

Property Summary

7337 South South Shore Drive, Chicago, IL 60649

FOR SALE



PROPERTY DESCRIPTION

The property offers highly desirable amenities, including a fitness center, spa, playground, onsite laundry, storage, and more. With 50% of units currently occupied, investors can step into immediate cash flow while renovating and leasing the remaining units to further enhance returns. This portfolio is well-positioned for long-term value growth in one of Chicago's most dynamic neighborhoods. (Calculations used are all PRO-FORMA and PRO-FORMA CAP rate is < 9%)

PROPERTY HIGHLIGHTS

- 31-unit condo portfolio in Chicago's South Shore neighborhood
- 15 units leased, 12 units ready for renovation, 4 units already renovated and lease-up for income growth
- Amenity-rich building: gym, spa, playground, storage, onsite laundry and refuse chute on each floor
- Lakefront views and walking distance to South Shore Cultural Center & Beach
- Easy access to Metra Electric Line, Lake Shore Drive, and Downtown Chicago

OFFERING SUMMARY

Sale Price:	\$2,700,000
Number of Units:	31
Lot Size:	2.5 Acres
Building Size:	329,630 SF
PROFORMA NOI:	\$277,658.00
PROFORMA Cap Rate:	10.28%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,329	5,680	16,495
Total Population	3,876	10,653	33,704
Average HH Income	\$55,117	\$50,611	\$55,844

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