

# 7957 S Evans Ave, Chicago, IL 60619

9 Unit Apartment Building | \$825,000 (\$91,667/Unit) | 6.39% 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](http://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:

**\$825,000**

PRICE PER UNIT:

**\$91,667**

SALE TYPE:

**Investment**

CAP RATE:

**6.39%**

NO UNITS:

**9**

PROPERTY TYPE:

**Multifamily**

PROPERTY STYLE:

**Low Rise**

TAXES (2021):

**\$9,845**

BUILDING CLASS:

**C**

LOT SIZE:

**0.13 AC**

BUILDING SIZE:

**9,174 Sq. Ft.**

AVERAGE OCCUPANCY:

**100%**

NO STORIES:

**3**

YEAR BUILT:

**1926**

OPPORTUNITY ZONE:

**Yes**

## EXECUTIVE SUMMARY

Large 9 unit located in East Chatham on a tree lined block among an abundance of residential homes. Subject property is close to both CTA and trains offering its residents a suburban feel while still maintaining an urban environment. All two bed / one bath. 100% occupied. No violations. Heat and water are common for the building. Management and collections in place. Ownership has spent \$50,000 on repairs and renovations including the installation of new lintels, new drywall and paint, cosmetic renovations in 4 of the units and various renovations as needed throughout the building. Please call Tim Keenan ONLY for further information or request a showing. Tax Year 2020 (billed in 2021) Total Amount Billed: \$9,845. 5% Earnest Money and Proof of Funds required with all offers. Property sold 'AS IS'. Can be sold as a package with 7007 S Sangamon St, Chicago, IL 60621 and 6131 S Michigan Ave, Chicago, IL 60637

## RENT ROLL

Unit	Type	Current Rent	Projected Rent	Security Deposit	Lease Start Date	Lease End Date
Unit #1A	2 Bedroom / 1 Bath Unit	\$1,000.00	\$1,000.00	\$500.00	N/A	N/A
Unit #1E	2 Bedroom / 1 Bath Unit	\$1,000.00	\$1,000.00	\$1,000.00	N/A	N/A
Unit #1W	2 Bedroom / 1 Bath Unit	\$928.00	\$1,000.00	\$0	N/A	N/A
Unit #2A	2 Bedroom / 1 Bath Unit	\$850.00	\$1,050.00	\$0	N/A	N/A
Unit #2E	2 Bedroom / 1 Bath Unit	\$1,000.00	\$1,050.00	\$0	N/A	N/A
Unit #2W	2 Bedroom / 1 Bath Unit	\$1,050.00	\$1,050.00	\$525.00	N/A	N/A
Unit #3A	2 Bedroom / 1 Bath Unit	\$1,050.00	\$1,050.00	\$525.00	N/A	N/A
Unit #3E	2 Bedroom / 1 Bath Unit	\$1,050.00	\$1,050.00	\$525.00	N/A	N/A
Unit #3W	2 Bedroom / 1 Bath Unit	\$1,050.00	\$1,050.00	\$525.00	N/A	N/A
		<b>\$8,878.00</b>	<b>\$8,878.00</b>			

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## PROPERTY PHOTOS



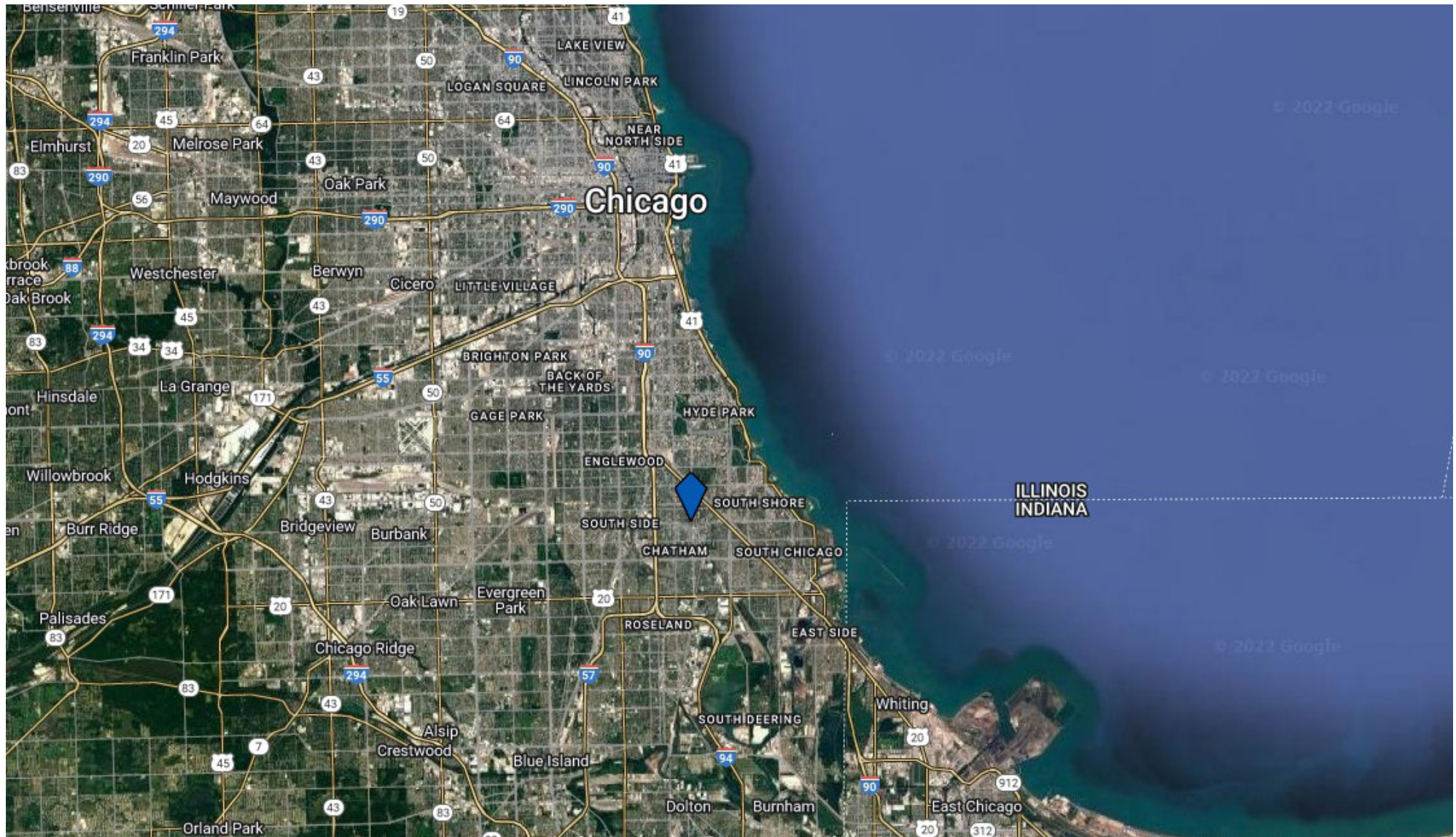


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## AREA MAP



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	37,066	291,095	602,934
2027 Population	36,492	288,031	596,167
Pop Growth 2022-2027	(1.55%)	(1.05%)	(1.12%)
Average Age	41	39	39
2022 Total Households	15,476	111,151	222,555
HH Growth 2022-2027	(2.35%)	(1.66%)	(1.54%)
Median Household Inc	\$34,282	\$35,229	\$39,102
Avg Household Size	2.30	2.50	2.60
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$175,238	\$160,216	\$168,307
Median Year Built	1948	1949	1949

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## TRANSPORTATION



### TRANSIT / SUBWAY



79th Street Station (Metra Electric Line)

12 min walk

0.6 mi



83rd Street (Avalon Park) Station

14 min walk

0.7 mi



### COMMUTER RAIL



Gresham Station Commuter Rail (Rock Island District Line)

6 min drive

3.2 mi



Brainerd Station Commuter Rail (Rock Island District Line)

9 min drive

4.1 mi



### AIRPORT



Chicago O'Hare International Airport

41 min drive

27.7 mi



Chicago Midway International Airport

19 min drive

10.9 mi



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