

FOR SALE

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# 7822-7824 S South Shore Drive

26,229 Approx SF

24 Apartments # of Units



**SAFDIE REALTY GROUP**

Exclusive Broker

**Roni Yaghoobzar**

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**PROPERTY SUMMARY**

7822-7824 S South Shore Drive

**INVESTMENT HIGHLIGHTS**

- 24 Apartments # of Units
- 26,229 Approx SF
- 10.48% Current Cap Rate
- \$91,666 Price/Unit
- \$84 Price/SF
- Lot SF 19,789 SF

Safdie Realty Group has been retained on an exclusive basis to arrange for the sale of the property located at 7822-7824 S. South Shore Drive, Chicago, IL ("Real Property"). The Real Property is a multifamily apartment building comprising a total of 24 units.

A data box of further information/documentation is available upon request and signed NDA.



PROPERTY PHOTOS



FINANCIALS

FOR SALE

7822-7824 S SOUTH SHORE DRIVE				EXISITING	7822-7824 S SOUTH SHORE DRIVE			PROFORMA
UNIT #	RENT	BED	NOTES		UNIT #	RENT	BED	NOTES
7822-A1	\$1,200.00	1 bed 1 bath	Vacant FM		7822-A1	\$1,200.00	1 bed 1 bath	Vacant FM
7822-A2	\$1,000.00	1 bed 1 bath	FM		7822-A2	\$1,200.00	1 bed 1 bath	FM
7822-A3	\$1,000.00	1 bed 1 bath	FM		7822-A3	\$1,200.00	1 bed 1 bath	FM
7822-B1	\$1,000.00	1 bed 1 bath	FM		7822-B1	\$1,200.00	1 bed 1 bath	FM
7822-B2	\$1,000.00	1 bed 1 bath	FM		7822-B2	\$1,200.00	1 bed 1 bath	FM
7822-B3	\$1,000.00	1 bed 1 bath	FM		7822-B3	\$1,200.00	1 bed 1 bath	FM
7822-C1	\$1,000.00	1 bed 1 bath	FM		7822-C1	\$1,200.00	1 bed 1 bath	FM
7822-C2	\$1,000.00	1 bed 1 bath	FM		7822-C2	\$1,200.00	1 bed 1 bath	FM
7822-C3	\$1,000.00	1 bed 1 bath	FM		7822-C3	\$1,200.00	1 bed 1 bath	FM
7822-D1	\$1,150.00	2 bed 1 bath	FM		7822-D1	\$1,400.00	2 bed 1 bath	FM
7822-D2	\$1,171.00	2 bed 1 bath	FM		7822-D2	\$1,400.00	2 bed 1 bath	FM
7822-D3	\$1,150.00	2 bed 1 bath	FM		7822-D3	\$1,400.00	2 bed 1 bath	FM
7824-A1	\$1,000.00	1 bed 1 bath	FM		7824-A1	\$1,200.00	1 bed 1 bath	FM
7824-A2	\$1,000.00	1 bed 1 bath	FM		7824-A2	\$1,200.00	1 bed 1 bath	FM
7824-A3	\$1,000.00	1 bed 1 bath	FM		7824-A3	\$1,200.00	1 bed 1 bath	FM
7824-B1	\$1,000.00	1 bed 1 bath	FM		7824-B1	\$1,200.00	1 bed 1 bath	FM
7824-B2	\$1,000.00	1 bed 1 bath	FM		7824-B2	\$1,200.00	1 bed 1 bath	FM
7824-B3	\$1,044.00	1 bed 1 bath	FM		7824-B3	\$1,200.00	1 bed 1 bath	FM
7824-C1	\$1,000.00	1 bed 1 bath	FM		7824-C1	\$1,200.00	1 bed 1 bath	FM
7824-C2	\$1,000.00	1 bed 1 bath	FM		7824-C2	\$1,200.00	1 bed 1 bath	FM
7824-C3	\$1,200.00	1 bed 1 bath	Vacant FM		7824-C3	\$1,200.00	1 bed 1 bath	Vacant FM
7824-D1	\$1,400.00	2 bed 1 bath	Vacant FM		7824-D1	\$1,400.00	2 bed 1 bath	Vacant FM
7824-D2	\$1,150.00	2 bed 1 bath	FM		7824-D2	\$1,400.00	2 bed 1 bath	FM
7824-D3	\$1,150.00	2 bed 1 bath	FM		7824-D3	\$1,400.00	2 bed 1 bath	FM

**Total Per Month \$25,615.00**

**Total Per Year \$307,380.00**

**Total Per Month \$30,000.00**

**Total Per Year \$360,000.00**

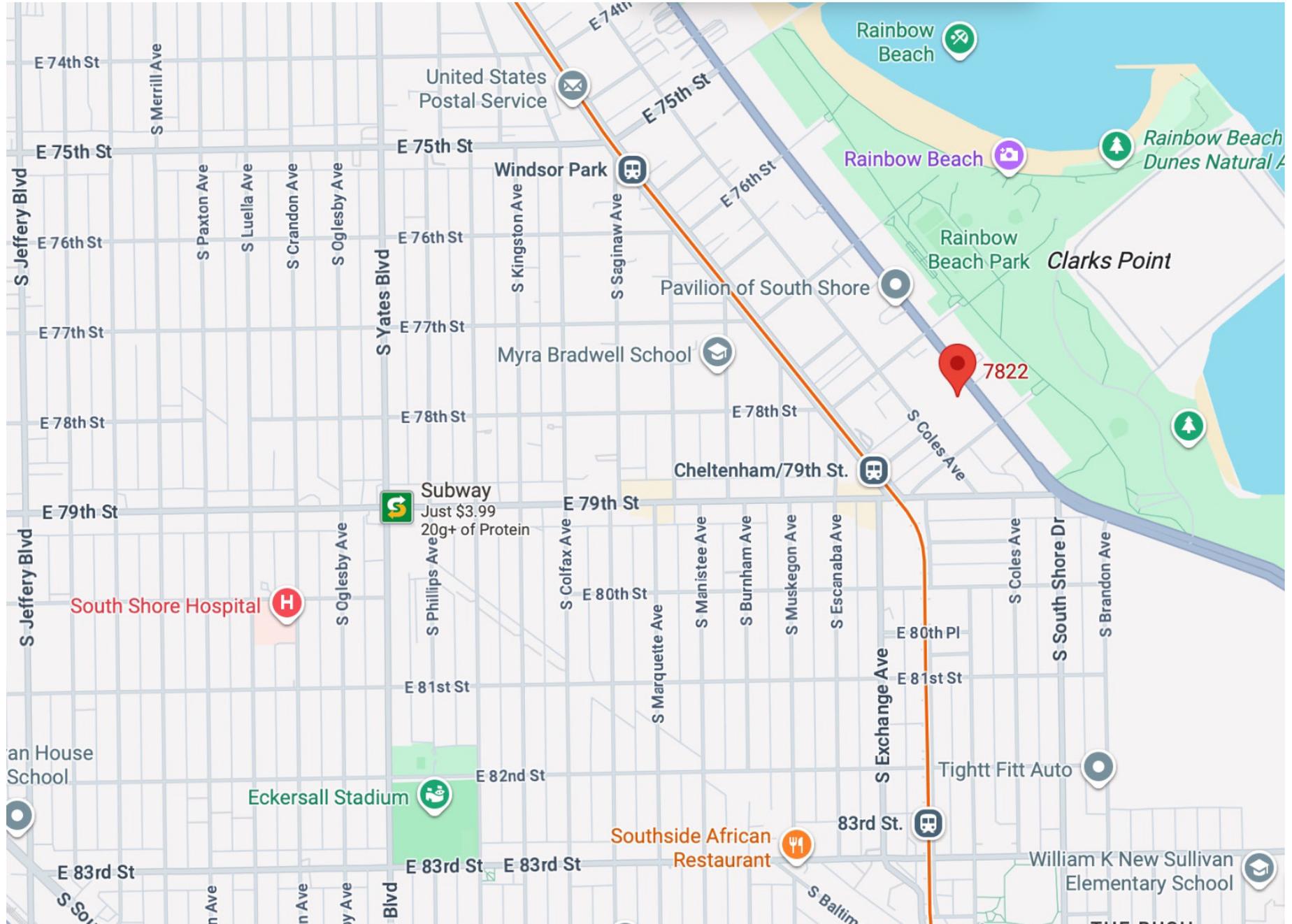


## FINANCIALS

EXPENSES		EXPENSES	
TAX	\$21,683.00	TAX	\$21,683.00
INSURANCE	\$9,600.00	INSURANCE	\$9,600.00
WATER	\$12,000.00	WATER	\$12,000.00
GAS/HEAT	\$0.00	GAS/HEAT	\$0.00
ELECTRIC	\$1,800.00	ELECTRIC	\$1,800.00
VACANCY	\$9,221.40	VACANCY	\$10,800.00
MANAGEMENT	\$9,221.40	MANAGEMENT	\$10,800.00
REPAIRS	\$9,600.00	REPAIRS	\$9,600.00
MIC	\$3,600.00	MIC	\$3,600.00
<b>TOTAL</b>	<b>\$76,725.80</b>	<b>TOTAL</b>	<b>\$79,883.00</b>
<b>NOI</b>	<b>\$230,654.20</b>	<b>NOI</b>	<b>\$280,117.00</b>
<b>PURCHASE PRICE</b>	<b>\$2,199,999.00</b>	<b>PURCHASE PRICE</b>	<b>\$2,199,999.00</b>
<b>CAP RATE</b>	<b>10.48%</b>	<b>CAP RATE</b>	<b>12.73%</b>

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**26,229 APPROX SF**  
**24 APARTMENTS # OF UNITS**

**7822-7824 S SOUTH SHORE DRIVE**

**FOR MORE INFORMATION, PLEASE CONTACT**

**EXCLUSIVE BROKER**  
**RONI YAGHOOBZAR**

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