

4201 S MICHIGAN AVE

Chicago, IL 60653



4750 S MICHIGAN AVE

Chicago, IL 60653



Asking Price: \$4,475,000

Cap Rate: 7.0%

Current Debt:

Lender – Freddie Mac

**Current Principal Balance -
\$3,442,081**

Fixed Rate – 4.95%

Maturity Date- 4/01/2029

DSCR – 1.4

LTV – 77%

SVN is pleased to present a Bronzeville 21 Unit Multifamily Building. The desirable unit mix consists of (15) 2 Bed 2 Bath units and (6) 3 Bed 2 Bath units.

Major Capital Improvements Include: Renovated units with updated kitchens and baths. All units are equipped with high end appliances and In-unit laundry. Updated mechanical systems include: new electrical service, in-unit furnaces and water tanks, newer roof, new porches and newer windows.

Both properties were condo buildings that were converted into apartments hence why unit median size is 1,437SF for 4201 S Michigan Ave. and 1,121SF for 4750 S Michigan Ave.



Asking Price: \$5,650,000

Cap Rate: 7.08%

Current Debt:

Lender – Fannie Mae

**Current Principal Balance -
\$4,500,000**

Fixed Rate – 4.43%

Maturity Date- 12/30/2029

DSCR – 1.45

LTV – 80%

SVN is pleased to present a Bronzeville 24 Unit, recently gut rehabbed Multifamily Building. The desirable unit mix consists of (2) 1 Bed 1 Bath (11) 2 Bed 2 Bath units and (11) 3 Bed 2 Bath units.

Major Capital Improvements Include: Renovated units with updated kitchens and baths. All units are equipped with high end appliances and In-unit laundry. Updated mechanical systems include: 3200 AMPs of electrical service, in-unit furnaces and water tanks, new roof, new porches and new windows.