

7007 S Sangamon St, Chicago, IL 60621

6 Unit Apartment Building | \$725,000 (\$120,833/Unit) | 8.22% Cap Rate

CRER



Timothy Keenan

Senior Director

(773) 983-0741 TimK@CRER.com

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Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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PROPERTY FACTS

ASKING PRICE:

\$725,000

PRICE PER UNIT:

\$120,833

SALE TYPE:

Investment

CAP RATE:

8.22%

NO UNITS:

6

PROPERTY TYPE:

Multifamily

PROPERTY STYLE:

Low Rise

TAXES: (2021)

\$2,534.68

BUILDING CLASS:

C

LOT SIZE:

0.17 AC

BUILDING SIZE:

9,420 Sq. Ft.

AVERAGE OCCUPANCY:

83%

NO STORIES:

3

YEAR BUILT:

1917

OPPORTUNITY ZONE:

No

EXECUTIVE SUMMARY

Englewood Jumbo 6 flat. All units are three bed/one bath. Individual heat. Hot water is common for the building. Large four car detached garage. Steel Porches. No violations. Ownership has spent \$73,000 on renovations to the units and common areas including new flooring, drywall, electric, and plumbing. Unit 3N received renovations to the bathroom and the kitchen and 1N was renovated as well, the renovated units are currently vacant. Can be sold as a package with 7957 S Evans Ave, Chicago, IL 60619 and 6131 S Michigan Ave, Chicago, IL 60637

RENT ROLL

Unit	Type	Current Rent	Potential Rent	Security Deposit	Lease Start Date	Lease End Date
Unit #1N	3 Bedroom / 1 Bath Unit	\$1,150.00	\$1,175.00	\$588.00	N/A	N/A
Unit #2N	3 Bedroom / 1 Bath Unit	\$1,275.00	\$1,275.00	\$638.00	N/A	N/A
Unit #3N	3 Bedroom / 1 Bath Unit	\$1,150.00	\$1,275.00	\$575.00	N/A	N/A
Unit #1S	3 Bedroom / 1 Bath Unit	\$1,175.00	\$1,175.00	\$588.00	N/A	N/A
Unit #2S	3 Bedroom / 1 Bath Unit	\$1,175.00	\$1,275.00	\$588.00	N/A	N/A
Unit #3S	3 Bedroom / 1 Bath Unit	\$1,200.00	\$1,275.00	\$575.00	N/A	N/A
		\$7,125.00	\$8,725.00			

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PROPERTY PHOTOS

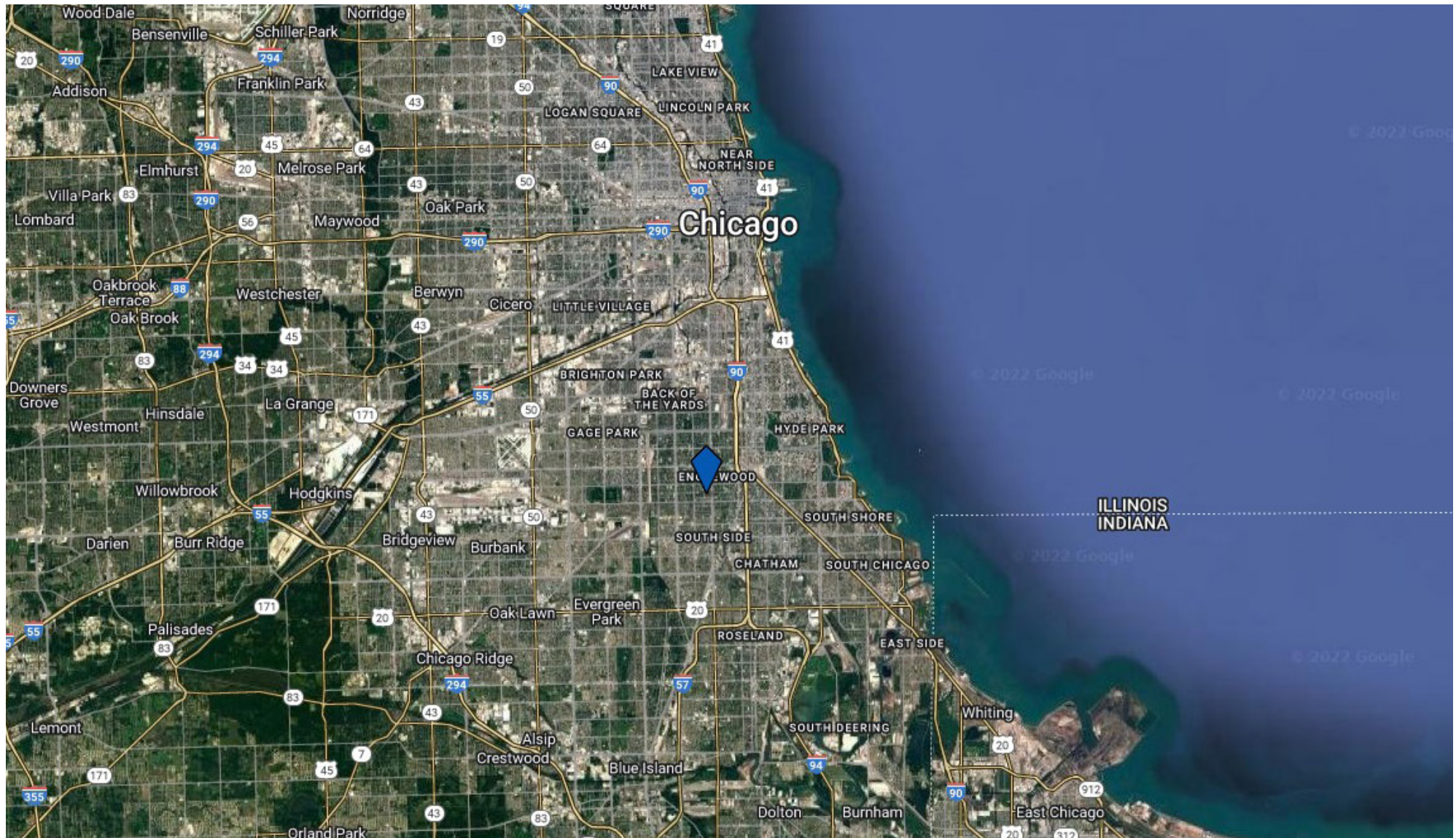


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AREA MAP



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	35,741	298,507	797,467
2027 Population	34,767	292,409	783,729
Pop Growth 2021-2026	(2.73%)	(2.04%)	(1.72%)
Average Age	36	38	38
2022 Total Households	11,551	99,081	275,815
HH Growth 2022-2027	(3.56%)	(2.70%)	(2.06%)
Median Household Inc	\$24,553	\$33,034	\$42,813
Avg Household Size	2.90	2.80	2.70
2021 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$122,973	\$155,479	\$182,236
Median Year Built	1948	1948	1950





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TRANSPORTATION

 COMMUTER RAIL

 	Gresham Station Commuter Rail (Rock Island District Line)	5 min drive	2.3 mi
 	Brainerd Station Commuter Rail (Rock Island District Line)	8 min drive	3.3 mi

 AIRPORT

	Chicago O'Hare International Airport	41 min drive	26.3 mi
	Chicago Midway International Airport	15 min drive	7.4 mi

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