

**FOR SALE**  
Belmont Cragin

# INVESTMENT OPPORTUNITY

Legal 4-Unit Plus Additional Basement Unit With 4-Car Garage

5409-11 W Barry Avenue, Chicago, IL 60641



**MILLER**  
CHICAGO  
[www.millerchicagorealestate.com](http://www.millerchicagorealestate.com)

**Andrea Miller Lyons**  
312.513.8333  
[andrea@millerchicagorealestate.com](mailto:andrea@millerchicagorealestate.com)

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## OFFERING MEMORANDUM



### Site Details:

Listing Type: For Sale  
Property Type: Multi-Family  
Taxes: \$7,029.04 (2016)  
PIN #(s): 13-28-111-021-0000  
Building Size: 3,600 Sq Ft  
Lot Size: 3,628 Sq Ft  
Zoning: RS-3  
Alderman: Santiago  
Parking Type: 4-Car Garage

### Highlights:

- Legal 4-unit plus additional basement unit investment opportunity with 4-car garage located in Chicago's Belmont Cragin neighborhood
- Desirable unit mix consists of (2) 1-bedroom / 1-bathroom units and (2) 2-bedroom / 1-bathroom units
- Basement includes a 1-bedroom / 1-bathroom unit, shared laundry & storage
- Fabulous opportunity to update units to increase rental income
- Below market rents also provide buyer opportunity to raise rents to increase return
- Located near PNC Bank, Popeye's Louisiana Kitchen, Dunkin' Donuts, Taco Burrito King, Golden Nugget Pancake House, Chase Bank, and XSport Fitness
- Just a short 0.2 mile walk to CTA #77 Belmont bus route
- Sold as-is, Where-is

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## RENT ROLL

Unit #	BR	BA	Rent / Month	Rent / Year	Notes
Basement	1	1	\$750	\$9,000	Month to Month
1	2	1	\$770	\$9,240	Month to Month
2	2	1	\$770	\$9,240	Month to Month
3	1	1	\$600	\$7,200	Month to Month
4	1	1	\$720	\$8,640	1 Parking Spot Included in Rent - Month to Month
Rental of 2 Garage Spaces			\$280	\$3,360	1 Unoccupied Garage Space Available
		Gross Rent	\$3,890	\$46,680	
		Taxes	\$585.75	\$7,029	
		Insurance	\$300	\$3,600	
		Water	\$281.67	\$3,380	
		Electric	\$66.67	\$800	
		Gas	\$177.50	\$2,130	
		Total Expenses	\$1,412	\$16,939	
		NOI	\$2,478	\$29,741	
		Ask Price		\$525,000	
		Cap Rate		5.66%	