

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



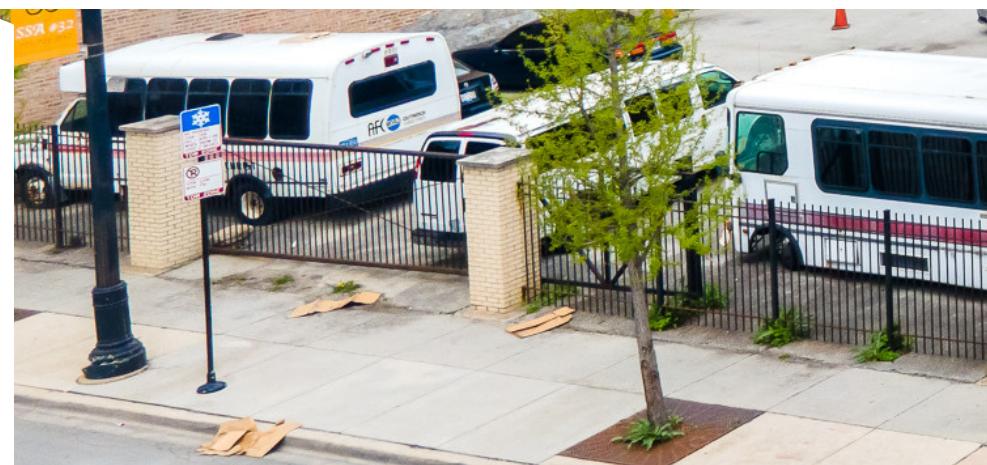
AUBURN GRESHAM | CHICAGO, IL



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

4

Avg. Cap Rate

9.3%

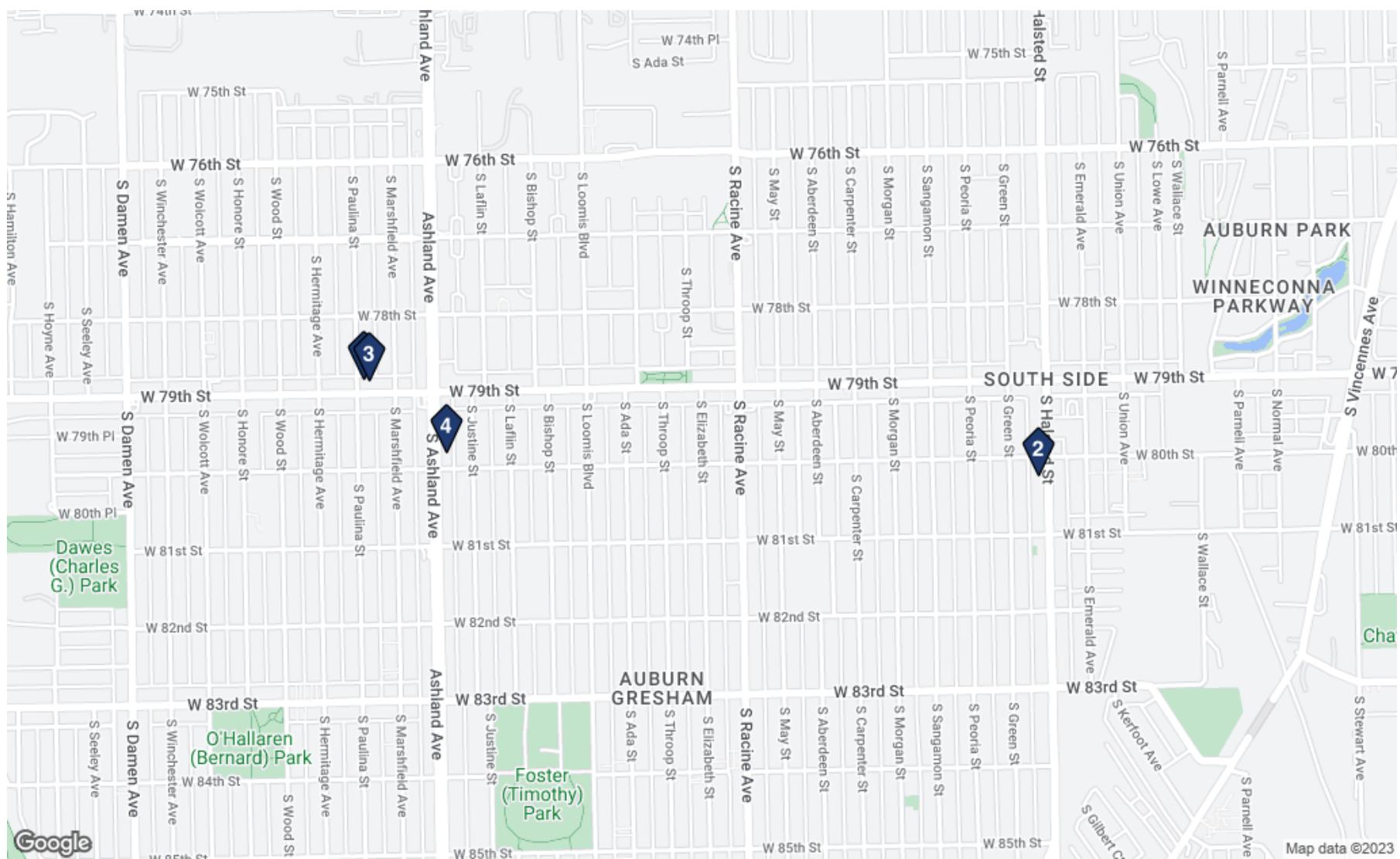
Avg. Price/SF

\$53

Avg. Vacancy At Sale

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SALE COMPARABLES LOCATIONS



SALE COMPARABLES

1 1656 W 79th St - Retail Salon and 8-unit Multi-Family Building	SOLD
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	Cook Type 2 Star Retail Storefront Residential Year Built 1966 GLA 4,507 SF Land Acres 0.14 AC Land SF 6,098 SF Zoning C-1 
2 8014-8022 S Halsted St	SOLD
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	Cook Type 2 Star Retail Storefront 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 
3 1648 W 79th St	SOLD
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	Cook Type 2 Star Retail Storefront Residential Year Built 1924 GLA 3,000 SF Land Acres 0.06 AC Land SF 2,614 SF Zoning 50 
4 7955-7959 S Ashland Ave - Old Bank Of America Building	SOLD
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	Cook Type 2 Star Retail Storefront Residential Year Built 1929 GLA 15,000 SF Land Acres 0.18 AC Land SF 7,745 SF Zoning B2-1, Chicago 

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



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