

1746-1748 W NORTH AVE
OFFERING MEMORANDUM
CHICAGO, IL



Relax Foot Spa

1748 W North Ave

773-799-8336

1746-48

1746

OPEN

FOOTS' A
7737998336

- NECK
- SHOULDER
- BACK
- FOOT
- CHAIR

Special \$38
Per Hour

MASSAGE
REFLEXOLOGY
HOT STONE
DEEP TISSUE
SPORTS
TRIGGER POINT
CHIROPRACTOR
ACUPUNCTURIST

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BUY SUPPLIES
- TUBING
- FABRIC
- YARN
- TRIMMERS
- BAKING
- CUSTOM FRAMES
- STARTER KITS
- MANY MORE IDEAS

MAKE YOUR OWN RUG CLASSES
- 5 DAYS A WEEK
- 1-ON-1 GROUP SESSIONS
- 25 APPROXIMATE
- OPEN STUDIO MEMBERSHIPS

property description



Rarely available 7-unit elevator condo quality building in the heart of Bucktown. This well-maintained building is ready for the next investor to sit back and collect rent. Two commercial store front spaces with long term leases in place with leases ending in 2028. All residential units are 3 bedrooms, 2 bath condo quality units featuring large custom kitchen with granite countertops, stainless appliances, custom cabinets opening to living room and dining room. Three true bedrooms features primary bedroom with ensuite bathroom with double bowl stone countertops, and separate shower. Large second and third bedrooms along with updated second bath. Hardwood floors throughout. All units have separate HVAC, in-unit washer and dryer and all pay their own utilities. All residential finishes similar in all units. Unit 4W and 4E have interior unit stairs to access the private roof deck. Unit 3 is a full floor with huge front and rear terrace spaces to entertain. Unit 3 features three-bedroom, two full baths plus a half bath. Full floor unit 3 primary bath has double bowl sink, separate shower plus soaking tub. Photos are from unit 4W along with floorplan, 2W are identical to 4W. 2E, 4E units are the same as 4W layout just flipped. Unit 3 is a full floor see floorplan. Finishes in the building are all high-end and similar throughout. Parking spaces in the rear of the building. A member of the LLC holds an Illinois real estate license. The listing broker is not a member of the LLC.

PIN 14-314-280-55-0000

2023 TAXES \$58,952.11



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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

financial information



EXPENSES

Utilities - electric	\$2,010.60	Insurance	\$13,995.72
Utilities - water	\$6,457.14	Plumbing	\$0.00
Utilities - gas	\$873.30	Property Taxes	\$57,308.72
Telephone	\$879.68	Tenant Charge Back	\$0.00
Elevator Repairs	\$518.00	Property Management	\$10,800.00
Appliance Repair	\$0.00	Arrangement of Repairs	\$0.00
Appliance Replacement	\$0.00	Materials and Supplies	\$0.00
HVAC Repairs	\$0.00	Lease Renewal	\$0.00
Maintenance	\$17,123.95		
Trash Pick Up	\$4,373.40		
		TOTAL EXPENSES	\$114,340.51

rent roll



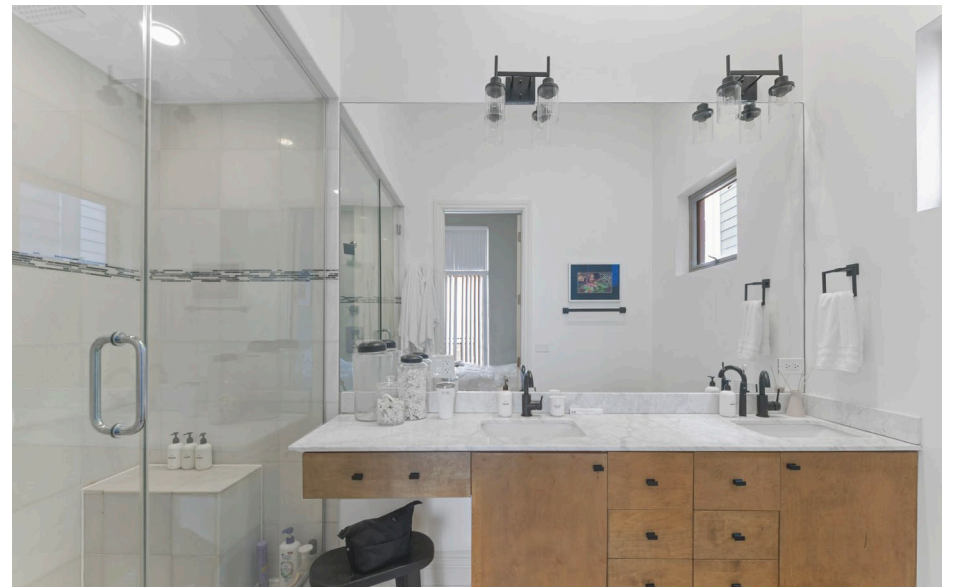
UNIT	LEASE START	LEASE END	AMOUNT
1746-1C	4/3/23	3/31/28	\$3,443.33
1748-1C	9/27/17	4/30/28	\$3,897.80
1746-2E	4/1/24	3/30/25	\$4,075.00
1748-2W	10/25/20	7/31/25	\$3,850.00
1748-3	9/1/24	8/31/25	\$4,675.00
1746-4E	7/1/24	6/30/25	\$4,700.00
1748-4W	6/1/24	5/31/25	\$5,000.00

pays CAM add roughly \$300 per month

TOTAL : **\$29,641.13**

this amount includes estimate CAM for 1C

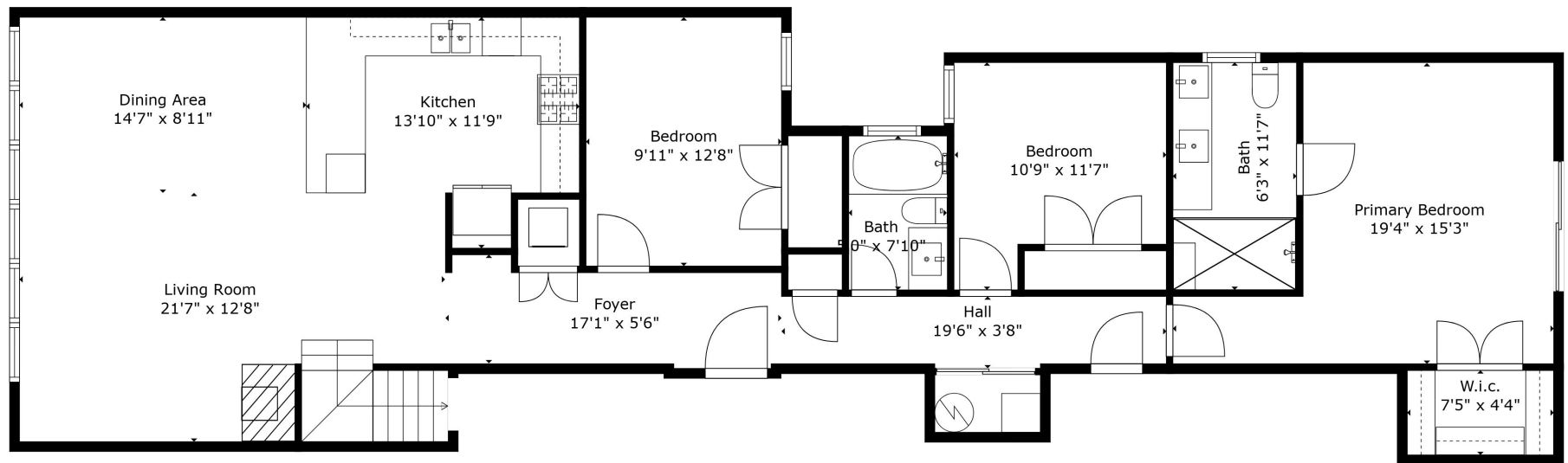
Photos



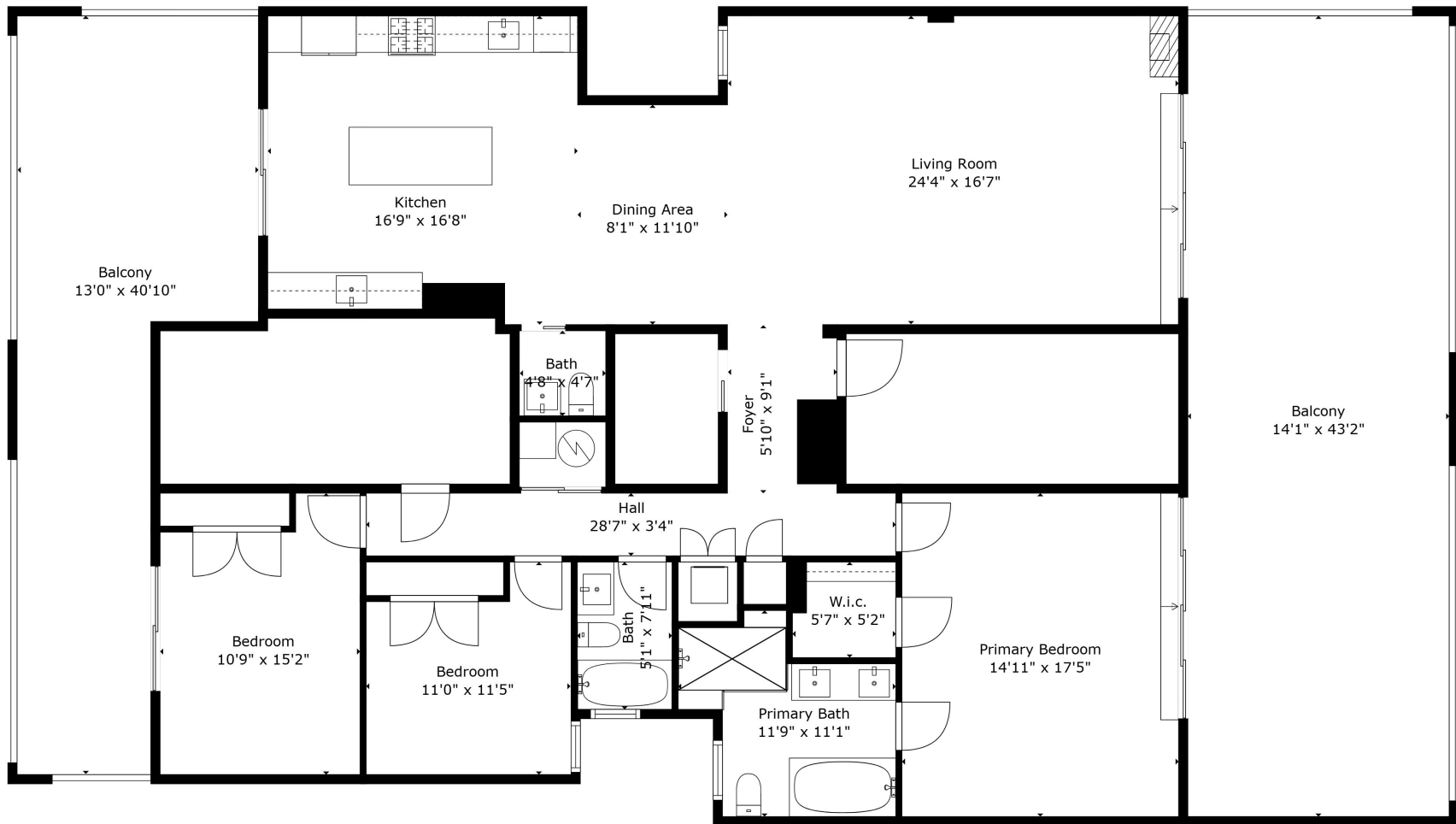
aerial map



floor plan



floor plan



neighborhood information



BUCKTOWN

As an artists' community, nightlife hotspot, foodie destination, and shopping mecca, Bucktown is undisputedly one of Chicago's trendiest neighborhoods. Bucktown's restaurant scene is diverse and local friendly. Residents also enjoy a unique mix of independent bookstores, shops, bars, galleries, and theaters. Meanwhile, upscale retailers have made the neighborhood a designer destination. Located a few miles northwest of The Loop, Bucktown has a variety of housing including modern new construction, stately brownstones, and loft apartments and condominiums. Between the CTA's Blue Line, the 606 Trail, and numerous bus routes, it's easy for residents to get to surrounding neighborhoods. Likewise, drivers appreciate being able to hop on the expressway just east of the community.



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area information



demographics

	1 mile	3 mile	5 mile
2023 Estimated Population	54,953	567,500	1,187,254
2023 Estimated Households	28,510	302,078	568,128
Estimated Average Household Income	\$205,089	\$172,613	\$146,680



PASQUALE RECCHIA

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