



PROPERTY HIGHLIGHTS

- 10.06% Cash on Cash return, 8.47% cap rate
- Convenient location close to the CTA and bus.
- Very well-maintained, beautiful, sizable building with quality tenants.

OFFERING SUMMARY

Sale Price:	\$1,940,000
Number of Units:	8
Lot Size:	11,400 SF
Building Size:	14,152 SF
NOI:	\$164,283.73
Cap Rate:	8.47%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,564	3,279	10,239
Total Population	3,770	8,189	23,808
Average HH Income	\$44,904	\$48,513	\$53,360

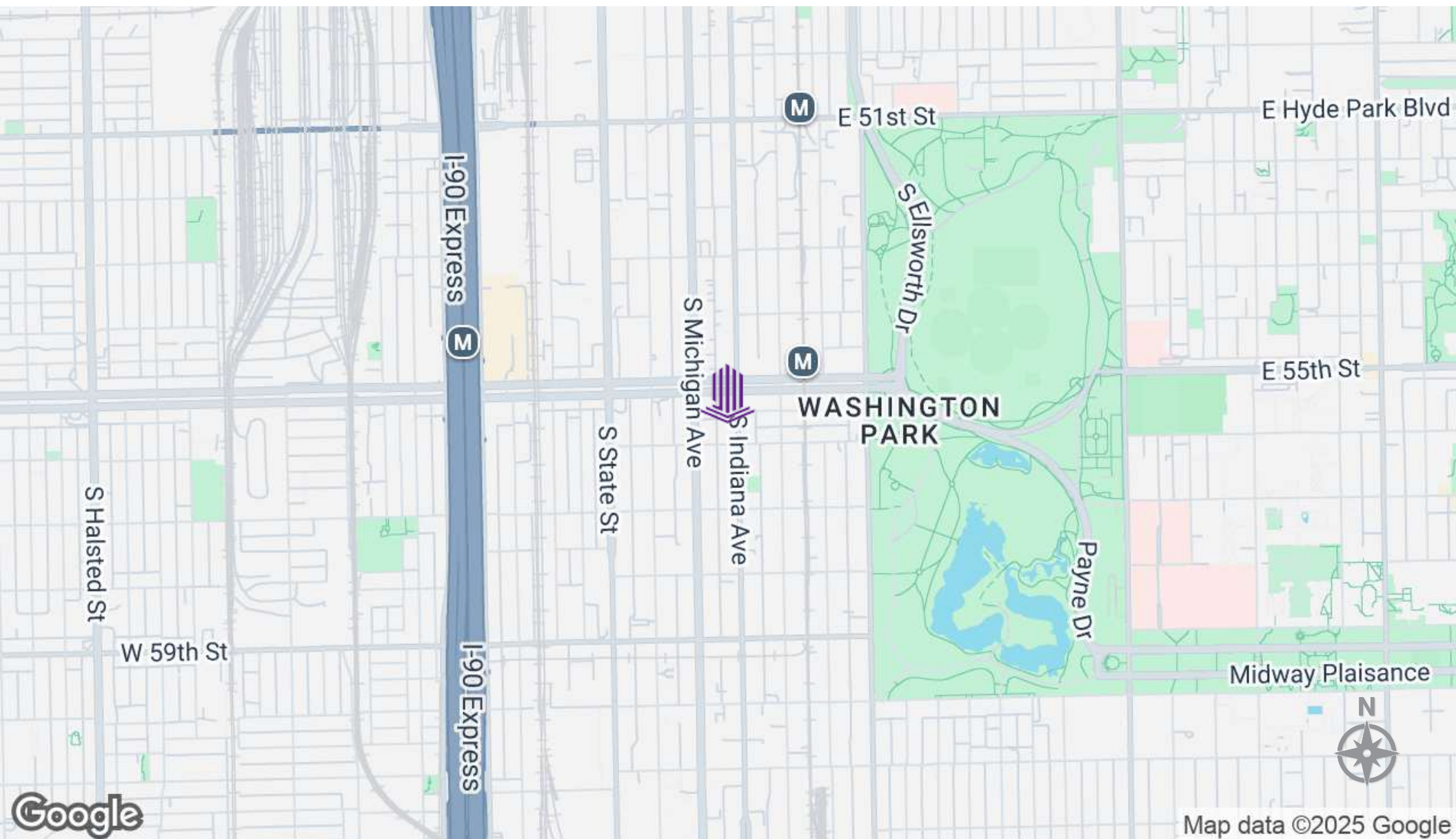


YOU MU VENTURES LLC
312.888.5486
236 S. Racine Ave, Chicago, IL 60607
yomuventures.com

TONY LIU
tony@yomuventures.com
312.888.5486

LOCATION MAP

5526 - 5528 S. INDIANA AVE



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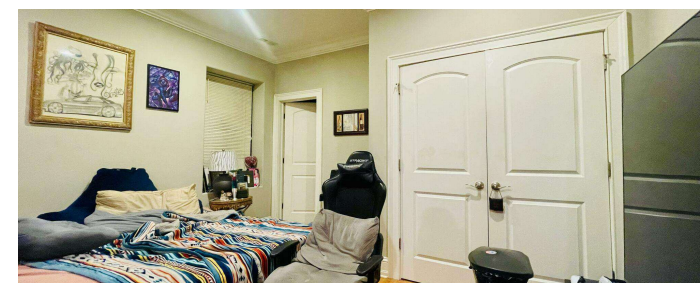
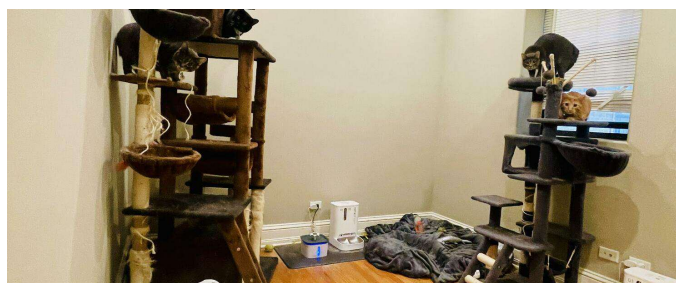
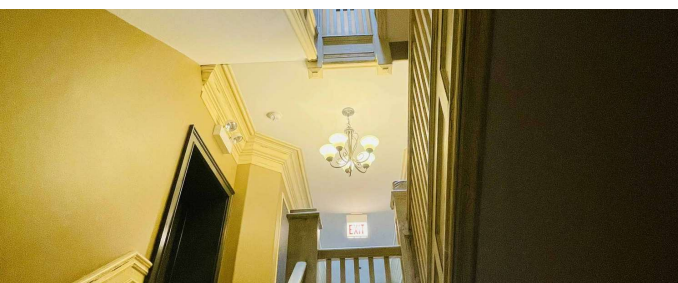
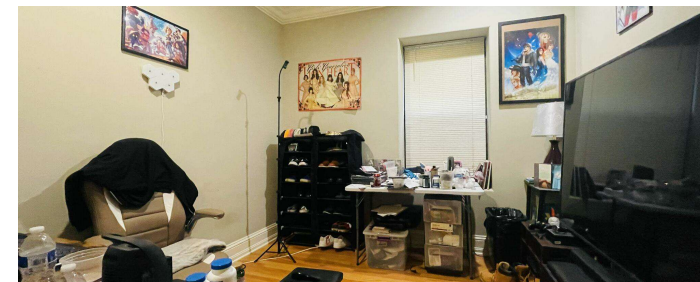
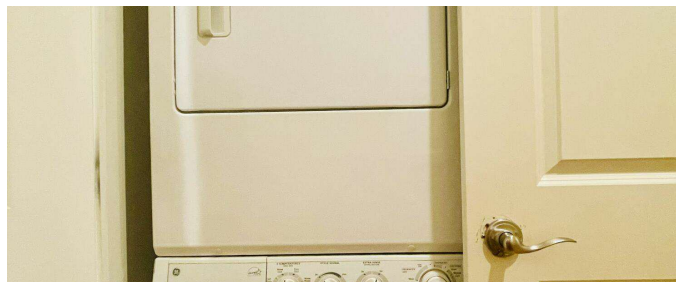
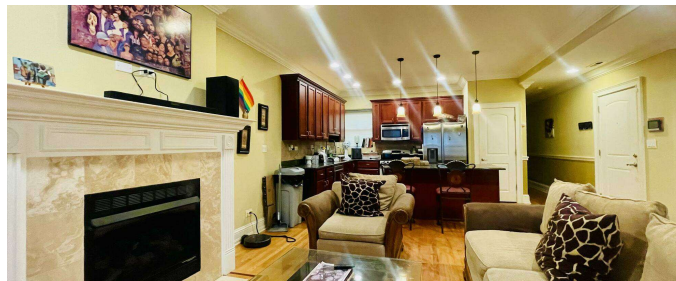
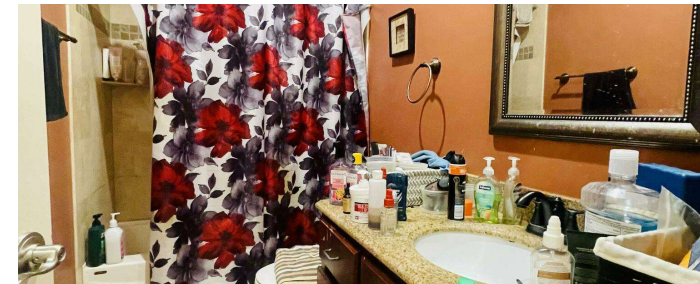
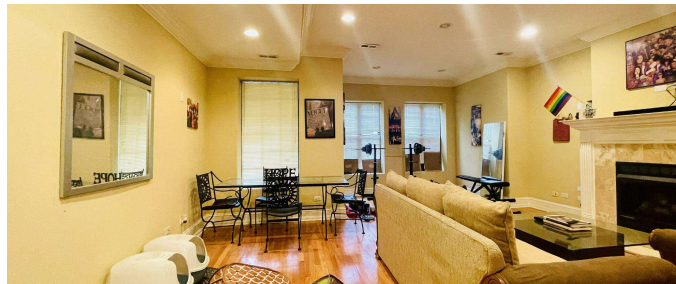
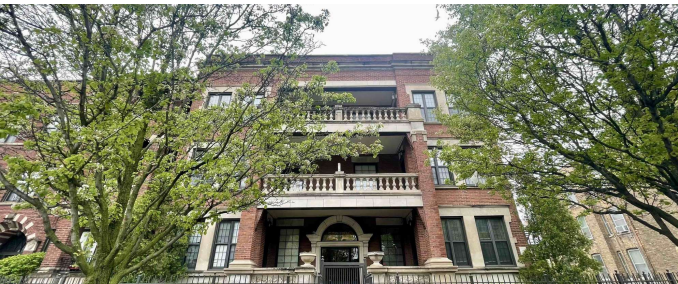
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ADDITIONAL PHOTOS

5526 - 5528 S. INDIANA AVE



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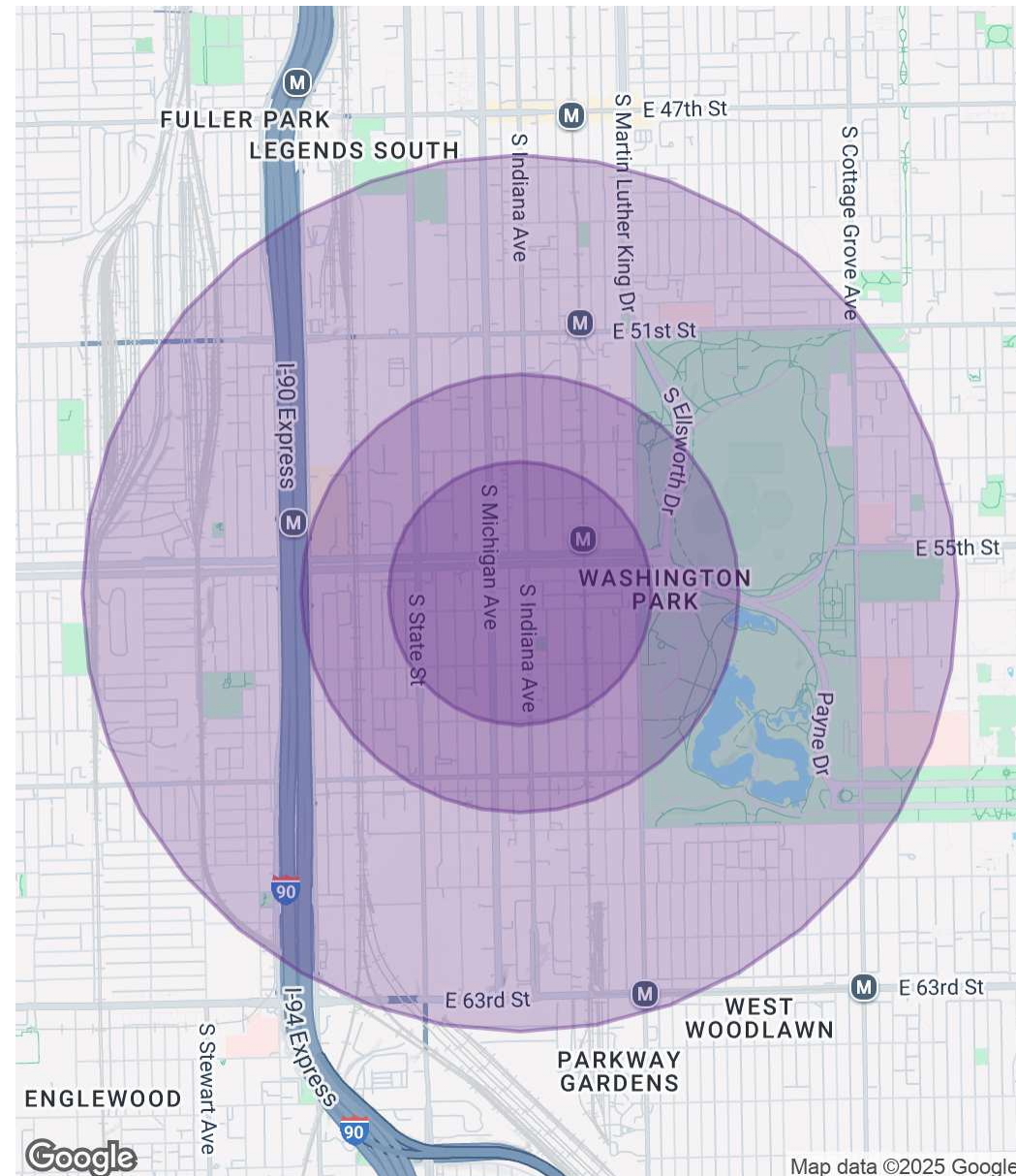
DEMOGRAPHICS MAP & REPORT

5526 - 5528 S. INDIANA AVE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,770	8,189	23,808
Average Age	35	35	36
Average Age (Male)	33	33	35
Average Age (Female)	36	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,564	3,279	10,239
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$44,904	\$48,513	\$53,360
Average House Value	\$295,332	\$271,571	\$296,400

Demographics data derived from AlphaMap



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