!

PROPERTY HIGHLIGHTS

- Currently unoccupied building with ample space for multifamily investment
- 20 large unit layout - Unit Mix [2] Retail, [8] Large Studios, [10] 1 Bedroom/1 Bath Units
- Zoned B1-1 and located in 79th Street TIF District
- Electric Heat - Base Boards
- Located in 79th Street TIF District







INVESTMENT OVERVIEW

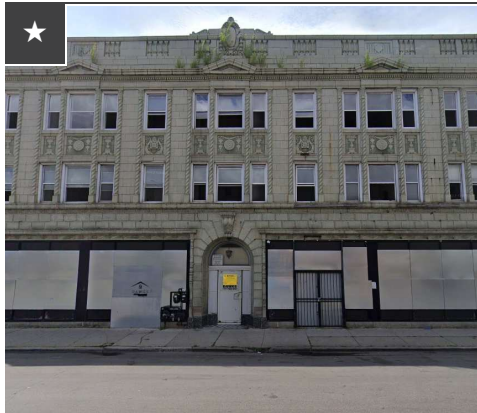
Price	\$650,000
Price per Unit	\$32,500

OPERATING DATA

Pro Forma Gross Scheduled Income	\$252,000
Pro Forma Operating Expenses Estimate (based on building location/size comps)	\$84,000
Pro Forma Net Operating Income	\$168,000

CONSTRUCTION/REHAB ESTIMATE

Purchase Price	\$650,000
Construction Estimate	\$270,000
Total Acquisition Cost	\$775,000
Pro Forma CAP after Rehab Costs	21.27%



1641 W 79TH

1641 W 79th Street, Chicago, IL 60620

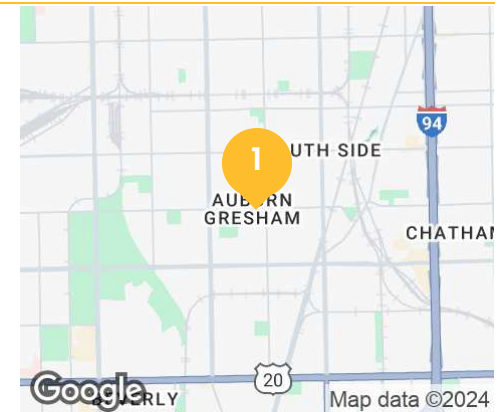
Price:	\$650,000	Bldg Size:	27,273 SF
Lot Size:	9,374 SF	No. Units:	20
Cap Rate:	25.85%	Year Built:	1926



8300 S ELIZABETH

8300 S Elizabeth, Chicago, IL 60620

Price:	\$508,000	Bldg Size:	6,339 SF
No. Units:	6	Cap Rate:	N/A
Year Built:	1918		

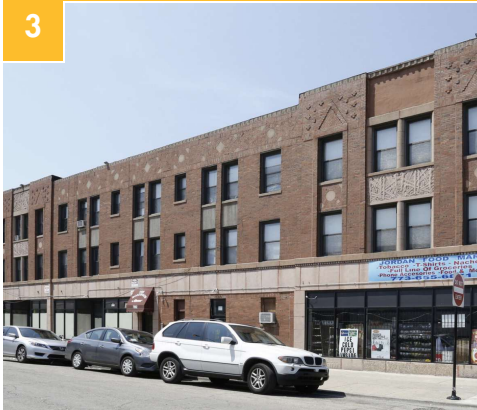


8311-8313 S RACINE

Chicago, IL 60620

Price:	\$555,000	Bldg Size:	2,900 SF
No. Units:	10	Cap Rate:	N/A
Year Built:	1930		





3

1701 W 79TH ST

Chicago, IL 60620

Price:	\$2,100,000	Bldg Size:	15,300 SF
Lot Size:	7,405 SF	No. Units:	16
Cap Rate:	N/A		



4

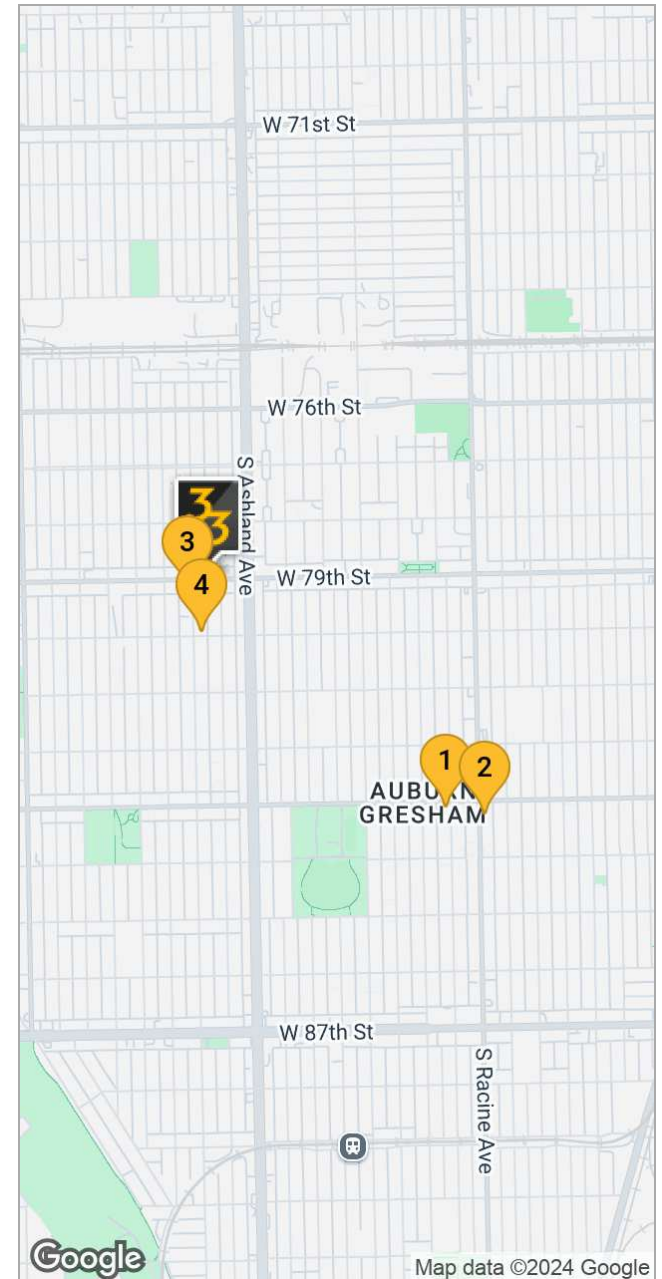
7955-7959 S PAULINA ST

Chicago, IL 60620

Price:	\$1,095,000	Bldg Size:	15,781 SF
Lot Size:	7,324 SF	No. Units:	13
Cap Rate:	12.10%		



	NAME/ADDRESS	PRICE	NO. UNITS	PRICE/UNIT
★	1641 W 79th 1641 W 79th Street Chicago, IL	\$650,000	20	\$32,500
1	8300 S Elizabeth 8300 S Elizabeth Chicago, IL	\$508,000	6	\$84,667
2	8311-8313 S Racine Chicago, IL	\$555,000	10	\$55,500
3	1701 W 79th St Chicago, IL	\$2,100,000	16	\$131,250
4	7955-7959 S Paulina St Chicago, IL	\$1,095,000	13	\$84,231
AVERAGES		\$1,064,500	11	\$88,912



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,470	12,069	35,109
Average Age	40	41	42
Average Age (Male)	38	39	40
Average Age (Female)	41	43	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,299	5,049	14,068
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$56,671	\$59,507	\$64,332
Average House Value	\$185,814	\$186,148	\$197,851

Demographics data derived from AlphaMap

