

Map Scale: 200 ft

	MLS #	Stat	Address	# Units	City	LP/SP	Grs Inc	AZN
1	11982586	TEMP	1002 N Wood St	6	Chicago	\$1,399,000	\$55,000	Multi-Family
2	12364492	A/I	1244 N Cleaver St	6	Chicago	\$1,450,000	\$146,520	Multi-Family
3	12341323	PEND	1509 W Thomas St	6	Chicago	\$1,699,000	\$141,300	
4	12162877	PEND	1843 W Thomas St	6	Chicago	\$1,749,000	\$139,260	Multi-Family
5	12297796	CLSD	1028 N Winchester Ave	6	Chicago	\$1,350,000	\$10,200	Multi-Family
6	12136940	CLSD	2028 N Oakley Ave	6	Chicago	\$1,350,000	\$123,660	
7	12008873	CLSD	816 N Leavitt St	6	Chicago	\$1,450,000	\$144,600	Multi-Family
8	12177749	CLSD	2322 W Rice St	6	Chicago	\$1,620,000	\$156,888	
9	12193197	CLSD	2241 W Augusta Blvd	6	Chicago	\$1,635,000	\$149,940	

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM

CMA Summary Report

Multi Family 5+  
Active - Multi Family 5+

#	MLS #	Address	Status	Area	Gross Rental Income \$	Actual Zoning	LMT	MT	LP
1	11982586	1002 N Wood	TEMP	8024	\$55,000	Multi-Family	451	1049	\$1,399,000
2	12364492	1244 N Cleaver	CTG	8024	\$146,520	Multi-Family	25	25	\$1,450,000

2 Active - Multi Family 5+ Statistics

	High	Low	Average	Median
List Price	\$1,450,000	\$1,399,000	\$1,424,500	\$1,424,500
Listing Market Time	451	25	238	238
Market Time	1049	25	537	537

Pending - Multi Family 5+

#	MLS #	Address	Status	Area	Gross Rental Income \$	Actual Zoning	LMT	MT	LP
1	12341323	1509 W Thomas	PEND	8024	\$141,300		36	36	\$1,699,000
2	12162877	1843 W Thomas	PEND	8024	\$139,260	Multi-Family	262	262	\$1,749,000

2 Pending - Multi Family 5+ Statistics

	High	Low	Average	Median
List Price	\$1,749,000	\$1,699,000	\$1,724,000	\$1,724,000
Listing Market Time	262	36	149	149
Market Time	262	36	149	149

Sold - Multi Family 5+

#	MLS #	Address	Status	Area	Gross Rental Income \$	Actual Zoning	LMT	MT	LP	SP	Close Date
1	12297796	1028 N Winchester	CLSD	8024	\$10,200	Multi-Family	5	5	\$1,299,900	\$1,350,000	04/29/2025
2	12136940	2028 N Oakley	CLSD	8022	\$123,660		15	15	\$1,350,000	\$1,350,000	11/18/2024
3	12008873	816 N Leavitt	CLSD	8024	\$144,600	Multi-Family	114	323	\$1,590,000	\$1,450,000	09/27/2024
4	12177749	2322 W Rice	CLSD	8024	\$156,888		14	14	\$1,675,000	\$1,620,000	11/22/2024
5	12193197	2241 W Augusta	CLSD	8024	\$149,940		36	36	\$1,790,000	\$1,635,000	02/20/2025

5 Sold - Multi Family 5+ Statistics

	High	Low	Average	Median
List Price	\$1,790,000	\$1,299,900	\$1,540,980	\$1,590,000
Sold Price	\$1,635,000	\$1,350,000	\$1,481,000	\$1,450,000
Listing Market Time	114	5	37	15
Market Time	323	5	79	15

9 Multi Family 5+ Summary Statistics

	High	Low	Average	Median
List Price	\$1,790,000	\$1,299,900	\$1,555,767	\$1,590,000
Sold Price	\$1,635,000	\$1,350,000	\$1,481,000	\$1,450,000
Listing Market Time	451	5	106	36
Market Time	1049	5	196	36

				
MLS #	<b>11982586</b>	<b>12364492</b>	<b>12341323</b>	<b>12162877</b>
Status	<b>TEMP</b>	<b>CTG</b>	<b>PEND</b>	<b>PEND</b>
Address	<b>1002 N Wood ST</b>	<b>1244 N Cleaver ST</b>	<b>1509 W Thomas ST</b>	<b>1843 W Thomas ST</b>
City	<b>Chicago</b>	<b>Chicago</b>	<b>Chicago</b>	<b>Chicago</b>
Area	<b>8024</b>	<b>8024</b>	<b>8024</b>	<b>8024</b>
LP/SP	<b>\$1,399,000</b>	<b>\$1,450,000</b>	<b>\$1,699,000</b>	<b>\$1,749,000</b>
Gross Rental Income \$	<b>\$55,000</b>	<b>\$146,520</b>	<b>\$141,300</b>	<b>\$139,260</b>
Actual Zoning	<b>Multi-Family</b>	<b>Multi-Family</b>		<b>Multi-Family</b>
				
MLS #	<b>12297796</b>	<b>12136940</b>	<b>12008873</b>	<b>12177749</b>
Status	<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
Address	<b>1028 N Winchester AVE</b>	<b>2028 N Oakley AVE</b>	<b>816 N Leavitt ST</b>	<b>2322 W Rice ST</b>
City	<b>Chicago</b>	<b>Chicago</b>	<b>Chicago</b>	<b>Chicago</b>
Area	<b>8024</b>	<b>8022</b>	<b>8024</b>	<b>8024</b>
LP/SP	<b>\$1,350,000</b>	<b>\$1,350,000</b>	<b>\$1,450,000</b>	<b>\$1,620,000</b>
Gross Rental Income \$	<b>\$10,200</b>	<b>\$123,660</b>	<b>\$144,600</b>	<b>\$156,888</b>
Actual Zoning	<b>Multi-Family</b>		<b>Multi-Family</b>	
Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence. NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.				

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM

	
MLS #	<b>12193197</b>
Status	<b>CLSD</b>
Address	<b>2241 W Augusta BLVD</b>
City	<b>Chicago</b>
Area	<b>8024</b>
LP/SP	<b>\$1,635,000</b>
Gross Rental Income \$	<b>\$149,940</b>
Actual Zoning	



**Multi Family 5+**  
Status: **TEMP**  
Area: **8024**  
Address: **1002 N Wood St , Chicago, IL 60622**  
Directions: **Division to wood, south to the property**  
Closed Date:  
Off Mkt: **05/10/2025**  
Year Built: **1860**  
Dimensions: **25X125**  
Unincorporated:  
Zoning Type: **Multi-Family**  
Actual Zoning: **RT4**  
Mobility Score: -

MLS #: **11982586**  
List Date: **02/15/2024**  
List Dt Rec: **02/15/2024**  
Contract:  
Financing:  
Blt Before 78: **Yes**  
Township:  
List Price Per SF: **\$0**  
PIN #: **17064160450000**

List Price: **\$1,399,000**  
Orig List Price: **\$1,599,000**  
Sold Price:  
Lst. Mkt. Time: **451**  
Concessions:  
CTGF:  
County: **Cook**  
Sold Price Per SF: **\$0**  
Multiple PINs: **No**  
Relist:

Some photos may be  
virtually staged

Remarks: **Excellent location in Ukranian Village, minutes from downtown, public transportation, easy accesses to expressway, conveniently located near Chicago Ave shopping and dining. Walking distance to Division and Damen intersection. This building has 6 units with 2 bedroom/1 bath and it is fully rented. Units need some work. Motivated sellers, sold as is.**

Acreage:	Lot SF:	Lot Size Source:	Total Bldg SF:	Total # Units:	# Stories:
Basement: <b>Full</b>	# Dishwashers: <b>0</b>	# Washers:	# Dryers:	Wash/Dry Leased:	# Ranges:
# Parking Spaces: <b>2</b>	# Disposals:	# Refrigerators:	# Fireplaces:	# Window AC:	Last Lease Exp:
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	<b>6</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>875-900</b>
Type 2	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Type 3	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
Type 4	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
Type 5	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
Type 6	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
Type 7	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>

Age: **Older**  
Type Ownership:  
Frontage/Access:  
Current Use: **Residential-Multi-Family**  
Potential Use:  
Client Needs: **Other**  
Client Will: **Lease Back**  
Known Encumbrances: **None Known**  
Amenities:  
Monthly Assmt Incl:  
Owner's Assoc:  
Conversion:  
Deconversion:  
Building Unit&nbsp;Info:

Type of Multi-Family: **Flats**  
Location:  
Construction:  
Exterior: **Brick**  
Foundation: **Concrete**  
Roof Structure: **Flat**  
Roof Coverings:  
Misc. Outside:  
Indoor Parking:  
Outdoor Parking: **Fenced**  
Parking Ratio:  
Bsmt Desc:  
Misc. Inside:

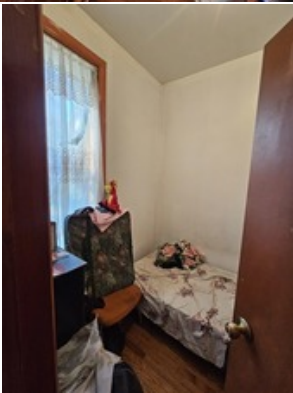
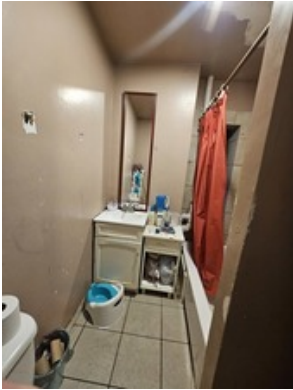
Air Cond: **Central Air**  
Electricity: **Circuit Breakers**  
Fire Protection:  
Heat/Ventilation: **Forced Air, Heat Pump**  
Utilities To Site:  
Tenancy Type:  
Tenant Pays: **Electric**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Possession: **Lease Back Required**  
Sale Terms: **Conventional, Owner May Help/Assist, Negotiable**  
Backup Info:

Gross Rental Income:	<b>\$55,000</b>	Total Monthly Income:	<b>\$4,500</b>	Total Annual Income:	<b>\$55,000</b>
Gross Rental Multiplier:	<b>0</b>	Tax Amount:	<b>\$16,400</b>	Tax Year:	<b>2022</b>
Total Annual Exps:	<b>\$10,000</b>	Expense Source:		Expense Year:	
Annual Net Operating Income:	<b>\$42,000</b>	Net Oper Income Year:		Cap Rate:	
Janitor Expense (\$/src):	<b>\$1,000/</b>	Fuel Expense (\$/src):	<b>\$4,000/</b>	Electricity Expense (\$/src):	<b>\$1,000/</b>
Water Expense (\$/src):	<b>\$3,000/</b>	Trash Expense (\$/src):	<b>\$1,000/</b>	Insurance Expense (\$/src):	<b>\$2,500/</b>
Repairs/Decor Expense (\$/src):	<b>\$500/</b>	Manager Expense (\$/src):	/	Other Expense (\$/src):	<b>\$0/</b>
Operating Expense Includes:					

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11982586

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM







**Multi Family 5+** MLS #: **12364492** List Price: **\$1,450,000**  
Status: **CTG** List Date: **05/13/2025** Orig List Price: **\$1,450,000**  
Area: **8024** List Dt Rec: **05/13/2025** Sold Price:  
Address: **1244 N Cleaver St , Chicago, IL 60642**  
Directions: **From Division go north on Cleaver to 1244**  
Closed Date: Contract: **05/29/2025** Lst. Mkt. Time: **25**  
Off Mkt: Financing:  
Year Built: **1900** Blt Before 78: **Yes** Concessions:  
Dimensions: **25X125** CTGF: **A/I**  
Unincorporated: Township: **West Chicago** County: **Cook**  
Zoning Type: **Multi-Family** List Price Per SF: **\$402.78** Sold Price Per SF: **\$0**  
Actual Zoning: **RT-4** PIN #: **17051230220000** Multiple PINs: **No**  
Relist:  
Mobility Score: -

Remarks: **1244 N. Cleaver is a 6-unit turnkey property situated in the vibrant West Town/Noble Square area. Fully updated units with in-unit W/D, sleek kitchens featuring stainless steel appliances and granite countertops, radiant heated floors, mini-split systems, and tankless water heaters. Highlights include potential for duplex conversion on the top floor units and reduced property taxes. 2 parking spaces in the rear of the building generate additional income. Four out of six units have outdoor spaces. This property is strategically located near transportation hubs and highways, offering both appeal and convenience. Don't miss out-schedule your showing today!**

Acreage:	Lot SF:	<b>3125</b>	Lot Size Source:	Total Bldg SF:	<b>3600</b>	Total # Units:	<b>6</b>	# Stories:	<b>3</b>
Basement:	<b>None</b>	# Dishwashers:	<b>6</b>	# Washers:	<b>6</b>	# Dryers:	<b>6</b>	Wash/Dry Leased:	<b>No</b>
# Parking Spaces:	<b>2</b>	# Disposals:	<b>6</b>	# Refrigerators:	<b>6</b>	# Fireplaces:		# Window AC:	
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)				
Type 1	<b>1</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1985-1985</b>				
Type 2	<b>2</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1960-1960</b>				
Type 3	<b>3</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1960-1960</b>				
Type 4	<b>4</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1985-1985</b>				
Type 5	<b>5</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>2060-2060</b>				
Type 6	<b>6</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>2010-2010</b>				
Type 7	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>				

Age: <b>Older</b>	Type of Multi-Family: <b>Other</b>	Air Cond: <b>Wall Sleeve</b>
Type Ownership: <b>Limited Liability Corp</b>	Location:	Electricity: <b>Circuit Breakers, Separate Meters</b>
Frontage/Access:	Construction: <b>Brick</b>	Fire Protection:
Current Use: <b>Residential-Multi-Family</b>	Exterior: <b>Brick</b>	Heat/Ventilation: <b>Wall Unit/s, Radiant</b>
Potential Use:	Foundation:	Utilities To Site:
Client Needs:	Roof Structure:	Tenancy Type:
Client Will:	Roof Coverings:	Tenant Pays: <b>Air Conditioning, Electric, Heat</b>
Known Encumbrances:	Misc. Outside: <b>Balcony/ies, Patio</b>	HERS Index Score:
Amenities:	Indoor Parking:	Green Disc:
Monthly Assmt Incl:	Outdoor Parking: <b>1-5 Spaces</b>	Green Rating Source:
Owner's Assoc:	Parking Ratio:	Green Feats: <b>Tankless hot water heater</b>
Conversion:	Bsmt Desc:	Possession: <b>Closing</b>
Deconversion:	Misc. Inside:	Sale Terms:
Building Unit&nbsp;Info:		Backup Info:

Gross Rental Income:	<b>\$146,520</b>	Total Monthly Income:	<b>\$11,960</b>	Total Annual Income:	<b>\$140,779</b>
Gross Rental Multiplier:	<b>10.1</b>	Tax Amount:	<b>\$20,327.50</b>	Tax Year:	<b>2023</b>
Total Annual Exps:	<b>\$37,880</b>	Expense Source:	<b>Broker Projection</b>	Expense Year:	<b>2023</b>
Annual Net Operating Income:	<b>\$102,900</b>	Net Oper Income Year:	<b>2023</b>	Cap Rate:	<b>7.1</b>
Janitor Expense (\$/src):	<b>\$0/Broker Projection</b>	Fuel Expense (\$/src):	<b>\$0/Broker Projection</b>	Electricity Expense (\$/src):	<b>\$0/Broker Projection</b>
Water Expense (\$/src):	<b>\$0/Broker Projection</b>	Trash Expense (\$/src):	<b>\$0/Broker Projection</b>	Insurance Expense (\$/src):	<b>\$0/Broker Projection</b>
Repairs/Decor Expense (\$/src):	<b>\$0/Broker Projection</b>	Manager Expense (\$/src):	/	Other Expense (\$/src):	<b>\$0/Broker Projection</b>

Operating Expense Includes:

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.

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

MLS #: 12364492

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM

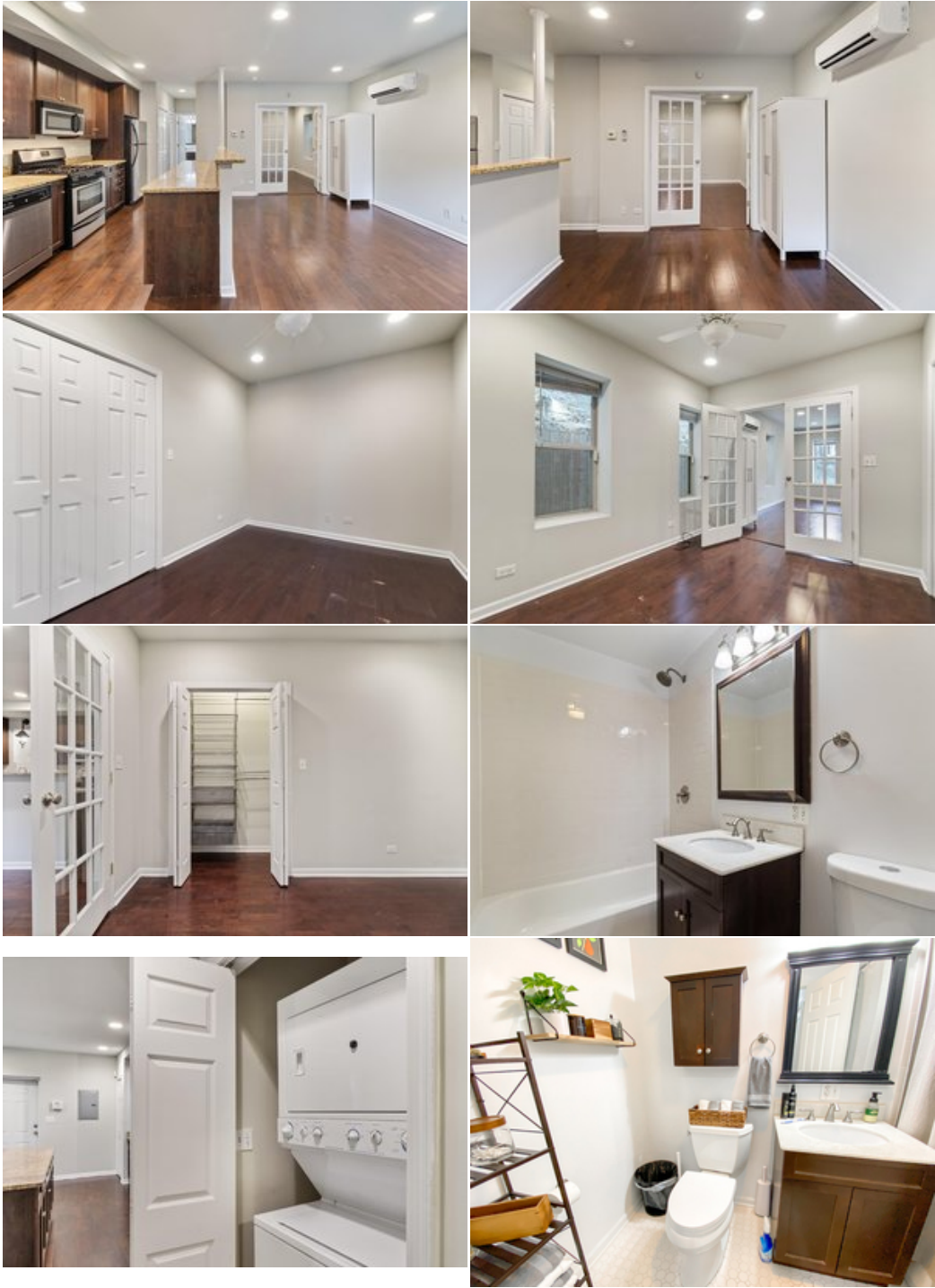


Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.





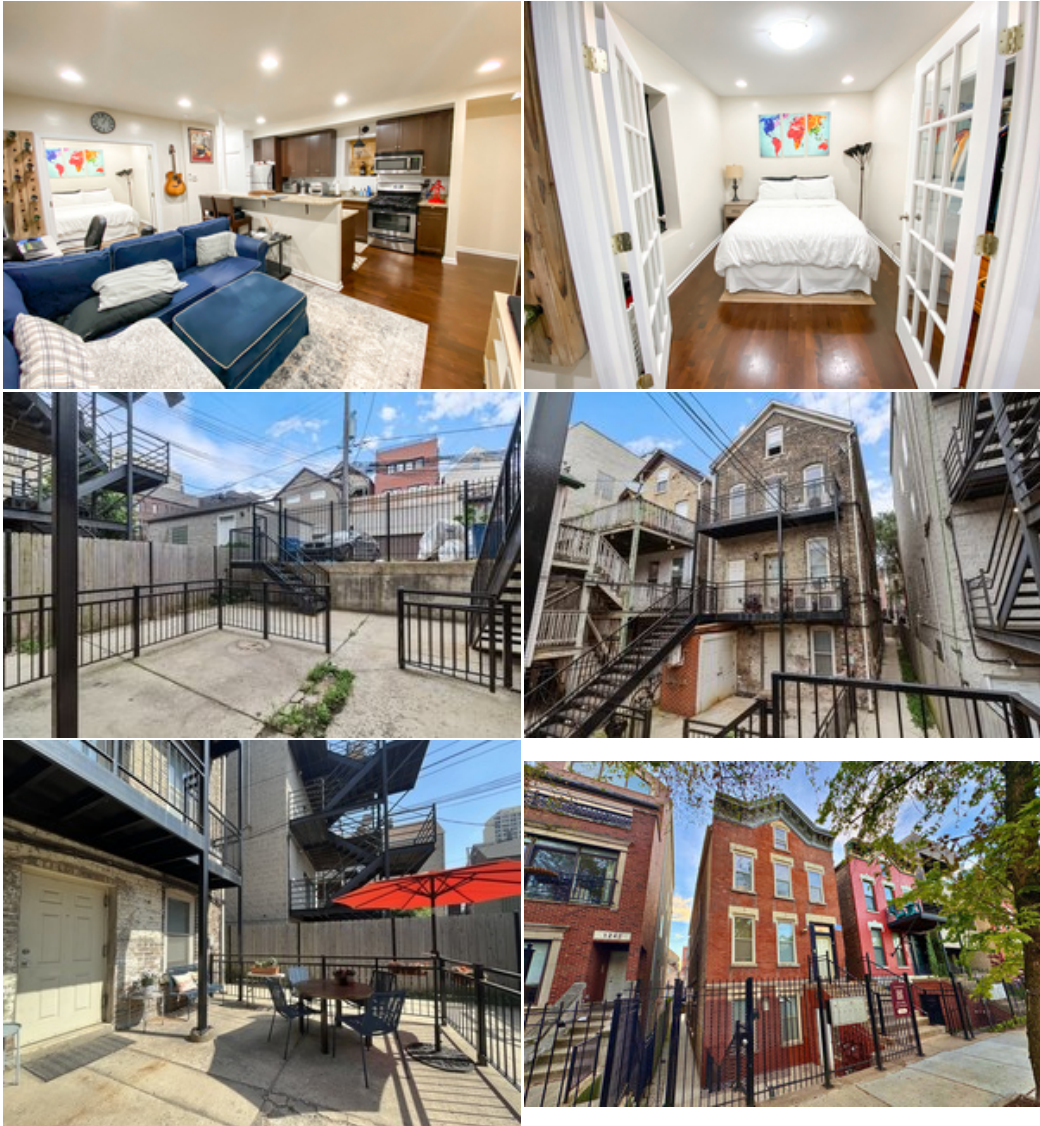
Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.







MLS #: 12364492 Multi Family 5+ 1244 N Cleaver ST Chicago IL 60642



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12364492

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM





**Multi Family 5+**  
Status: **PEND**  
Area: **8024**  
Address: **1509 W Thomas St , Chicago, IL 60642**  
Directions: **Division to Milwaukee to Thomas Street to the Property**  
Closed Date:  
Off Mkt: **05/23/2025**  
Year Built: **1891**  
Dimensions: **125 X 25**  
Unincorporated:  
Township: **West Chicago**  
County: **Cook**  
Zoning Type:  
Actual Zoning: **RS-3**  
Mobility Score: -  
MLS #: **12341323**  
List Date: **04/18/2025**  
List Dt Rec: **04/18/2025**  
Contract: **05/23/2025**  
Financing:  
Blt Before 78: **Yes**  
List Price: **\$1,699,000**  
Orig List Price: **\$1,699,000**  
Sold Price:  
Lst. Mkt. Time: **36**  
Concessions:  
CTGF:  
List Price Per SF: **\$0**  
PIN #: **17053080250000**  
Multiple PINs: **No**  
Relist:

Remarks: **Incredibly Maintained Six Unit, Cash Flowing Property on a fantastic tree-lined street! Fully Rented out with excellent tenants. Classic Brick Building with beautiful architectural details. First and Second floors feature 4 - 1 Bedroom/1 Bath units w/ exposed brick and high ceilings. Kitchens boast ample cabinetry, lots of prep and dining space, and stainless steel appliances. Large Living Rooms, Nice sized Bedrooms and updated Bathrooms. Ceiling fans and climate control. Top Level feat. Two Spacious Duplex ups that play like a home! Main Floor have oversized kitchens, islands, lots of storage space, eat-in area, and large living rooms with tons of natural light. Full Bathrooms. The top floor of duplex feat. bedroom w/ large closets, and flex space ideal for fitness, office and more! Rear units w/ private back decks and stunning courtyard patio in front of building! Coin Operated laundry on 3rd floor dormer. The following updates have been made by the current owners: First floor furnaces ('22), First floor A/C front unit ('22), Second floor front unit furnace ('16), Second floor rear unit A/C ('23), Third floor front unit A/C ('20), All Hot Water Heaters replaced in '17, Flat Dormer of Roof ('22) and Pitched Roof ('13). All units have kitchen appliances replaced between 2017-2021, and Duplex Ups Dishwashers between 2020-2022. Gut Rehab between 1998-2000 - All new windows, electrical wiring, plumbing, central air. 220 line circuit breakers in each unit. Fantastic location close to Blue Line, Shopping, Restaurants, Parks and so much more. This is a phenomenal opportunity. HOME RUN!**

Acreage:	Lot SF:	Lot Size Source:	Total Bldg SF:	Total # Units:	6	# Stories:	3
Basement:	Partial # Dishwashers: 2	# Washers:	# Dryers:	Wash/Dry Leased:		# Ranges:	
# Parking Spaces: 4	# Disposals:	# Refrigerators: 6	# Fireplaces:	# Window AC:		Last Lease Exp:	
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)		Monthly Income Range (Min-Max)	
Type 1	1	3	1	1		1750-1750	
Type 2	1	3	1	1		1700-1700	
Type 3	1	3	1	1		1700-1700	
Type 4	1	3	1	1		1875-1875	
Type 5	1	3	1	1		2375-2375	
Type 6	1	3	1	1		2375-2375	
Type 7	0	0	0			0	

Age: <b>Older</b>	Type of Multi-Family: <b>Flats</b>	Air Cond: <b>Central Air</b>
Type Ownership:	Location:	Electricity:
Frontage/Access:	Construction:	Fire Protection:
Current Use:	Exterior:	Heat/Ventilation: <b>Forced Air</b>
Potential Use:	Foundation:	Utilities To Site:
Client Needs:	Roof Structure:	Tenancy Type:
Client Will:	Roof Coverings:	Tenant Pays:
Known Encumbrances:	Misc. Outside:	HERS Index Score:
Amenities:	Indoor Parking:	Green Disc:
Monthly Assmt Incl:	Outdoor Parking:	Green Rating Source:
Owner's Assoc:	Parking Ratio:	Green Feats:
Conversion:	Bsmt Desc:	Possession:
Deconversion:	Misc. Inside:	Sale Terms:
Building Unit&nbsp;Info:		Backup Info:

Gross Rental Income:	<b>\$141,300</b>	Total Monthly Income:	<b>\$11,775</b>	Total Annual Income:	<b>\$141,300</b>
Gross Rental Multiplier:	<b>12</b>	Tax Amount:	<b>\$25,116</b>	Tax Year:	<b>2023</b>
Total Annual Exps:	<b>\$37,668</b>	Expense Source:		Expense Year:	
Annual Net Operating Income:	<b>\$103,632</b>	Net Oper Income Year:		Cap Rate:	
Janitor Expense (\$/src):	<b>\$0/</b>	Fuel Expense (\$/src):	<b>\$1,560/</b>	Electricity Expense (\$/src):	<b>\$720/</b>
Water Expense (\$/src):	<b>\$1,440/</b>	Trash Expense (\$/src):	<b>\$1,680/</b>	Insurance Expense (\$/src):	<b>\$4,272/</b>
Repairs/Decor Expense (\$/src):	<b>\$2,880/</b>	Manager Expense (\$/src):	<b>/</b>	Other Expense (\$/src):	<b>\$0/</b>
Operating Expense Includes:					

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

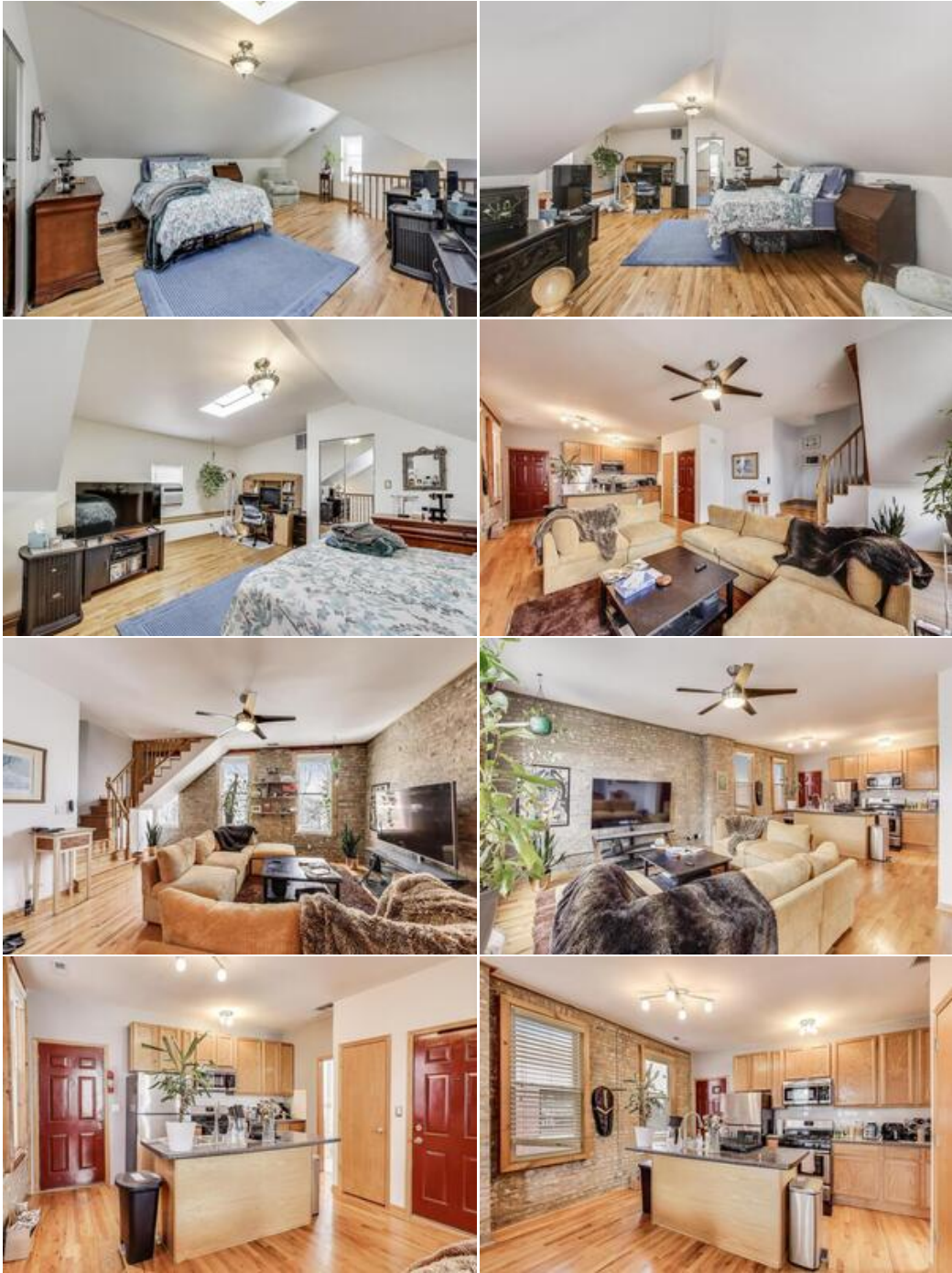
MLS #: 12341323

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM

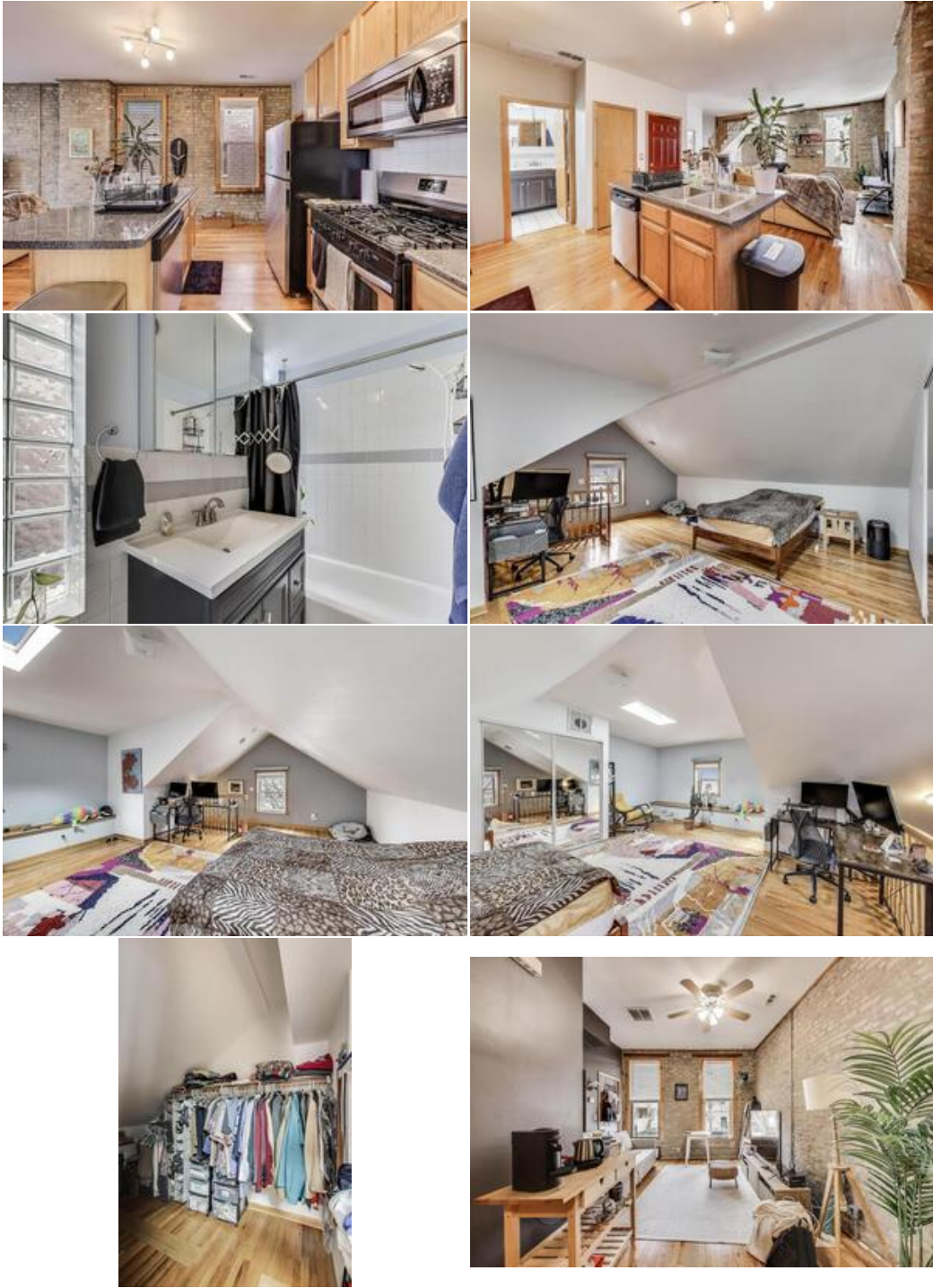


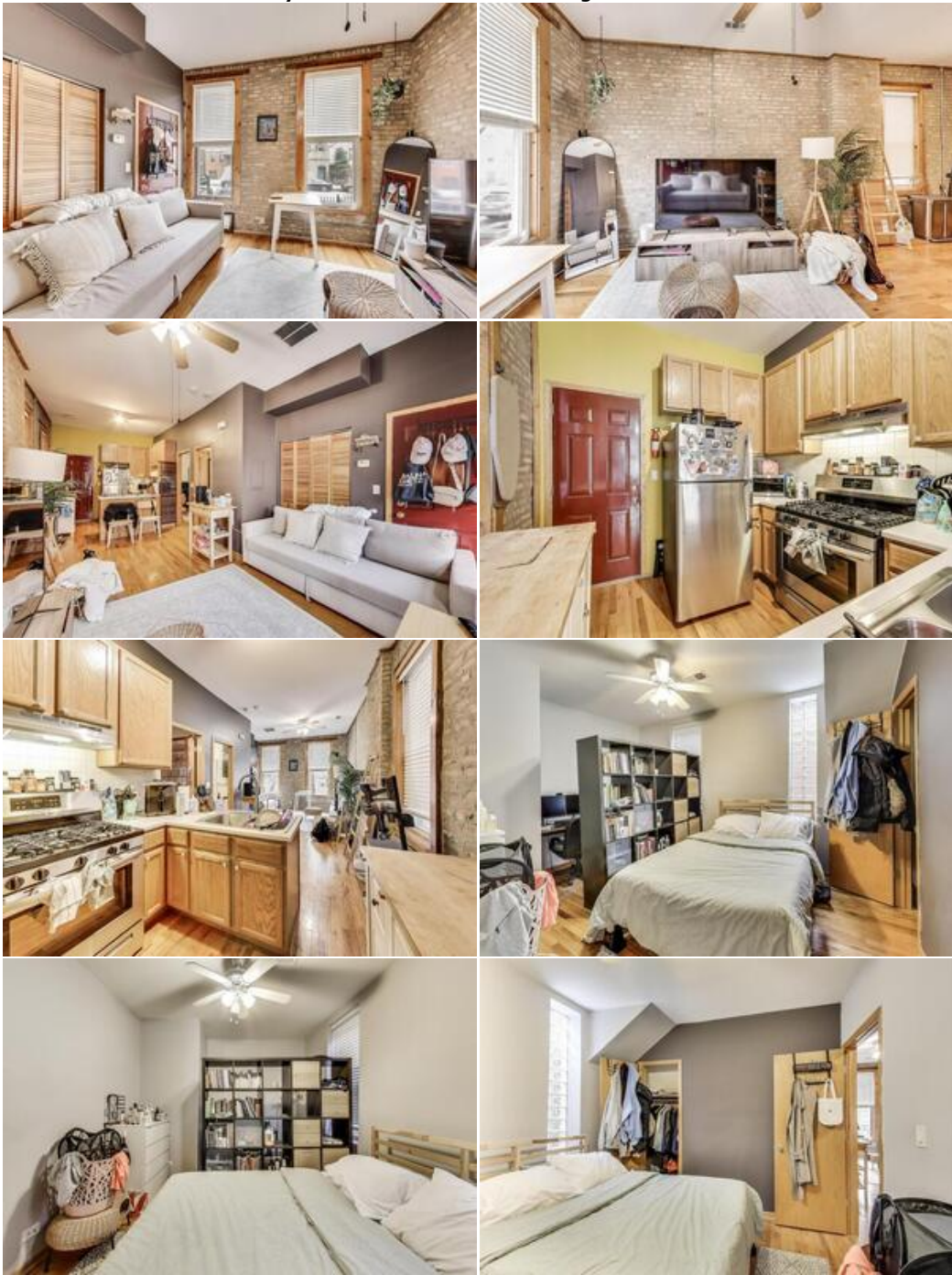


Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.



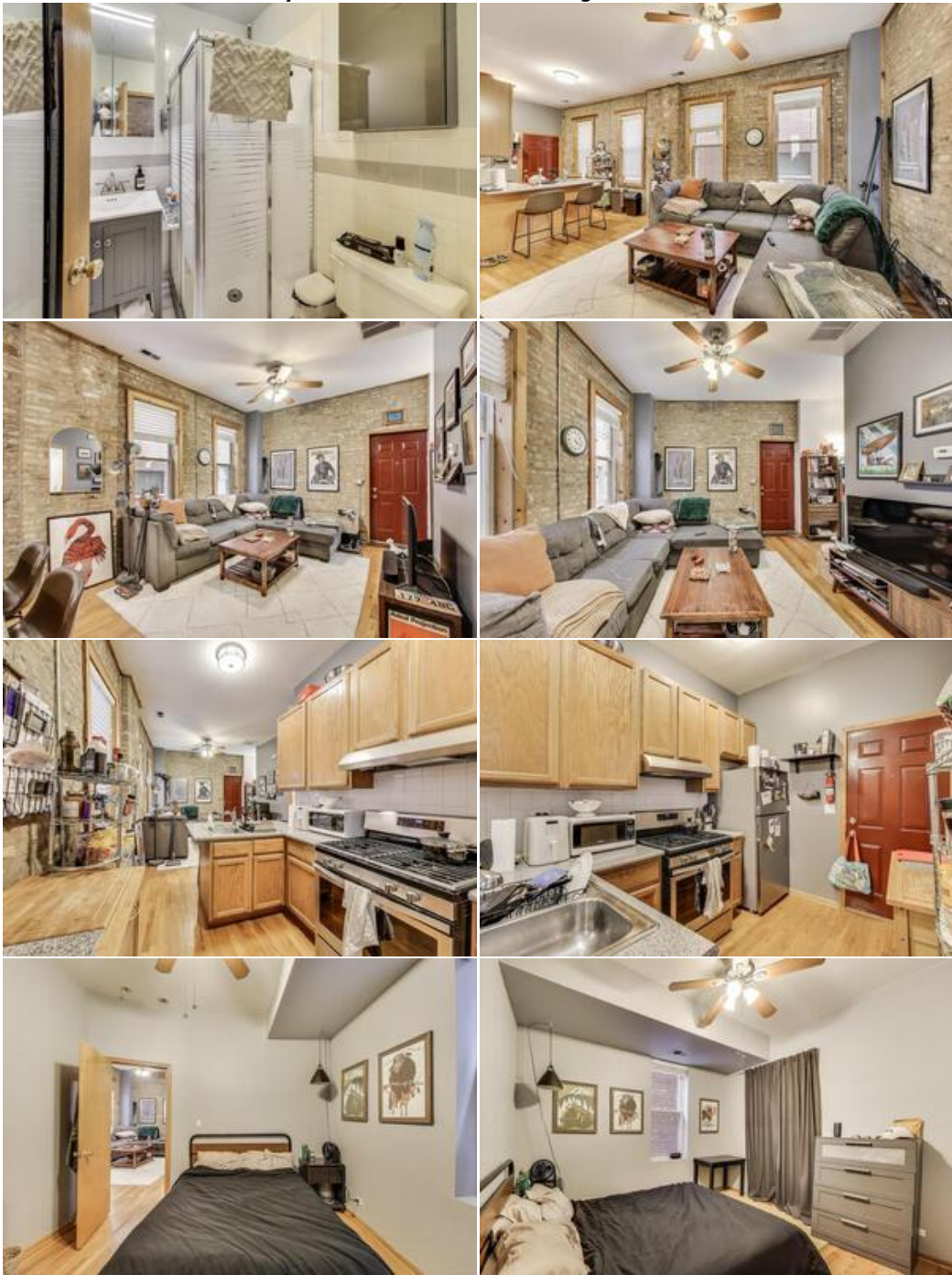






Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

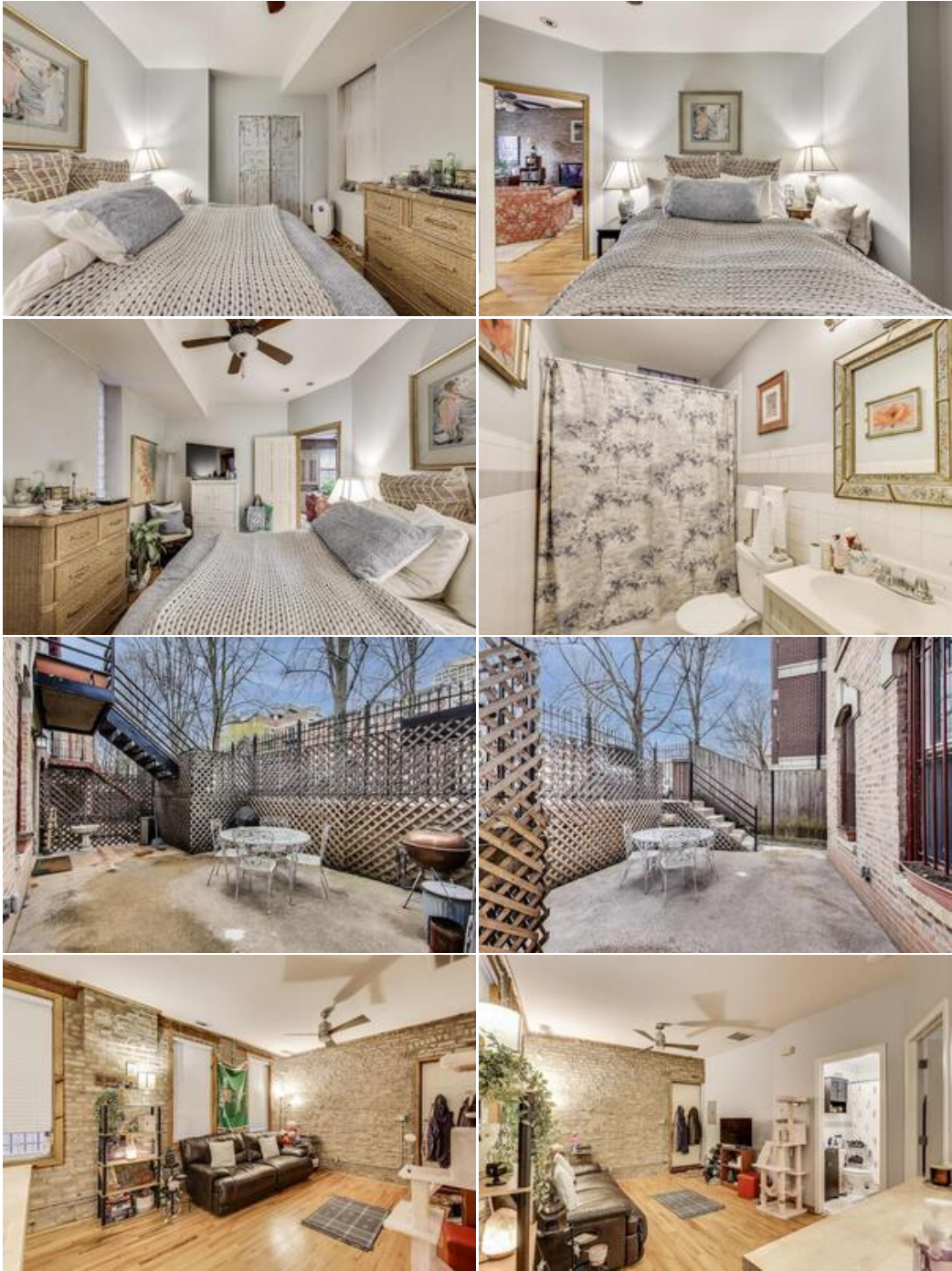




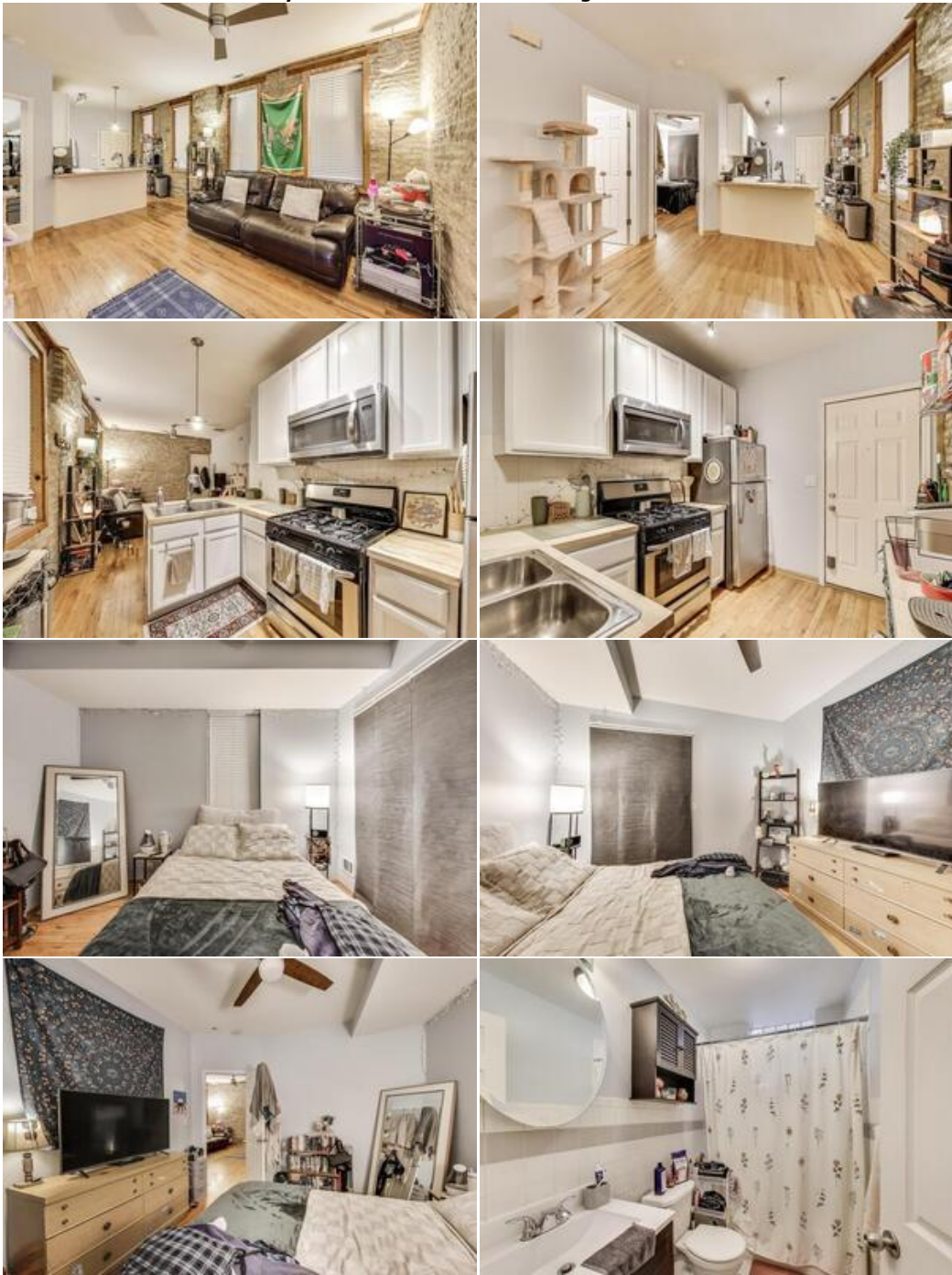
Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.











Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12341323 Multi Family 5+ 1509 W Thomas ST Chicago IL 60642



MLS#: 12341323 Multi Family 5+ 1509 W Thomas ST Chicago IL 60642



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12341323

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM





**Multi Family 5+**      MLS #: **12162877**      List Price: **\$1,749,000**  
 Status: **PEND**      List Date: **09/17/2024**      Orig List Price: **\$1,775,000**  
 Area: **8024**      List Dt Rec: **09/17/2024**      Sold Price:  
 Address: **1843 W Thomas St , Chicago, IL 60622**  
 Directions: **FROM DAMEN AND DIVISION, SOUTH TO THOMAS, EAST TO PROPERTY**  
 Closed Date:      Contract: **06/05/2025**      Lst. Mkt. Time: **262**  
 Off Mkt: **06/05/2025**      Financing:      Concessions:  
 Year Built: **1889**      Blt Before 78: **Yes**      CTGF:  
 Dimensions: **40X75**  
 Unincorporated:      Township: **West Chicago**      County: **Cook**  
 Zoning Type: **Multi-Family**      List Price Per SF: **\$0**      Sold Price Per SF: **\$0**  
 Actual Zoning: **RT-4**      PIN #: **17064150200000**      Multiple PINs: **No**  
 Relist:  
 Mobility Score: -

Remarks: **Beautifully Renovated 6-Unit Multi-Family in Prime Wicker Park Location This stunning 6-unit building in the heart of Wicker Park offers an incredible investment opportunity. Fully gut-rehabbed in 2016, no detail was overlooked-everything was updated, including plumbing, electric, HVAC systems, roof, tuckpointing, siding, and more. Each unit boasts condo-quality finishes, featuring granite countertops, stainless steel appliances, contemporary baths, hardwood floors, and subway tile backslashes. With individual HVAC systems and in-unit laundry for each residence, tenants enjoy modern conveniences alongside timeless charm. Spacious bedrooms and ample storage add to the property's appeal. This is a true turnkey investment-professionally managed with a proactive approach, allowing for seamless rent collection and potential for increased income. Unbeatable Wicker Park Location. Nestled in one of Chicago's most vibrant neighborhoods, this building is just steps from everything that makes Wicker Park so desirable. You're a short walk from the Blue Line El, Division Street's trendy bars, restaurants, and boutiques, and minutes from the expressways. Nearby, you'll also find popular shopping destinations, grocery stores, and parks. Wicker Park's rich cultural scene, combined with its proximity to downtown, ensures high demand from renters, making this property a solid investment in one of the city's hottest areas.**

Acreage: **0.06** Lot SF: **3004** Lot Size Source:      Total Bldg SF:      Total # Units: **6**      # Stories: **2**  
 Basement: **Full** # Dishwashers: **6**      # Washers: **6**      # Dryers: **6**      Wash/Dry Leased: **No**      # Ranges: **6**  
 # Parking Spaces: **0**      # Disposals: **6**      # Refrigerators: **6**      # Fireplaces:      # Window AC:      Last Lease Exp: **08/31/2025**

Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	1	4	1	1	1640-1640
Type 2	2	5	2	1	1960-1960
Type 3	3	5	2	2	1870-1870
Type 4	4	4	1	1	1995-1995
Type 5	5	5	2	1	2025-2025
Type 6	6	5	2	1	2115-2115
Type 7	0	0	0		0

Age: **New Rehab**      Type of Multi-Family: **Flats**      Air Cond: **Central Individual**  
 Type Ownership:      Location:      Electricity: **Circuit Breakers, Separate Meters**  
 Frontage/Access:      Construction: **Concrete, Wood Frame**  
 Current Use:      Exterior: **Vinyl Siding**      Fire Protection:  
 Potential Use:      Foundation:      Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air**  
 Client Needs:      Roof Structure:      Utilities To Site:  
 Client Will:      Roof Coverings:      Tenancy Type:  
 Known Encumbrances:      Misc. Outside:      Tenant Pays: **Air Conditioning, Electric, Heat**  
 Amenities:      Indoor Parking:      HERS Index Score:  
 Monthly Assmt Incl:      Outdoor Parking:      Green Disc:  
 Owner's Assoc:      Parking Ratio:      Green Rating Source:  
 Conversion:      Bsmt Desc: **Unfinished**      Green Feats:  
 Deconversion:      Misc. Inside:      Possession:  
 Building Unit&nbsp;Info:           Sale Terms:  
              Backup Info:

Gross Rental Income: **\$139,260**      Total Monthly Income: **\$11,605**      Total Annual Income: **\$139,260**  
 Gross Rental Multiplier: **12.7**      Tax Amount: **\$17,904**      Tax Year: **2023**  
 Total Annual Exps: **\$28,118**      Expense Source: **Combination**      Expense Year: **2022**  
 Annual Net Operating Income: **\$111,142**      Net Oper Income Year: **2024**      Cap Rate: **6.3**  
 Janitor Expense (\$/src): **\$600/**      Fuel Expense (\$/src): **\$0/**      Electricity Expense (\$/src): **\$480/Broker Projection**  
 Water Expense (\$/src): **\$3,600/Broker Projection**      Trash Expense (\$/src): **\$2,352/**  
                                       Manager Expense (\$/src): **/**      Insurance Expense (\$/src): **\$3,582/**  
 Repairs/Decor Expense (\$/src): **\$0/**      Other Expense (\$/src): **\$0/Combination**  
 Operating Expense Includes:

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.



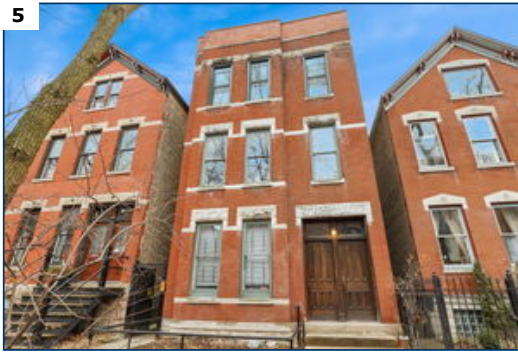
MLS#: 12162877 Multi Family 5+ 1843 W Thomas ST Chicago IL 60622



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12162877

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM



**Multi Family 5+**      MLS #: **12297796**      List Price: **\$1,299,900**  
 Status: **CLSD**      List Date: **03/06/2025**      Orig List Price: **\$1,299,900**  
 Area: **8024**      List Dt Rec: **03/06/2025**      Sold Price: **\$1,350,000**  
 Address: **1028 N Winchester Ave , Chicago, IL 60622**  
 Directions: **West on Chicago Ave to Winchester to the property**  
 Closed Date: **04/29/2025**      Contract: **03/10/2025**      Lst. Mkt. Time: **5**  
 Off Mkt: **03/10/2025**      Financing: **Cash**      Concessions: **5000**  
 Year Built: **1981**      Blt Before 78: **No**      CTGF:  
 Dimensions: **25X125**  
 Unincorporated: **No**      Township: **West Chicago**      County: **Cook**  
 Zoning Type: **Multi-Family**      List Price Per SF: **\$0**      Sold Price Per SF: **\$0**  
 Actual Zoning: **UNK**      PIN #: **17064130340000**      Multiple PINs: **No**  
 Relist:  
 Mobility Score: -

Remarks: **Welcome to this beautiful, brick masonry, 6 unit building (currently lived in as 5 units) in Prime Wicker Park/West Town location. The building is comprised of 6 total front and rear simplex units. All of the units are 1 bedroom while the front units include a den space that could be used as an office or smaller second bedroom and the rear units have a great dining area and 1 bathroom. Easy convenience, the building is complete with a common laundry room and parking pad for two cars in the rear. The building has been in the family for a very long time and extremely under market rent. This would make for a great investment, or owner occupant that wants to occupy, in its current layout with the entire top floor as an owners suite with in-unit laundry. The basement is used for storage, mechanicals and shared laundry for the building. All units have individual furnaces and water heaters of various ages. The roof is estimated to be from the last ten years, windows have been replaced as needed (most have been done), and masonry is in overall good condition. Each unit has great high ceilings, hardwood floors throughout, and den spaces perfect for a home office, a second bedroom (for the front units), or dining area. There is a new gate in the back that leads to a parking pad for two cars and there is a large backyard space. Building is being sold as is.**

Acreage:	Lot SF:	Lot Size Source:	County Records	Total Bldg SF:	Total # Units:	6	# Stories:	3
Basement:	Partial	# Dishwashers: 3	# Washers: 2	# Dryers: 2	Wash/Dry Leased: No	# Ranges: 5		
# Parking Spaces: 2	# Disposals: 0	# Refrigerators: 5	# Fireplaces: 0	# Window AC: 8	Last Lease Exp: 10/01/2025			
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)			
Type 1	1	3	1	1	1600-2000			
Type 2	1	3	1	1	1600-2000			
Type 3	1	3	1	1	1600-2000			
Type 4	1	3	1	1	1600-2000			
Type 5	1	3	1	1	1600-2000			
Type 6	1	3	1	1	1600-2000			
Type 7	0	0	0		0			

Age: <b>Older</b> Type Ownership: <b>Individual</b> Frontage/Access: Current Use: <b>Residential-Multi-Family</b> Potential Use: <b>Residential-Multi-Family</b> Client Needs: Client Will: <b>Lease Back</b> Known Encumbrances: Amenities: Monthly Assmt Incl: <b>None</b> Owner's Assoc: Conversion: <b>No</b> Deconversion: <b>No</b> Building Unit&nbsp;Info: <b>No Units Furnished, Smoke/Alarm Detector</b>	Type of Multi-Family: <b>Flats</b> Location: Construction: <b>Brick</b> Exterior: <b>Vinyl Siding, Brick</b> Foundation: Roof Structure: <b>Flat</b> Roof Coverings: <b>Rubber</b> Misc. Outside: Indoor Parking: <b>1-5 Spaces</b> Outdoor Parking: <b>1-5 Spaces</b> Parking Ratio: Bsmt Desc: <b>Unfinished, Crawl</b> Misc. Inside: <b>Laundry Room</b>	Air Cond: <b>Window Unit/s</b> Electricity: <b>Circuit Breakers</b> Fire Protection: <b>Smoke or Fire Protectors, Carbon Monoxide Detector(s)</b> Heat/Ventilation: <b>Central Heat/Indiv Controls, Forced Air, Gas, Separate Per Unit</b> Utilities To Site: <b>Water to Site, Sewer-Public</b> Tenancy Type: <b>Leases</b> Tenant Pays: <b>Electric, Other, Cable TV</b> HERS Index Score: Green Disc: <b>No</b> Green Rating Source: Green Feats: Possession: Sale Terms: Backup Info:
---	---	--

Gross Rental Income:	<b>\$10,200</b>	Total Monthly Income:	<b>\$10,200</b>	Total Annual Income:	<b>\$122,400</b>
Gross Rental Multiplier:	<b>10.6</b>	Tax Amount:	<b>\$19,825</b>	Tax Year:	<b>2023</b>
Total Annual Exps:	<b>\$30,000</b>	Expense Source:	<b>Broker Projection</b>	Expense Year:	
Annual Net Operating Income:	<b>\$92,000</b>	Net Oper Income Year:		Cap Rate:	<b>7</b>
Janitor Expense (\$/src):	<b>\$0/Actual</b>	Fuel Expense (\$/src):	<b>\$0/Broker Projection</b>	Electricity Expense (\$/src):	<b>\$1,000/Broker Projection</b>
Water Expense (\$/src):	<b>\$3,500/Broker Projection</b>	Trash Expense (\$/src):	<b>\$1,500/Broker Projection</b>	Insurance Expense (\$/src):	<b>\$3,500/Broker Projection</b>
Repairs/Decor Expense (\$/src):	<b>\$0/Actual</b>	Manager Expense (\$/src):	<b>/</b>	Other Expense (\$/src):	<b>\$0/Broker Projection</b>

Operating Expense Includes:

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12297796

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM



MLS #: 12297796 Multi Family 5+ 1028 N Winchester AVE Chicago IL 60622



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12297796

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM





MLS #: 12297796 Multi Family 5+ 1028 N Winchester AVE Chicago IL 60622



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12297796

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM



MLS #: 12297796 Multi Family 5+ 1028 N Winchester AVE Chicago IL 60622



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12297796

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM





**Multi Family 5+**  
 Status: **CLSD**  
 Area: **8022**  
 Address: **2028 N Oakley Ave , Chicago, IL 60647**  
 Directions: **Armitage North on Oakley to property**  
 Closed Date: **11/18/2024**  
 Off Mkt: **08/27/2024**  
 Year Built: **1886**  
 Dimensions: **101X48**  
 Unincorporated:  
 Township:  
 Zoning Type:  
 Actual Zoning: **RS-3**  
 Mobility Score: -

MLS #: **12136940**  
 List Date: **08/13/2024**  
 List Dt Rec: **08/13/2024**  
 Contract: **08/27/2024**  
 Financing: **Cash**  
 Blt Before 78: **Yes**

List Price: **\$1,350,000**  
 Orig List Price: **\$1,350,000**  
 Sold Price: **\$1,350,000**

Lst. Mkt. Time: **15**  
 Concessions:  
 CTGF:

County: **Cook**  
 Sold Price Per SF: **\$0**  
 Multiple PINs: **Yes**  
 Relist:

List Price Per SF: **\$0**  
 PIN #: **14311320460000**

Remarks: **Iconic Bucktown store front building! Located at 2028/2030 North Oakley. These pre turn of the century buildings sit on a double wide and corner lot. Each building features three units (six total). The first floor units in each building are very cool apartments that span the full floor of each building. The 2nd floor of each building offers two one bedroom units. Both buildings have their own two car detached garages. One garage has a side entry with a curb cut, accessible from McClean Ave. This property has endless possibilities. Walking distance to the Western Blue line stop, across the street from Pulaski Elementary, and all the wonderful things Bucktown has to offer.**

Acreage:	Lot SF:	4848	Lot Size Source:	Total Bldg SF:	Total # Units:	6	# Stories:	2	
Basement:	None	# Dishwashers:	3	# Washers:	2	# Dryers:	2	# Ranges:	6
# Parking Spaces:	4	# Disposals:		# Refrigerators:	6	# Fireplaces:		# Window AC:	4
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)				
Type 1	1	3	1	1	1650-1650				
Type 2	1	3	2	1	2375-2375				
Type 3	1	3	1	1	1475-1475				
Type 4	1	3	1	1	1225-1225				
Type 5	1	3	1	1	1420-1420				
Type 6	1	3	1	1	1595-1595				
Type 7	1	0	0	0	565-565				

Age: **Older**  
 Type Ownership:  
 Frontage/Access:  
 Current Use:  
 Potential Use:  
 Client Needs:  
 Client Will:  
 Known Encumbrances:  
 Amenities:  
 Monthly Assmt Incl:  
 Owner's Assoc:  
 Conversion:  
 Deconversion:  
 Building Unit&nbsp;Info:

Type of Multi-Family: **Corridor-Interior Entrance**  
 Location:  
 Construction:  
 Exterior: **Brick**  
 Foundation:  
 Roof Structure: **Flat**  
 Roof Coverings: **Membrane**  
 Misc. Outside:  
 Indoor Parking:  
 Outdoor Parking:  
 Parking Ratio:  
 Bsmt Desc:  
 Misc. Inside:

Air Cond: **Central Air, Window Unit/s**  
 Electricity: **0-100 Amps**  
 Fire Protection:  
 Heat/Ventilation: **Forced Air, Gas**  
 Utilities To Site:  
 Tenancy Type:  
 Tenant Pays: **Electric, Heat**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Possession:  
 Sale Terms:  
 Backup Info:

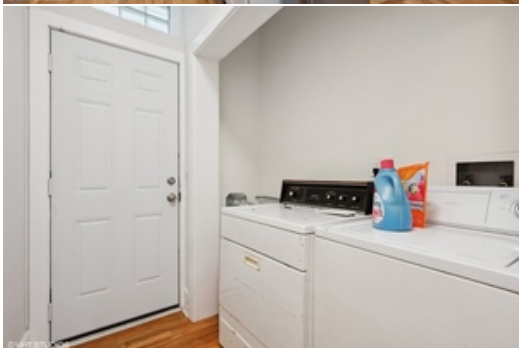
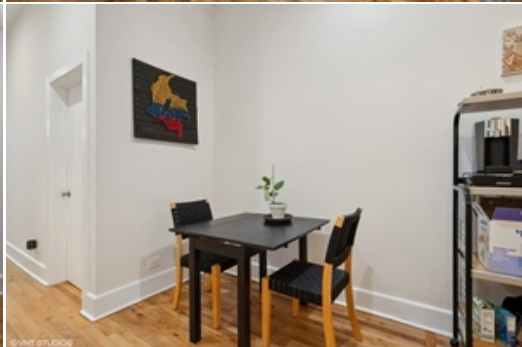
Gross Rental Income:	\$123,660	Total Monthly Income:	\$10,305	Total Annual Income:	\$123,660
Gross Rental Multiplier:	11	Tax Amount:	\$28,623	Tax Year:	2022
Total Annual Exps:	\$0	Expense Source:		Expense Year:	
Annual Net Operating Income:	\$0	Net Oper Income Year:		Cap Rate:	
Janitor Expense (\$/src):	\$1,050/	Fuel Expense (\$/src):	\$0/	Electricity Expense (\$/src):	\$0/
Water Expense (\$/src):	\$2,214/	Trash Expense (\$/src):	\$1,200/	Insurance Expense (\$/src):	\$4,200/
Repairs/Decor Expense (\$/src):	\$0/	Manager Expense (\$/src):	/	Other Expense (\$/src):	\$0/
Operating Expense Includes:					

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12136940

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM

MLS #: 12136940 Multi Family 5+ 2028 N Oakley AVE Chicago IL 60647



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12136940

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.







SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



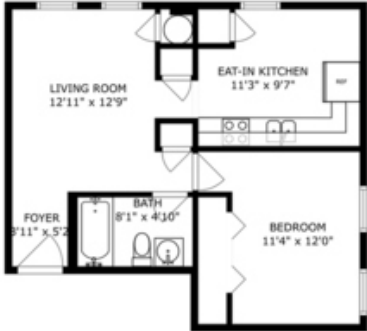
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.



Multi Family 5+

Status: **CLSD**

Area: **8024**

Address: **816 N Leavitt St , Chicago, IL 60622**

Directions: **Augusta to Leavitt, South to Property**

Closed Date: **09/27/2024**

Off Mkt: **07/11/2024**

Year Built: **1910**

Dimensions: **31X105.6**

Unincorporated:

MLS #: **12008873**

List Date: **03/20/2024**

List Dt Rec: **03/20/2024**

Contract: **07/11/2024**

Financing: **Conventional**

Blt Before 78: **Yes**

Township: **West Chicago**

Zoning Type: **Multi-Family**

Actual Zoning: **R-4**

Mobility Score: -

List Price: **\$1,590,000**

Orig List Price: **\$1,590,000**

Sold Price: **\$1,450,000**

Lst. Mkt. Time: **114**

Concessions: **CTGF:**

County: **Cook**

Sold Price Per SF: **\$268.52**

Multiple PINs: **No**

Relist:

Remarks: **A beautiful 6-unit walkup building located on an idyllic block in popular Ukrainian Village. This property has a strong unit mix, comprised of six (6) two bed/one bath apartments. In 2018, the property was renovated which included all apartments and building systems. The project altered units to feature modern kitchens with stainless steel appliances and quartz countertops as well as in-unit laundry. Tenants are responsible for their own heat, hot water and electric utilities. 816 N. Leavitt offers the opportunity for a new investor to acquire a modernized 6-unit apartment building with a desirable unit-mix and strong in-place rents in a continuously evolving neighborhood.**

Acreage:	<b>0.07</b>	Lot SF:	<b>3276</b>	Lot Size Source:	Total Bldg SF: <b>5400</b>	Total # Units:	<b>6</b>	# Stories:	<b>3</b>
Basement:	<b>Full</b>	# Dishwashers:	<b>6</b>	# Washers:	<b>6</b>	Wash/Dry Leased:		# Ranges:	<b>6</b>
# Parking Spaces:	<b>0</b>	# Disposals:		# Refrigerators:	<b>6</b>	# Window AC:		Last Lease Exp:	
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)				
Type 1	<b>3</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>2150-2300</b>				
Type 2	<b>3</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>1800-1900</b>				
Type 3	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
Type 4	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
Type 5	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
Type 6	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
Type 7	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				

Age: <b>Older</b>	Type of Multi-Family: <b>Flats</b>	Air Cond: <b>Central Air, Central Individual</b>
Type Ownership:	Location:	Electricity:
Frontage/Access:	Construction: <b>Brick</b>	Fire Protection:
Current Use: <b>Residential-Multi-Family</b>	Exterior: <b>Brick</b>	Heat/Ventilation: <b>Forced Air, Separate Per Unit</b>
Potential Use:	Foundation:	Utilities To Site:
Client Needs:	Roof Structure: <b>Flat</b>	Tenancy Type:
Client Will:	Roof Coverings:	Tenant Pays: <b>Air Conditioning, Electric, Heat, Hot Water</b>
Known Encumbrances:	Misc. Outside:	HERS Index Score:
Amenities:	Indoor Parking:	Green Disc:
Monthly Assmt Incl:	Outdoor Parking:	Green Rating Source:
Owner's Assoc:	Parking Ratio:	Green Feats:
Conversion:	Bsmt Desc: <b>Unfinished</b>	Possession:
Deconversion:	Misc. Inside:	Sale Terms:
Building Unit&nbsp;Info:		Backup Info:


Gross Rental Income:	<b>\$144,600</b>	Total Monthly Income:	<b>\$12,050</b>	Total Annual Income:	<b>\$144,600</b>
Gross Rental Multiplier:	<b>11.3</b>	Tax Amount:	<b>\$21,853.90</b>	Tax Year:	<b>2022</b>
Total Annual Exps:	<b>\$0</b>	Expense Source:		Expense Year:	
Annual Net Operating Income:	<b>\$0</b>	Net Oper Income Year:		Cap Rate:	
Janitor Expense (\$/src):	<b>\$0/</b>	Fuel Expense (\$/src):	<b>\$0/</b>	Electricity Expense (\$/src):	<b>\$0/</b>
Water Expense (\$/src):	<b>\$0/</b>	Trash Expense (\$/src):	<b>\$0/</b>	Insurance Expense (\$/src):	<b>\$0/</b>
Repairs/Decor Expense (\$/src):	<b>\$0/</b>	Manager Expense (\$/src):	<b>/</b>	Other Expense (\$/src):	<b>\$0/</b>
Operating Expense Includes:					

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.





8



**Multi Family 5+**  
Status: **CLSD**  
Area: **8024**  
Address: **2322 W Rice St , Chicago, IL 60622**  
Directions: **Chicago to Oakley, north to Rice, west to 2322**  
Closed Date: **11/22/2024**  
Off Mkt: **10/14/2024**  
Year Built: **1903**  
Dimensions: **30X123**  
Unincorporated:

MLS #: **12177749**  
List Date: **10/01/2024**  
List Dt Rec: **10/01/2024**  
Contract: **10/14/2024**  
Financing: **Conventional**  
Blt Before 78: **Yes**  
Township: **West Chicago**  
List Price Per SF: **\$0**  
PIN #: **17063240270000**

List Price: **\$1,675,000**  
Orig List Price: **\$1,675,000**  
Sold Price: **\$1,620,000**  
Lst. Mkt. Time: **14**  
Concessions: **500**  
CTGF:  
County: **Cook**  
Sold Price Per SF: **\$0**  
Multiple PINs: **No**  
Relist:

Zoning Type:  
Actual Zoning: **RT-4**  
Mobility Score: -

Remarks: **Introducing 2322 West Rice, a remarkable legal six-unit building nestled in the heart of Ukrainian Village. This all-brick gem on an extra-wide lot offers a wealth of enticing features and recent updates that make it a fantastic investment opportunity. Each apartment within the building is thoughtfully designed to provide modern comforts and stylish living spaces. Featuring two bedrooms and one bathroom, these units have been tastefully updated to offer a luxurious experience. The renovations in 2021 have brought a fresh and contemporary feel to each apartment, ensuring tenants will enjoy a high standard of living. Among the notable features are the brand-new luxury bathrooms and kitchens, exuding elegance and functionality. Imagine stepping into a bathroom adorned with premium fixtures and finishes, creating a spa-like ambiance for relaxation. The kitchens are a chef's dream, boasting stainless steel appliances that lend a sleek and modern touch to the space. These upgraded kitchens will inspire culinary creativity and make meal preparation a delight. In addition to the stylish interiors, the building also offers convenient amenities. Each unit includes its own in-unit laundry facilities, providing residents with the ease and comfort of doing laundry right at home. Central air and heat ensure year-round comfort, allowing tenants to adjust the temperature according to their preferences. Moreover, recent upgrades to the electrical and plumbing systems guarantee a hassle-free living experience, while the comprehensive interior rehabilitation, including the bathrooms, kitchens, and floors, adds to the overall appeal and value of the property. Situated in the vibrant Ukrainian Village, this building enjoys a prime location with an abundance of amenities, trendy dining establishments, and boutiques just a stone's throw away. Residents will appreciate the dynamic and convenient lifestyle this sought-after neighborhood offers. Don't miss the opportunity to own this exceptional six-unit building with its attractive features and recent updates. Whether you're an astute investor or seeking an income-generating property, 2322 West Rice presents an enticing prospect. Embrace the possibilities and seize this remarkable investment in the heart of Ukrainian Village.**

Acreage:	Lot SF:	Lot Size Source:	Total Bldg SF:	Total # Units:	6	# Stories:	3
Basement:	# Dishwashers: 6	# Washers: 6	# Dryers: 6	Wash/Dry Leased:		# Ranges:	6
# Parking Spaces: 3	# Disposals:	# Refrigerators: 6	# Fireplaces:	# Window AC:		Last Lease Exp:	
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)		Monthly Income Range (Min-Max)	
Type 1	6	4	2	1		1950-2400	
Type 2	0	0	0	1		0	
Type 3	0	0	0	1		0	
Type 4	0	0	0	0		0	
Type 5	0	0	0	2		0	
Type 6	0	0	0	1		0	
Type 7	0	0	0	0		0	

Age: <b>Older</b>	Type of Multi-Family: <b>Other</b>	Air Cond:
Type Ownership:	Location:	Electricity:
Frontage/Access:	Construction:	Fire Protection:
Current Use:	Exterior:	Heat/Ventilation: <b>Central Heat/Indiv</b>
Potential Use:	Foundation:	<b>Controls, Gas</b>
Client Needs:	Roof Structure:	Utilities To Site:
Client Will:	Roof Coverings:	Tenancy Type:
Known Encumbrances:	Misc. Outside:	Tenant Pays: <b>Electric, Heat</b>
Amenities:	Indoor Parking:	HERS Index Score:
Monthly Assmt Incl:	Outdoor Parking:	Green Disc:
Owner's Assoc:	Parking Ratio:	Green Rating Source:
Conversion:	Bsmt Desc:	Green Feats:
Deconversion:	Misc. Inside:	Possession:
Building Unit&nbsp;Info:		Sale Terms:
		Backup Info:

Gross Rental Income:	<b>\$156,888</b>	Total Monthly Income:	<b>\$13,074</b>	Total Annual Income:	<b>\$156,888</b>
Gross Rental Multiplier:	<b>10.7</b>	Tax Amount:	<b>\$26,400</b>	Tax Year:	<b>2022</b>
Total Annual Exps:	<b>\$28,106</b>	Expense Source:	<b>Actual</b>	Expense Year:	<b>2023</b>
Annual Net Operating Income:	<b>\$128,782</b>	Net Oper Income Year:	<b>2023</b>	Cap Rate:	<b>7.69</b>
Janitor Expense (\$/src):	<b>\$0/</b>	Fuel Expense (\$/src):	<b>\$0/</b>	Electricity Expense (\$/src):	<b>\$0/</b>
Water Expense (\$/src):	<b>\$0/</b>	Trash Expense (\$/src):	<b>\$0/</b>	Insurance Expense (\$/src):	<b>\$4,800/</b>
Repairs/Decor Expense (\$/src):	<b>\$10,800/</b>	Manager Expense (\$/src):	<b>\$6,000/</b>	Other Expense (\$/src):	<b>\$4,306/Actual</b>
Operating Expense Includes:					

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.









**Multi Family 5+**  
 Status: **CLSD** MLS #: **12193197** List Price: **\$1,790,000**  
 Area: **8024** List Date: **10/21/2024** Orig List Price: **\$1,790,000**  
 Address: **2241 W Augusta Blvd , Chicago, IL 60622** List Dt Rec: **10/21/2024** Sold Price: **\$1,635,000**  
 Directions: **Augusta, between Oakley and Leavitt**  
 Closed Date: **02/20/2025** Contract: **11/25/2024** Lst. Mkt. Time: **36**  
 Off Mkt: **11/25/2024** Financing: **Conventional** Concessions:  
 Year Built: **1913** Blt Before 78: **Yes** CTGF:  
 Dimensions: **125X25** Township:  
 Unincorporated: County: **Cook**  
 Zoning Type: List Price Per SF: **\$0** Sold Price Per SF: **\$0**  
 Actual Zoning: **RT-4** PIN #: **17063170070000** Multiple PINs: **No**  
 Relist:  
 Mobility Score: -

Remarks: **True six-unit apartment building in the heart of West Town. The building is comprised of one one-bedroom one-bathroom apartment and five two-bedroom one-bathroom apartments. Additionally, there are three parking spaces on site. The building features new copper plumbing and new electric. Each apartment has individual HVAC units, individual hot-water tanks, and in-unit laundry. The bathrooms, kitchens, and floors have all been completely updated within the last 18 months as well.**

Acreage:	Lot SF:	Lot Size Source:	Total Bldg SF:	Total # Units:	<b>6</b>	# Stories:	<b>2</b>
Basement: <b>None</b>	# Dishwashers: <b>6</b>	# Washers: <b>6</b>	# Dryers: <b>6</b>	Wash/Dry Leased:		# Ranges:	<b>6</b>
# Parking Spaces: <b>3</b>	# Disposals:	# Refrigerators: <b>6</b>	# Fireplaces:	# Window AC:		Last Lease Exp:	
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)		
Type 1	<b>1</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>2025-2025</b>		
Type 2	<b>5</b>	<b>7</b>	<b>2</b>	<b>1</b>	<b>1830-2295</b>		
Type 3	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>		
Type 4	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>		
Type 5	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>		
Type 6	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>		
Type 7	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>		

Age: <b>New Rehab</b>	Type of Multi-Family: <b>Corridor-Exterior</b>	Air Cond: <b>Central Air</b>
Type Ownership:	Entrance	Electricity:
Frontage/Access:	Location:	Fire Protection:
Current Use:	Construction: <b>Brick</b>	Heat/Ventilation: <b>Central Heat/Indiv</b>
Potential Use:	Exterior:	<b>Controls</b>
Client Needs:	Foundation:	Utilities To Site:
Client Will:	Roof Structure:	Tenancy Type:
Known Encumbrances:	Roof Coverings:	Tenant Pays:
Amenities:	Misc. Outside:	HERS Index Score:
Monthly Assmt Incl:	Indoor Parking:	Green Disc:
Owner's Assoc:	Outdoor Parking: <b>1-5 Spaces</b>	Green Rating Source:
Conversion:	Parking Ratio:	Green Feats:
Deconversion:	Bsmt Desc:	Possession:
Building Unit&nbsp;Info:	Misc. Inside:	Sale Terms:
		Backup Info:

Gross Rental Income:	<b>\$149,940</b>	Total Monthly Income:	<b>\$13,075</b>	Total Annual Income:	<b>\$156,902</b>
Gross Rental Multiplier:	<b>11.9</b>	Tax Amount:	<b>\$15,142</b>	Tax Year:	<b>2023</b>
Total Annual Exps:	<b>\$33,855</b>	Expense Source:	<b>Actual</b>	Expense Year:	<b>2023</b>
Annual Net Operating Income:	<b>\$123,047</b>	Net Oper Income Year:	<b>2023</b>	Cap Rate:	<b>6.9</b>
Janitor Expense (\$/src):	<b>\$1,800/Broker</b>	Fuel Expense (\$/src):	<b>\$0/Actual</b>	Electricity Expense (\$/src):	<b>\$347/Actual</b>
	<b>Projection</b>	Trash Expense (\$/src):	<b>\$0/Actual</b>	Insurance Expense (\$/src):	<b>\$4,061/Actual</b>
Water Expense (\$/src):	<b>\$1,660/Actual</b>	Manager Expense (\$/src):	<b>\$7,845/Broker</b>	Other Expense (\$/src):	<b>\$0/Actual</b>
Repairs/Decor Expense (\$/src):	<b>\$1,500/Broker</b>		<b>Projection</b>		
	<b>Projection</b>				

Operating Expense Includes:

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12193197

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM

MLS #: 12193197 Multi Family 5+ 2241 W Augusta BLVD Chicago IL 60622



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12193197

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM



MLS #: 12193197 Multi Family 5+ 2241 W Augusta BLVD Chicago IL 60622



Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12193197

Prepared By: Charles Faber | Citypoint Illinois LLC | 06/06/2025 01:42 PM