

FOR AUCTION

17 Unit Single Room Occupancy (SRO)

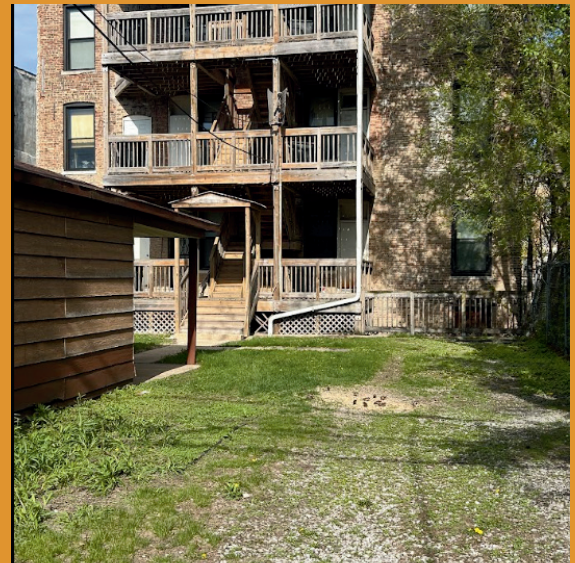
Bronzeville

- ✓ 4622-4624 S Indiana Ave
Chicago, IL 60653
- ✓ Prime Development
Opportunity
- ✓ Thriving Neighborhood
Growth
- ✓ Transit-Oriented Location



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The Commercial
Real Estate Experts



PROPERTY DETAILS

**4622-4624 S. Indiana Ave
Chicago, IL 60653**

This investment opportunity will be going to Auction in August of 2026. You will be able to bid on this investment opportunity between August 17 - 19. If you would like a tour or to discuss the opportunity in more detail, please call SK Properties Group.

Developers and investors, this property is currently being operated as single-room occupancy (SRO) units. However, each unit has a minimum of two rooms. The highest and best use would be either conversion to six condominiums or upscale apartment rentals. The property is located in the historic, developing Bronzeville area. Newly constructed condominiums and townhomes are already in operation, and new units are coming to market.

The annual income is \$127,800, and the NOI is \$65,560 indicating full occupancy. There are 16 single-room units, including one traditional unit on the first floor with three bedrooms, a den, a bath, and in-unit laundry. All leases are currently month-to-month. A new common boiler and hot water tank were installed in the fall of 2024. The gas, electric, and water utilities are all commonly operated. This property is within walking distance of public transportation and shopping.



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Actual Property Operations 2025

17-Unit Multifamily Property/Currently Zoned as a Single Room Occupancy (SRO)

Rental Income	\$127,800
Vacancy 24%	-\$30,672
Effective Rental Income [ACTUAL]	\$97,128
Total Expenses	-\$58,406
NOI	\$38,722

Water	\$4,617
Gas/Heat	\$9,737
Electric	\$6,189
Insurance	\$12,032
Scavenger	\$3,170
R.E. Tax 2024	\$16,661
Management	\$6,000
Total Expenses	\$58,406

Rent Roll 2025	
Unit 1	\$700
Unit 3	\$650
Unit 15	\$700
Unit 18	\$650
Unit 21	\$650
Unit 23	\$700
Unit 26	\$650
Unit 28	\$600
Unit 29	\$700
Unit 31	\$700
Unit 34	\$650
Unit 37	\$650
Unit 39	\$700
Unit 42	\$650
Unit 44	\$600
Unit 45	\$700
Total Income	\$127,800

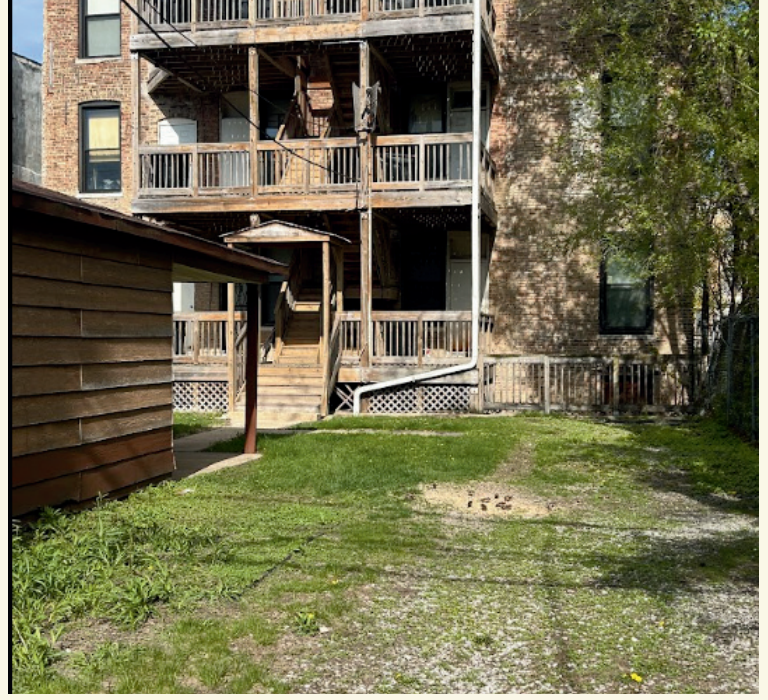


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PROPERTY DETAILS

PHOTOS

4622-4624 S. Indiana Ave
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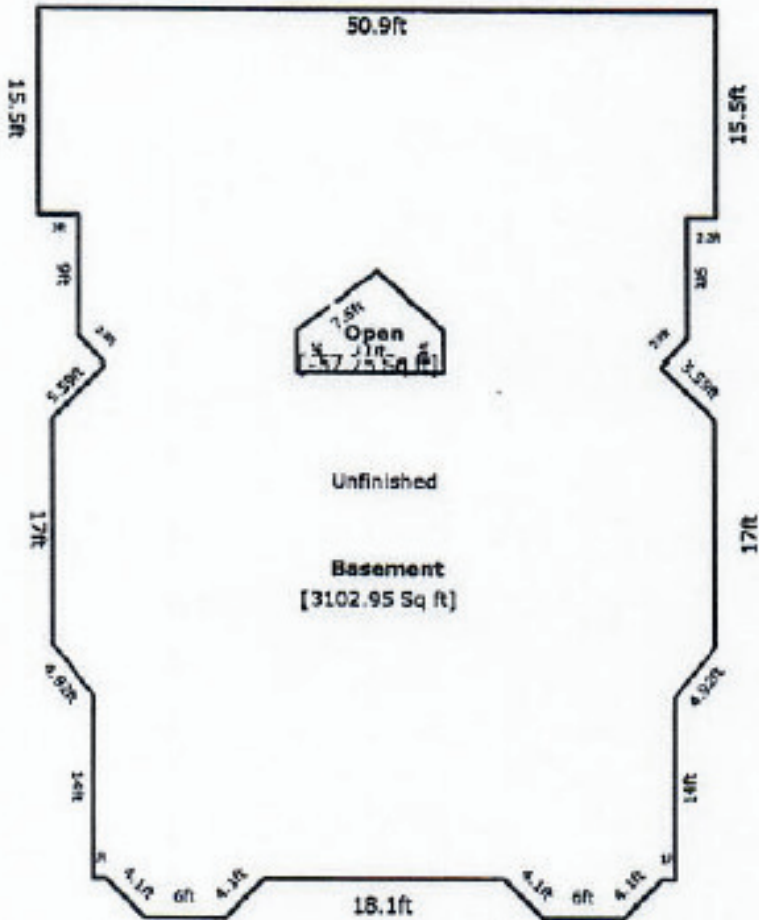
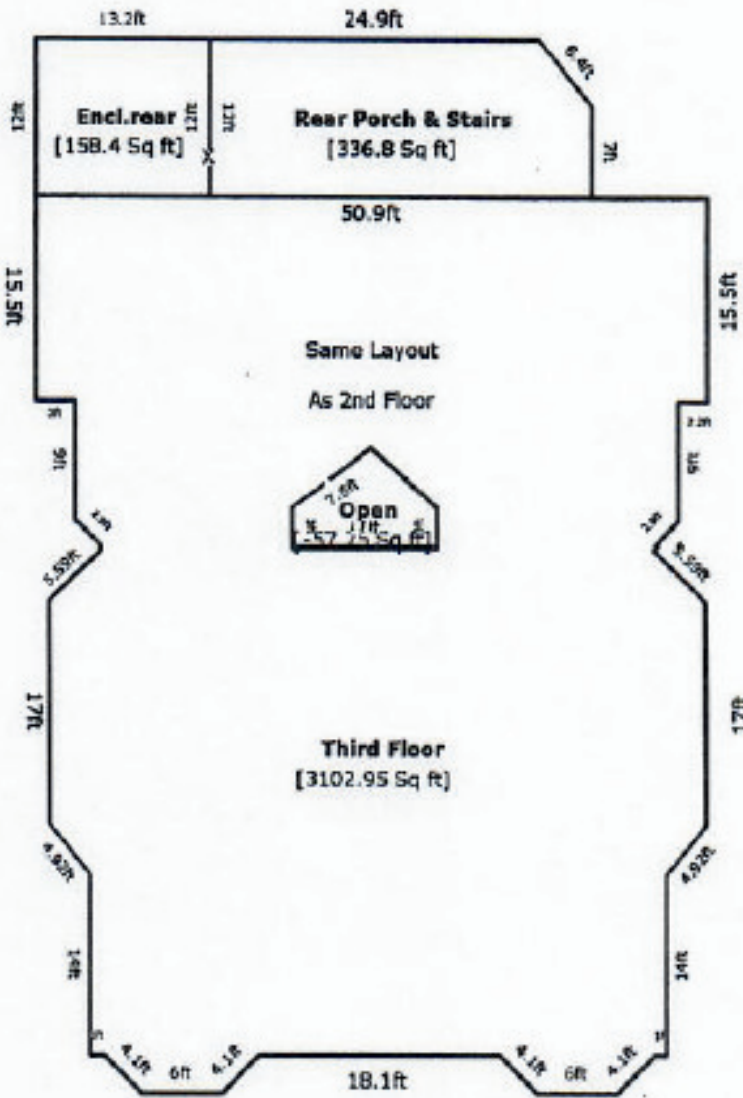
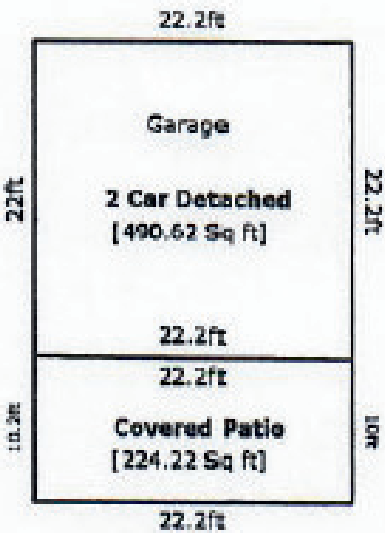
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- 18th Floor Plan Details:**
- Overall Dimensions:** 18.1 ft (width) x 15.5 ft (depth).
 - Top Section:**
 - Encl. rear [158.4 Sq ft]
 - Rear Porch & Stairs [336.8 Sq ft]
 - Left Wing:**
 - 2 Rm Apt.
 - Bedroom
 - Bedroom
 - 2 Rm Apt.
 - Kit. area
 - 1 Rm Apt.
 - 1 Rm Apt.
 - Central Core:**
 - 50.9 ft (width)
 - Bedroom
 - Bedroom
 - Bedroom
 - 2 Rm Apt.
 - Kit. area
 - Open (~57 Sq ft)
 - Bath
 - Bath
 - Foyer
 - Entrance
 - Right Wing:**
 - Bedroom
 - Bedroom
 - Bedroom
 - Bedroom
 - Bedroom
 - Kitchen
 - Living Room
 - Other Features:**
 - CL (Closet)
 - Office
 - Stairs (central core)

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FLOORPLAN

- Third Floor
- Basement
- Patio & Garage
- Porch & Stairs

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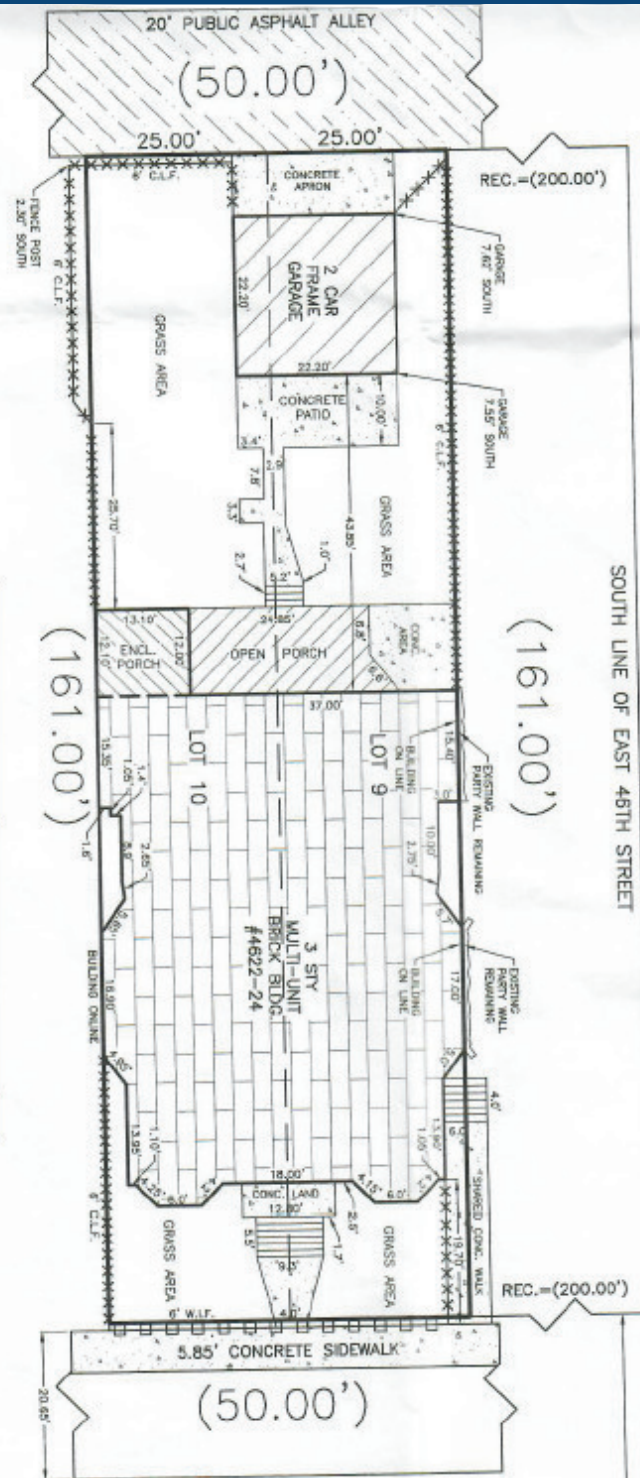
Area Calculations Summary

Living Area	
Encl.rear	158.4 Sq ft
Third Floor	3160.7 Sq ft
Open	-57.8 Sq ft
Open	-57.8 Sq ft
Total Living Area (Rounded):	
3204 Sq ft	
Non-living Area	
Covered Patio	224.2 Sq ft
2 Car Detached	490.6 Sq ft
Rear Porch & Stairs	336.8 Sq ft
Basement	3160.7 Sq ft



SURVEY

4622-4624 S. Indiana Ave
Chicago, IL 60653



NEIGHBORHOOD DETAILS

Bronzeville

Bronzeville is a historic South Side Chicago neighborhood known as the "Black Metropolis" for its significance during the Great Migration as a center of African-American culture, commerce, and social life. Today, it is a neighborhood undergoing revitalization, recognized as a National Heritage Area with ongoing projects for economic and community development.

Immerse yourself in this art-filled community, where you'll find a diverse array of galleries, historic landmarks, and lively events like the annual Bud Billiken Parade, the nation's largest African-American parade, which draws more than one million spectators each August.



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What's in My Community?

Places that make your life richer and community better

4622 S Indiana Ave, Chicago, Illinois, 60653
1 mile



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Housing Market Summary

4622 S Indiana Ave, Chicago, Illinois, 60653 | Ring of 1 mile



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\$372,633

Median Home Value

The median home value for the area is **1.0% lower** than the national median of \$376,272.

Housing Affordability Index

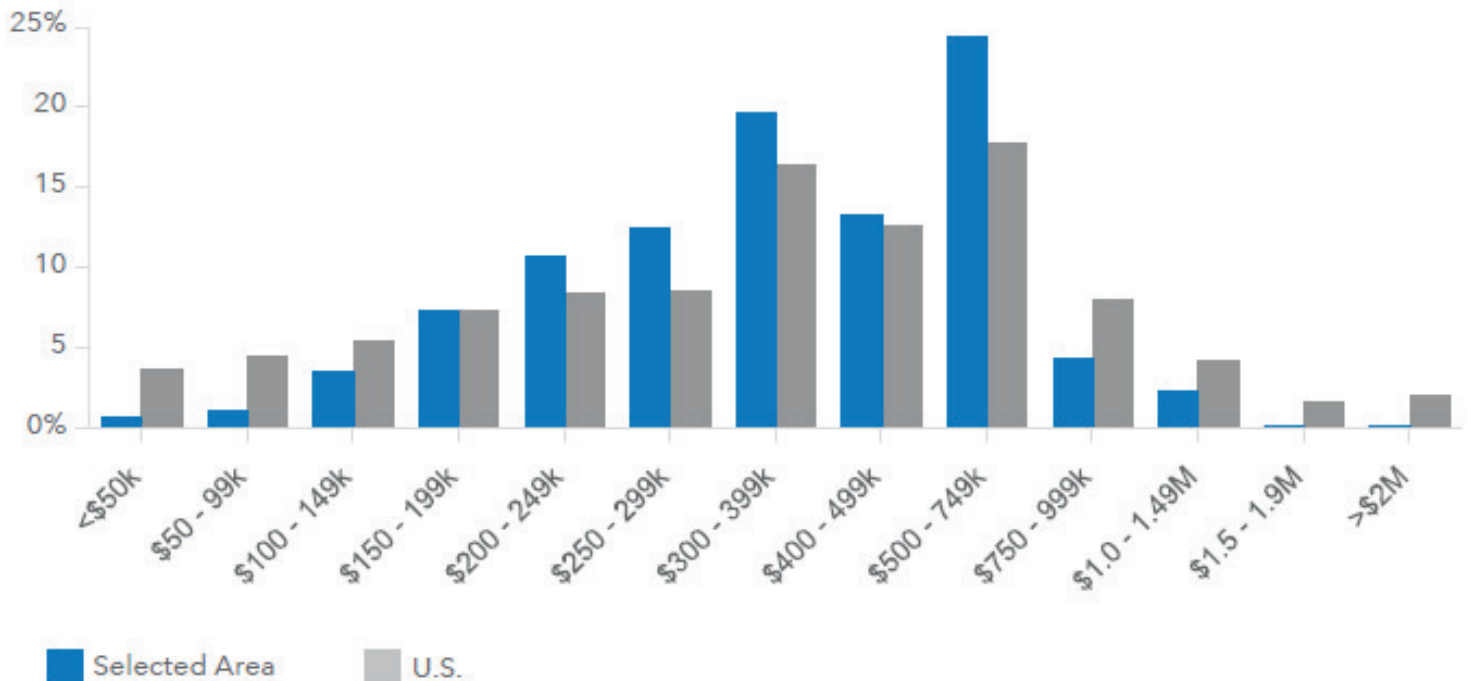
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Median household income in this area is **50.6% lower** than what is required to afford a median valued home.

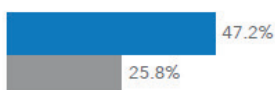
Households by Home Value

Compares the distribution of home values for the selected area to the United States.



47.2%

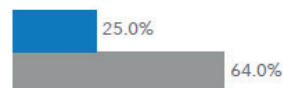
Income / Mortgage



The percent of income for mortgage is **45.3% higher** than the national rate of 25.8%.

25.0%

Home Ownership



The percentage of homes that are owner occupied is **155.9% lower** than the national value of 64.0%.

2.13

Avg Household Size



The average household size for the area is **19.7% lower** than the national average of 2.55.

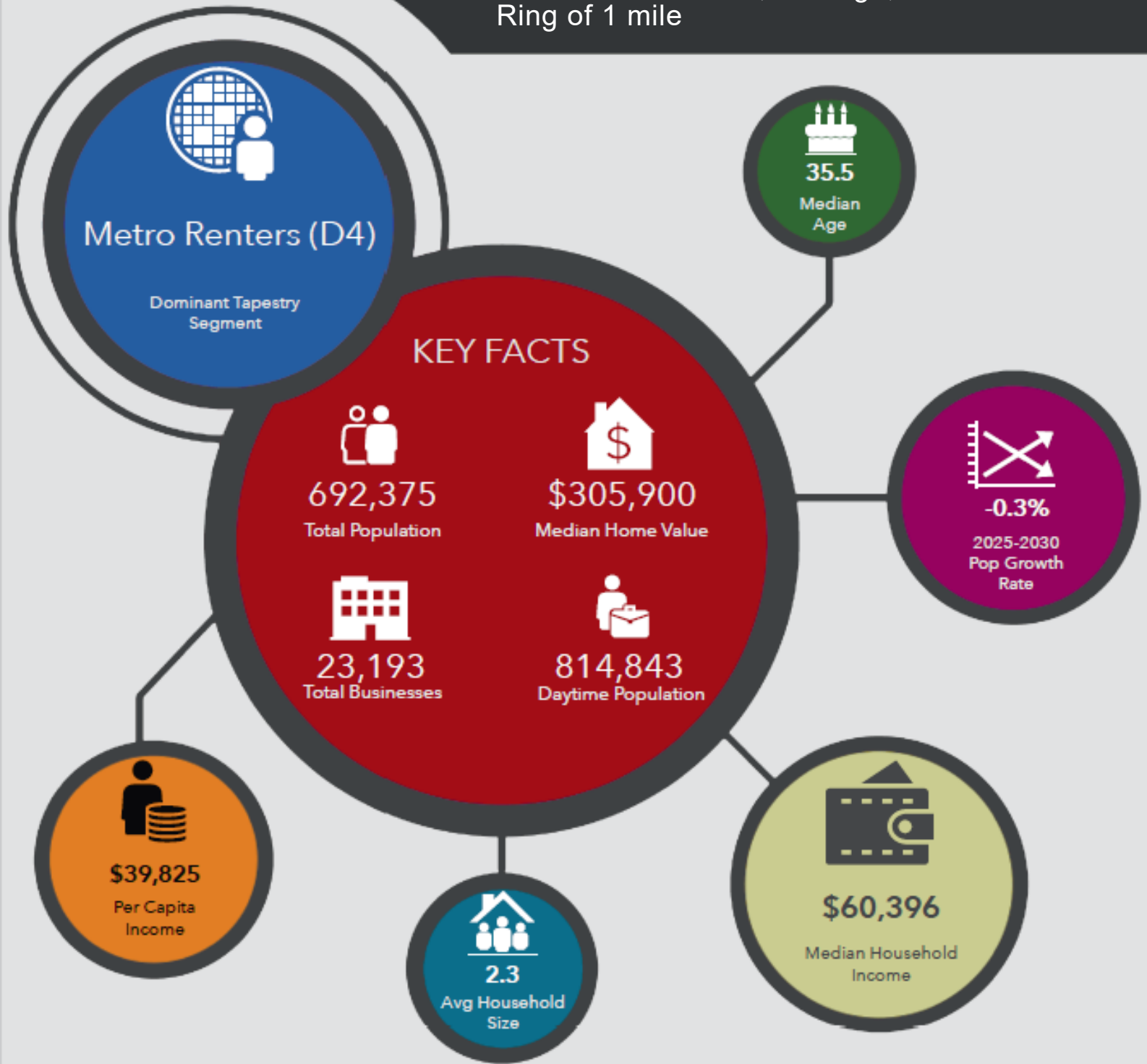
\$1,222

Median Rent



The median monthly contract rent for the area is **18.2% lower** than the national average of \$1,444.

4622 S Indiana Ave, Chicago, Illinois 60653
Ring of 1 mile



KEY SPENDING FACTS



THANK YOU

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*We appreciate your time and
consideration to schedule a tour. Please
contact Suni Karim at 773-493-7000 or
email: skpropertiesgroup@gmail.com.*

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