

3933-31 W 63rd St, Chicago IL 60629

8 UNIT, MIX USE PROPERTY



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3933-31 W 63rd St., Chicago IL 60629

- ▶ **Prime Investment Opportunity in Chicago's Sought-After 63rd Street Corridor. Mixed-Use Building with Strong Rental Income!**
- ▶ **This 8-unit building, with 3 commercial storefronts and 5 residential units, offers tremendous upside with its B1-1 zoning in high traffic area. Currently fully leased with MTM tenants, this property boast steady income potential with significant upside, with long-term growth in a dynamic, up-and-coming area. Ideal for investors seeking cash flow, redevelopment opportunities, or long-term value appreciation. The property is priced at \$1,350,000 with immediate income potential. This is your chance to secure a high performing asset in one of Chicago's most promising neighborhoods.**

Expense Report

Property: [3931-33 W 63rd St](#)
 Chicag IL 60621
 Seller(s): CRISTINA CASTANEDA

	Monthly	Annually
Rental Income	\$ 11,750.00	\$ 141,000.00
Property Taxes	\$ 976.94	\$ 11,723.28
Water/Sewer	\$ 375.00	\$ 4,500.00
Gas	\$ 150.00	\$ 1,800.00
Trash	\$ 200.00	\$ 2,400.00
Property Insurance	\$ 391.67	\$ 4,700.00
Electricity	\$ 75.00	\$ 900.00
Snow Removal		
Landsacaping		
Pest Control		
Other (ie Accounting, Management etc)		
Total Expenses	\$ 2,168.61	\$ 26,023.28
Net Operating Income	\$ 9,581.39	\$ 114,976.72
CAP Rate		10.5%
Gross Rental Multiplier		9.57
Market Price		\$ 1,100,000

3bedroom- 1 bathroom Neighborhood Rental 6 mo

Property Type: Residential Rental Status: Rented Map Search: circle Bedrooms: 3-3 Total Full/Half Baths: 1-1 Months Back: 6 Months

	Total	Average RP	Max	Average	Median	Min	
Rented	5	\$1,790	RP (5)	\$2,100	\$1,790	\$1,700	\$1,600
Active	0	\$0	RNP (5)	\$2,100	\$1,790	\$1,700	\$1,600
Under Contract	0	\$0					
Other	0	\$0					

1) 5738 S Kenneth Ave
12147979



Residential Rental
RNTD - \$1,600
Bedrooms: **3**
Bathrooms: **1 / 0**
Type: **Low Rise (1-3 Stories)**

2) 5936 S Kolin Ave Unit 2
12152051



Residential Rental
RNTD - \$1,650
Bedrooms: **3**
Bathrooms: **1 / 0**
Type:

3) 3517 W 64th St
12200823



Residential Rental
RNTD - \$1,700
Bedrooms: **3**
Bathrooms: **1 / 0**
Type:

4) 6104 S Kenneth Ave Unit 2
12163376



Residential Rental
RNTD - \$1,900
Bedrooms: **3**
Bathrooms: **1 / 0**
Type:

5) 3518 W 59th Pl
12127983



Residential Rental
RNTD - \$2,100
Bedrooms: **3**
Bathrooms: **1 / 0**
Type: **1 Story**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Dalila Arellano | A List Homes Realty | 12/16/2024 09:09 AM

2bedroom- 1 bathroom Neighborhood Rental 6 mo

Property Type: Residential Rental **Status:** Rented **Map Search:** circle **Bedrooms:** 2-2 **Total Full/Half Baths:** 1-1 **Months Back:** 6 Months

	Total	Average RP		
Rented	10	\$1,315		
Active	0	\$0		
Under Contract	0	\$0		
Other	0	\$0		

	Max	Average	Median	Min
RP (10)	\$1,700	\$1,315	\$1,350	\$1,000
RNP (10)	\$1,600	\$1,295	\$1,350	\$1,000

1) 3421 W 61st Pl Unit 0
12164255



Residential Rental
RNTD - \$1,000
Bedrooms: **2**
Bathrooms: **1 / 0**
Type:

2) 3320 W 67th St Unit 3N
12146818



Residential Rental
RNTD - \$1,050
Bedrooms: **2**
Bathrooms: **1 / 0**
Type: **Low Rise (1-3 Stories)**

3) 6158 S Pulaski Rd Unit 2F
12186386



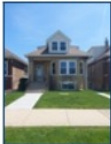
Residential Rental
RNTD - \$1,100
Bedrooms: **2**
Bathrooms: **1 / 0**
Type: **Flat**

4) 3322 W 67th St Unit 2N
12108653



Residential Rental
RNTD - \$1,200
Bedrooms: **2**
Bathrooms: **1 / 0**
Type: **Low Rise (1-3 Stories)**

5) 6227 S Komensky Ave
Unit GARDEN
12161821



Residential Rental
RNTD - \$1,300
Bedrooms: **2**
Bathrooms: **1 / 0**
Type: **Other**

6) 3244 W 62nd Pl Unit 2
12122479



Residential Rental
RNTD - \$1,400
Bedrooms: **2**
Bathrooms: **1 / 0**
Type:

7) 6034 S Homan Ave Unit 2
12187375



Residential Rental
RNTD - \$1,400
Bedrooms: **2**
Bathrooms: **1 / 0**
Type: **Low Rise (1-3 Stories)**

8) 3343 W 59th Pl Unit 2
12193325



Residential Rental
RNTD - \$1,400
Bedrooms: **2**
Bathrooms: **1 / 0**
Type:

9) 6157 S Tripp Ave
12143953



Residential Rental
RNTD - \$1,600
Bedrooms: **2**
Bathrooms: **1 / 0**
Type:

10) 6608 S Kolin Ave Unit G
12205161



Residential Rental
RNTD - \$1,500
Bedrooms: **2**
Bathrooms: **1 / 0**
Type: **Garden Unit**

Tax Bill 2023

DocuSign Envelope ID: 059D646C-3537-4E35-8359-F8D7CF9F9D72

TOTAL PAYMENT DUE		2023 Second Installment Property Tax Bill - Cook County Electronic Bill					
\$0.00	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
By 08/01/2024	19-23-100-008-0000	400	72156	2023	(2024)	LAKE	3-18
IF PAYING LATE, PLEASE PAY	08/02/2024 - 09/01/2024	09/02/2024-10/01/2024	10/02/2024-11/01/2024	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW			
	\$0.00	\$0.00	\$0.00				

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill \$11,723.28

\$291.37 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference
TIF-Chicago-63rd/Pulaski	\$4,630.70	\$4,403.57	\$227.13 More
Board of Education Chicago	\$3,414.75	\$3,300.27	\$114.48 More
City of Chicago	\$1,437.60	\$1,430.09	\$7.51 More
Chicago Special Service Area 3	\$854.36	\$848.57	\$5.79 More
Metro Water Reclamation Dist of Chicago	\$307.67	\$328.53	-\$20.86 Less
Chicago Park District	\$283.59	\$283.74	-\$0.15 Less
County of Cook	\$151.61	\$217.85	-\$66.24 Less
Chicago Community College District	\$140.90	\$136.16	\$4.74 More
Chicago School Bldg & Imp Fund	\$127.53	\$134.40	-\$6.87 Less
Cook County Public Safety	\$123.96	\$93.11	\$30.85 More
Chicago Library Fund	\$115.05	\$116.83	-\$1.78 Less
Cook County Health Facilities	\$68.67	\$67.64	\$1.03 More
Cook County Forest Preserve District	\$66.89	\$71.15	-\$4.26 Less
Parks-Museum/Aquarium Bond	\$0.00	\$0.00	\$0.00 -

DO NOT PAY THESE TOTALS

\$11,723.28 \$11,431.91 \$291.37 More

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	48,870	2023 Total Tax Before Exemptions	11,723.28
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2023 Assessed Value	48,870	Senior Freeze Exemption	.00
2023 State Equalizer	X 3.0163		
2023 Equalized Assessed Value (EAV)	147,407	2023 Total Tax After Exemptions	11,723.28
2023 Local Tax Rate	X 7.953%	First Installment	6,287.55
2023 Total Tax Before Exemptions	11,723.28	Second Installment +	5,435.73
		Total 2023 Tax (Payable in 2024)	11,723.28

IMPORTANT MESSAGES

PROPERTY LOCATION

3933 W 63RD ST
CHICAGO IL 60629 4652

MAILING ADDRESS

CRISTINA CASTANEDA
3933 W 63RD ST #2
CHICAGO IL 606294664