



# Sale Offering



**1813 S Ashland Ave**

**CHICAGO, IL 60608**



## PROPERTY SUMMARY

### 1813 S ASHLAND AVE

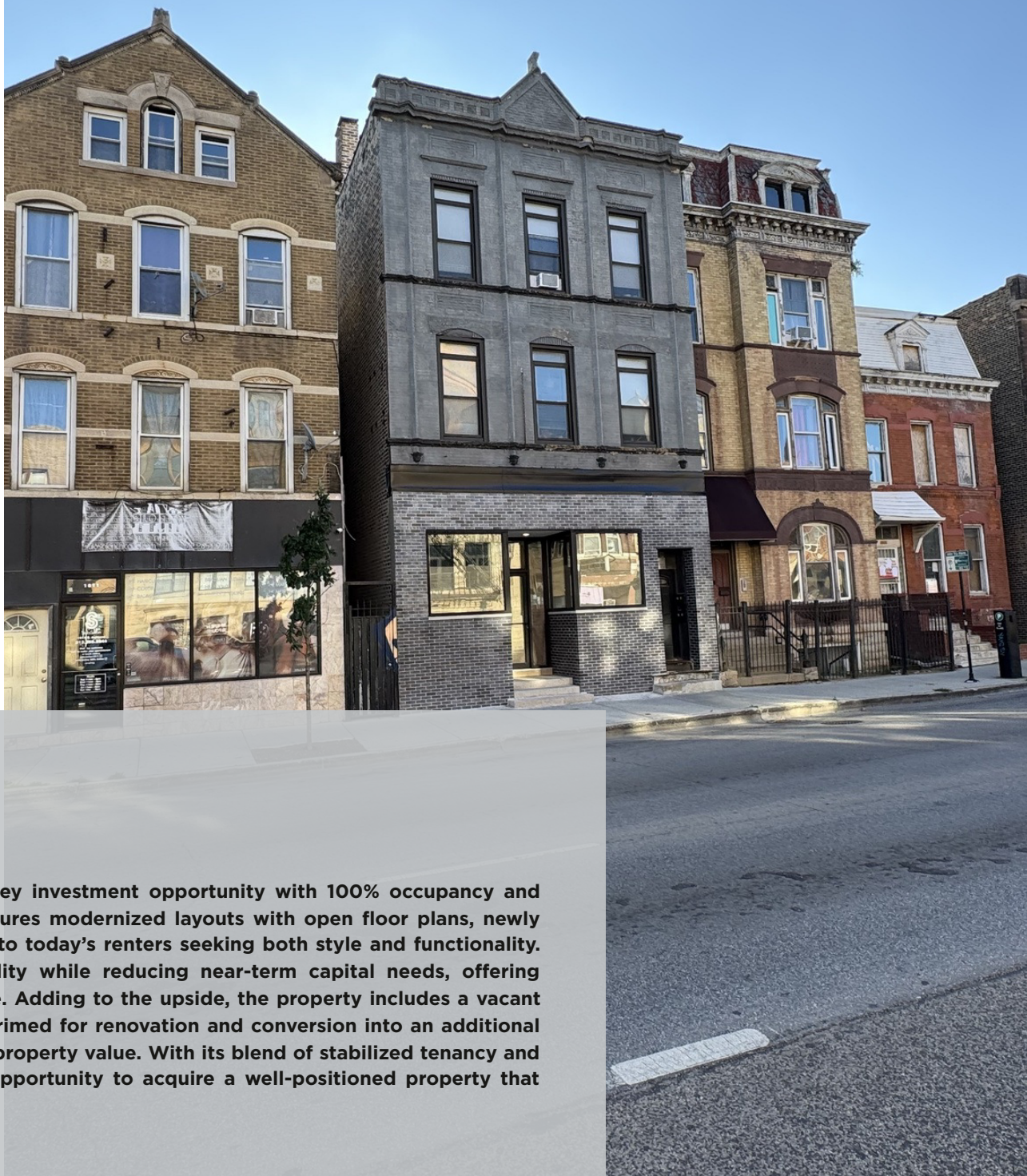
CHICAGO, IL 60608

#### OFFERING SUMMARY

SALE PRICE:	\$1,200,000
UNITS;	5
BUILDING SIZE:	5,904 SF
ZONING:	B3-2
LOT SIZE:	2,989 SF
PRICE / SF:	\$203.25
CAP RATE:	6.74%

## PROPERTY SUMMARY

This fully renovated multifamily property presents a turn-key investment opportunity with 100% occupancy and strong in-place cash flow. The attractive brick building features modernized layouts with open floor plans, newly updated kitchens, and contemporary bathrooms, appealing to today's renters seeking both style and functionality. The renovations enhance the property's long-term durability while reducing near-term capital needs, offering investors peace of mind and stable operations from day one. Adding to the upside, the property includes a vacant coach house located above the rear garage. This space is primed for renovation and conversion into an additional rental unit, providing a clear path for increased income and property value. With its blend of stabilized tenancy and future growth potential, this asset offers investors a rare opportunity to acquire a well-positioned property that combines immediate returns with long-term upside.





## PROPERTY HIGHLIGHTS

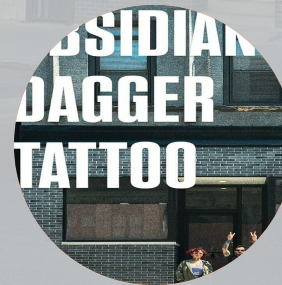
- Short Walk to CTA Pink Line
- Easy Access to I-55, I-290 & I-90/94
- Near UIC & Illinois Medical District
- Renovated Units
- Full Basement
- Potential to Add An Additional Unit in CH
- Garage Parking Available
- Prime Pilsen Location
- 100% Occupancy
- In-Unit Laundry



**Potential ADU Above  
Garage**



**Steps to CTA Pink  
Line**



**New 5 Year Retail  
Lease**

## PROPERTY DETAILS

### SALE PRICE

**\$1,200,000**

### LOCATION INFORMATION

STREET ADDRESS	1813 S Ashland Ave
CITY, STATE, ZIP	Chicago, IL 60608
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Pilsen

### BUILDING INFORMATION

BUILDING SIZE	5,904 SF
NOI	\$80,912.00
CAP RATE	6.74
BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	3
YEAR BUILT	1893
NUMBER OF BUILDINGS	1

### PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	B3-2
LOT SIZE	2,989 SF
APN #	17-20-308-006-0000
LOT FRONTAGE	24 ft
LOT DEPTH	125 ft
CORNER PROPERTY	No

### PARKING & TRANSPORTATION

PARKING TYPE	Structure
NUMBER OF PARKING SPACES	2

### TAXES & VALUATION

TAXES (2023)	\$11,665.00
FORECLOSURE / DISTRESSED	No



## PROPERTY PHOTOS



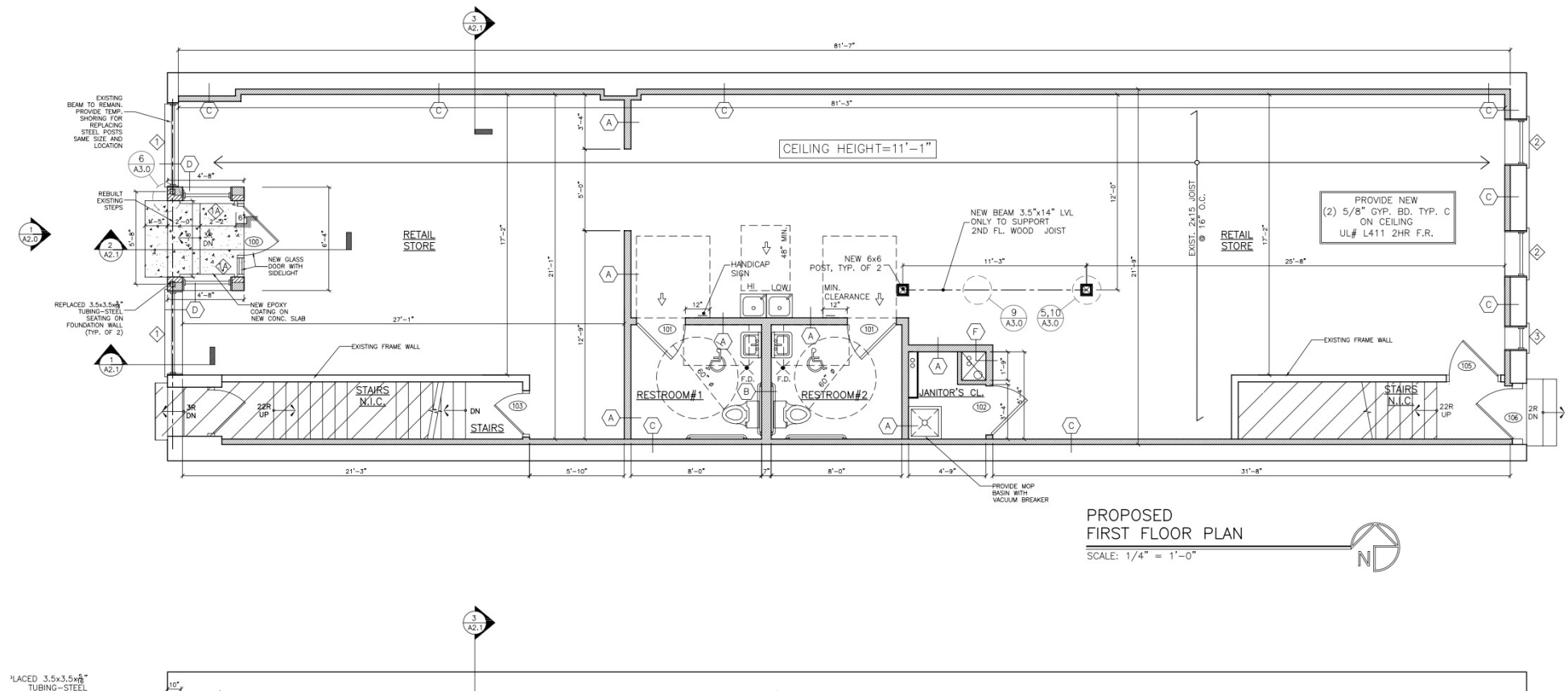


## ADDITIONAL PHOTOS





# FLOOR PLANS





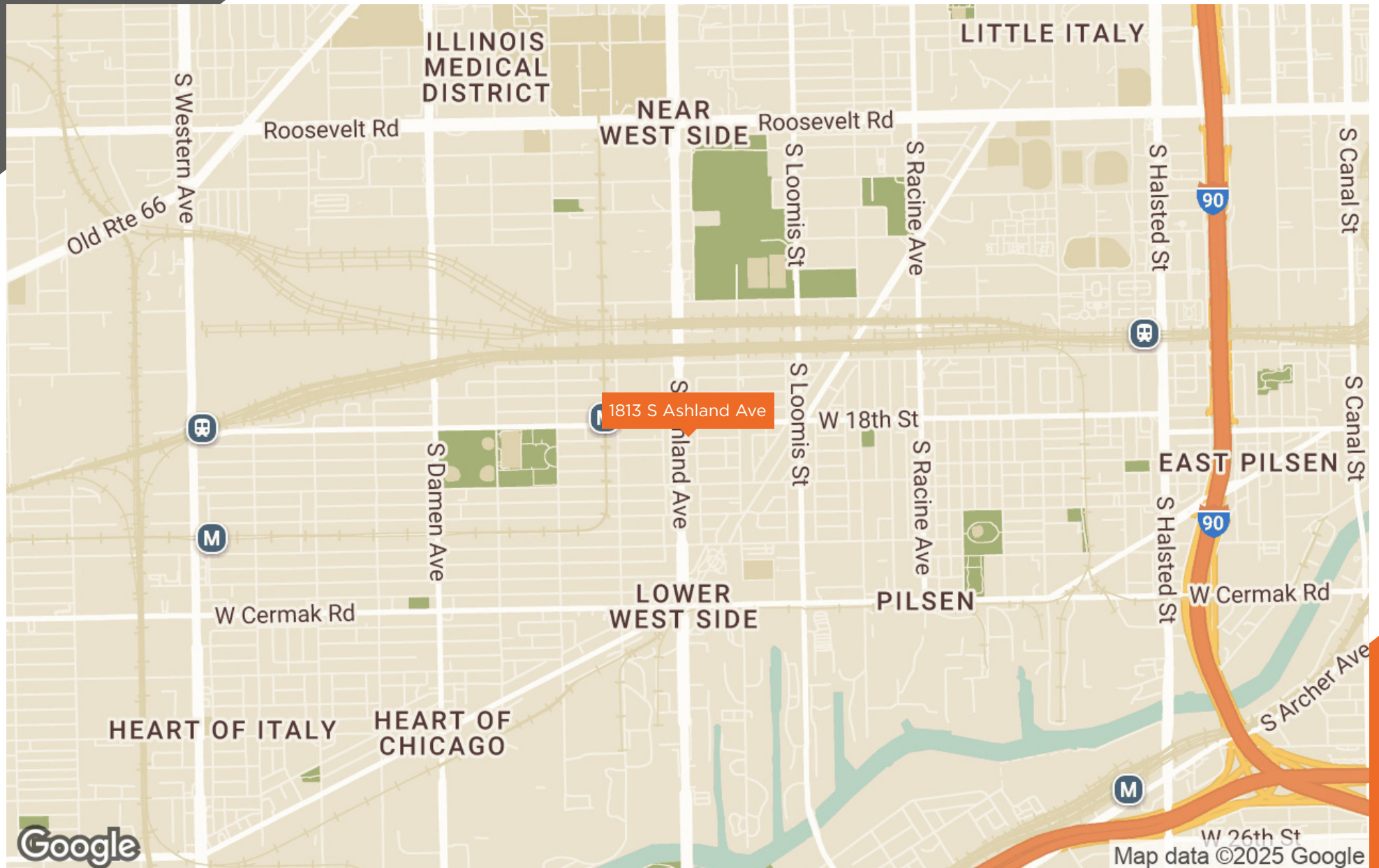
## LOCATION DESCRIPTION

1813 S Ashland is just steps from the 18th Street retail district, which offers a wide range of local restaurants, coffee shops, art galleries, and neighborhood services, making it a walkable and highly desirable area for residents. The property benefits from strong pedestrian activity and a dynamic neighborhood character that continues to attract new investment and redevelopment. Transportation access is excellent, with the CTA Pink Line 18th Street Station located within walking distance, providing direct service to downtown Chicago and connections across the CTA rail system. Multiple CTA bus routes also serve the area along Ashland Avenue and 18th Street. For drivers, the property offers convenient access to the Eisenhower (I-290), Stevenson (I-55), and Dan Ryan (I-90/94) Expressways, ensuring efficient connectivity to the entire Chicago metro area. The location is also supported by nearby community amenities, including schools, medical centers, and recreational facilities, along with proximity to the University of Illinois at Chicago (UIC), the Illinois Medical District and Chicago Fire Practice Facility. Combined with strong local demand for housing and ongoing neighborhood revitalization.





## REGIONAL MAP



# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

PRICE	\$1,200,000
PRICE PER SF	\$203
PRICE PER UNIT	\$240,000
GRM	10.2
CAP RATE	6.74%
CASH-ON-CASH RETURN (YR 1)	4%
TOTAL RETURN (YR 1)	\$28,820
DEBT COVERAGE RATIO	1.22

## OPERATING DATA

GROSS SCHEDULED INCOME	\$117,600
OTHER INCOME	\$1,070
TOTAL SCHEDULED INCOME	\$118,670
VACANCY COST	\$5,880
OPERATING EXPENSES	\$31,878
NET OPERATING INCOME	\$80,912
PRE-TAX CASH FLOW	\$14,417



# INCOME & EXPENSES

## INCOME SUMMARY

RENTAL INCOME	\$117,600
PET RENT	\$345
MOVE-IN & APPLICATION FEES	\$725
<b>GROSS INCOME</b>	<b>\$118,670</b>

## EXPENSES SUMMARY

REAL ESTATE TAXES (2024 EST.)	\$14,863
INSURANCE	\$7,716
ELECTRIC	\$675
WATER	\$1,920
MANAGEMENT FEE (4%)	\$4,704
MAINTENANCE & REPAIRS	\$1,500
JANITORIAL & CLEANING	\$500
<b>OPERATING EXPENSES</b>	<b>\$31,878</b>

<b>NET OPERATING INCOME</b>	<b>\$80,912</b>
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# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE START	LEASE END
Retail	-	1	1,650 SF	\$3,250	\$1.97	08/01/2025	07/31/2030
2F	2	1	850 SF	\$1,600	\$1.88	10/05/2024	04/04/2026
2R	2	1	800 SF	\$1,600	\$2.00	10/15/2024	04/14/2026
3F	2	1	850 SF	\$1,750	\$2.06	06/01/2025	05/31/2026
3R	2	1	800 SF	\$1,600	\$2.00	11/01/2023	03/31/2026
CH   Parking	1	1	700 SF	-	-	-	-
TOTALS			5,650 SF	\$9,800	\$9.91		
AVERAGES			942 SF	\$1,960	\$1.98		

Rear Building could potentially be an Additional Dwelling Unit with the recently passed ordinance or use as a garage for parking income.



## MEET THE TEAM



**Paul Cawthon**

O: 312.676.1878

[paul.cawthon@svn.com](mailto:paul.cawthon@svn.com)



**Angelo Labriola**

O: 312.676.1870

[angelo.labriola@svn.com](mailto:angelo.labriola@svn.com)



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# Collective Strength, Accelerated Growth

940 WEST ADAMS STREET,  
SUITE 200  
CHICAGO, IL 60607



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