



# 55 Unit Mixed Use Building For Sale

## Chicago's Booming South Shore Neighborhood

### 7100 S Jeffery Boulevard

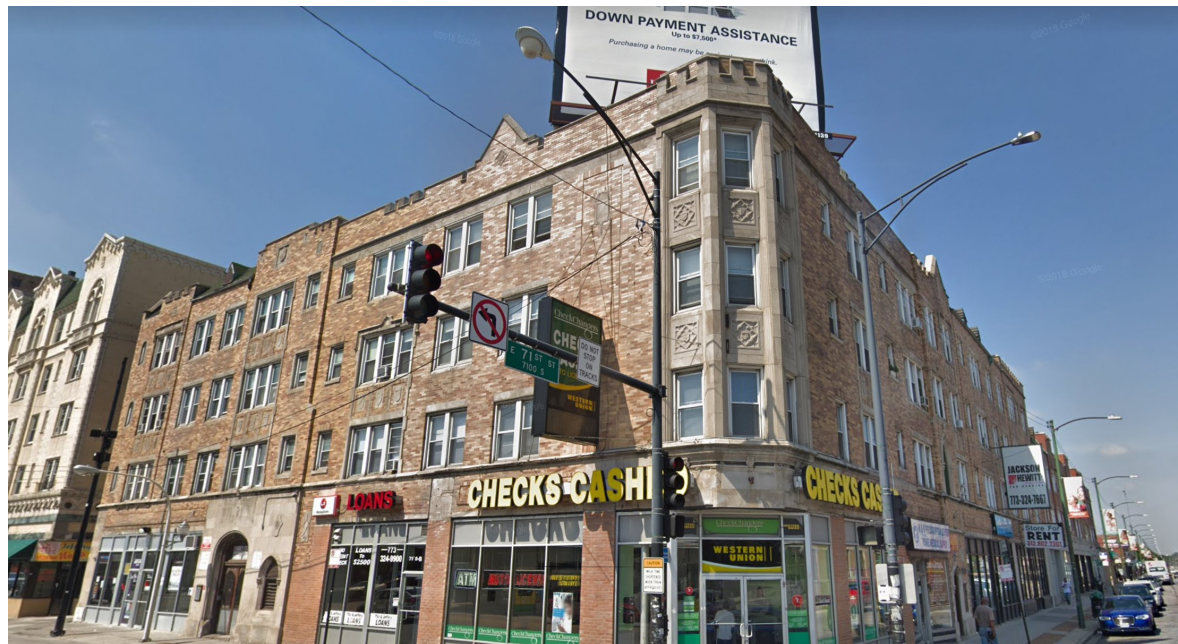
### Chicago, Illinois

**Booming South Shore • Hard-Corner • Near 100% Historical Occupancy • Across from Metra Station**

*First In Realty Executives is pleased to offer for sale a mixed use investment property featuring 46 unit residential units and 9 street level commercial units.*

#### Highlights Include:

- Featuring 46 residential units from Studio apartments up to a 3 bedroom apartment and 9 street level commercial units, including Jackson Hewitt & Currency Exchange
- Positioned directly across from the Metra Electric District rail station with service to/from Downtown Chicago
- Adjacent to grocery-anchored community center featuring Shop-N-Save Market, Walgreens, Chase Bank, and more.
- Located in Chicago's booming South Shore community, with close proximity to South Shore Cultural Center, South Shore Country Club (site of future Tiger Wood's designed renovated golf course) and Jackson Park, the future home of the Barack Obama Presidential Center.
- New theater and bowling alley development planned at 71st & Jeffery, across from Subject Property
- Near 100% Historical Occupancy in this great investment
- South Shore forecasted to have declining vacancy rates and near double digit rental increases by 2024
- Booming intersection in a booming neighborhood with loads of new exciting development nearby



#### FINANCIAL INFORMATION

Asking Price:	\$4,000,0000
Total Units:	55 (46 residential + 9 commercial)
Price per Unit:	72,727.27
Total Square Footage:	52,193
Price PSF:	\$76.63
Cap Rate:	5.70 (2019 Actual)
Gross Rent Multiplier:	7.08 (2019 Actual)

Exclusively Listed By:  
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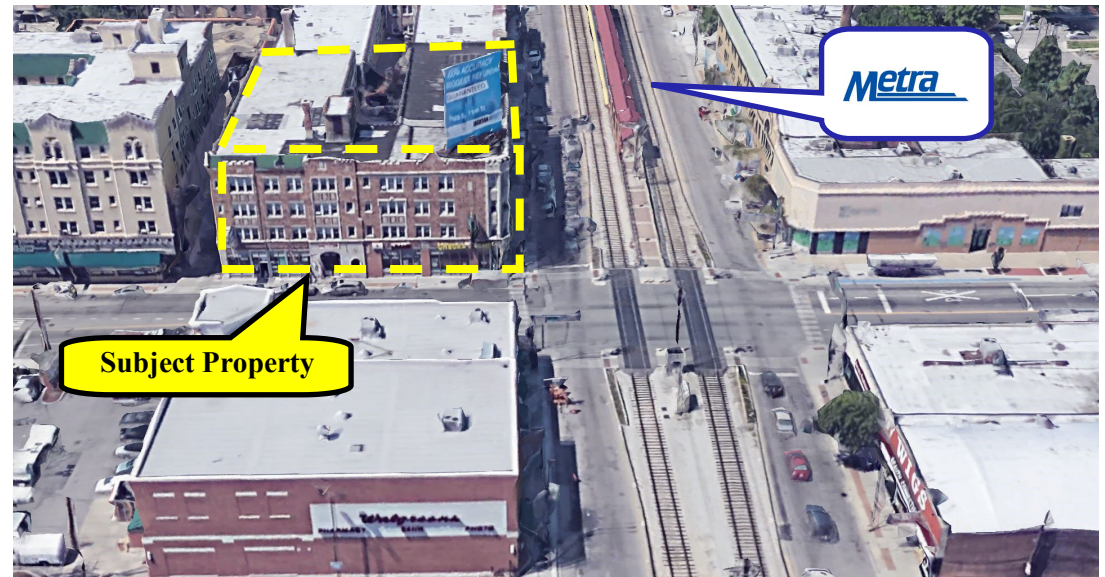
2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-FIRE (3473) | [www.firstinrealtyexec.com](http://www.firstinrealtyexec.com)





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#### Property Highlights:

- 55 Units
  - 15 Studios Apartments
  - 29 One Bedrooms
  - 1-Two Bedrooms
  - 1-Three Bedrooms
  - 9 Commercial Units
- Fire Resistive floors and ordinary constructed roof
- Elevator building (motor - 7 years, controls - 2 years )
- 2 Interior Stairwells & 1 Exterior Stairwell
- Laundry room—2nd Floor
  - 4 Washers
  - 4 Dryers
- On-Site Resident Manager
- Recent Capital Improvements:
  - Windows - 10 Years
  - Hot Water: Boiler & holding tanks (119 gallons each) 2008
  - Boiler 2010
  - Roof - Rubber Torched
    - North: 2 years
    - South: 3 years



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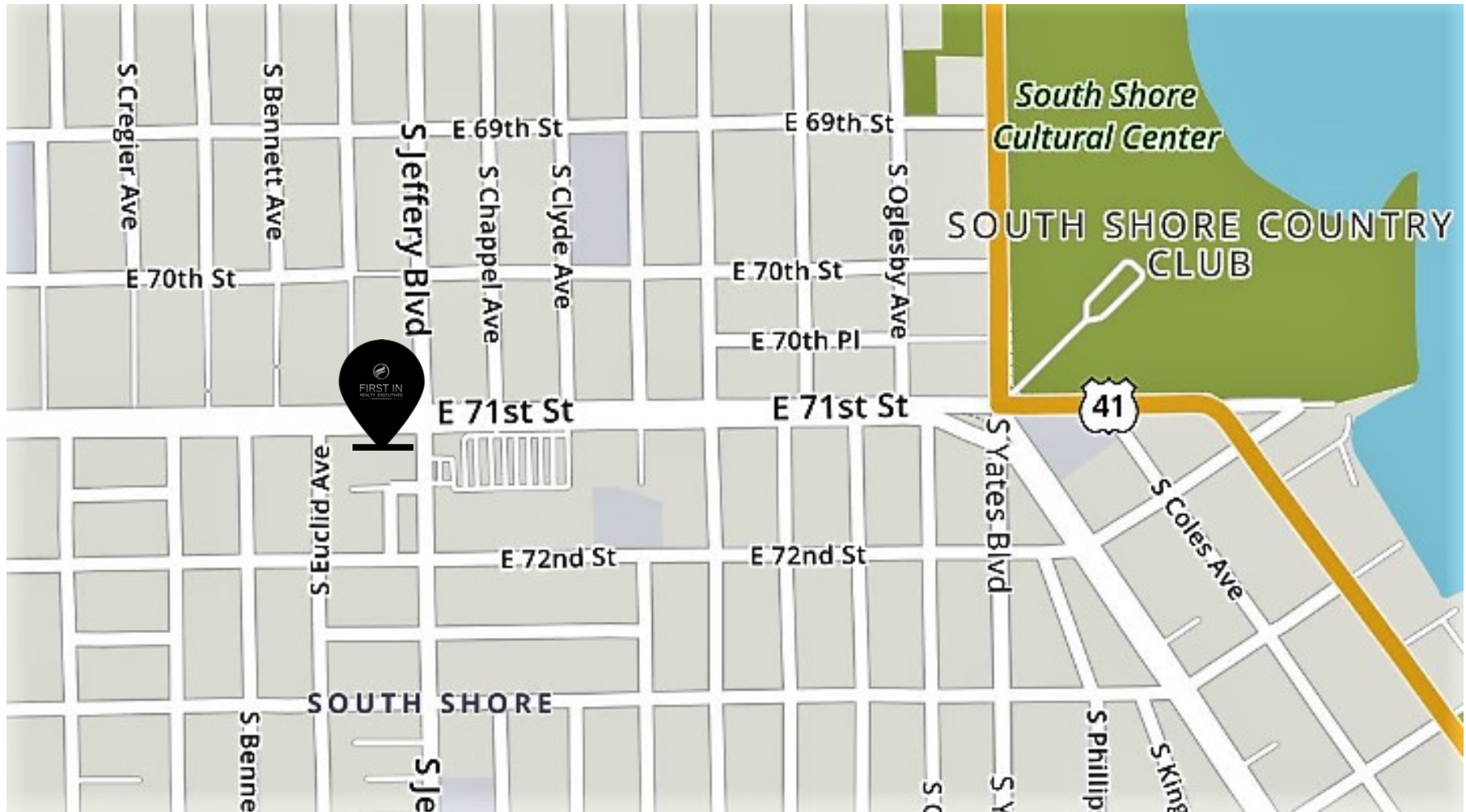




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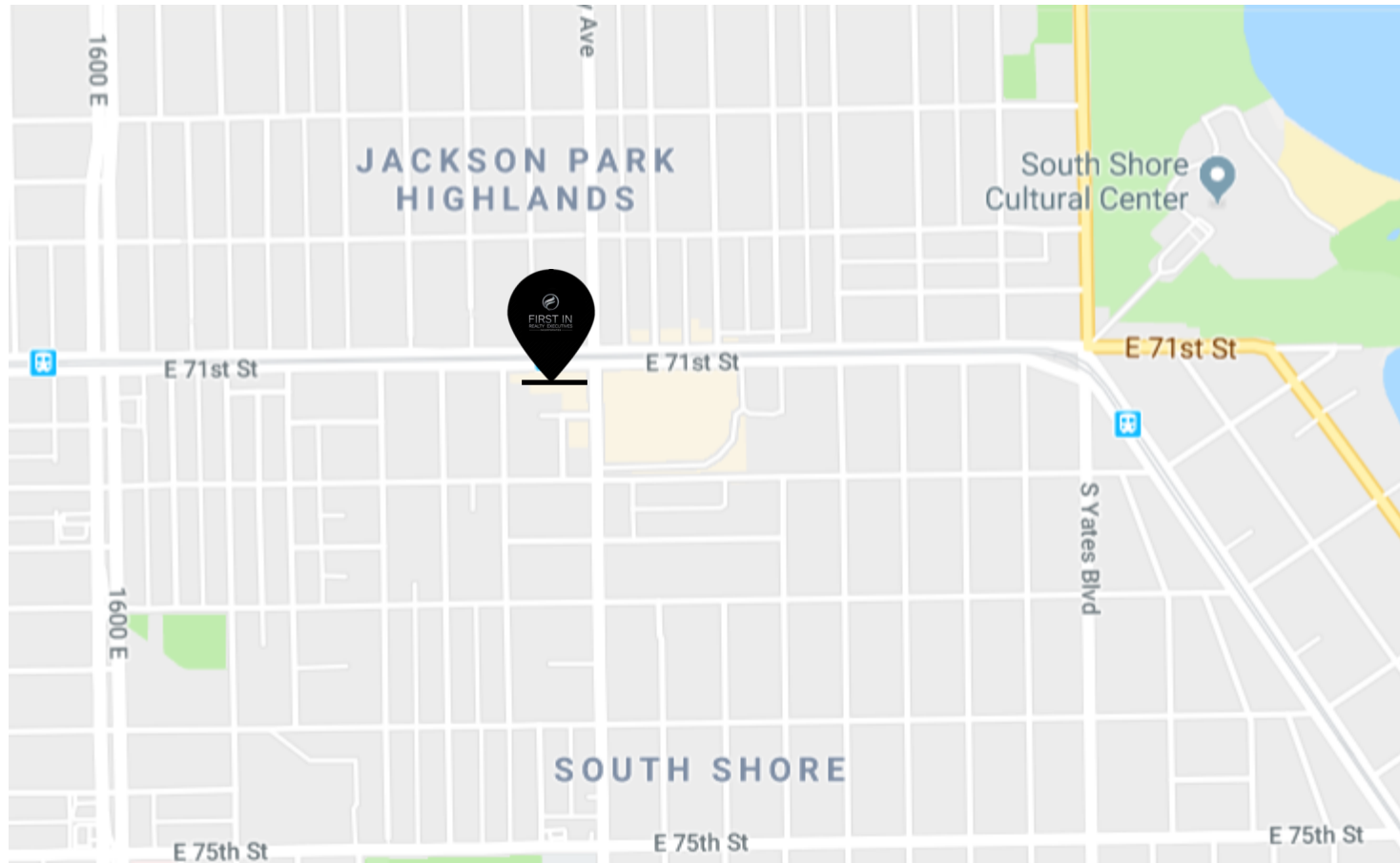
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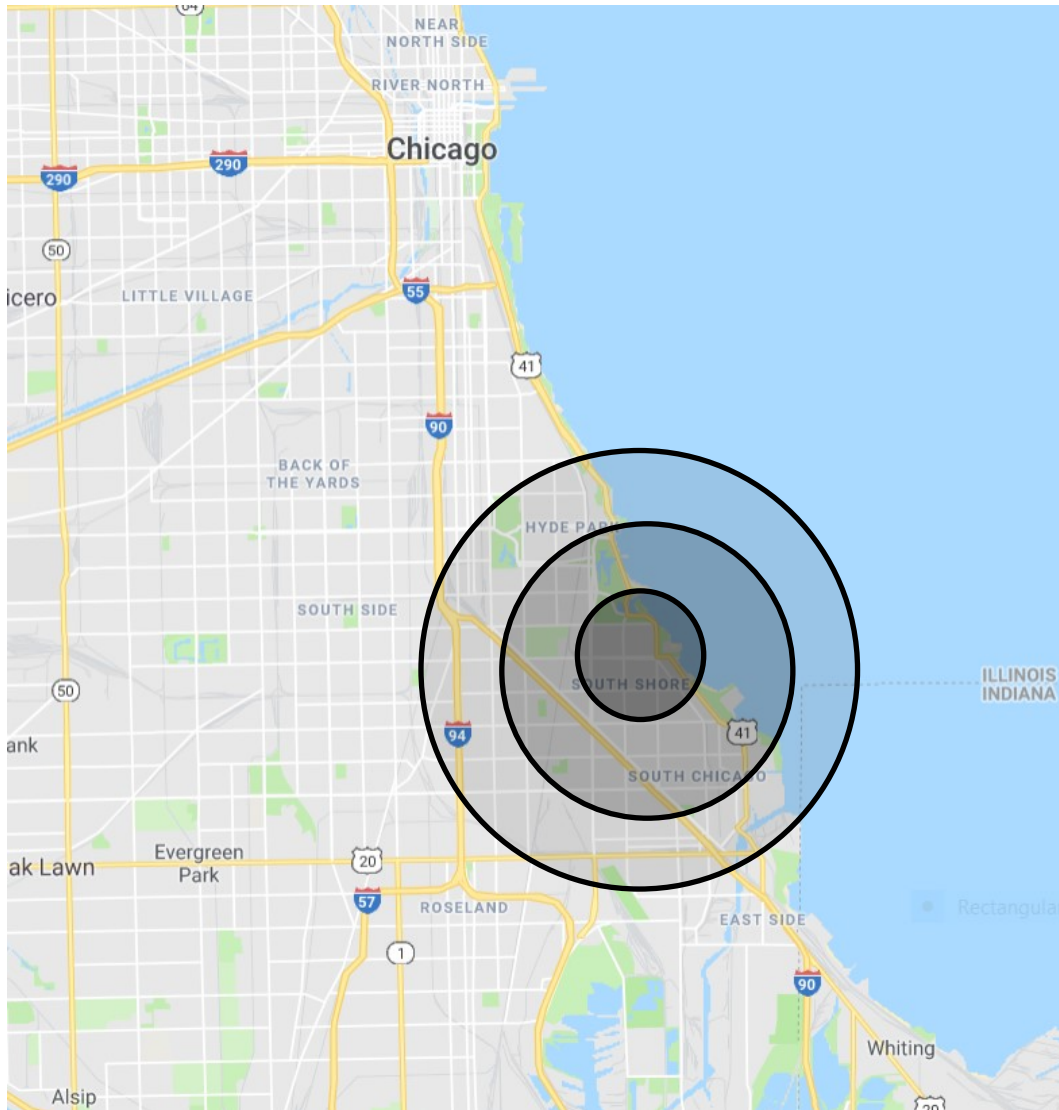
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### DEMOGRAPHICS

#### 2010 Census

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population:	45,660	229,979	470,168
#HHS:	20,909	97,612	184,798

#### 2018 Estimate

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population:	45,992	235,609	477,897
#HHS:	20,727	98,515	184,864

#### 2023 Projection

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population:	45,764	235,208	476,274
#HHS:	20,558	98,062	183,663

#### 2018 HH Avg Income:

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
	\$20,727	\$98,515	\$184,864

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#### REVENUES

	<u>2018 Actual</u>
<b>Scheduled Base Rent:</b>	\$564,767.32
Gross Potential Income:	\$564,767.32
Vacancy Rate (5%):	\$0
Base Rent Abatements:	\$0
Total Scheduled Base Rent:	\$564,767.32
Expenses Reimbursements:	\$0
<b>TOTAL GROSS REVENUE:</b>	\$564,767.32

#### EXPENSES (2018)

	<u>In-Place</u>
Repairs and Maintenance:	\$39,825
Utilities:	\$98,816
Advertising:	\$2,000
Credit Reports:	\$693
Exterminating:	\$5,280
Filing Fees/Permits:	\$100
Property Management:	\$0
Accounting/Legal:	\$15,406
Resident Manager:	\$16,839
Scavenger:	\$9,393.24
Janitorial:	\$8,320.42
Appliances:	\$2,100
Phone:	\$1,998.91
Tenant Adjustment:	\$21.15
Insurance:	\$35,663
Real Estate Taxes:	\$72,762
<b>TOTAL OPERATING EXPENSES:</b>	\$307,126.72

#### NET OPERATING INCOME

Net Operating Income:	\$227,631.53
Cap Rate:	5.7
Gross Rent Multiplier:	7.08
Price Per Unit:	\$72,727.27
Price PSF:	\$76.63



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