

	MLS #	Stat	Address	# Units	City	LP/SP	Grs Inc	AZN
1	11996592	CLSD	10321 Lyman Ave	6	Chicago Ridge	\$778,000	\$84,000	Multi-Family
2	12168667	CLSD	5713 W 106th St	6	Chicago Ridge	\$850,000	\$93,804	Multi-Family
3	12397736	CLSD	10634 Parkside Ave	6	Chicago Ridge	\$857,500	\$93,600	Multi-Family
4	12028049	CLSD	6360 W Washington St	12	Chicago Ridge	\$1,500,000	\$175,120	Multi-Family
5	12397766	A/I	5810 107th Court Way	12	Chicago Ridge	\$1,625,000	\$181,500	Multi-Family
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Prepared By: Phu Nguyen | Citypoint Illinois LLC | 11/03/2025 11:52 AM



Multi Family 5+

Status: **CLSD** MLS #: **11996592** List Price: **\$749,900**
Area: **415** List Date: **03/06/2024** Orig List Price: **\$749,900**
Address: **10321 Lyman Ave , Chicago Ridge, IL 60415** List Dt Rec: **03/06/2024** Sold Price: **\$778,000**
Directions: **S. Central Ave to 103rd Street West to Lyman Ave. South to the Property.**
Closed Date: **04/05/2024** Contract: **03/10/2024** Lst. Mkt. Time: **5**
Off Mkt: **03/10/2024** Financing: **Cash** Concessions:
Year Built: **1972** Blt Before 78: **Yes** CTGF:
Dimensions: **60X132**
Unincorporated: **No** Township: **Worth**

Zoning Type: **Multi-Family** List Price Per SF: **\$0** County: **Cook**
Actual Zoning: **R3** PIN #: **24171050450000** Sold Price Per SF: **\$0**
Multiple PINs: **No**
Relist:

Clsd Buyer Ag. Comp.: **2% - \$400 (Net Sale Price)** ☐

Mobility Score: - ☐



Remarks: **Great Location! Great Investment Opportunity! This well-maintained six-unit brick building has two one-bedroom/one-bath units and four two-bedroom/one-bath units, all with balconies. All units are occupied, and leases are on a month-to-month basis. Newer windows, a roof replaced in 2020, and ten outdoor parking spots. The owner took some inside photos before the units were rented out. The laundry room has storage for each unit. Convenient location - minutes from shopping, dining, entertaining, playground/parks, public transportation, and interstate access.**

Acreage:		Lot SF:		Lot Size Source: County Records		Total Bldg SF:		Total # Units: 6		# Stories: 3	
Basement: None		# Dishwashers: 0		# Washers: 1		# Dryers: 1		Wash/Dry Leased: No		# Ranges: 6	
# Parking Spaces: 10		# Disposals: 0		# Refrigerators: 6		# Fireplaces: 0		# Window AC: 10		Last Lease Exp:	
Apartment Info		# Units		Rooms		Bedrooms		Baths (F/H)		Monthly Income Range (Min-Max)	
Type 1	2	3	1	1	1100-1290						
Type 2	4	4	2	1	1050-1300						
Type 3	0	0	0	0	0						
Type 4	0	0	0	0	0						
Type 5	0	0	0	0	0						
Type 6	0	0	0	0	0						
Type 7	0	0	0	0	0						
Age: Older		Type of Multi-Family: Corridor-Interior Entrance				Air Cond: Wall Sleeve, Window Unit/s					
Type Ownership: Individual		Location:				Electricity: Circuit Breakers					
Frontage/Access: City Street		Construction:				Fire Protection: Fire Extinguisher/s					
Current Use: Residential-Multi-Family		Exterior: Brick				Heat/Ventilation: Gas, Hot Water					
Potential Use:		Foundation: Concrete, Slab				Utilities To Site:					
Client Needs:		Roof Structure: Pitched				Tenancy Type: Leases					
Client Will:		Roof Coverings: Shingle Composition				Tenant Pays: Electric					
Known Encumbrances:		Misc. Outside:				HERS Index Score:					
Amenities:		Indoor Parking:				Green Disc:					
Monthly Assmt Incl:		Outdoor Parking: 6-12 Spaces				Green Rating Source:					
Owner's Assoc: No		Parking Ratio:				Green Feats:					
Conversion:		Bsmt Desc:				Possession: Closing					
Deconversion:		Misc. Inside:				Sale Terms: Conventional, Cash Only					
Building Unit Info:		Gas Supplier: Nicor Gas				Backup Info:					
		Electric Supplier: Commonwealth Edison									
Gross Rental Income: \$84,000		Total Monthly Income: \$7,000				Total Annual Income: \$8,600					
Gross Rental Multiplier: 8.93		Tax Amount: \$15,748				Tax Year: 2022					
Total Annual Exps: \$13,080		Expense Source: Actual				Expense Year: 2023					
Annual Net Operating Income: \$57,172		Net Oper Income Year: 2023				Cap Rate:					
Janitor Expense (\$/src): \$0/Owner Projection		Fuel Expense (\$/src): \$3,725/Actual				Electricity Expense (\$/src): \$497/Actual					
Water Expense (\$/src): \$4,000/Actual		Trash Expense (\$/src): \$1,032/Actual				Insurance Expense (\$/src): \$3,826/Actual					
Repairs/Decor Expense (\$/src): \$0/		Manager Expense (\$/src): /				Other Expense (\$/src): \$450/Owner Projection					
Operating Expense Includes: Licenses											

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Multi Family 5+
Status: **CLSD**
Area: **415**
Address: **5713 W 106th St , Chicago Ridge, IL 60415**
Directions: **From Central Ave - go west on 106th to property (will be on south side of street)**
Closed Date: **11/07/2024**
Off Mkt: **10/02/2024**
Year Built: **1979**
Dimensions: **0**
Unincorporated: **No**

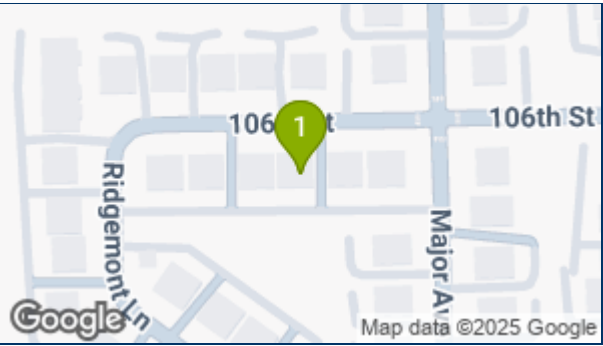
MLS #: **12168667**
List Date: **09/24/2024**
List Dt Rec: **09/24/2024**
Contract: **10/02/2024**
Financing: **Other**
Blt Before 78: **No**
Township: **Worth**

List Price: **\$785,000**
Orig List Price: **\$785,000**
Sold Price: **\$850,000**
Lst. Mkt. Time: **9**
Concessions:
CTGF:
County: **Cook**
Sold Price Per SF: **\$142.02**
Multiple PINs: **No**
Relist:

Zoning Type: **Multi-Family**
Actual Zoning: **0**

List Price Per SF: **\$131.16**
PIN #: **24172210090000**

Mobility Score: -



Remarks: **Welcome to a fantastic investment opportunity! This newer 6-flat building features exclusively 2-bedroom units. Rehabilitated just 10 years ago, the property remains in excellent condition, ensuring low maintenance costs. Currently fully rented, this building promises a steady income stream from day one. Don't miss out on this turnkey investment - seize the chance to add a reliable asset to your portfolio today!**

Acreage: 838		Lot SF: 8385		Lot Size Source: County Records		Total Bldg SF: 5985		Total # Units: 6		# Stories: 3	
Basement: Full		# Dishwashers:		# Washers: 1		# Dryers: 1		Wash/Dry Leased: No		# Ranges: 6	
# Parking Spaces: 6		# Disposals:		# Refrigerators: 6		# Fireplaces:		# Window AC: 6		Last Lease Exp: 07/31/2025	
Apartment Info		# Units		Rooms		Bedrooms		Baths (F/H)		Monthly Income Range (Min-Max)	
Type 1		6		5		2		1		1050-1400	
Type 2		0		0		0		1		0	
Type 3		0		0		0				0	
Type 4		0		0		0				0	
Type 5		0		0		0				0	
Type 6		0		0		0				0	
Type 7		0		0		0				0	

Age: 26-35 Years		Type of Multi-Family: Corridor-Interior Entrance, Flats		Air Cond: Wall Sleeve	
Type Ownership:		Location:		Electricity:	
Frontage/Access:		Construction: Brick		Fire Protection: Alarm Monitored, Sprinklers-Dry	
Current Use: Residential-Multi-Family		Exterior: Brick		Heat/Ventilation: Central Bldg Heat, Hot Water, Baseboard	
Potential Use:		Foundation:		Utilities To Site:	
Client Needs:		Roof Structure:		Tenancy Type:	
Client Will:		Roof Coverings:		Tenant Pays: Electric	
Known Encumbrances:		Misc. Outside:		HERS Index Score:	
Amenities:		Indoor Parking:		Green Disc:	
Monthly Assmt Incl:		Outdoor Parking:		Green Rating Source:	
Owner's Assoc: No		Parking Ratio:		Green Feats:	
Conversion:		Bsmt Desc: Partially Finished		Possession: Closing, Tenant's Rights	
Deconversion:		Misc. Inside:		Sale Terms: Conventional	
Building Unit Info:				Backup Info:	

Gross Rental Income: \$93,804	Total Monthly Income: \$7,817	Total Annual Income: \$93,520
Gross Rental Multiplier: 8.39	Tax Amount: \$15,431	Tax Year: 2023
Total Annual Exps: \$28,842	Expense Source: Actual	Expense Year: 2023
Annual Net Operating Income: \$64,962	Net Oper Income Year: 2023	Cap Rate: 0
Janitor Expense (\$/src): \$0/Actual	Fuel Expense (\$/src): \$3,981/Actual	Electricity Expense (\$/src): \$731/Actual
Water Expense (\$/src): \$4,411/Actual	Trash Expense (\$/src): \$1,748/Actual	Insurance Expense (\$/src): \$2,540/Actual
Repairs/Decor Expense (\$/src): \$0/	Manager Expense (\$/src): /	Other Expense (\$/src): \$0/
Operating Expense Includes:		

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Multi Family 5+
Status: **CLSD**
Area: **415**
Address: **10634 Parkside Ave , Chicago Ridge, IL 60415**
Directions: **Take 111th to Central(5600W)-N to 107th-W to Parkside-N to bldg**
Closed Date: **10/23/2025**
Off Mkt: **08/05/2025**
Year Built: **1972**
Dimensions: **50X168**
Unincorporated: **No**

MLS #: **12397736**
List Date: **07/10/2025**
List Dt Rec: **07/10/2025**
Contract: **08/05/2025**
Financing: **Conventional**
Blt Before 78: **Yes**
Township: **Worth**

List Price: **\$895,000**
Orig List Price: **\$895,000**
Sold Price: **\$857,500**
Lst. Mkt. Time: **27**
Concessions: **5000**
CTGF:

County: **Cook**
List Price Per SF: **\$152.99**
PIN #: **24172080060000**
Sold Price Per SF: **\$146.58**
Multiple PINs: **No**
Relist:



Remarks: **Turnkey 6-Unit All-Brick Investment Property - Updated and Well-Maintained! Excellent opportunity to own a fully leased, all-brick 6-unit apartment building in outstanding condition! This solid investment features two spacious 1-bedroom units and four desirable 2-bedroom units, offering strong rental appeal and steady cash flow. Key features include: 10 on-site parking spaces - ample parking for all tenants. Common area laundry room with washer, dryer, and utility sink. Newer windows, newer boiler, and roof approximately 5 years old. Freshly resurfaced parking lot and fresh interior paint. Each unit includes a wall A/C unit, approximately 5 years old. This low-maintenance property is ideal for the savvy investor looking for a stabilized asset with updated mechanicals and strong rental performance. Prime setup for easy management with tenants responsible for electric and laundry income potential on-site. Don't miss your chance to own this turnkey building with long-term value!**

Acreage: Lot SF: **8400** Lot Size Source: Total Bldg SF: **5850** Total # Units: **6** # Stories: **3**
Basement: **None** # Dishwashers: # Washers: **1** # Dryers: **1** Wash/Dry Leased: **No** # Ranges: **6**
Parking Spaces: **10** # Disposals: # Refrigerators: **6** # Fireplaces: # Window AC: **6** Last Lease Exp: **04/01/2026**

Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	2	3	1	1	1050-1200
Type 2	4	4	2	1	1300-1450
Type 3	0	0	0	1	0
Type 4	0	0	0	1	0
Type 5	0	0	0	0	0
Type 6	0	0	0	1	0
Type 7	0	0	0	0	0

Age: **36-50 Years**
Type Ownership:
Frontage/Access: **City Street**
Current Use: **Residential-Multi-Family**
Potential Use: **Residential-Multi-Family**
Client Needs:
Client Will:
Known Encumbrances: **None Known**
Amenities: **Curbs and Gutters, Sidewalks**
Monthly Assmt Incl:
Owner's Assoc: **No**
Conversion:
Deconversion:
Building Unit Info:

Type of Multi-Family: **Corridor-Interior Entrance, Flats**
Location:
Construction:
Exterior: **Brick**
Foundation:
Roof Structure:
Roof Coverings: **Shingle Composition**
Misc. Outside: **Storms & Screens (as exist)**
Indoor Parking:
Outdoor Parking: **6-12 Spaces**
Parking Ratio:
Bsmt Desc: **Slab**
Misc. Inside: **Inside Corridor/s, Storage Inside**

Air Cond: **Wall Sleeve**
Electricity: **Circuit Breakers, Separate Meters**
Fire Protection: **Fire Extinguisher/s, Smoke or Fire Protectors**
Heat/Ventilation: **Hot Water, Baseboard**
Utilities To Site: **Sanitary Sewer to Site, Water-Community, Water to Site**
Tenancy Type:
Tenant Pays: **Electric**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Possession: **Negotiable**
Sale Terms:
Backup Info:

Gross Rental Income: **\$93,600**
Gross Rental Multiplier: **9.56**
Total Annual Exps: **\$16,678**
Annual Net Operating Income: **\$76,922**
Janitor Expense (\$/src): **\$0/Actual**
Water Expense (\$/src): **\$3,996/Actual**
Repairs/Decor Expense (\$/src): **\$1,750/Owner Projection**
Operating Expense Includes:

Total Monthly Income: **\$7,800**
Tax Amount: **\$18,686.03**
Expense Source: **Actual**
Net Oper Income Year:
Fuel Expense (\$/src): **\$3,198/Actual**
Trash Expense (\$/src): **\$1,968/Actual**
Manager Expense (\$/src): **/**

Total Annual Income: **\$93,600**
Tax Year: **2023**
Expense Year:
Cap Rate:
Electricity Expense (\$/src): **\$480/Actual**
Insurance Expense (\$/src): **\$5,286/Actual**
Other Expense (\$/src): **\$0/**

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Multi Family 5+
Status: **CLSD**
Area: **415**
Address: **6360 W Washington St , Chicago Ridge, IL 60415**
Directions: **Ridgeland North or South to Washington, East to Building**
Closed Date: **07/11/2024**
Off Mkt: **04/24/2024**
Year Built: **1974**
Dimensions: **50 X125**
Unincorporated:

MLS #: **12028049**
List Date: **04/12/2024**
List Dt Rec: **04/12/2024**
Contract: **04/24/2024**
Financing: **Conventional**
Blt Before 78: **Yes**
Township: **Worth**

List Price: **\$1,599,900**
Orig List Price: **\$1,599,900**
Sold Price: **\$1,500,000**
Lst. Mkt. Time: **13**
Concessions: **17500**
CTGF:
County: **Cook**

Zoning Type: **Multi-Family**
Actual Zoning: **R-2**
List Price Per SF: **\$0**
PIN #: **24171090130000**
Sold Price Per SF: **\$0**
Multiple PINs: **Yes**
Relist:

Cld Buyer Ag. Comp.: **1.5% (Gross Sale Price)**
Mobility Score: -



Remarks: **This outstanding 12 unit multifamily building features Six 2Br -1 Bath Units and Six 1Br- -1 Bath Units. The building is brick and Flexicore construction. The hallways feature brick construction. There is a private parking lot with 18 spaces and a direct fire alarm. A new parking lot was installed in 2020 and a new roof in 2019. A premium corner lot. The building is located 2 blocks from the Metra station and is close to Chicago Ridge Mall, restaurants, I-294, schools, shopping, and is close to the Chicago Ridge Police Dept and municipal buildings. 48 hour notice for all showings.**

Acreage:	Lot SF:	Lot Size Source:	Total Bldg SF:	Total # Units: 12	# Stories: 3
Basement: None	# Dishwashers:	# Washers: 2	# Dryers: 2	Wash/Dry Leased: Yes	# Ranges: 12
# Parking Spaces: 18	# Disposals:	# Refrigerators: 12	# Fireplaces:	# Window AC:	Last Lease Exp: 04/30/2025
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	6	5	2	1	1250-1400
Type 2	6	4	1	1	1050-1150
Type 3	0	0	0		0
Type 4	0	0	0		0
Type 5	0	0	0		0
Type 6	0	0	0		0
Type 7	0	0	0		0
Age: 36-50 Years		Type of Multi-Family: Flats		Air Cond:	
Type Ownership:		Location:		Electricity:	
Frontage/Access:		Construction: Brick		Fire Protection:	
Current Use:		Exterior: Brick		Heat/Ventilation: Central Bldg Heat, Gas	
Potential Use:		Foundation:		Utilities To Site:	
Client Needs:		Roof Structure:		Tenancy Type:	
Client Will:		Roof Coverings:		Tenant Pays: Electric	
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 Info:				Backup Info:	
Gross Rental Income: \$175,120		Total Monthly Income: \$14,593		Total Annual Income: \$175,120	
Gross Rental Multiplier: 9.13		Tax Amount: \$20,864		Tax Year: 2022	
Total Annual Exps: \$53,006		Expense Source: Owner Projection		Expense Year: 2023	
Annual Net Operating Income: \$122,114		Net Oper Income Year: 2023		Cap Rate: 7.5	
Janitor Expense (\$/src): \$2,000/Owner Projection		Fuel Expense (\$/src): \$7,440/Actual		Electricity Expense (\$/src): \$620/Actual	
Water Expense (\$/src): \$7,980/Actual		Trash Expense (\$/src): \$1,825/Actual		Insurance Expense (\$/src): \$5,422/Actual	
Repairs/Decor Expense (\$/src): \$2,800/Owner Projection		Manager Expense (\$/src): /		Other Expense (\$/src): \$4,055/Owner Projection	
Operating Expense Includes: Maintenance, Other					



Multi Family 5+
Status: **CTG**
Area: **415**
Address: **5810 107th Court Way , Chicago Ridge, IL 60415**
Directions: **107th st east or west to 107th ct way north to parking lot and turn right to follow parking lot and drive along back to building.**
Closed Date:
Off Mkt:
Year Built: **1963**
Dimensions: **110 X 213**
Unincorporated:

MLS #: **12397766**
List Date: **07/10/2025**
List Dt Rec: **07/10/2025**
Contract: **09/15/2025**
Financing:
Blt Before 78: **Yes**
Township:

List Price: **\$1,625,000**
Orig List Price: **\$1,850,000**
Sold Price:
Lst. Mkt. Time: **117**
Concessions:
CTGF: **A/I**
County: **Cook**
Zoning Type: **Multi-Family** List Price Per SF: **\$0**
Actual Zoning: **R-3** PIN #: **24172190620000**
Sold Price Per SF: **\$0**
Multiple PINs: **No**
Relist:

Mobility Score: -



Remarks: **An exceptional opportunity to own a 12-unit all-brick multifamily building with strong rental appeal and a prime location just steps from Commissioners Park. This well-maintained property features eight 2-bedroom units and four 1-bedroom units, with 10 units offering private balconies for added tenant enjoyment. Key Highlights: Tenant-paid electric and cooking gas - each unit has its own electric meter. All units remodeled (except one) - modern finishes and move-in ready. New patio doors and windows throughout - replaced within the past 4 years. Hot water heater replaced in 2017. All units include refrigerator, stove, and window A/C unit. 17 dedicated parking spaces plus a detached 2.5-car garage. Walking distance to parks, recreation, and amenities. This turnkey investment is perfect for both seasoned and first-time investors seeking a low-maintenance property with excellent features, updated mechanicals, and consistent cash flow. Don't miss out on this rare opportunity to own a stable, income-producing asset in a sought-after location!**

Acreage: 0.57		Lot SF: 25022		Lot Size Source:		Total Bldg SF:		Total # Units: 12		# Stories: 2	
Basement: None		# Dishwashers:		# Washers: 2		# Dryers: 2		Wash/Dry Leased:		# Ranges: 12	
# Parking Spaces: 1		# Disposals:		# Refrigerators: 12		# Fireplaces:		# Window AC: 12		Last Lease Exp: 06/01/2026	
Apartment Info		# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)					
Type 1	4	3	1	1	1000-1100						
Type 2	8	4	2	1	1125-1495						
Type 3	0	0	0	0	0						
Type 4	0	0	0	0	0						
Type 5	0	0	0	0	0						
Type 6	0	0	0	0	0						
Type 7	0	0	0	0	0						
Age: Older		Type of Multi-Family: Corridor-Interior Entrance				Air Cond: Window Unit/s					
Type Ownership:		Location:				Electricity: Separate Meters					
Frontage/Access:		Construction:				Fire Protection:					
Current Use:		Exterior: Brick				Heat/Ventilation: Radiators					
Potential Use:		Foundation:				Utilities To Site:					
Client Needs:		Roof Structure:				Tenancy Type:					
Client Will:		Roof Coverings:				Tenant Pays: Electric, Other					
Known Encumbrances:		Misc. Outside: Balcony/ies, Courtyard				HERS Index Score:					
Amenities:		Indoor Parking: 13-18 Spaces, Detached				Green Disc:					
Monthly Assmt Incl:		Outdoor Parking: 13-18 Spaces				Green Rating Source:					
Owner's Assoc:		Parking Ratio:				Green Feats:					
Conversion:		Bsmt Desc:				Possession:					
Deconversion:		Misc. Inside:				Sale Terms:					
Building Unit Info:						Backup Info:					
Gross Rental Income: \$181,500		Total Monthly Income: \$15,125				Total Annual Income: \$181,500					
Gross Rental Multiplier: 10.1		Tax Amount: \$26,869.81				Tax Year: 2023					
Total Annual Exps: \$20,842		Expense Source:				Expense Year:					
Annual Net Operating Income: \$160,658		Net Oper Income Year:				Cap Rate:					
Janitor Expense (\$/src): \$0/		Fuel Expense (\$/src): \$3,520/Actual				Electricity Expense (\$/src): \$880/Actual					
Water Expense (\$/src): \$7,220/Actual		Trash Expense (\$/src): \$2,822/Actual				Insurance Expense (\$/src): \$3,950/Actual					
Repairs/Decor Expense (\$/src): \$2,450/Actual		Manager Expense (\$/src): /				Other Expense (\$/src): \$0/					
Operating Expense Includes:											