



**OFFERING MEMORANDUM**

# Bronzeville 18 - Unit Multifamily

**4601 S INDIANA AVE**

Chicago, IL 60653

**PRESENTED BY:**

**JOE CONNELLY**

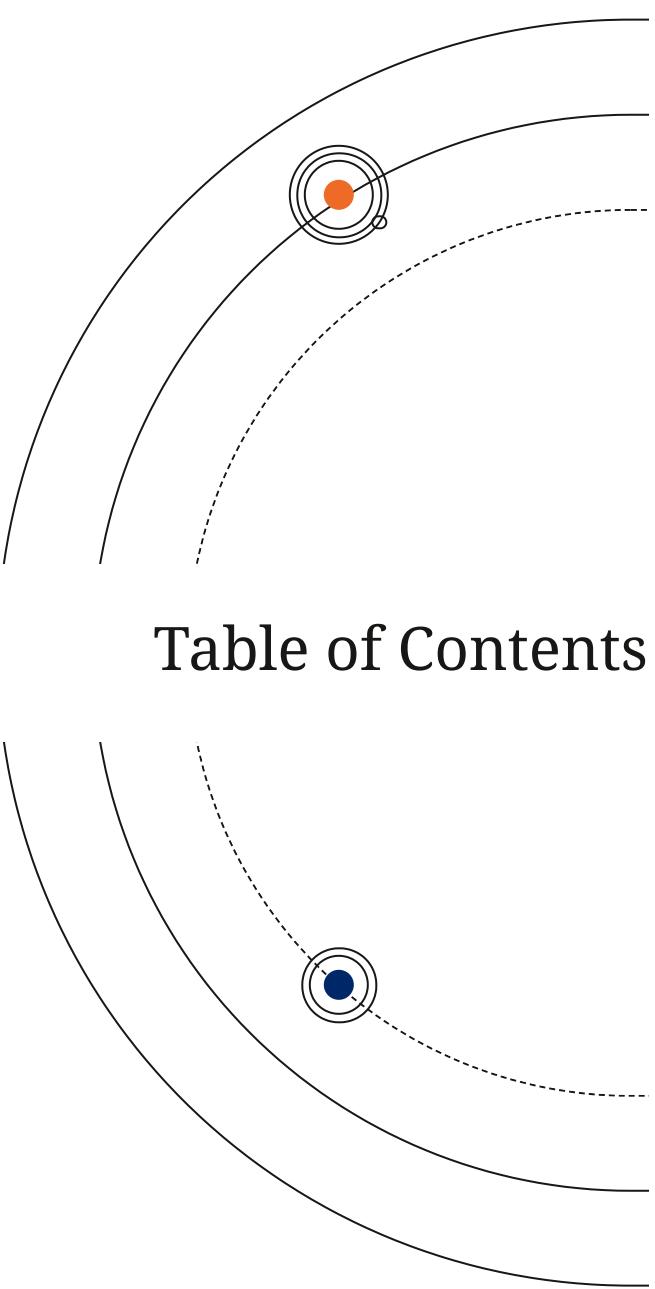
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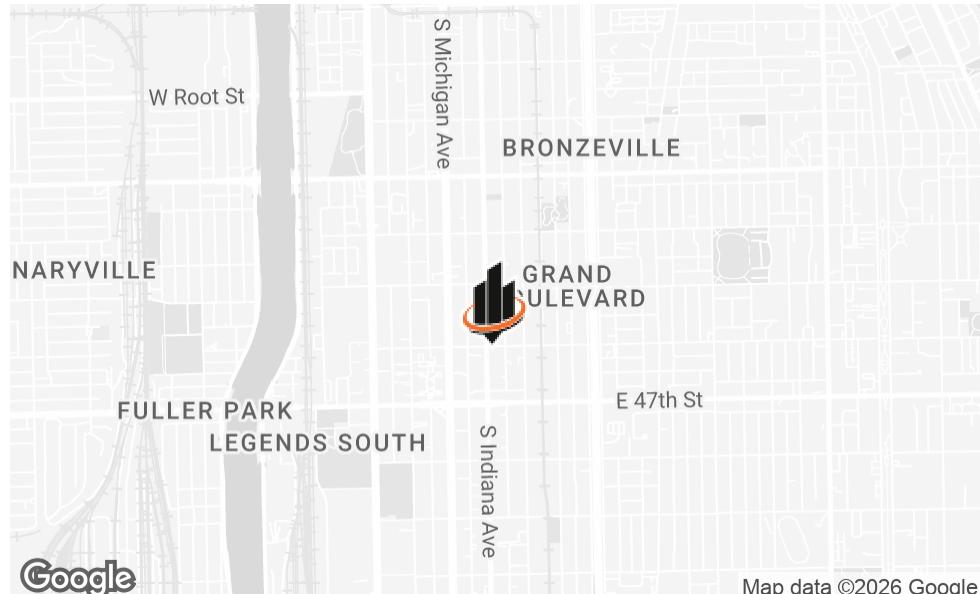
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**SECTION 1**  
**Property  
Information**

# PROPERTY SUMMARY



Map data ©2026 Google

<b>SALE PRICE:</b>	\$3,275,000
<b>NUMBER OF UNITS:</b>	18
<b>PRICE PER UNIT:</b>	\$181,994
<b>BUILDING SIZE:</b>	26,500 SF
<b>PRICE PER SQFT</b>	\$124.52
<b>PER UNIT EXPENSE:</b>	\$6,077
<b>NOI:</b>	\$270,772
<b>CAP RATE</b>	8.27%
<b>SUBMARKET</b>	Bronzeville

## PROPERTY DESCRIPTION

SVN is pleased to present a Bronzeville 18-unit multifamily property. The desirable unit mix consists of (4) 2 Bed 1 Bath, (6) 2 Bed 2 Bath, (7) 3 Bed 2 Bath and (1) 3 Bed 2.5 Bath units. All units are very spacious and equipped with hardwood flooring, high-end appliances and in-unit laundry. Capital improvements consist of new in-unit furnaces and water tanks, newer gas meters, new roof and windows and newer electrical service.

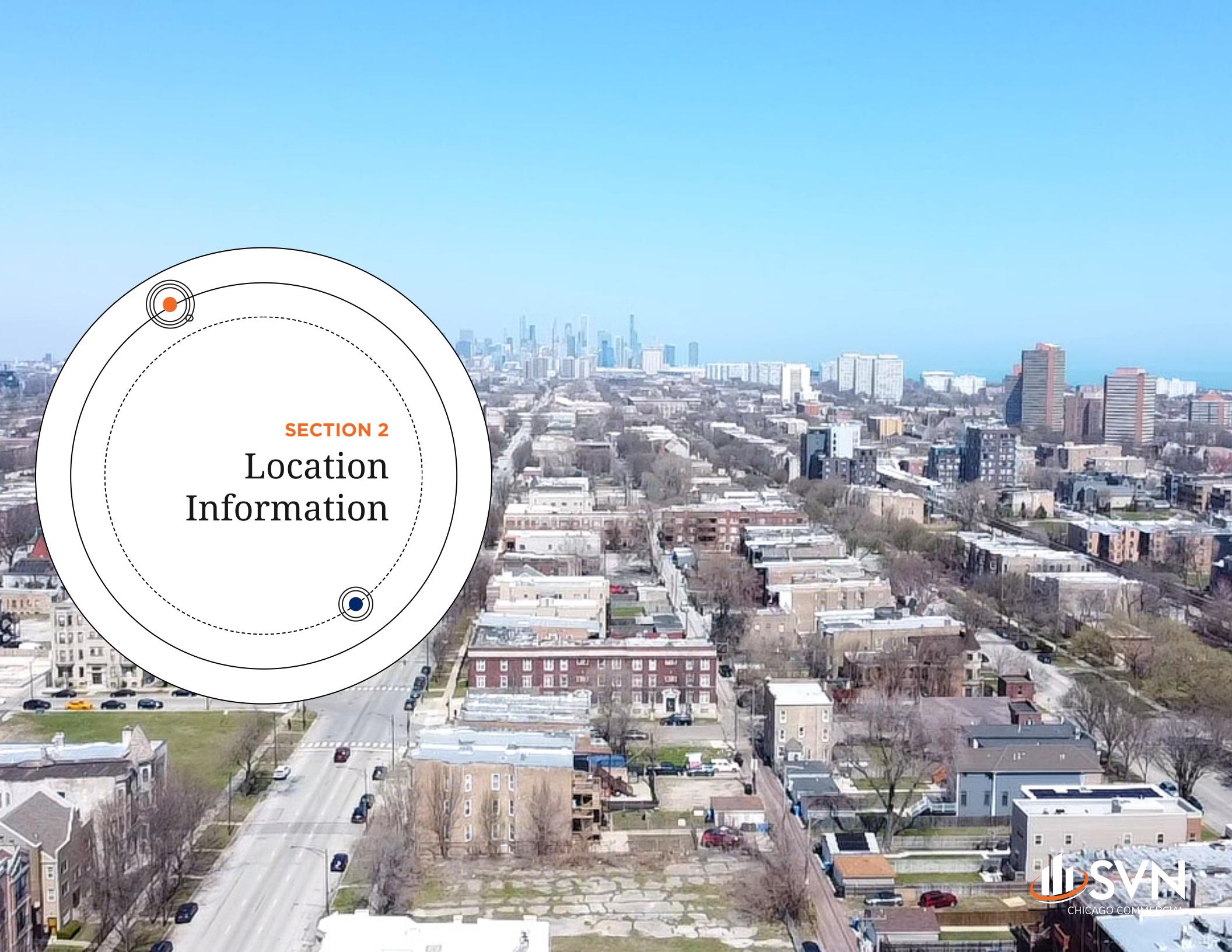
## CURRENT DEBT - 4601 S INDIANA AVE

- Interest Rate: 4.75%
- Maturity Date: 04/01/2031
- Current Principal Balance: \$2,800,000
- Debt Service Coverage Ratio (DSCR) 1.52
- Cash-On-Cash (COC) 17.9%
- Loan-to-Value (LTV) 85%



## PROPERTY DESCRIPTION

- # of Units 18
- Unit Mix: [1] 2 Bedroom 1 Bath [6] 2 Bedroom 2 Bath [7] 3 Bedroom 2 Bath [1] 3 Bedroom 2.5 Bath
- Building Size 26,500 SF
- Year Built: 1919
- Heating: Furnace/Individual
- Air Conditioning: Yes
- Electrical: Updated
- Plumbing: Copper
- Water Tanks: Newer / Per-Unit
- Laundry: In-Unit
- Roof: Newer
- Windows: Vinyl
- Parking: None



**SECTION 2**  
**Location  
Information**



# \$3.8 Billion Bronzeville Lakefront Development

Construction already underway for a 500,000 SF life sciences center, Bronzeville Welcome Center, Senior Housing, Remodeled Singer Pavilion and future Office and Retail spaces

48 Acres •

Former Michael Reese Hospital Site •

Expected Completion 2035 •

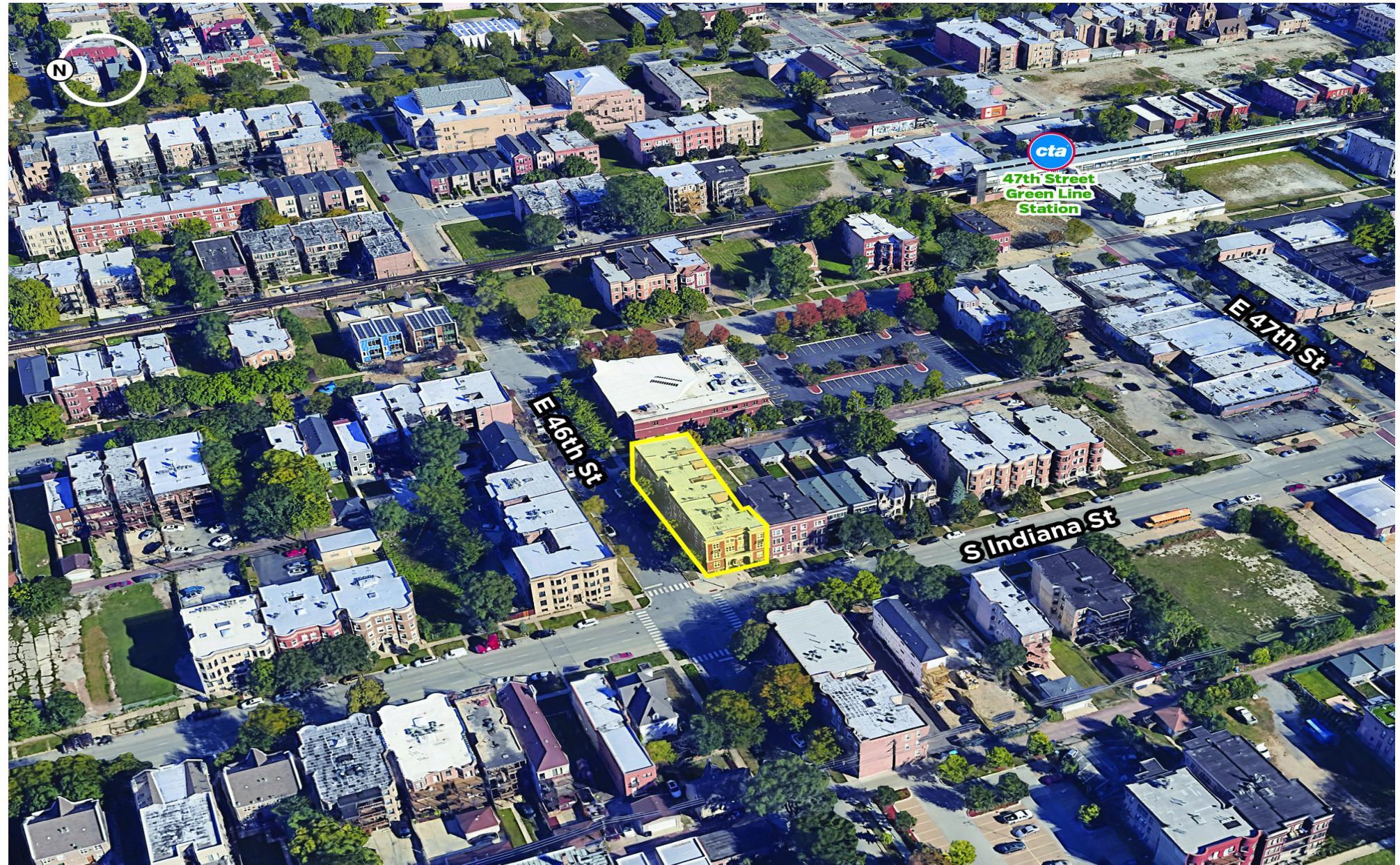


*photos courtesy of SOM.com*

## RETAIL MAP



## BIRD'S EYE AERIAL





SECTION 3  
Financial  
Analysis

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

4601 S INDIANA

PRICE	\$3,275,000
PRICE PER SF	\$123
PRICE PER UNIT	\$181,944
GRM	8.18
CAP RATE	8.27%
CASH-ON-CASH RETURN (YR 1)	11.49%
TOTAL RETURN (YR 1)	\$124,218
DEBT COVERAGE RATIO	1.53

## OPERATING DATA

4601 S INDIANA

GROSS SCHEDULED INCOME	\$400,164
TOTAL SCHEDULED INCOME	\$400,164
VACANCY COST	\$20,008
GROSS INCOME	\$380,156
OPERATING EXPENSES	\$109,383
NET OPERATING INCOME	\$270,773
PRE-TAX CASH FLOW	\$94,055

## FINANCING DATA

4601 S INDIANA

DOWN PAYMENT	\$818,750
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## FINANCIAL SUMMARY

LOAN AMOUNT	\$2,456,250
DEBT SERVICE	\$176,718
DEBT SERVICE MONTHLY	\$14,726
PRINCIPAL REDUCTION (YR 1)	\$30,164

## INCOME & EXPENSES

### INCOME SUMMARY

4601 S INDIANA

VACANCY COST (\$20,008)

**GROSS INCOME** **\$380,156**

### EXPENSES SUMMARY

4601 S INDIANA

REPAIRS/MAINTENANCE \$5,850

CLEANING/DECORATING \$3,600

UTILITIES - GAS \$0

UTILITIES - ELECTRIC \$1,442

UTILITIES - WATER \$25,606

PROPERTY TAXES \$29,213

INSURANCE \$9,330

SCAVENGER \$6,392

JANITOR \$2,250

MANAGEMENT \$18,500

MISCELLANEOUS AND RESERVE \$7,200

**OPERATING EXPENSES** **\$109,383**

**NET OPERATING INCOME** **\$270,773**

## RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
-	3	2.5	2,000 SF	\$2,095.00	\$1.05	\$2,250.00	\$1.13
-	3	2.5	2,000 SF	\$2,050.00	\$1.03	\$2,250.00	\$1.13
-	3	2.5	2,000 SF	\$2,195.00	\$1.10	\$2,250.00	\$1.13
-	2	2	1,200 SF	\$1,650.00	\$1.38	\$1,850.00	\$1.54
-	2	2	1,200 SF	\$1,585.00	\$1.32	\$1,850.00	\$1.54
-	3	2.5	2,000 SF	\$2,000.00	\$1.00	\$2,250.00	\$1.13
-	3	2.5	2,000 SF	\$2,195.00	\$1.10	\$2,250.00	\$1.13
-	2	1	1,200 SF	\$1,750.00	\$1.46	\$1,700.00	\$1.42
-	3	2.5	2,000 SF	\$2,046.00	\$1.02	\$2,250.00	\$1.13
-	2	1	1,100 SF	\$1,695.00	\$1.54	\$1,700.00	\$1.55
-	2	2	1,100 SF	\$1,600.00	\$1.45	\$1,850.00	\$1.68
-	2	1	1,100 SF	\$1,695.00	\$1.54	\$1,700.00	\$1.55
-	2	2	1,200 SF	\$1,714.00	\$1.43	\$1,850.00	\$1.54
-	2	2	1,300 SF	\$1,600.00	\$1.23	\$1,850.00	\$1.42
-	3	2	1,400 SF	\$2,050.00	\$1.46	\$2,200.00	\$1.57
-	2	2	1,200 SF	\$1,752.00	\$1.46	\$1,850.00	\$1.54
-	3	2	1,400 SF	\$2,000.00	\$1.43	\$1,950.00	\$1.39
-	2	2	1,200 SF	\$1,675.00	\$1.40	\$1,850.00	\$1.54
<b>TOTALS</b>			<b>26,600 SF</b>	<b>\$33,347.00</b>	<b>\$23.40</b>	<b>\$35,700.00</b>	<b>\$25.06</b>

## RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
AVERAGES			1,478 SF	\$1,852.61	\$1.30	\$1,983.33	\$1.39



SECTION 4

Property  
Photos

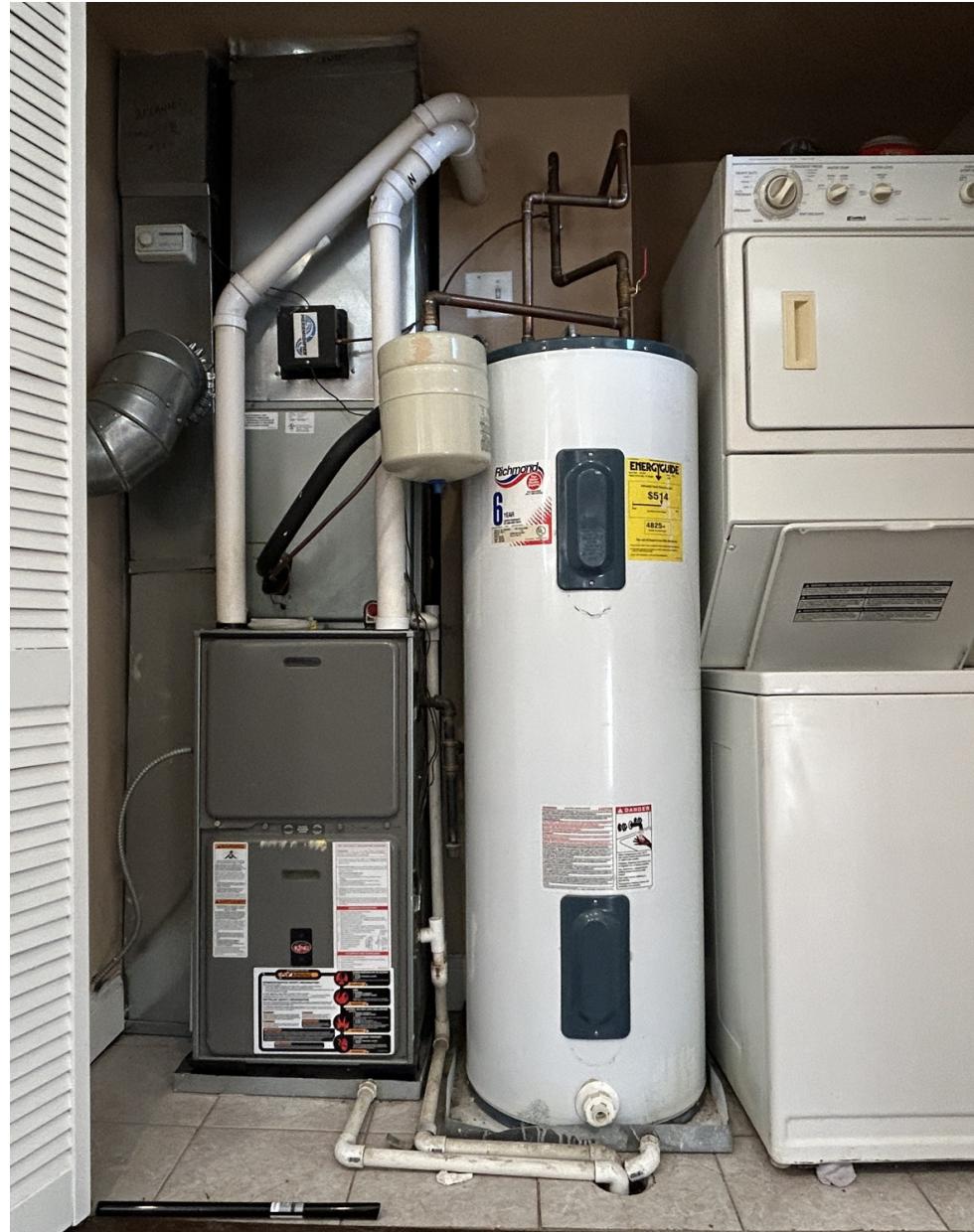
## INTERIOR PHOTOS (1)

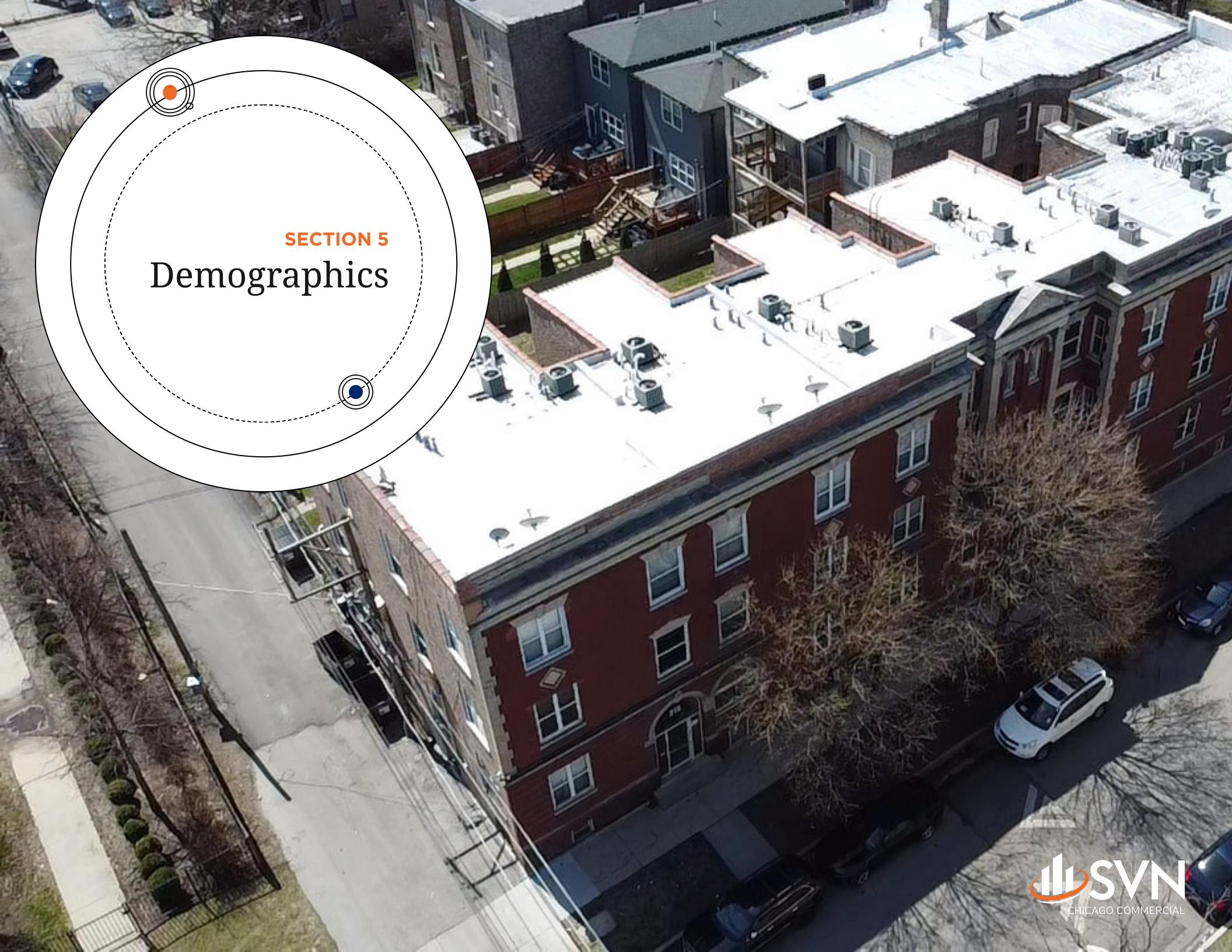


## INTERIOR PHOTOS (2)



## MECHANICAL PHOTOS





SECTION 5

## Demographics

# DEMOGRAPHICS MAP & REPORT

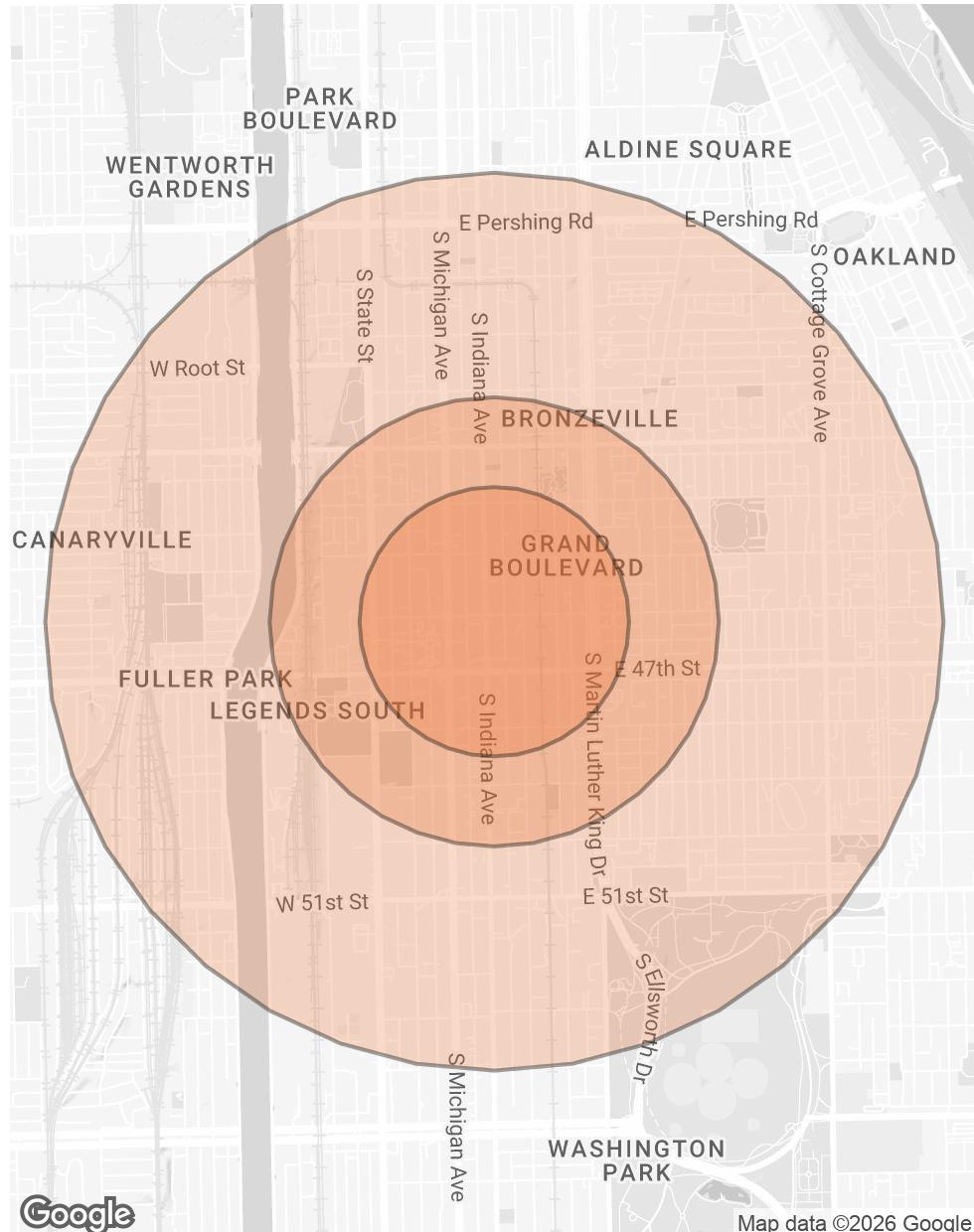
## POPULATION

<b>TOTAL POPULATION</b>	4,584	9,359	35,762
<b>AVERAGE AGE</b>	38	38	40
<b>AVERAGE AGE (MALE)</b>	36	36	38
<b>AVERAGE AGE (FEMALE)</b>	39	40	41

## HOUSEHOLDS & INCOME    0.3 MILES    0.5 MILES    1 MILE

<b>TOTAL HOUSEHOLDS</b>	2,050	4,197	16,763
<b># OF PERSONS PER HH</b>	2.2	2.2	2.1
<b>AVERAGE HH INCOME</b>	\$67,879	\$69,220	\$64,590
<b>AVERAGE HOUSE VALUE</b>	\$367,589	\$363,515	\$402,344

### *Demographics data derived from AlphaMap*



## DISCLAIMER

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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