

**1502 W. 79TH ST.
3 UNIT MIXED-USE RETAIL & RESIDENTIAL**



AUBURN GRESHAM | CHICAGO, IL



kw ONECHICAGO
KELLERWILLIAMS.

PROPERTY SUMMARY

Pricing Summary

Pricing	\$200,000
Number of Units	3
Land AC	3,000 SF
Total GBA SF	6,780 SF
Price / SF	\$29.50 per SF
Occupancy %	0%
Number of Buildings	1
Year Built	1929
Zoning	B1-2
Property Type	Mixed-Use Retail/Residential
Parcel Number	20-29-318-034
Property Tax(s)	\$3,522.78 (2021)



PROPERTY PHOTOS



PROPERTY PHOTOS



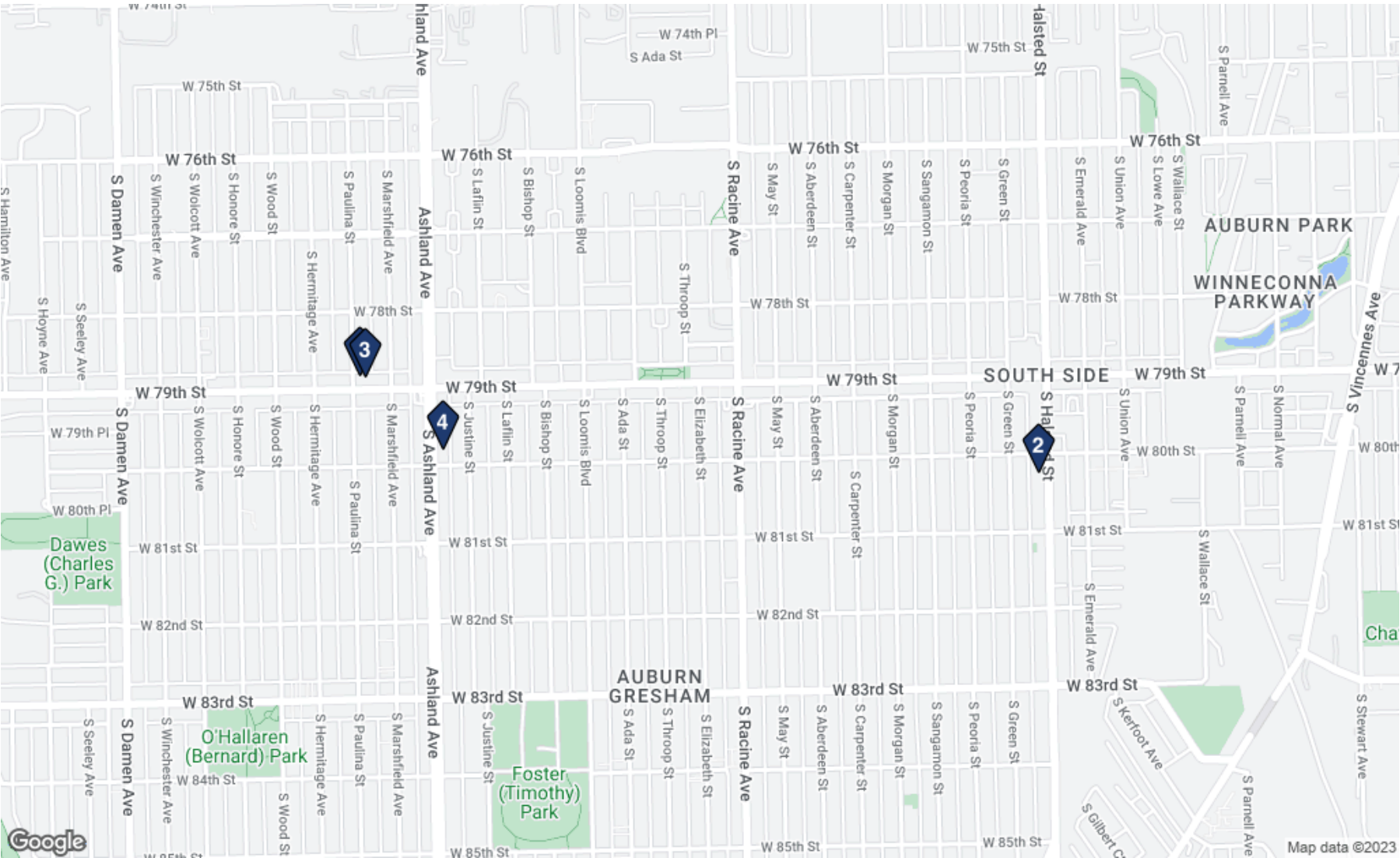
AERIAL PHOTOS







SALE COMPARABLES

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
4	9.3%	\$53	-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES

<div>1 1656 W 79th St - Retail Salon and 8-unit Multi-Family Building</div> <div>SOLD</div> <div> <div> Chicago, IL 60620 Sale Date Jan 12, 2023 Sale Price \$418,000 Price/SF \$92.74 Actual Cap Rate 5.00% Parcels 20-30-434-037-0000 Comp ID 6300535 Comp Status Research Complete </div> <div> Cook Type 2 Star Retail Storefront Re- tail/Residential Year Built 1966 GLA 4,507 SF Land Acres 0.14 AC Land SF 6,098 SF Zoning C-1 </div> <div>  </div> </div>
<div>2 8014-8022 S Halsted St</div> <div>SOLD</div> <div> <div> Chicago, IL 60620 Sale Date Apr 30, 2022 Sale Price \$265,000 Price/SF \$35.55 Actual Cap Rate 17.16% Parcels 20-32-215-024-0000 Comp ID 5981756 Comp Status Public Record </div> <div> Cook Type 2 Star Retail Storefront Re- tail/Residential Year Built 1927 GLA 7,455 SF Land Acres 0.28 AC Land SF 12,197 SF Zoning B3-2 Sale Condition Distress Sale, 1031 Exchange, Sale Leaseback </div> <div>  </div> </div>
<div>3 1648 W 79th St</div> <div>SOLD</div> <div> <div> Chicago, IL 60620 Sale Date Dec 10, 2021 Sale Price \$120,000 Price/SF \$40.00 Parcels 20-30-434-033-0000 Comp ID 5836407 Comp Status Public Record </div> <div> Cook Type 2 Star Retail Storefront Re- tail/Residential Year Built 1924 GLA 3,000 SF Land Acres 0.06 AC Land SF 2,614 SF Zoning 50 </div> <div>  </div> </div>
<div>4 7955-7959 S Ashland Ave - Old Bank Of America Building</div> <div>SOLD</div> <div> <div> Chicago, IL 60620 Sale Date Jun 23, 2021 Sale Price \$670,000 Price/SF \$44.67 Actual Cap Rate 5.70% Parcels 20-32-100-015-0000 Comp ID 5565245 Comp Status Public Record </div> <div> Cook Type 2 Star Retail Storefront Re- tail/Residential Year Built 1929 GLA 15,000 SF Land Acres 0.18 AC Land SF 7,745 SF Zoning B2-1, Chicago </div> <div>  </div> </div>

CONNECTING CAPITAL, MAXIMIZING VALUE

PREMIER ACCESS TO GLOBAL INVESTOR PROFILES

➤ Foreign and International Buyers

Foreign investors seeking domestic opportunities and technology enablers that direct foreign demand

➤ 1031 Exchange Capital

Time-Sensitive investors seeking acquisition opportunities for capital gains tax deferral

➤ Cross-Product Capital

Opportunistic investors seeking diversification in other real estate property types

➤ 1st Tier Investors

Pension funds, advisors, banks, REITs, and life insurance companies

➤ 2nd Tier Investors

Syndicators, developers, merchant builders, general partnerships, and professional investors

➤ 3rd Tier Investors

Private, individual investors who account for the majority of transactions in the marketplace



kw ONECHICAGO
KELLERWILLIAMS.

MAXIMIZING RESULTS WITH 1,000+ MARKET CENTERS THROUGHOUT THE U.S.

With more than a 1,000 market centers across the U.S., over 180,000 sales professionals nationally, cutting-edge technology and proven methodology, we efficiently match buyers and sellers both regionally and nationally to maximize your success.

National Investors
We contact active investors nationally

04

International Investors

We contact active investors internationally

03

02

Midwest Investors

We contact active investors in the midwest region

Local Investors
We contact active investors in the local market

01



5

CONTINENTS

50

REGIONS

230+

MARKET CENTER LOCATIONS



kw ONECHICAGO
KELLERWILLIAMS.

A GLOBAL REAL ESTATE POWERHOUSE

Albania
Argentina
Aruba
Belgium
Belize
Bermuda
Cambodia
Chile
Colombia
Costa Rica
Cyprus
Czech Republic
Dominican Republic
Dubai, UAE
France

Greece
Guyana
Honduras
Indonesia
Ireland
Israel
Italy
Jamaica
Japan
Luxembourg
Malaysia
Mexico
Monaco
Mongolia

Morocco
Nicaragua
Northern Cyprus
Panama
Paraguay
Peru
Philippines
Poland
Portugal
Puerto Rico
Romania
São Paulo, Brazil
Saudi Arabia
Serbia

Sint Maarten
Slovenia
Southern Africa
Spain
Suriname
Thailand
Turkey
Turks and Caicos
United Kingdom
Uruguay
Vietnam



kw ONECHICAGO
KELLERWILLIAMS.

1502 W. 79th St.

Tony Hardy

Executive Director
Multifamily Investment Advisor
tonyhardy@kw.com
Tel: (773) 575-6082

Frank Martinez

Director of Multifamily Investment Advisory Services
Multifamily Investment Advisor
frank@kwcommercial.com
Tel: (847) 732-2388

Justin Conner

Director of Mid-Market Services
Multifamily Investment Advisor
bluewhalcollective@kwcommercial.com
Tel: (708) 707-4139

Jason York

Director of Dispositions
Multifamily Investment Advisor
jyork@kwcommercial.com
Tel: (630) 808-4398

Amal McCaskill

Director of Sports & Entertainment Division
Multifamily Investment Advisor
amal@kwcommercial.com
Tel: (646) 234-0706

Cody Danielczyk

Associate Director
Multifamily Investment Advisor
cody@kwcommercial.com
Tel: (312) 620-7008

Ala Alnahhas

Associate Director
Multifamily Investment Advisor
alnahhas@kwcommercial.com
Tel: (217) 721-3690

Bianca Hrobowski

Associate Director of Retail Services
Multifamily Investment Advisor
biancah@kwcommercial.com
Tel: (773) 255-1521

Kelly Rich

Director of Investor Relations
Multifamily Investment Advisor
kellyrich@kwcommercial.com
Tel: (630) 667-6276

Travis Montgomery

Director of Business Development & Marketing
Multifamily Investment Advisor
travis.m@kwcommercial.com
Tel: (773) 946-8816

Ariana Abercrombie

Director of Operations & Commercial Services
Multifamily Investment Advisor
ariana@kwcommercial.com
Tel: (312) 805-3756

Vince Ewing

Director of Acquisitions
Multifamily Investment Advisor
vince.ewing@kwcommercial.com
Tel: (773) 807-8119

JD Sloat

Director of North Lakefront
Multifamily Investment Advisor
jsloat@kwcommercial.com
Tel: (847) 902-1699

Daryl Williams

Associate Director
Multifamily Investment Advisor
daryl@kwcommercial.com
Tel: (407) 252-5390

Tracii Randolph

Associate Director of Resi-Mercial Services
Multifamily Investment Advisor
tracii.randolph@kwcommercial.com
Tel: (312) 914-6323

Skyler Lemons

Associate Director
Multifamily Investment Advisor
skylerlemons@kwcommercial.com
Tel: (773) 746-3282





kw ONECHICAGO
KELLER WILLIAMS.