

COMPASS



FOR SALE

MULTI-FAMILY HOME

1435 W Lexington St
Chicago, IL 60622

6 Units | \$1,525,000



MANDILE+LORIMER

PROPERTY GROUP

1435 W Lexington Street

Listed for \$1,525,000

6 Legal Units

Welcome to 1435 W Lexington St, an oversized 6 unit all brick building in the heart of Little Italy! RARELY available, this meticulously maintained building has undergone significant updates including complete tuckpointing, updated plumbing / electrical, new windows with aluminum wrap on the front, newer central heating systems / furnaces, updated kitchens and bathrooms, re-faced chimneys, caulked / seal-coated roof, and paint throughout just to highlight a short list! The common areas are in impeccable condition, with the patio and balconies recently brushed down to the base concrete / wood and repainted. Each updated unit exudes charm, featuring hardwood floors, abundant natural light from numerous windows, soaring 9-foot ceilings, crown molding, spacious kitchens, AC units, ceiling fans, and storage. Rear residents can enjoy their own balconies with sitting area and the whole building has the convenience of an on-site full laundry room, with ample street parking available, and the potential for the future owner to build out a rooftop deck with downtown skyline views. Situated on a picturesque, tree-lined street with dollar homes, this prime location is within walking distance Taylor St, Rush Medical, UIC, an array of restaurants / bars that Little Italy offers, and the beautiful Arrigo Park. Just moments away from the Blue / Pink Lines, CTA Bus, 290, 90/94, The Loop, and everything else the city offers! Don't miss out on this incredible investment opportunity that offers a great return, it will not last! Make it yours today!









Property Type: Multi-Family (6 Units)

Year Built: Unknown

Number of Units: 6 Legal Units

Stories: 3 Stories

Property PIN: 17-17-304-010-0000

2023 Property Taxes: \$19,689.42



NEIGHBORHOOD OVERVIEW

The bustling neighborhood of Little Italy was named for the Italian immigrants who settled there between 1850 and 1950, bringing with them authentic traditions and recipes. Taylor Street, a historic thoroughfare lined with well-loved Italian restaurants and businesses, rests at its heart.



Walker's Paradise

Walk Score®

93 / 100



Biker's Paradise

Bike Score®

92 / 100



Excellent Transit

Transit Score®

75 / 100



FINANCIALS

UNIT#

RENT

LEASE END DATE

Unit 1F (2 Bed)	\$1810	Leased Month to Month
Unit 1R (2 Bed)	\$1650	Under Lease Until 06/30/2025
Unit 2F (2 Bed)	\$1795	Under Lease Until 04/15/2025
Unit 2R (2 Bed)	\$1895	Under Lease Until 06/30/2025
Unit 3F (2 Bed)	\$2100	Under Lease until 08/31/2025
Unit 3R (2 Bed)	\$1750	Under Lease Until 06/31/2025

INCOME

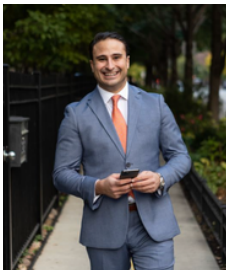
Gross Monthly	\$11,000
Laundry	\$400/Month
Gross Yearly	\$136,800
Net Income	\$108,220

EXPENSES

Taxes - 2023	\$19,689.42
Insurance	\$4,300
Water / Sewer	\$1560
Common Gas / Electric	\$1230
Garbage	\$1800
Total	\$28,579.42



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