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PROPERTY SUMMARY

3265 S Archer

CHICAGO, IL 60608

OFFERING SUMMARY

SALE PRICE:	\$1,550,000
BUILDING SIZE:	8,150 SF
LOT SIZE:	7,352 SF
PRICE / SF:	\$190.00
CAP RATE:	7.78%



PROPERTY SUMMARY

This beautifully maintained and updated corner building consists of six apartments and two retail spaces. The retail units have recently been leased to a spa on a new 5 Year Lease with options. Five of the six apartments have been updated, including an expansive duplex loft ideal as an owner's unit, featuring large windows, a high-end kitchen with Viking appliances, and a spa-like bathroom with a Jacuzzi tub and sauna. Abundant natural light enhances each unit, showcasing the property's quality finishes and inviting atmosphere.

All City of Chicago required updates have been completed including newly paved basement floor, Fire Rated Drywall on the basement ceiling, electrical & new porch.

Located on a large lot with street frontage along Archer Avenue, and the building also includes a two-car garage with high ceilings—presenting potential for conversion into additional residential or retail space, or continued use as income-generating parking. A large driveway provides additional parking for multiple cars, a valuable amenity and added income opportunity.

PROPERTY DETAILS

SALE PRICE \$1,550,000

LOCATION INFORMATION

STREET ADDRESS 3265 S Archer Ave

CITY, STATE, ZIP Chicago, IL 60608

COUNTY Cook

MARKET Chicago

BUILDING INFORMATION

BUILDING SIZE 8,150 SF

NOI \$120,624.11

CAP RATE 7.78

OCCUPANCY % 100.0%

TENANCY Multiple

NUMBER OF FLOORS 3

YEAR BUILT 1881

FREE STANDING Yes

NUMBER OF BUILDINGS 1

PROPERTY INFORMATION

PROPERTY TYPE Multifamily

ZONING C1-2

LOT SIZE 7,352 SF

APN # 17-31-212-027-0000

LOT FRONTAGE 75 ft

LOT DEPTH 135 ft

CORNER PROPERTY Yes

PARKING & TRANSPORTATION

PARKING TYPE Structure & Surface

NUMBER OF PARKING SPACES 6

UTILITIES & AMENITIES

CENTRAL HVAC Yes

HVAC Central Except 2 - 1 Window & 1 Mini Split

TAXES & VALUATION

TAXES (2024) \$16,985.89

PROPERTY HIGHLIGHTS

- Large 2 Bed/3 Bath Duplex Loft with Sauna
- New 5 Year Retail Lease
- 2 Car Garage w/ High Ceilings & Support to add Additional Floor or Deck
- Potential to Convert Garage to Retail/Apartment
- Oversized Lot - Parking for 6 Cars
- Numerous Updates
- Bridgeport/McKinley Park Area
- Below Market Rents
- Easy Access to I-55, I-90 & CTA Orange Line



Easy Access to I-55 &
I-90/94



New 5 Year Retail
Lease

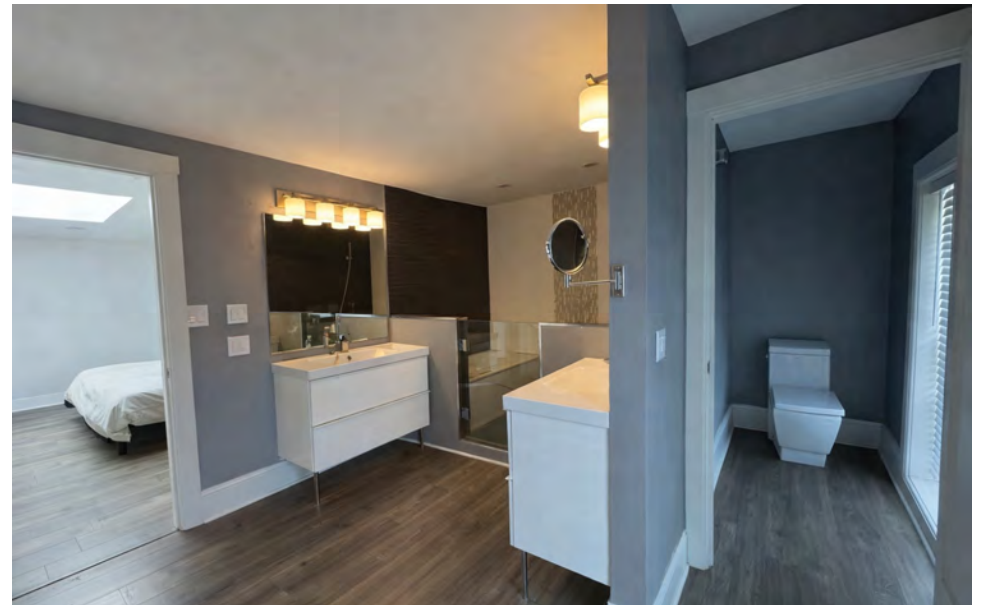
PROPERTY PHOTOS



ADDITIONAL PHOTOS



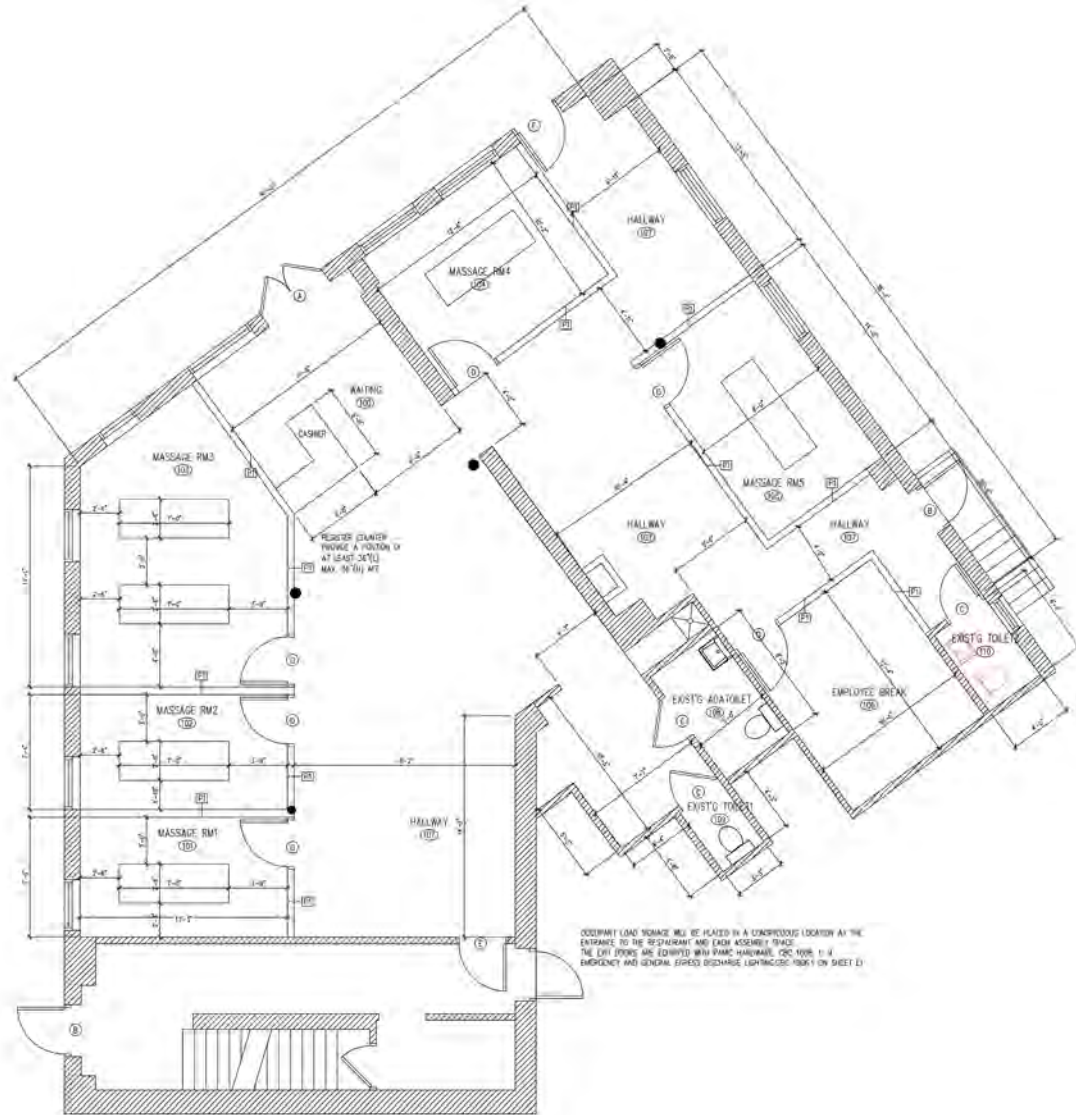
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RETAIL FLOOR PLAN



LOCATION DESCRIPTION

3265 S Archer Avenue is strategically positioned in Chicago's McKinley Park neighborhood, offering excellent connectivity and accessibility. The property provides immediate access to major transportation corridors, including I-55 (Stevenson Expressway) and I-90/94, allowing for efficient travel to Downtown Chicago and the broader metropolitan area. Public transportation is readily available via the CTA Orange Line, with nearby stations providing direct service to the Loop and Midway International Airport.

The surrounding area benefits from a strong mix of residential density, neighborhood retail, and proximity to key employment hubs. McKinley Park and its 70+ acres of green space, trails, and recreational amenities are just moments away, enhancing the area's livability. The property is also conveniently located within a short drive to the Illinois Medical District and Chicago's Central Business District, making it an attractive location for both tenants and investors seeking accessibility, visibility, and long-term neighborhood growth.



REGIONAL MAP



BIRDSEYE MAP



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE END
Retail 1 & 2	-	2	2,000 SF	\$4,800	\$2.40	2/28/2031
1R	2	1	850 SF	\$1,300	\$1.53	4/30/2027
2A	2	3	3,000 SF	\$4,000	\$1.33	12/31/2026
2B	1	1	600 SF	\$850	\$1.42	7/31/2026
2C	1	1	650 SF	\$1,125	\$1.73	6/30/2026
3A	2	1	850 SF	\$1,300	\$1.53	8/31/2026
3B	-	1	400 SF	\$950	\$2.38	1/14/2027
TOTALS			8,350 SF	\$14,325	\$12.32	
AVERAGES			1,193 SF	\$2,046	\$1.76	

INCOME & EXPENSES



Cawthon-Labriola Group

INCOME SUMMARY	
RENTAL INCOME	\$171,900
LAUNDRY INCOME	\$2,400
VACANCY COST	\$0
GROSS INCOME	\$174,300
EXPENSES SUMMARY	
REAL ESTATE TAXES (2024)	\$16,986
INSURANCE	\$8,940
COMMON AREA UTILITIES	\$600
WATER	\$2,640
GARBAGE	\$1,920
MANAGEMENT (5%)	\$8,595
VACANCY (5%)	\$8,595
LANDSCAPING & SNOW REMOVAL (EST.)	\$1,200
REPAIRS & MAINTENANCE (EST.)	\$3,000
CLEANING (EST.)	\$1,200
OPERATING EXPENSES	\$53,676
NET OPERATING INCOME	\$120,624

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,550,000
PRICE PER SF	\$190
PRICE PER UNIT	\$193,750
GRM	9.02
CAP RATE	7.78%
CASH-ON-CASH RETURN (YR 1)	8.96%
TOTAL RETURN (YR 1)	\$48,354
DEBT COVERAGE RATIO	1.4

OPERATING DATA

GROSS SCHEDULED INCOME	\$171,900
OTHER INCOME	\$2,400
TOTAL SCHEDULED INCOME	\$174,300
GROSS INCOME	\$174,300
OPERATING EXPENSES	\$53,676
NET OPERATING INCOME	\$120,624
PRE-TAX CASH FLOW	\$34,731

FINANCIAL SUMMARY

FINANCING DATA 75/25 | 6.25% | 30 YR

DOWN PAYMENT	\$387,500
LOAN AMOUNT	\$1,162,500
DEBT SERVICE	\$85,893
DEBT SERVICE MONTHLY	\$7,157
PRINCIPAL REDUCTION (YR 1)	\$13,623

MEET THE TEAM



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Cawthon-Labriola Group

— **SVN CHICAGO COMMERCIAL** —

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