

**2916 West 25th Place**  
Chicago, IL 60623





2920

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# Disclaimer

**This Offering Memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.**

All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent and therefore may be subject to material and adverse variations. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Memorandum. An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any other oral or written information provided by any of them, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or such other information. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

## **LEAD WARNING STATEMENT**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## **HAZARDOUS MATERIALS DISCLOSURE**

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

## **AMERICANS WITH DISABILITIES ACT**

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.



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## **STATE OF ILLINOIS DUAL AGENCY DISCLOSURE**

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, LLC is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, LLC is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

## **WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:**

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

## **WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:**

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY.

## **CONTEMPORANEOUS OFFERS**

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Essex Designated Agent.

## **REPRESENTATION OF MULTIPLE BUYERS:**

At Essex Realty Group, LLC, our primary goal is to provide exceptional service to all our clients. Due to the competitive nature of the investment real estate market, there will be instances where our designated agents represent multiple buyers interested in the same property.

Please be advised of the following:

**Potential Conflict of Interest:** By representing multiple buyers, a potential conflict of interest may arise. Our designated agents are committed to maintaining impartiality and providing equal representation to all clients.

**Confidentiality:** Each client's information and negotiation strategies will be kept confidential. Our agents will not disclose any client's financial details, offer amounts, or other personal information to any other client.

**Fair Negotiation:** Our agents will strive to negotiate the best possible terms for each client independently. However, it is important to understand that in a multiple-offer situation, the property seller ultimately decides which offer to accept.

**Client Options:** Clients have the right to seek representation from another agent within our firm if they are uncomfortable with the potential conflict of interest.

By continuing to work with Essex Realty Group, LLC, clients acknowledge and accept the potential for their designated agent to represent multiple buyers for the same property and



# Essex Three-Twelve, LLC.

## CONNECTED TO THE COMMUNITY, THE NEIGHBORHOODS AND THE MARKET

Since 1990, Essex Realty Group, Inc. has sold thousands of multi-family properties throughout Chicago. One of the critical lessons from this experience is that there is a tremendous void in the service to investors who own 3-12 unit apartment buildings. Historically, investors in this market have relied on residential brokers with limited experience in multi-family transactions or on multi-family brokers for whom this size investment is not their primary focus.

Essex 312 is Chicago's first multi-family brokerage company focusing exclusively on servicing investors in the 3-to-12-unit market. Essex 312 brokers are highly trained, exceptionally focused, and extremely motivated. Whether you are a seasoned investor or brand new to the multi-family world, our team can provide the tailored service and market insights needed to help you achieve your real estate goals.

## FROM RESEARCH TO REPRESENTATION, WE HAVE YOU COVERED:



### Research

Comp Surveys, market analyses, and more.



### Consultation

From strategies to valuations to assessments.



### Representation

Including listings, marketing, offers, and negotiations.



# Table of Contents

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Essex Three-Twelve makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Essex Three-Twelve does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

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# Property Information



# Executive Summary

Introducing 2916 w 25th place a legal 5 unit property with an all-brick 4-unit building in the front and a coach house in the rear. Conveniently located close to all that little village has to offer. It is perfect for either an owner-occupant or an investor. this property is a fantastic investment. The building is commuter-friendly, with nearby shopping, dining, and recreational options. It's within walking distance to schools and public transportation, and just minutes from I-55 and I-290, providing easy access to downtown. this is an amazing income maker that is professionally managed grossing nearly 54k a year will all unit rented below market and room to raise rents significantly without doing much of anything. This is the unique multi-unit property you've been searching for. Schedule your tour today!

SALE PRICE:	\$499,000
NUMBER OF UNITS:	5
PRICE PER UNIT:	\$99,800
GRM:	8.98
CAP RATE:	6.18%
NRSF:	2,600



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# Building Fact Sheet

## PROPERTY DETAILS

PROPERTY ADDRESS	2916 West 25th Place Chicago, IL 60623
PIN NUMBER	16251250390000
NUMBER OF UNITS	5
COMMERCIAL SPACES	None
PARKING SPACES	None
YEAR BUILT	1888
NRSF	2,600 SF
LOT SIZE	2,880 SF
AVERAGE UNIT SF	680 SF
AVERAGE MONTHLY RENT	\$926
AVERAGE RENT PER SF	\$1.36

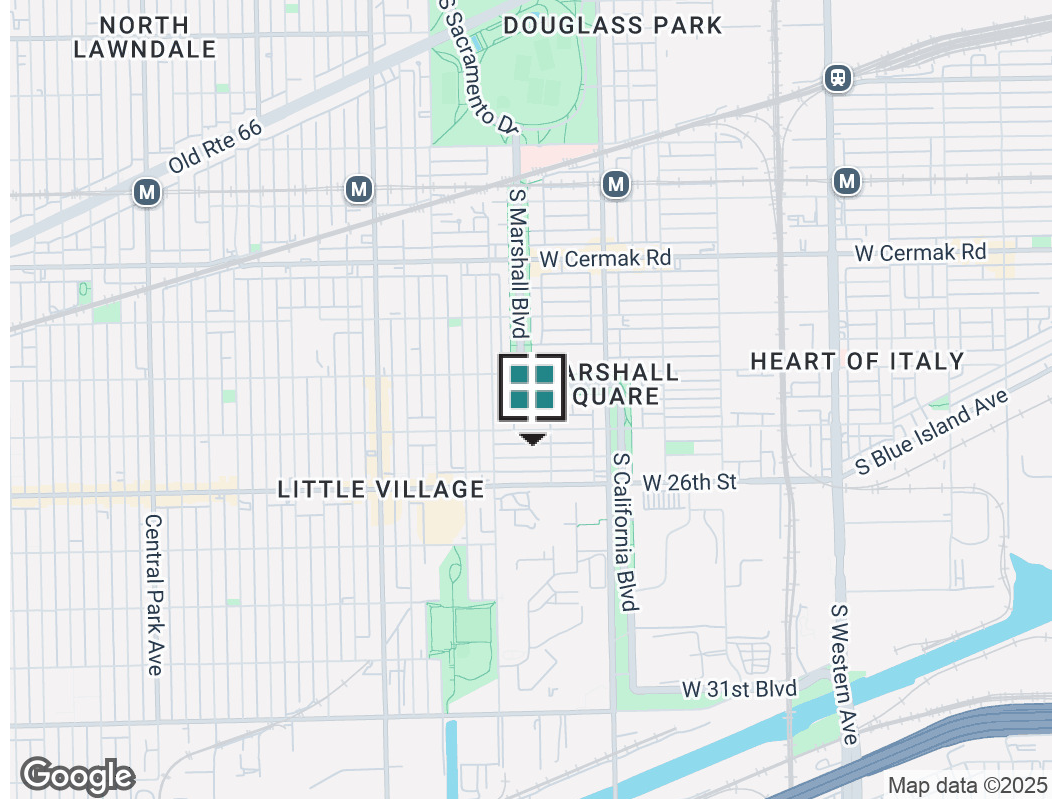
## MECHANICALS

HEATING	Furnace/Space Heaters
ELECTRIC	Seperate Panels - 200 AMPS
HOT WATER	Separate 40 Gallon
PLUMBING	Mixed Copper/Galvanized
WINDOWS	-
ROOF	-
LAUNDRY	1 Washer & 1 Dryer
PORCHES	None





# Location Information



# Location Overview

## NEIGHBORHOOD DESCRIPTION

South Lawndale, also known as Little Village, is a vibrant West Side neighborhood known for its strong sense of community, walkable streets, and lively commercial corridors. The area offers convenient access to public transit, major roadways, local parks, schools, and a wide variety of dining and shopping options. Its central location provides quick connectivity to surrounding neighborhoods and downtown Chicago, making it an attractive spot for both residents and investors.

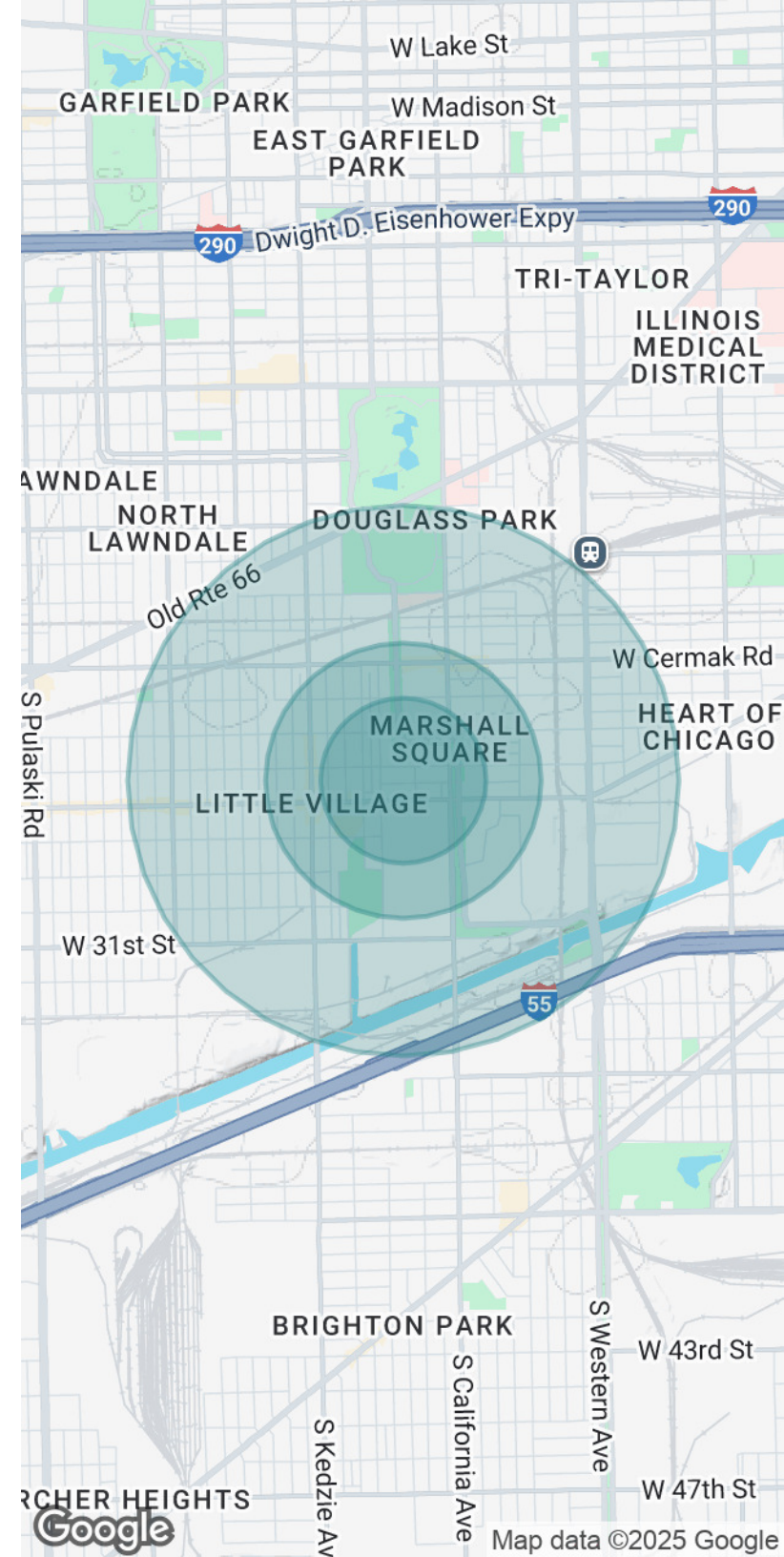


# Demographics

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,544	19,388	50,987
MEDIAN AGE	35	35	35
MEDIAN AGE (MALE)	35	35	35
MEDIAN AGE (FEMALE)	35	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,408	5,269	15,201
# OF PERSONS PER HH	3.9	3.7	3.4
AVERAGE HH INCOME	\$51,398	\$58,538	\$62,941
AVERAGE HOUSE VALUE	\$204,835	\$231,537	\$268,527

\* Demographic data derived from 2020 ACS - US Census



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# Financial Analysis



# Rent Analysis

UNIT TYPE	UNIT COUNT	MIN RENT	MAX RENT	MARKET AVG. RENT
1 Bed/1 Ba	1	\$650	\$750	\$1,200
2 Bed/1 Ba	4	\$925	\$1,155	\$1,600
TOTALS/AVERAGES	5	\$4,350	\$5,370	\$7,600

#	UNIT TYPE	UNIT NUMBER	APPROX. SF	LEASE START	MONTHLY RENT	RENT/SF	LEASE EXPIRATION	MARKET RENT	MARKET RENT/SF
1	1 Bed / 1 Bath	1F	576	11/3/2023	\$925	\$1.61	4/30/2026	\$1,200	\$2.08
2	2 Bed / 1 Bath	1R	596	2/1/2023	\$650	\$1.09	at-will	\$1,600	\$2.68
3	2 Bed / 1 Bath	2F	655	5/18/2021	\$1,055	\$1.61	5/31/2026	\$1,600	\$2.44
4	2 Bed / 1 Bath	2R	700	7/1/2020	\$800	\$1.14	5/31/2026	\$1,600	\$2.29
5	2 Bed / 1 Bath	CH	675	3/1/2023	\$1,200	\$1.78	4/30/2026	\$1,600	\$2.37
TOTALS/AVERAGES			3,202		\$4,630	\$1.45		\$7,600	\$2.37



# Operating Statement

INCOME SUMMARY	CURRENT	% OF SGI	STABILIZED	% OF SGI
Rental Income	\$55,560	100.0%	\$91,200	100.0%
GROSS INCOME	\$55,560	100%	\$91,200	100%
Vacancy Loss	-\$2,778	- 5.0%	-\$4,560	- 5.0%
COLLECTED INCOME	\$52,782	95.0%	\$86,640	95.0%
EXPENSE SUMMARY	CURRENT	% OF SGI	STABILIZED	% OF SGI
Real Estate Taxes	\$8,237	14.8%	\$10,620	11.6%
Insurance	\$4,000	7.2%	\$4,080	4.5%
Utilities: Electric	\$360	0.6%	\$367	0.4%
Utilities: Water & Sewer	\$3,600	6.5%	\$3,672	4.0%
Janitorial	\$750	1.3%	\$773	0.8%
Repairs & Maintenance	\$2,500	4.5%	\$2,500	2.7%
Miscellaneous & Reserves	\$2,500	4.5%	\$2,500	2.7%
GROSS EXPENSES	\$21,947	39.5%	\$24,512	26.9%
NET OPERATING INCOME	\$30,835	55.5%	\$62,128	68.1%



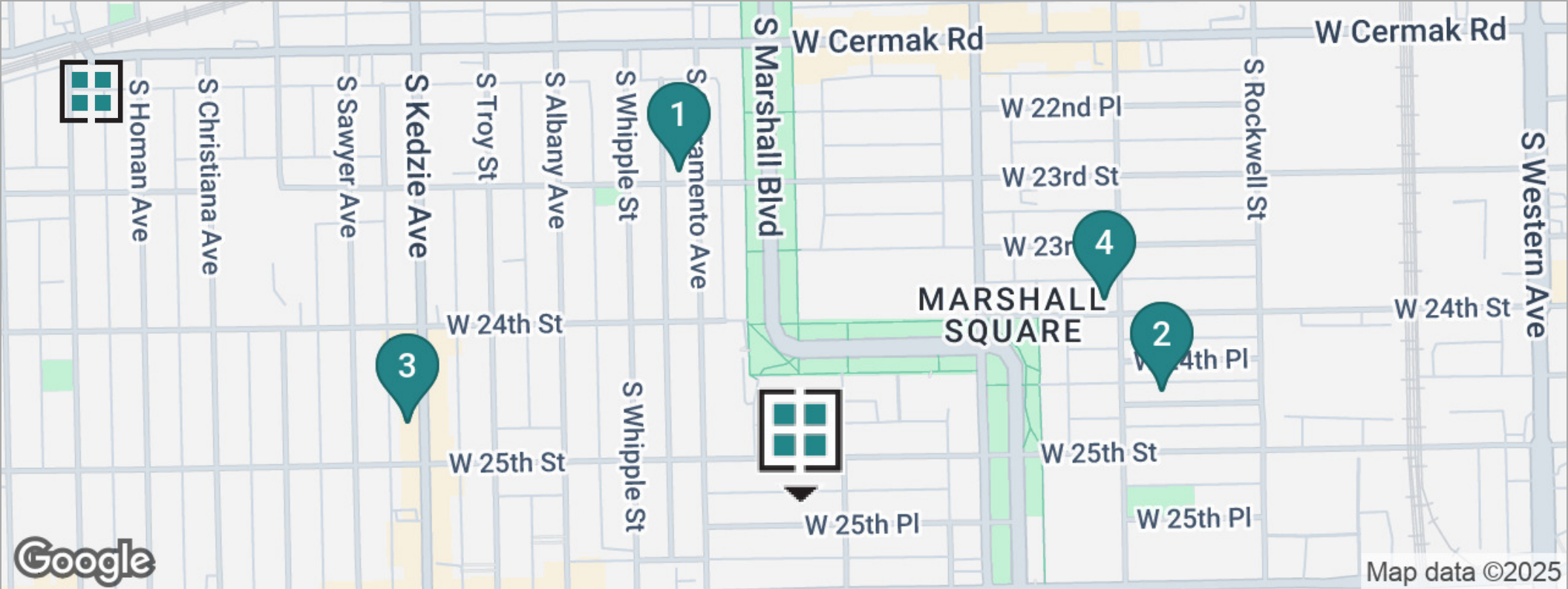
# Financial Summary

INVESTMENT OVERVIEW		CURRENT		STABILIZED
Price		\$499,000		\$499,000
Rehab Cost		-		\$125,000
Total Project Cost		\$499,00		\$624,000
Price per Unit		\$99,800		\$99,800
GRM		8.98		6.84
CAP Rate		6.18%		9.96%
Cash-on-Cash Return (YR 1)		1.34%		20.23%
Total Return (YR 1)		6.0%		24.9%
Debt Coverage Ratio		1.05		1.68
OPERATING DATA		CURRENT		STABILIZED
Total Scheduled Income		\$55,560		\$91,200
Vacancy Cost		\$2,778		\$4,560
Collected Income		\$52,782		\$86,640
Operating Expenses		\$21,947		\$24,512
Net Operating Income		\$30,835		\$62,128
FINANCING DATA		CURRENT		STABILIZED
Down Payment	20%	\$99,800	20%	\$124,800
Loan Amount	80%	\$399,200	80%	\$499,200
Debt Service	6.25%/30 YRS	\$29,495	6.25%/30 YRS	\$36,884
Cash Flow		\$1,340		\$25,244
Principal Reduction (YR 1)		\$4,677		\$5,849
Total Return (YR 1)		\$6,017		\$31,093

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# Lease Comparables





## 1 Bed Rent Comps Map

 Subject Property  
2916 West 25th Place | Chicago, IL 60623

 1 2258 S Sacramento Ave, Unit 1  
Chicago, IL 60623

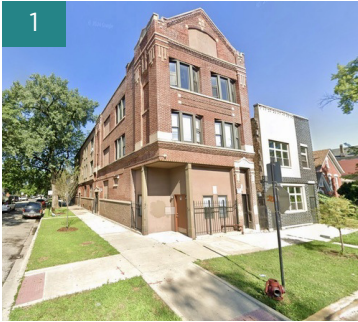
 2 2642 W Luther St, Unit 1F  
Chicago, IL 60608

 3 2442 S Kedzie Ave, Unit GR  
Chicago, IL 60623

 4 2702 W 24th St Unit 2F  
Chicago, IL 60608



# 1 Bed Rent Comparables



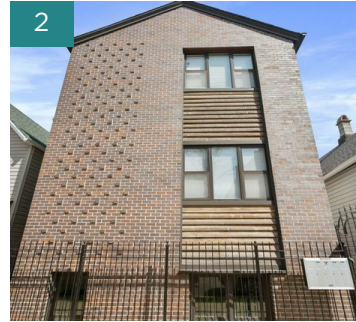
2258 S Sacramento Ave, Unit 1  
Chicago IL 60623

Hardwood Floors  
Central Air  
In-Unit Laundry  
No Parking

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
1 Bed / 1 Bath	875	\$1,350	\$1.54

**Landlord Paid Utilities:**

- Water & Sewer



2642 W Luther St, Unit 1F  
Chicago IL 60608

Hardwood Floors  
Central Air  
Common Area Laundry  
No Parking

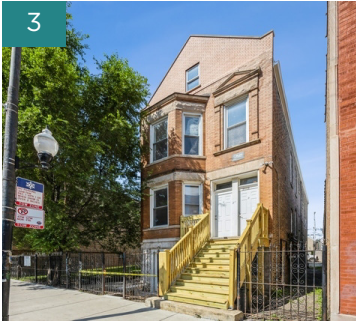
UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
1 Bed / 1 Bath	600	\$1,300	\$2.17

**Landlord Paid Utilities:**

- Water & Sewer



# 1 Bed Rent Comparables



2442 S Kedzie Ave, Unit GR  
Chicago IL 60623

Hardwood Floors  
No AC/Furnace Heat  
In-Unit Laundry  
Parking (Not Included In Rent)

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
1 Bed / 1 Bath	750	\$1,225	\$1.63

### Landlord Paid Utilities:

- Water & Sewer



2702 W 24th St Unit 2F  
Chicago IL 60608

Hardwood Floors  
Window Units/Gas Heat  
No Mention of Laundry  
No Parking

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
1 Bed / 1 Bath	500	\$1,150	\$2.30

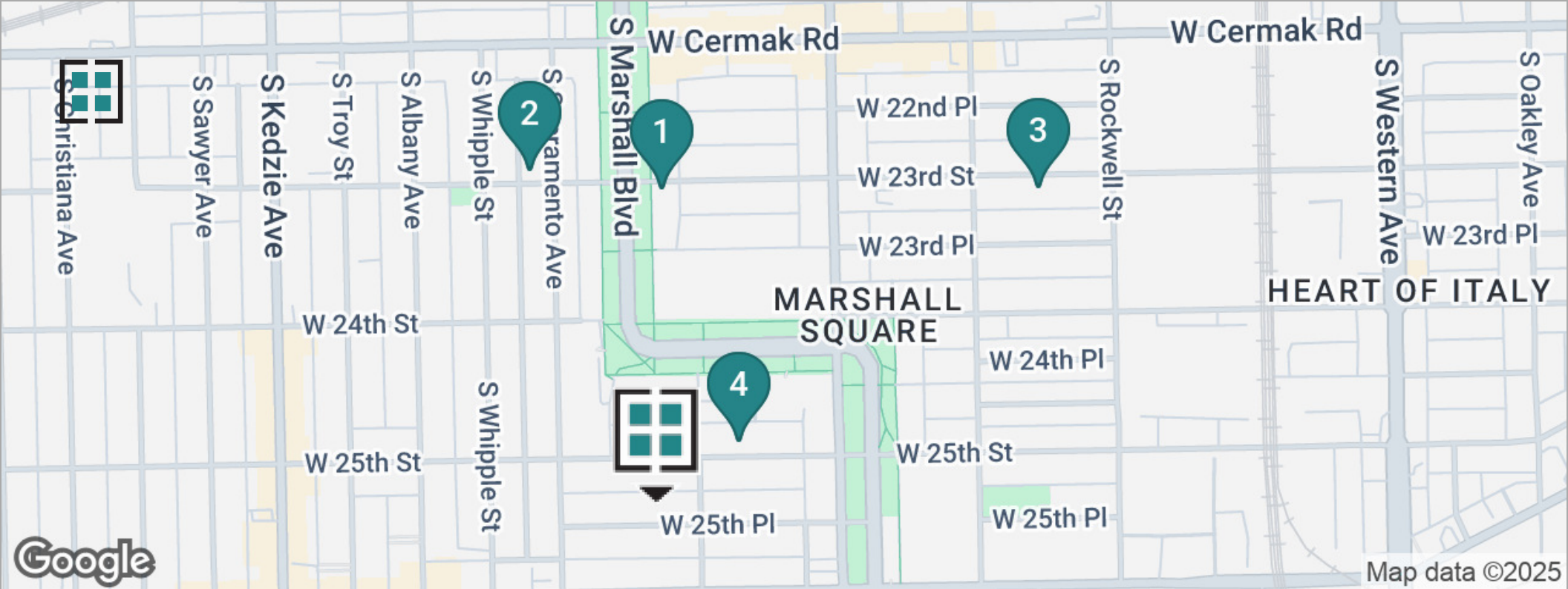
### Landlord Paid Utilities:

- Water & Sewer



# 1 Bed Rent Comparables Summary

	PROPERTY ADDRESS	1 Bd / 1 Ba	SF	RENT/SF	Heating	Laundry	Parking
1	2258 S Sacramento Ave, Unit 1	\$1,350	875	\$1.54	Central Air	In-Unit	None
2	2642 W Luther St, Unit 1F	\$1,300	600	\$2.17	Central Air	Common Area	None
3	2442 S Kedzie Ave, Unit GR	\$1,225	750	\$1.63	Furnace	In-Unit	Parking (Not Incl.)
4	2701 W 24th St, Unit 2F	\$1,150	500	\$2.30	Furnace	No Mention	None
	<b>MARKET AVERAGE</b>	<b>\$1,256</b>	<b>681</b>	<b>\$1.91</b>	-	-	
	<b>PROFORMA SUBJECT</b>	<b>\$1,200</b>	<b>575</b>	<b>\$2.09</b>	<b>Furnace</b>	<b>Common Area</b>	<b>None</b>
	<b>IN-PLACE SUBJECT</b>	<b>\$925</b>	<b>575</b>	<b>\$1.61</b>	<b>Furnace</b>	<b>Common Area</b>	<b>None</b>
		+29.7%	Mark-to-Market				



## 2 Bed Rent Comps Map



Subject Property  
2916 West 25th Place | Chicago, IL 60623

1

2877 W 23rd St, Unit 2R  
Chicago, IL 60623

2

3008 W 23rd St, Unit 1B  
Chicago, IL 60623

3

2633 W 23rd St, Unit 2  
Chicago, IL 60608

4

2844 W 25th St, Unit 1R  
Chicago, IL 60623



## 2 Bed Rent Comparables



2877 W 23rd St, Unit 2R  
Chicago IL 60623

Hardwood Floors  
Central Air  
Common Area Laundry  
No Parking

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2 Bed / 1 Bath	700	\$1,650	\$2.36

### Landlord Paid Utilities:

- Water & Sewer



3008 W 23rd St, Unit 1B  
Chicago IL 60623

Hardwood Floors  
Central Air  
In-Unit Laundry  
No Parking

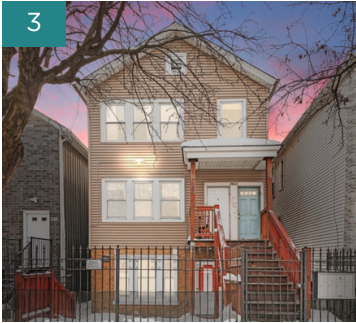
UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2 Bed / 1 Bath	900	\$1,600	\$1.78

### Landlord Paid Utilities:

- Water & Sewer



## 2 Bed Rent Comparables



2633 W 23rd St, Unit 2  
Chicago IL 60608

Mixed Tile/Hardwood Floors  
No AC/Furnace Heat  
No Laundry  
No Parking

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2 Bed / 1 Bath	800	\$1,550	\$1.94

### Landlord Paid Utilities:

- Water & Sewer



2844 W 25th St, Unit 1R  
Chicago IL 60623

Hardwood Floors  
Central Air  
No Mention of Laundry  
Parking Included In Rent

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2 Bed / 1 Bath	900	\$1,500	\$1.67

### Landlord Paid Utilities:

- Water & Sewer

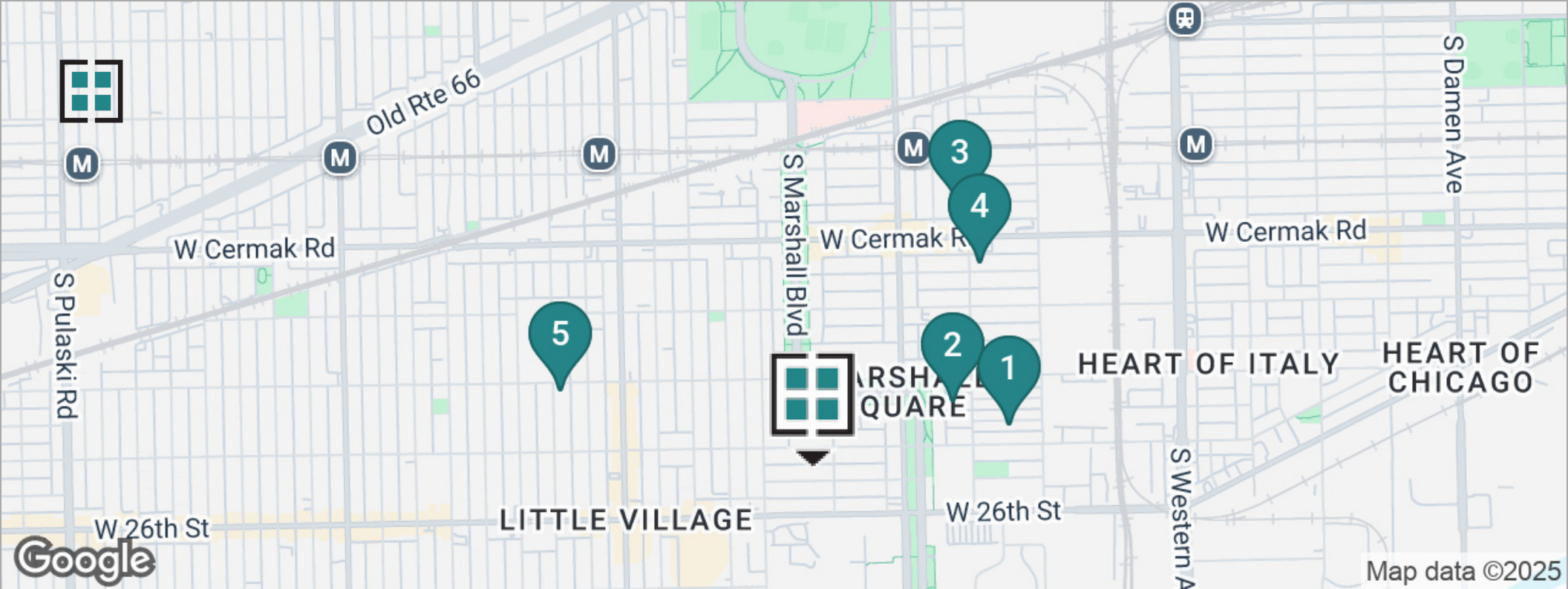


## 2 Bed Rent Comparables Summary

	PROPERTY ADDRESS	2 Bd / 1 Ba	SF	RENT/SF	Heating	Laundry	Parking
1	2877 W 23rd St, Unit 2R	\$1,650	700	\$2.36	Central Air	Common Area	None
2	3008 W 23rd St, Unit 1B	\$1,600	900	\$1.78	Central Air	In-Unit	None
3	2633 W 23rd St, Unit 2	\$1,550	800	\$1.94	Furnace	No Laundry	None
4	2844 W 25th St, Unit 1R	\$1,500	900	\$1.67	Central Air	No Mention	Parking (Incl.)
	<b>MARKET AVERAGE</b>	<b>\$1,575</b>	<b>825</b>	<b>\$1.93</b>	-	-	
	<b>PROFORMA SUBJECT</b>	<b>\$1,600</b>	<b>682</b>	<b>\$2.35</b>	<b>Furnace</b>	<b>Common Area</b>	<b>None</b>
	<b>IN-PLACE SUBJECT</b>	<b>\$1,200</b>	<b>682</b>	<b>\$1.76</b>	<b>Furnace</b>	<b>Common Area</b>	<b>None</b>
		+33.3%	Mark-to-Market				



# Sale Comparables



## Sold Comps Map



Subject Property  
2916 West 25th Place | Chicago, IL 60623

1

2629 W Luther St  
Chicago, IL 60608

2

2714 W 24th Pl  
Chicago, IL 60608

3

2138 S Washtenaw Ave  
Chicago, IL 60608

4

2652 W 22nd Pl  
Chicago, IL 60608

5

2407 S Spaulding  
Chicago, IL 60623



# Sold Comparables



2629 W Luther St  
Chicago IL 60608

This brick three-unit building offers two apartments with three bedrooms, a formal dining room, and wood cabinets in the kitchen. The other apartment offers two bedrooms and a formal dining room; all units have their own heating system, hot water tank, and electrical box with circuit breakers. The entire building was completely remodeled approximately 18 years ago, including the roof and tuck pointing.

SALE PRICE:	\$540,000
NUMBER OF UNITS:	3
PRICE PER UNIT:	\$180,000
CLOSED DATE:	Jul 17, 2025
GRM:	16.07
UNIT MIX:	(1) 2 Bed / 1 Bath (2) 3 Bed / 1 Bath



2714 W 24th Pl  
Chicago IL 60608

The property comprises the following: 1F - 1-bedroom unit, 1R - 2-bedroom unit, 2F - 1-bedroom unit, 2R 2-bedroom. Residents benefit from convenient coin-operated laundry facilities located in the basement. There is also 3 additional storage spaces in the basement that tenants can rent out, and space for at least 4 cars to park in the rear of the property.

SALE PRICE:	\$525,000
NUMBER OF UNITS:	4
PRICE PER UNIT:	\$131,250
CLOSED DATE:	Aug 05, 2024
GRM:	11.90
YEAR BUILT:	1891
UNIT MIX:	(1) 1 Bed / 1 Bath (2) 2 Bed / 1 Bath



2138 S Washtenaw Ave  
Chicago IL 60608

Solid brick Building with six spacious 2-bedroom apartments and a 2-car garage, separate utilities for each unit. There is significant potential to increase rental income. This property is fully rented and in need of some repairs- "SOLD ON AS IS CONDITION."

SALE PRICE:	\$500,000
NUMBER OF UNITS:	6
PRICE PER UNIT:	\$83,333
CLOSED DATE:	Mar 10, 2025
GRM:	19.30
YEAR BUILT:	1900
UNIT MIX:	(6) 2 Bed / 1 Bath



# Sold Comparables



2652 W 22nd Pl  
Chicago IL 60608

Beautiful, solid Chicago brick building, lot 25x125. 2-car detached brick garage, Unit 1 has 3 bedrooms, 1 bath, 2nd Unit has 2 bedrooms, 1 bath, Unit 3 has 2 bedrooms, 1 bath, and the basement has 3 bedrooms, 1 full bathroom, and a lot of space for new ideas.

SALE PRICE:	\$460,000
NUMBER OF UNITS:	3
PRICE PER UNIT:	\$153,333
CLOSED DATE:	Jul 07, 2025
YEAR BUILT:	1910
UNIT MIX:	(2) 2 Bed / 1 Bath (1) 3 Bed / 1 Bath



2407 S Spaulding  
Chicago IL 60623

This 5-unit property features a 3-flat brick building with a full, unfinished attic in front, an exterior frame rear porch for additional porch space, and a rear brick 2-unit coach house. Units 1F & 2F are vacant and available for showings. Estate Sale - Sold "AS-IS".

SALE PRICE:	\$437,000
NUMBER OF UNITS:	5
PRICE PER UNIT:	\$87,400
CLOSED DATE:	Sep 26, 2025
GRM:	17.60
YEAR BUILT:	1908
UNIT MIX:	(4) 2 Bed / 1 Bath (1) 3 Bed / 1 Bath



# Sold Comps Summary

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	2629 W Luther St Chicago, IL 60608	\$540,000	2,730 SF	\$197	\$180,000	-	16.07	3	07/17/2025
2	2714 W 24th Pl Chicago, IL 60608	\$525,000	3,515 SF	\$149	\$131,250	-	11.90	4	08/05/2024
3	2138 S Washtenaw Ave Chicago, IL 60608	\$500,000	2,958 SF	\$169	\$83,333	-	19.30	6	03/10/2025
4	2652 W 22nd Pl Chicago, IL 60608	\$460,000	3,078 SF	\$149	\$153,333	-	-	3	07/07/2025
5	2407 S Spaulding Chicago, IL 60623	\$437,000	1,788 SF	\$244	\$87,400	-	17.60	5	09/26/2025
	<b>TOTALS/AVERAGES</b>	<b>\$492,400</b>	<b>2,814 SF</b>	<b>\$174</b>	<b>\$127,063</b>	<b>-</b>	<b>16.22</b>	<b>4</b>	