

# 6-Unit Apartment Building

## Property Overview

**Address:** 7120 O'Connell Ave  
**City/State:** Chicago Ridge, IL 60415  
**Property Type:** Multifamily (6 Units)  
**Year Built:** 1970  
**Building Size:** 6,000 sq/ft  
**Lot Size:** 7,956  
**Parking:** 10

**Asking Price:** \$875,000

## Investment Highlights

- Stable cash-flowing 6-unit building
- Strong rental demand in the area
- Opportunity to increase below market rents to market rates
- Long-term tenants
- Value-add potential through renovations
- All city inspections passed, everything is up to code. No maintenance issues.
- New asphalt drive/parking



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## Financial Summary - 2025

### Income

- **Net Scheduled Rent:** \$55,800
- **Laundry Income:** \$1,200
- **Total Net Income:** \$57,000

### Expenses

- Property Taxes: \$18,958
- Insurance: \$5,591
- Gas: \$2,824
- Water/Sewer: \$4,000
- Electric: \$826
- Trash: \$342
- Maintenance/Repairs: \$400

**Total Expenses:** \$32,941

**Tenants responsible for electric**

### Property Condition & Improvements

- Roof: 2014
- Windows: 2014
- Boiler: 2025 new pump
- Hot Water Tank: 2015
- Attic Insulation 2019
- Plumbing: Original
- Electrical: Original

### Tenant Profile

- Current Occupancy: 100%
- Tenant Stability: Long-term
- No Delinquencies

*\*\*\*The second floor has a "office" space that includes a half bath. This room can be added to either second floor unit, turning 2E into a two bed/two bath or 2W into a three bed/2 bath.*

## Rent Roll

Unit	Beds/Baths	Rent	Lease Type	Lease Expiration
1E	2/1	\$1,080	Lease	Month-to-Month
1W	1/1	\$1,080	Lease	Month-to-Month
2E	2/1	\$1,200	Lease	Month-to-Month
2W	1/1	\$1,100	Lease	Jan 2027
3E	2/1	\$1,240	Lease	Dec 2026
3W	2/1	\$1,250	Lease	June 2026

**2025 Gross Rental Income: \$84,600**

*(includes \$1,200 laundry)*

## Contact Information

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