



REALTY

932-944 E 79th Street

A Multifamily Investment Offering

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OFFERING SUMMARY

Sale Price:	\$770,000
Building Size:	17,450 SF
Lot Size:	0.18 Acres
Number of Units:	18
Price / SF:	\$44.13
Pro Forma Cap Rate:	25.43%
Pro Forma NOI:	\$190,760
Year Built:	1926
Renovated:	2008
Zoning:	B3-2
Market:	East Chatham

PROPERTY OVERVIEW

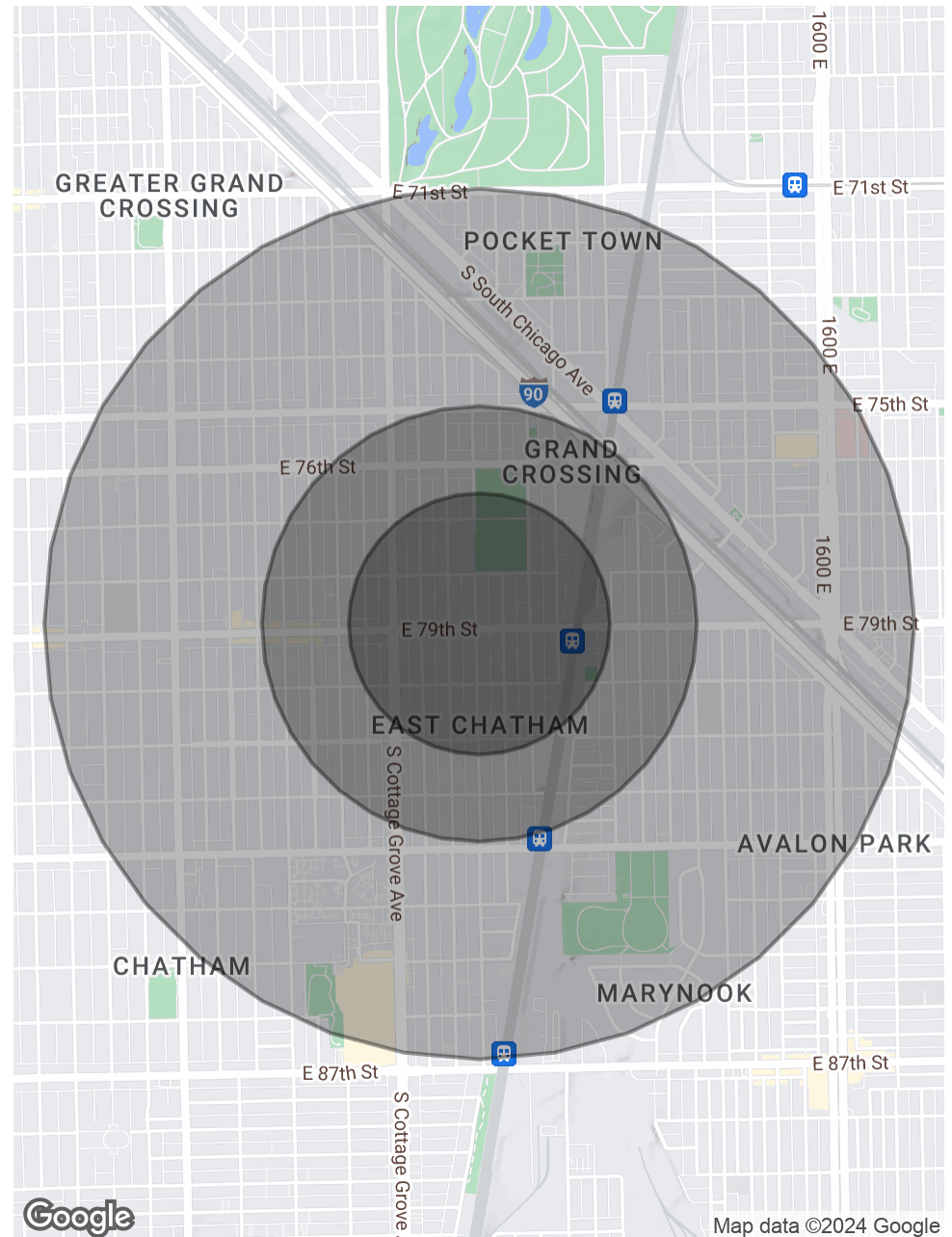
Introducing an exciting investment opportunity in the East Chatham area: a 17,450 SF multifamily mid-rise boasting 18 units, ideally positioned in a B3-2 zoned locale. With a strong foundation for future growth and scalable income potential, this property presents a compelling opportunity to capitalize on the thriving multifamily market. Its strategic placement within the vibrant East Chatham neighborhood ensures favorable market dynamics and proximity to an array of amenities. Don't miss out on the potential of this 18-unit building, strategically positioned for long-term investment success in this dynamic market. This property has an assumable loan at 4.5%. This property is partially rehabbed and is in prime position for a new owner to complete project and leverage tremendous upside potential.

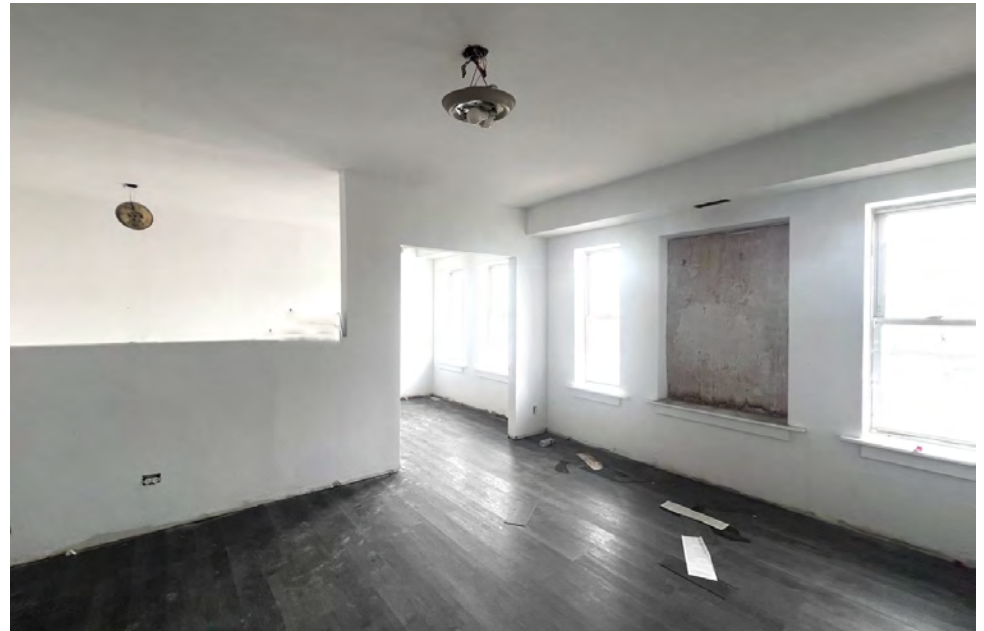
PROPERTY HIGHLIGHTS

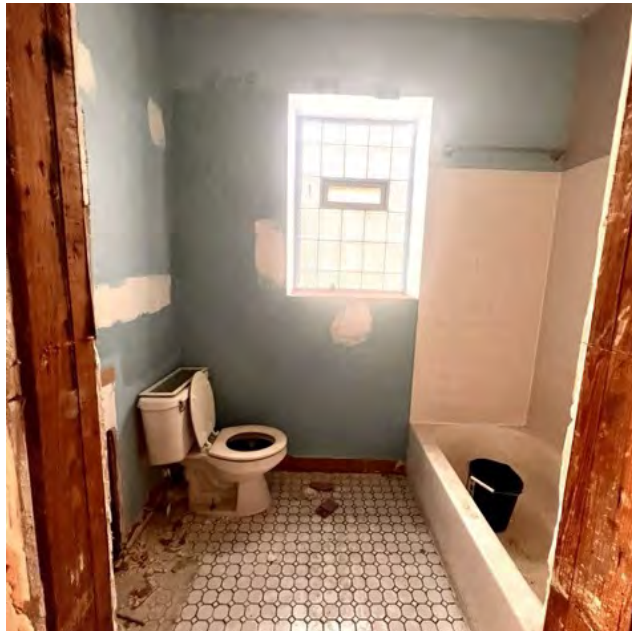
- Prime investment opportunity in East Chatham
- 17,450 SF multifamily mid-rise
- 18 units for scalable income potential
- Zoned B3-2 for versatile usage
- Assumable Debt

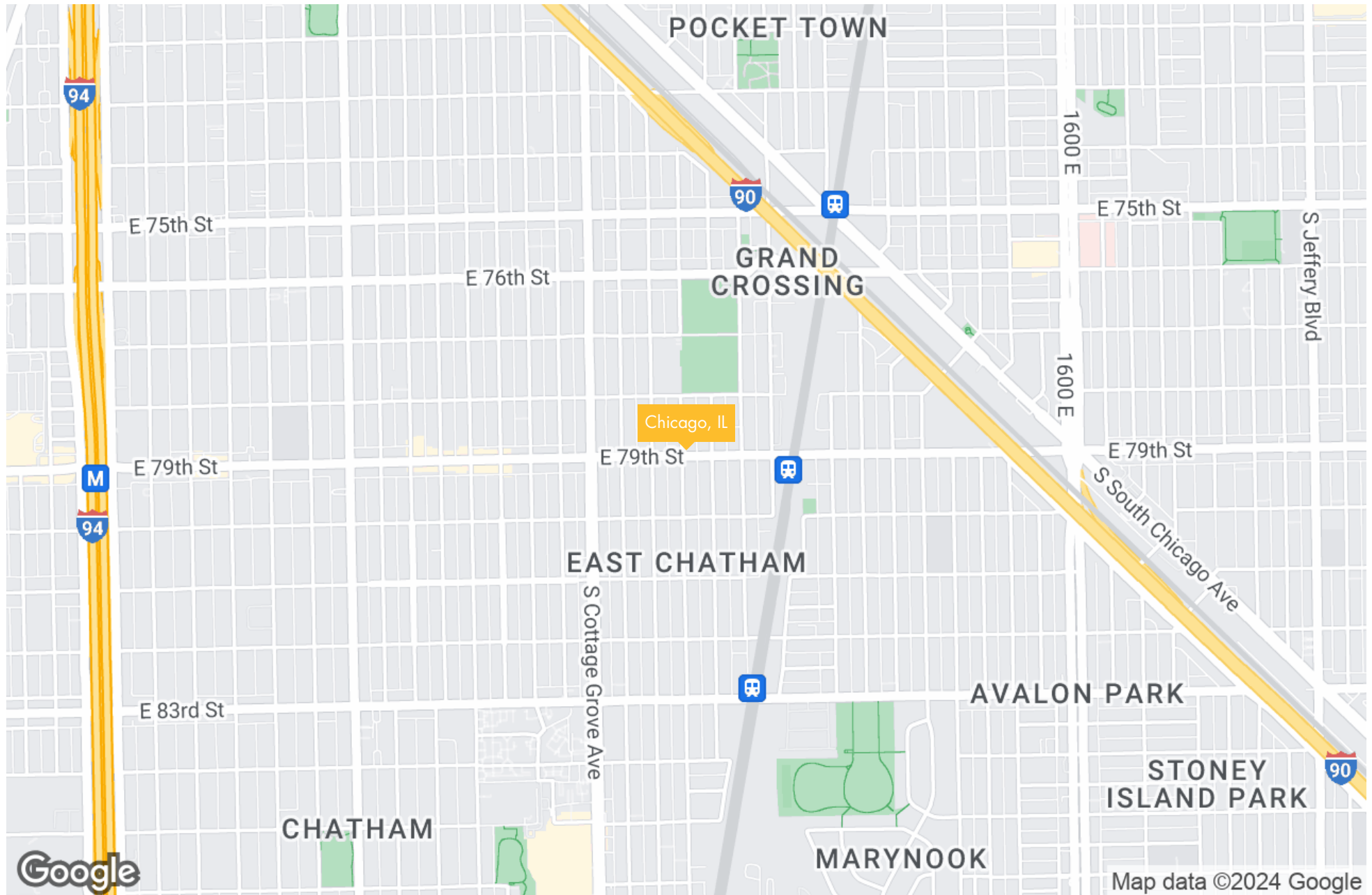
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,825	11,338	37,174
Average Age	38	40	42
Average Age (Male)	37	39	40
Average Age (Female)	39	41	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,249	5,468	17,363
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$38,362	\$45,378	\$57,602
Average House Value	\$220,889	\$220,902	\$245,046

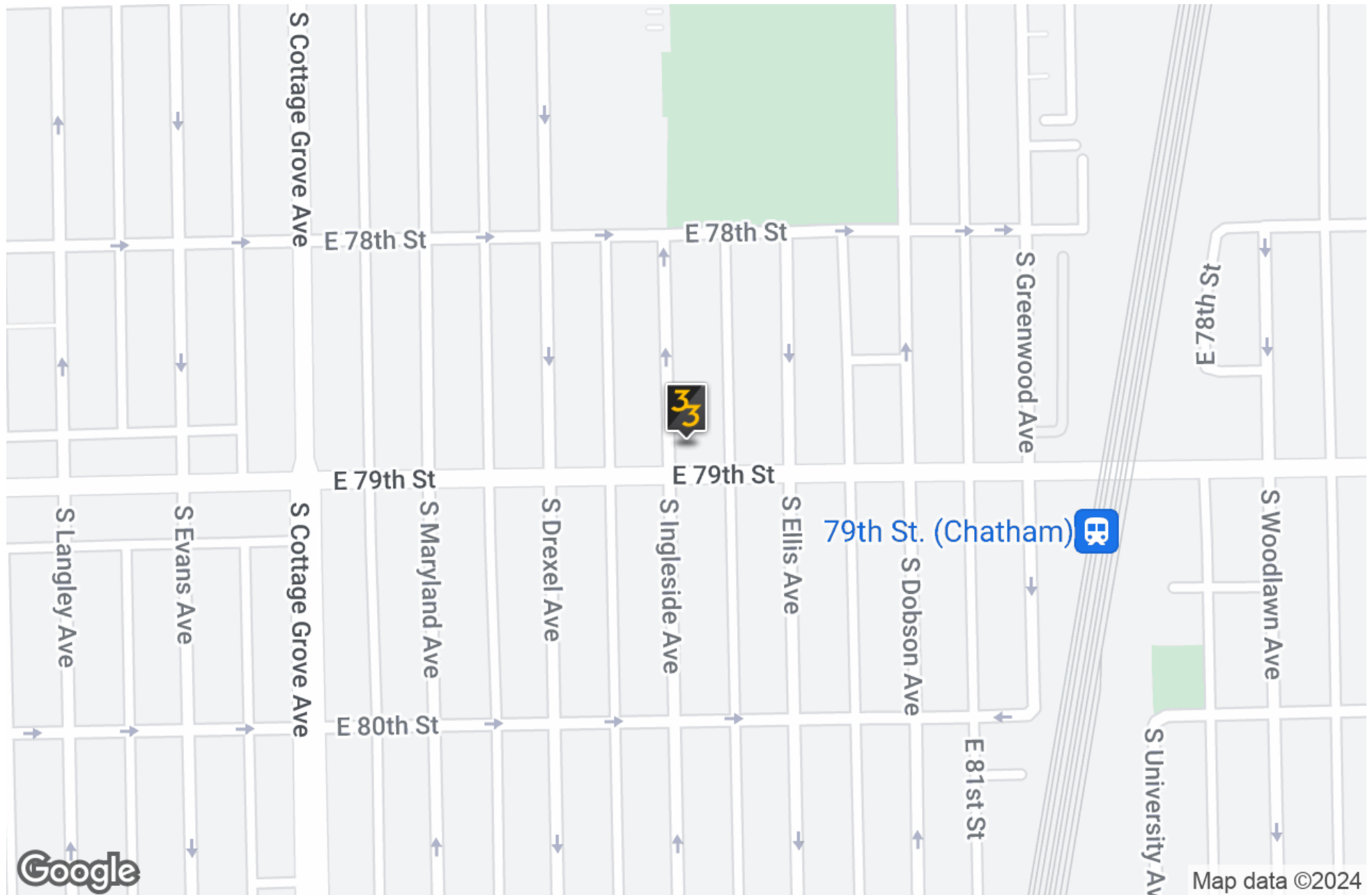
Demographics data derived from AlphaMap

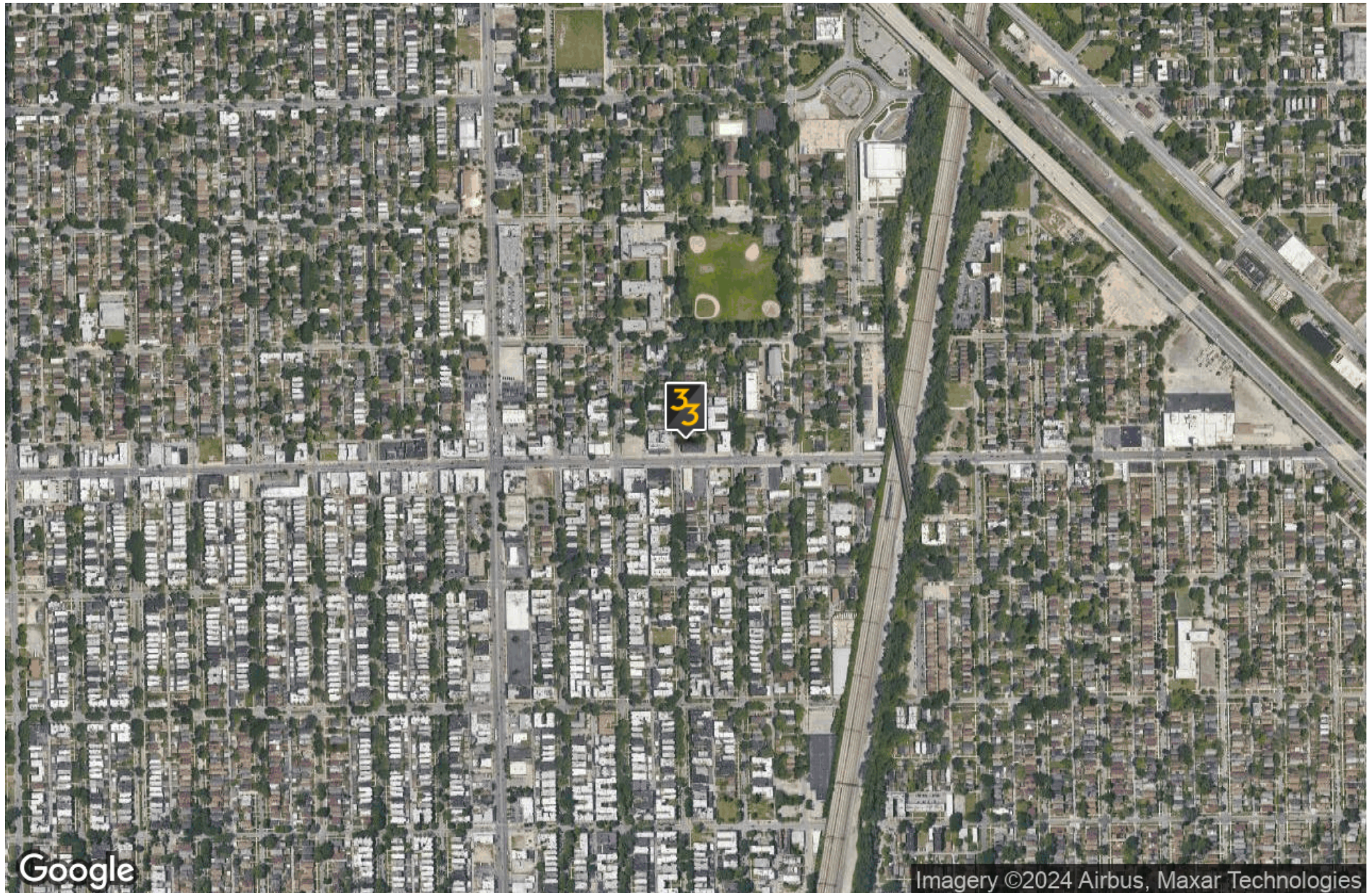












Google

Imagery ©2024 Airbus, Maxar Technologies

INVESTMENT OVERVIEW

Price	\$770,000
Price per Unit	\$42,777
Pro Forma CAP Rate	25.4%

OPERATING DATA

Pro Forma Gross Scheduled Income	\$275,760
Pro Forma Operating Expenses	\$85,000
Pro Forma Net Operating Income	\$190,760

TAXES

Real Estate Taxes	\$23,750
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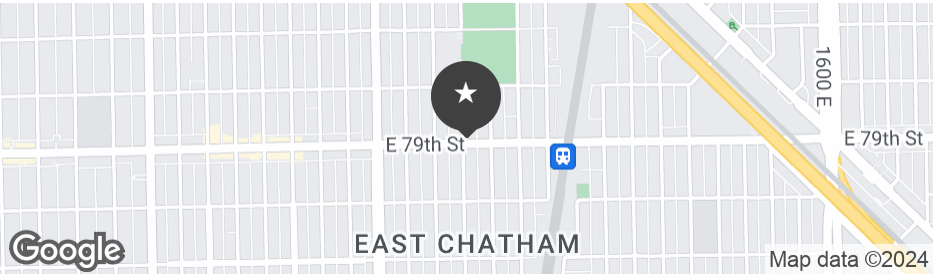
UNIT TYPE	COUNT	% TOTAL	MARKET RENT	MARKET RENT/SF
1/1	2	11.1	\$1,100	
2/1	6	33.3	\$1,450	
2/2	4	22.2	\$1,550	
Retail	6	33.3	\$980	
TOTALS/AVERAGES	18	100%	\$22,980	



932-944 E 79TH STREET

932-944 E 79th Street, Chicago, IL 60619

Subject Property



DETAILS

Price:	\$770,000
Bldg Size:	17,450 SF
Lot Size:	0.18 Acres
No. Units:	18
Cap Rate:	25.43%
Year Built:	1926
Price/Unit:	\$42,778

DESCRIPTION

Introducing an exciting investment opportunity in the East Chatham area: a 17,450 SF multifamily mid-rise boasting 18 units, ideally positioned in a B3-2 zoned locale. With a strong foundation for future growth and scalable income potential, this property presents a compelling opportunity to capitalize on the thriving multifamily market. Its strategic placement within the vibrant East Chatham neighborhood ensures favorable market dynamics and proximity to an array of amenities. Don't miss out on the potential of this 18-unit building, strategically positioned for long-term investment success in this dynamic market. This property has an assumable loan at 4.5%. This property is partially rehabbed and is in prime position for a new owner to complete project and leverage tremendous upside potential.

UNIT MIX

UNIT TYPE:	COUNT:	MARKET RENT:	% OF TOTAL:
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8311-8313 S RACINE

Chicago, IL 60620

Sold 5/15/2024



DETAILS

Price:	\$555,000
Bldg Size:	2,900 SF
No. Units:	10
Year Built:	1930
Price/Unit:	\$55,500

UNIT MIX

UNIT TYPE:	COUNT:	% OF TOTAL:
One Bedroom	8	80 %
Retail	2	20 %
TOTALS	10	100%



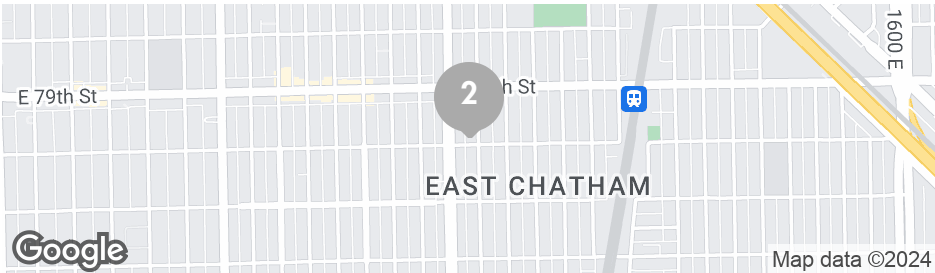
2



7954-7956 S MARYLAND AVE

Chicago, IL 60619

Sold 5/1/2024



DETAILS

Price:	\$1,115,000
Bldg Size:	13,600 SF
Lot Size:	0.18 Acres
No. Units:	17
Cap Rate:	11.50%
Price/Unit:	\$65,588

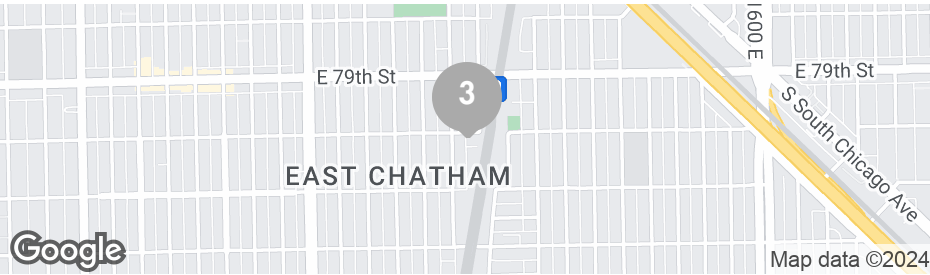
UNIT MIX

UNIT TYPE:	COUNT:	% OF TOTAL:
1 Bedroom	12	70.6 %
2 Bedroom	5	29.4 %
TOTALS	17	100%

1047-1049 E 80TH ST

Chicago, IL 60619

Sold 9/20/2023



DETAILS

Price:	\$460,000
Bldg Size:	5,670 SF
Lot Size:	0.13 Acres
No. Units:	6
Year Built:	1967
Price/Unit:	\$76,667

UNIT MIX

UNIT TYPE:	COUNT:	% OF TOTAL:
1 Bedroom	1	16.7 %
2 Bedroom	5	83.3 %
TOTALS	6	100%



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**7900 S DREXEL**

Chicago, IL 60619

Sold 9/12/2022

**DETAILS**

Price:	\$850,000
Bldg Size:	11,308 SF
Lot Size:	0.18 Acres
No. Units:	13
Year Built:	1945
Price/Unit:	\$65,385

UNIT MIX

UNIT TYPE:	COUNT:	% OF TOTAL:
1 Bedroom	5	38.5 %
2 Bedroom	1	7.7 %
Retail	7	53.8 %
TOTALS	13	100%

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	PRICE/UNIT
★	932-944 E 79th Street 932-944 E 79th Street Chicago, IL	\$770,000	17,450 SF	0.18 Acres	18	\$42,778
1	8311-8313 S Racine Chicago, IL	\$555,000	2,900 SF	-	10	\$55,500
2	7954-7956 S Maryland Ave Chicago, IL	\$1,115,000	13,600 SF	0.18 Acres	17	\$65,588
3	1047-1049 E 80th St Chicago, IL	\$460,000	5,670 SF	0.13 Acres	6	\$76,667
4	7900 S Drexel Chicago, IL	\$850,000	11,308 SF	0.18 Acres	13	\$65,385
	AVERAGES	\$745,000	8,370 SF	0.16 ACRES	11	\$65,785

