



FOR SALE

**Noble Square Fully Leased 7-Unit
Building Near Chicago & Ashland**

1461 W Fry Street, Chicago, IL 60642



HIGHLIGHTS

Property Type: Multi-Family
Cap Rate: 5.55%
PIN: 17-05-326-001-0000
Taxes: \$20,307.65 (2019)
Zoning: RT-4
Building Size: 5,952 Sq Ft
Alderman: Spata

SNAPSHOT



- Beautiful 7-unit, brick building for sale in Noble Square
- Fully leased through June 2021 with \$12,050 in total monthly rent
- All units were fully renovated in 2018
- Kitchens feature dark maple cabinets, white quartz countertops, and stainless steel appliances
- Hardwood floors throughout spacious living rooms and queen sized bedrooms
- Nice fenced yard in rear of building for tenants to share
- High-visibility location to over 19,129 VPD on and a Walk Score of 97
- Nearby parks include Eckhart Park, Park 456 and Bickerdike Square Park.
- Conveniently located just steps away from #66 Chicago Avenue bus route, 0.6 miles from the Chicago Blue Line station, and 0.6 miles from the I-90 / I-94

TRANSIT



**0.6 miles to CTA
Chicago Blue
Line Station**



**Steps to CTA #66
Chicago and #9
Asland bus routes**



**0.6 miles to the I-90
/ I-94 Expressway**

DEMOGRAPHICS



Population

1 Mile 44,991



Median Home Value

1 Mile \$483,311



Avg Household Income

1 Mile \$134,169

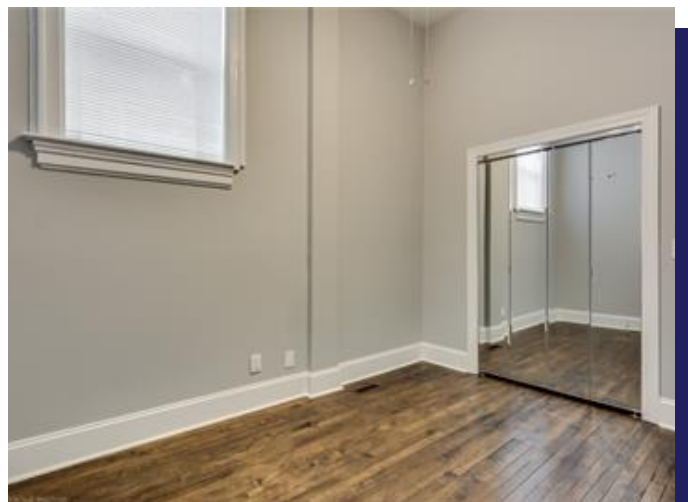


Housing Occupancy

59% Renter Occupied

41% Owner Occupied

ADDITIONAL PHOTOS



RENT ROLL / EXPENSES

Unit number	Unit Type	Sq Ft	Rent	Start date	End date
1	3 bed / 2 bath	1,800	\$2,750	10/12/2019	05/31/2021
2F	1 bed / 1 bath	650	\$1,500	07/01/2019	06/30/2021
2R	1 bed / 1 bath	850	\$1,425	08/01/2020	07/31/2021
3F	2 bed / 1 bath	750	\$1,575	07/15/2020	07/31/2021
3R	1bed / 1bath	850	\$1,675	10/15/2019	10/31/2021
4F	2 bed / 1 bath	750	\$1,625	6/1/2020	5/31/2021
4R	1bed / 1 bath	850	\$1,500	03/01/2020	06/30/2021

Total Monthly Rent \$12,050

Total Annual Rent \$144,600

2020 Projected Expenses

Insurance \$2,505

Taxes \$20,000

Trash \$1,224

Gas \$500

Electric \$500

Water \$1,800

Repairs \$1,500

Total Expenses \$28,029

NOI \$116,571

Cap Rate at \$2,100,000 5.55%