2117 W 18TH STREET | CHICAGO | 6-UNIT

Sales Offering

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	***$1,200,000***
BUILDING SIZE:	3,900 SF
LOT SIZE:	2,976 SF
PRICE / SF:	$307.69
CAP RATE:	6.93%
NOI:	$83,146
RENOVATED:	2019
ZONING:	RT-4

PROPERTY OVERVIEW

Renovated 6-unit with parking in the rear. Laundry is on-site for extra income and residents have a mandatory internet fee of $39.00 per month on top of rent which can easily be raised upon lease renewal. The units feature modern bathrooms and kitchens and all units have forced air & heat. Great mix of 1 & 2-bedroom units that rent easily.

PROPERTY HIGHLIGHTS

- On-Site Parking
- Steps to CTA Pink Line & 18th Street Retail
- 2019 Renovation
- Great Mix of 1 & 2 Bedroom Units
- Easy Access to I-55 & I-290
- Full Basement & Attic

HIGHLIGHTS

- 6 Units w/ Full Basement & Attic
- Newer Renovation (2019)
- On-Site Parking
- Short Walk to 18th Street & Damen Avenue CTA Pink Line
- 3 Blocks to Metra Station
- 2 Blocks to 18th Street Retail Corridor
- 1 Block to Harrison Park
- On-Site Laundry
- Easy Access to I-55 & I-290 & I-90/94
- Full Basement & Attic

$1,200,000

PROPERTY DETAILS

SALE PRICE	$1,200,000

LOCATION INFORMATION

BUILDING NAME	6-Unit Pilsen Multifamily
STREET ADDRESS	2117 W 18th Street
CITY, STATE, ZIP	Chicago, IL 60608
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Pilsen

BUILDING INFORMATION

BUILDING SIZE	3,900 SF
NOI	$83,146.48
CAP RATE	6.93
OCCUPANCY %	100.0%
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	1,300 SF
YEAR LAST RENOVATED	2019
GROSS LEASABLE AREA	3,488 SF

PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	RT-4
LOT SIZE	2,976 SF
APN #	17-19-304-017-0000
LOT FRONTAGE	24 ft
LOT DEPTH	124 ft
CORNER PROPERTY	No

PARKING & TRANSPORTATION

PARKING PRICE PER MONTH	$100.00 /month
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	2

TAXES & VALUATION

TAXES (2022)	$9,714.77

PROPERTY DESCRIPTION

Renovated 6-unit with parking in the rear. Laundry is on-site for extra income and residents have a mandatory internet fee of $39.00 per month on top of rent which can easily be raised upon lease renewal. The units feature modern bathrooms and kitchens and all units have forced air & heat. Great mix of 1 & 2-bedroom units that rent easily.

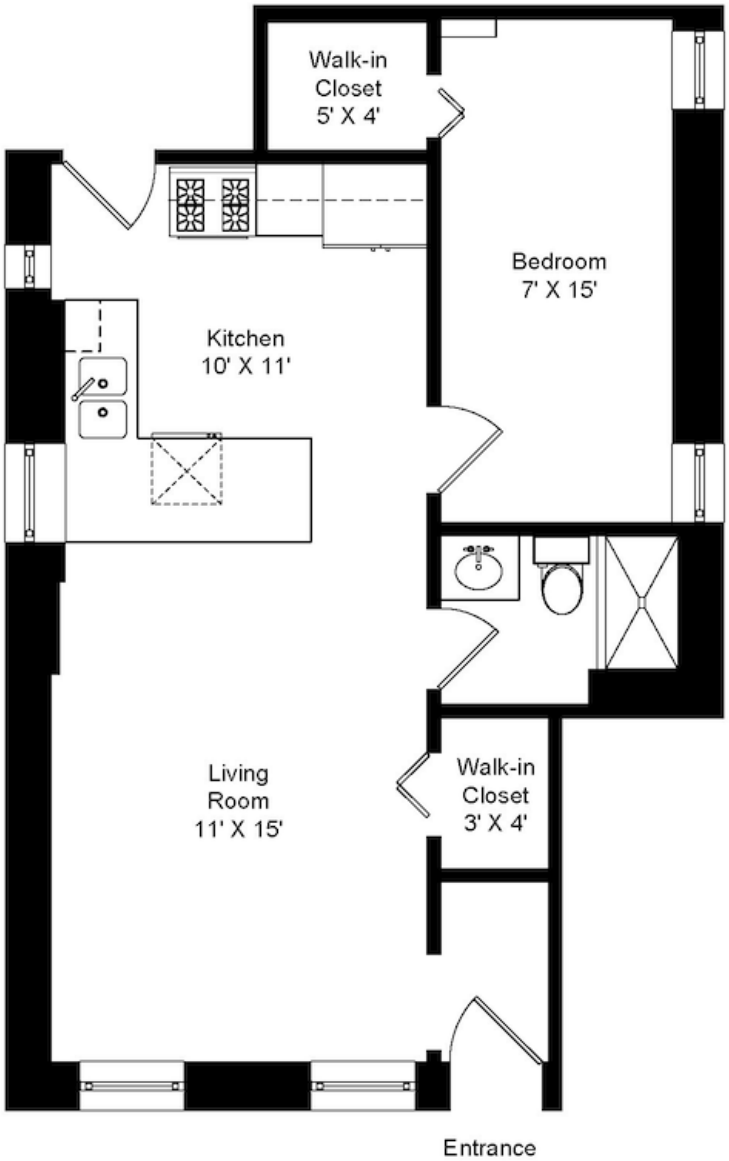
LOCATION DESCRIPTION

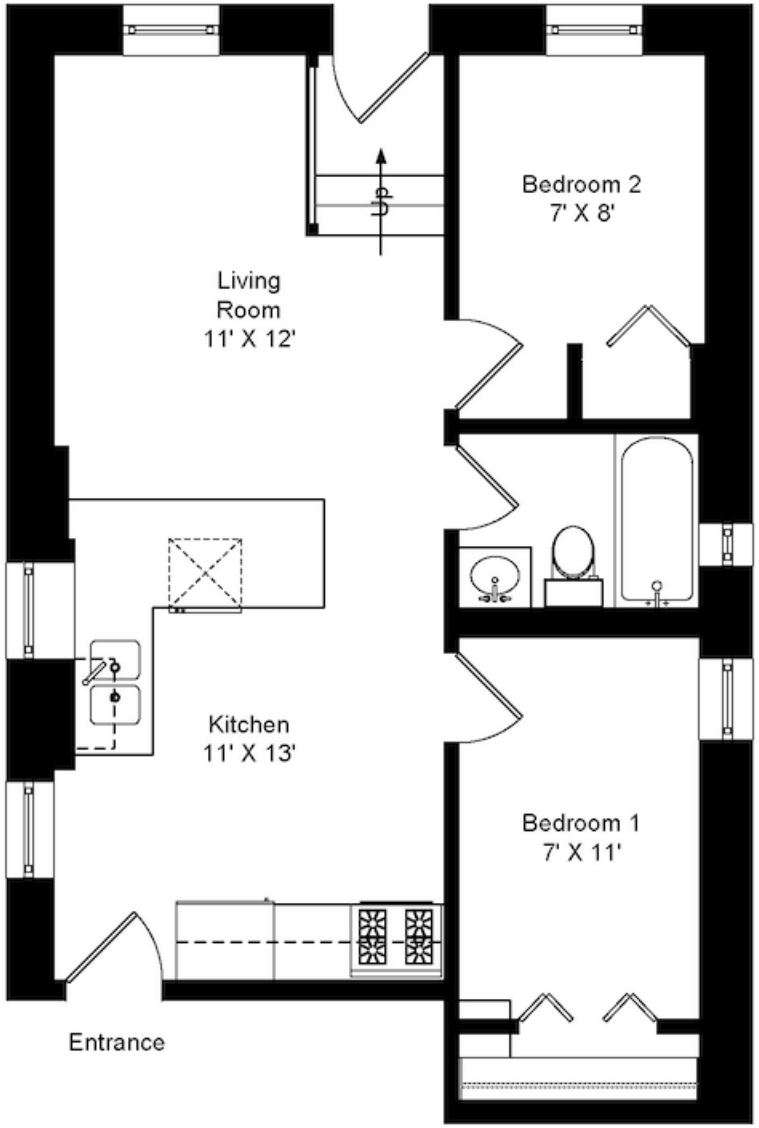
Prime Pilsen location steps from Harrison Park, CTA Pink Line and the 18th Street Retail Corridor. For the commuter, the property is located between I-290 and I-55 allowing easy access to the North, South, East & West.

Tenants love the short walk to Harrison Park- an 18.58-acre park that features a fieldhouse with a gymnastics center, an indoor swimming pool, a gymnasium, tennis courts, basketball courts, baseball fields, a large artificial turf field that is used for baseball and football or soccer and a playground.

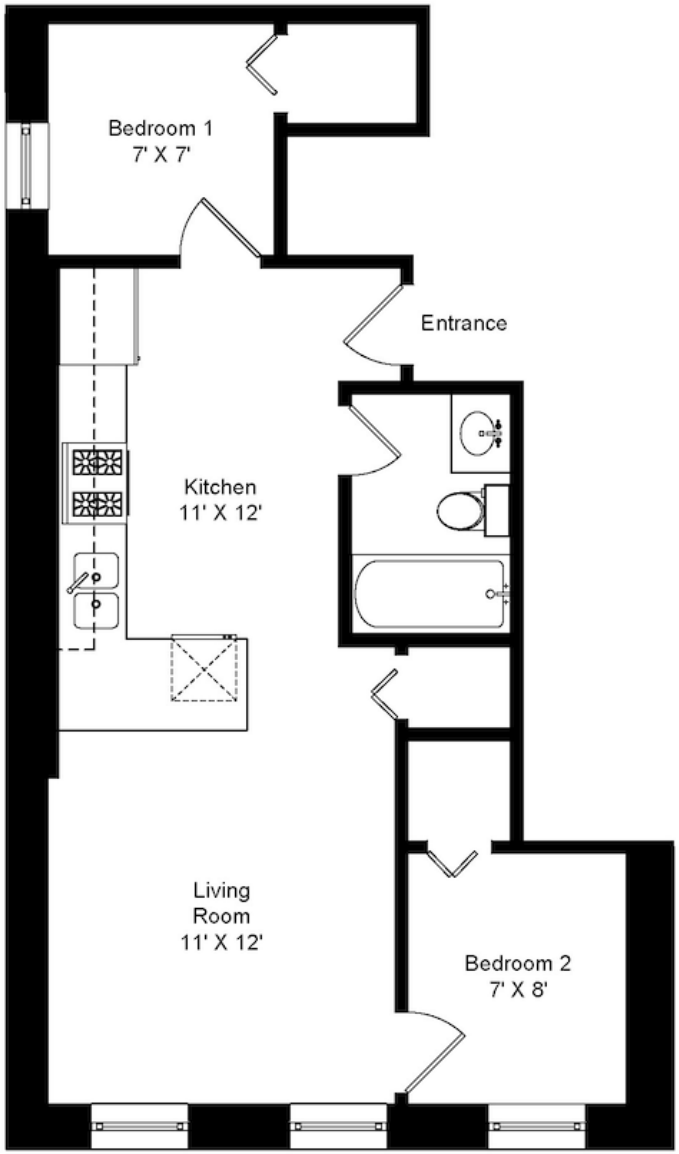
ADDITIONAL PHOTOS

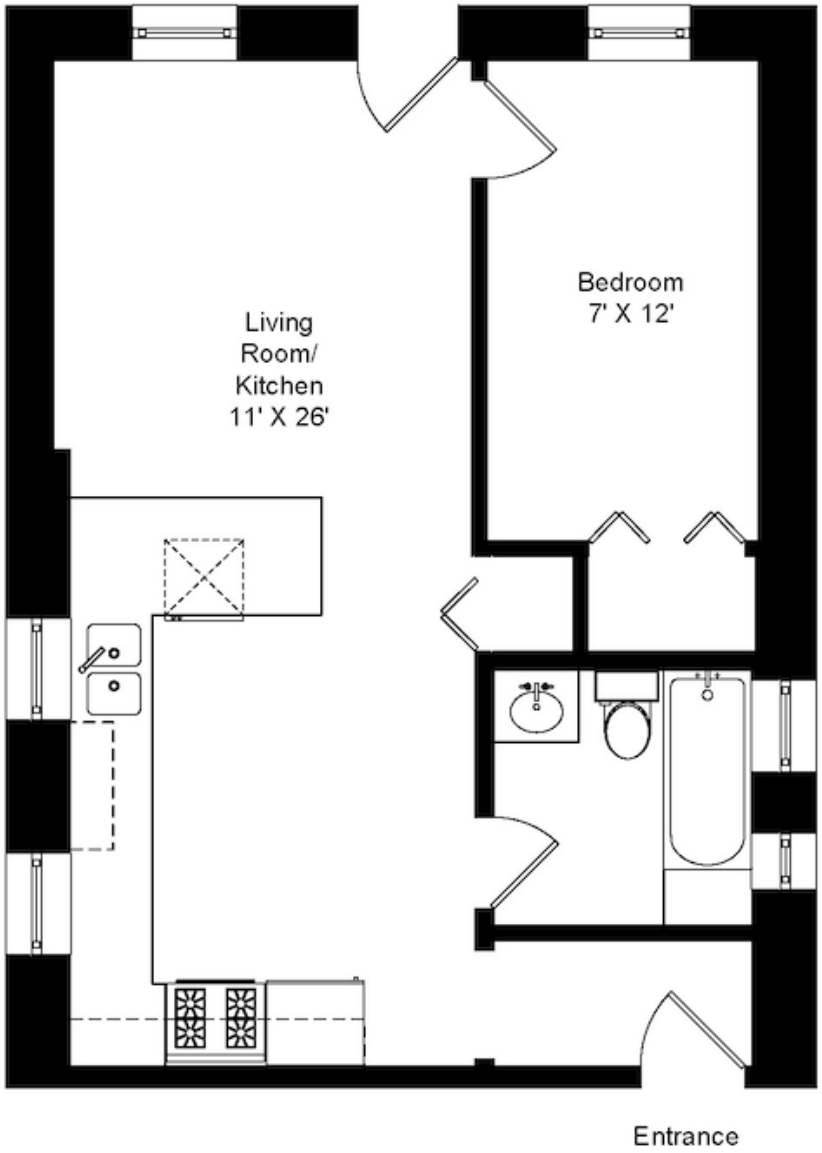
FLOOR PLANS | 1F & 1R



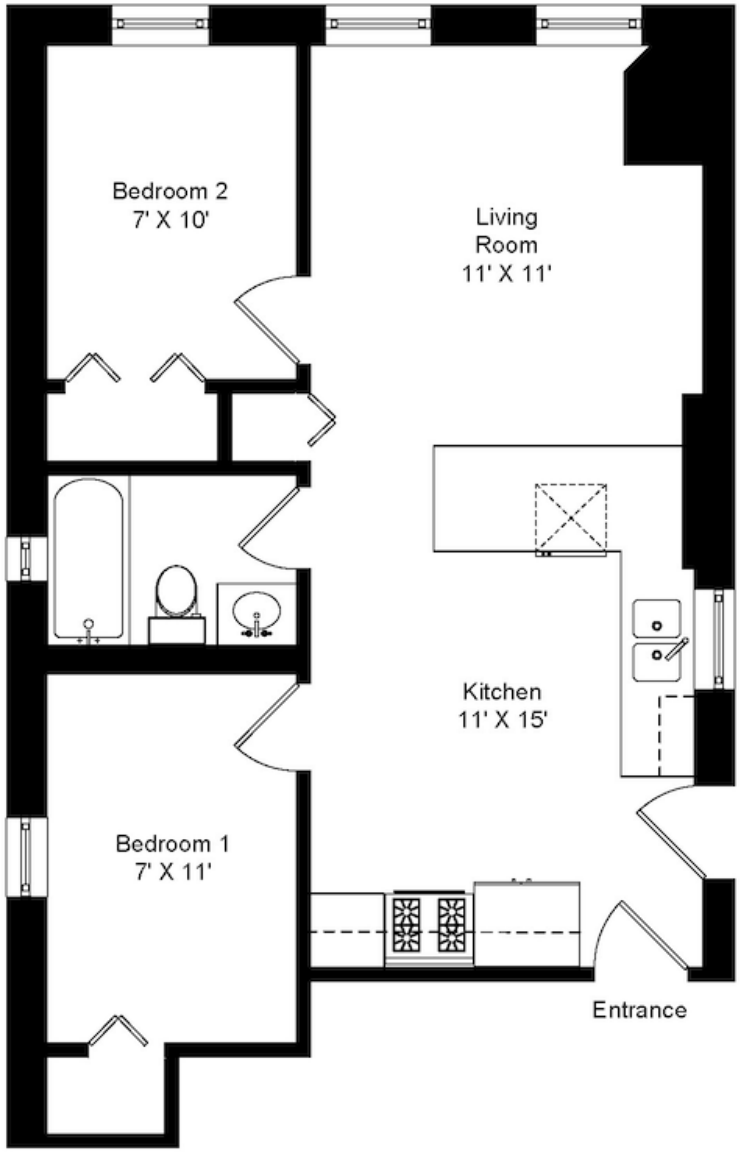


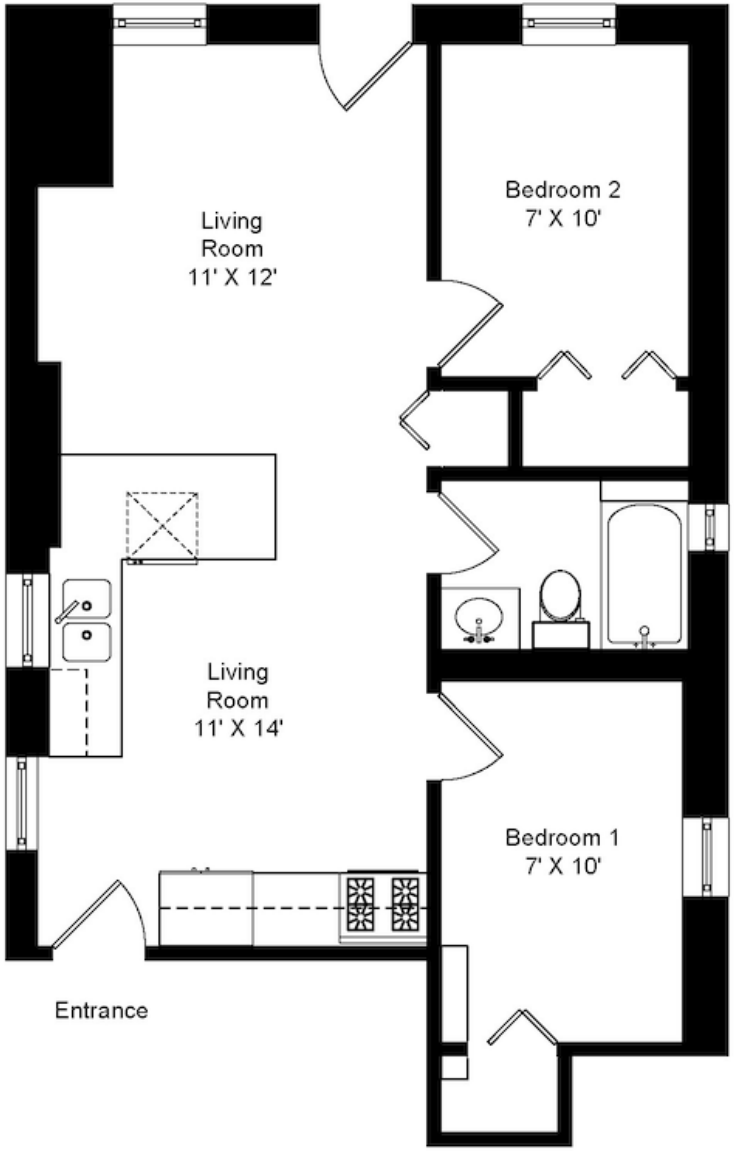
FLOOR PLANS | 2F & 2R

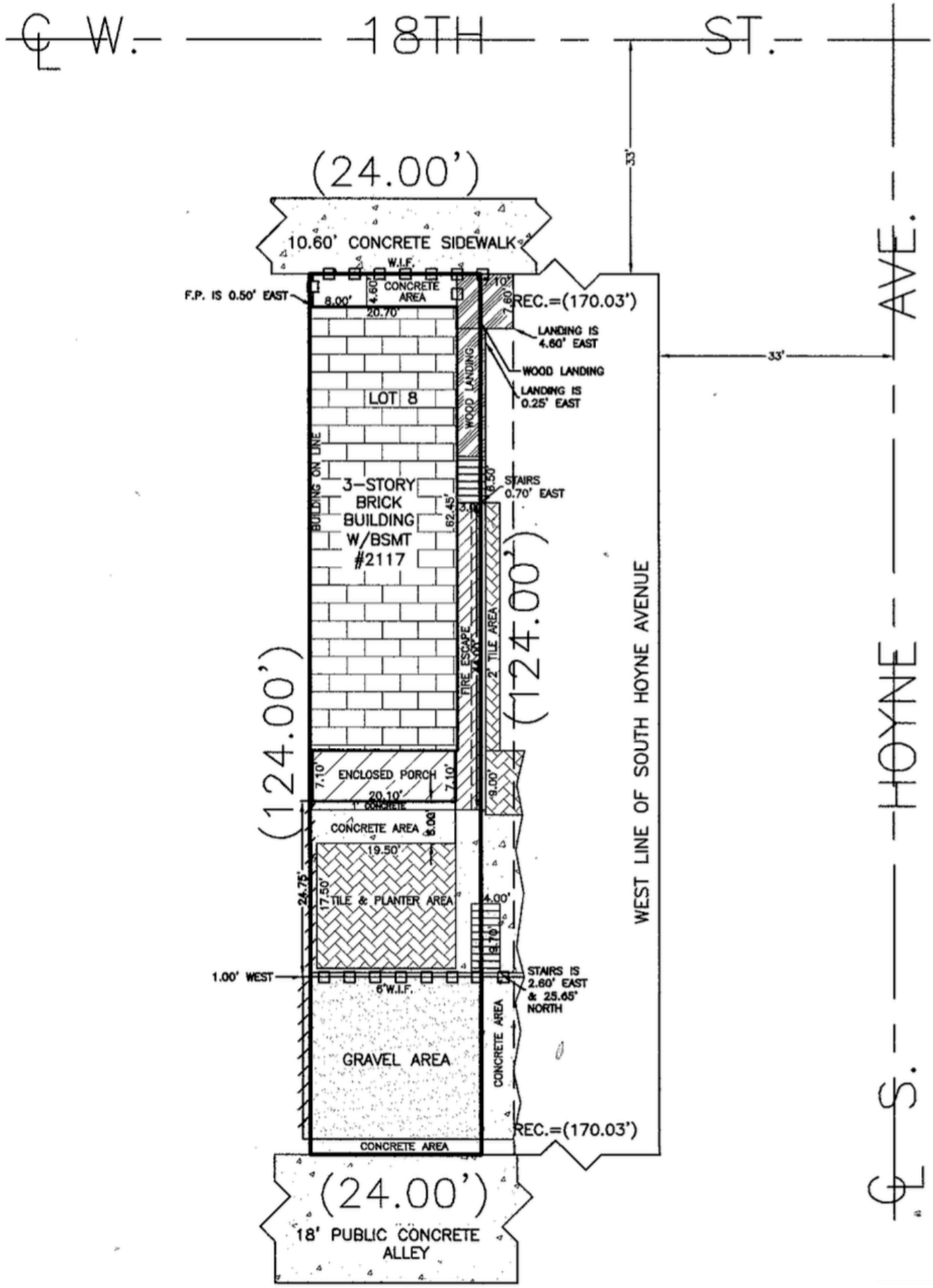




FLOOR PLANS | 3F & 3R

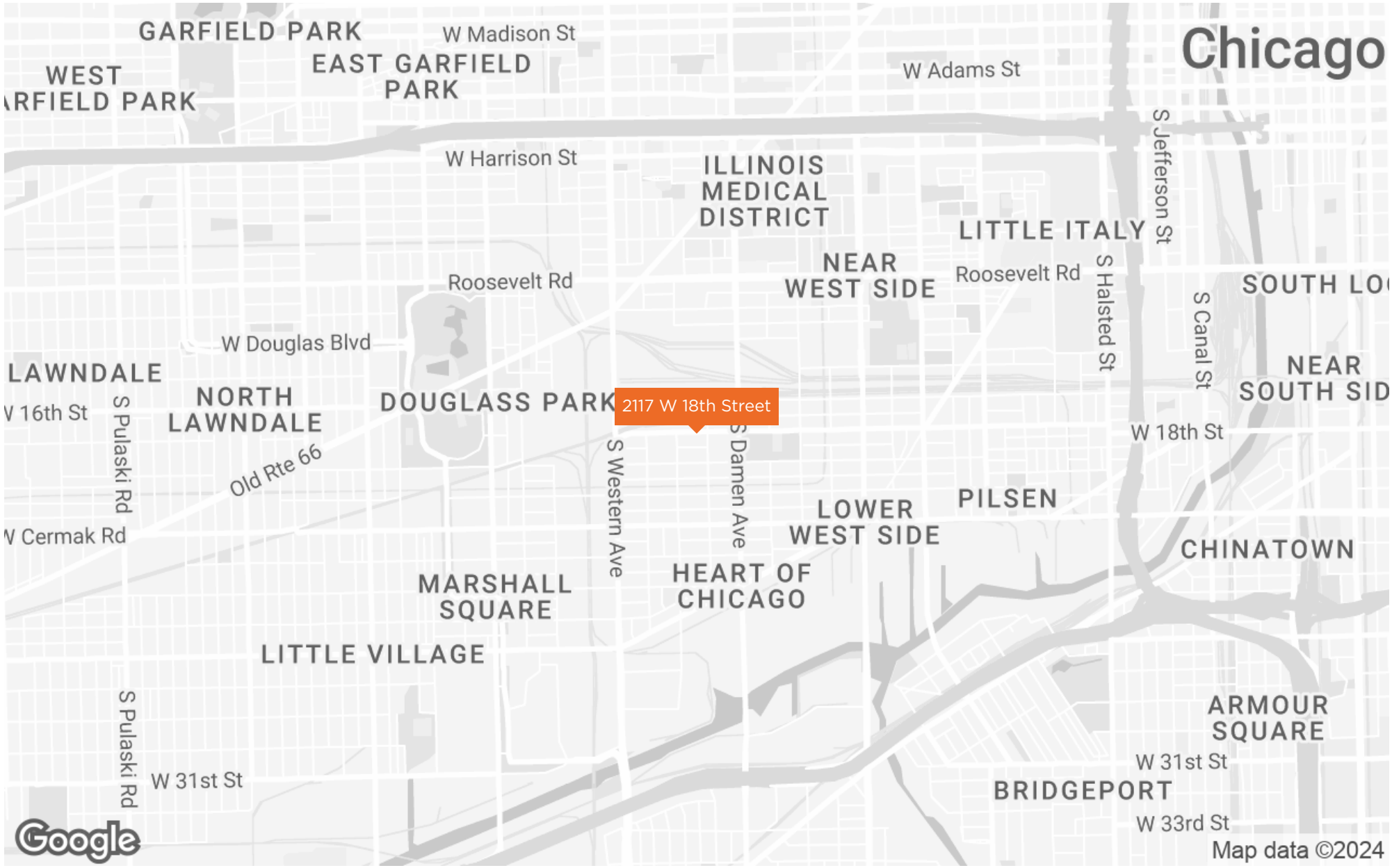





℄ W. 18TH ST.
(24.00')
10.60' CONCRETE SIDEWALK
W.I.F.
F.P. IS 0.50' EAST
8.00'
4.60'
CONCRETE AREA
20.70'
10'
7.60'
REC.=(170.03')
LANDING IS 4.60' EAST
WOOD LANDING
LANDING IS 0.25' EAST
33'
33'
LOT 8
WOOD LANDING
BUILDING ON LINE
3-STORY BRICK BUILDING W/BSMT #2117
62.45'
3.10'
8.50'
STAIRS 0.70' EAST
FIRE ESCAPE
2' TILE AREA
(124.00')
(124.00')
WEST LINE OF SOUTH HOYNE AVENUE
7.10'
ENCLOSED PORCH
20.10'
7.10'
1' CONCRETE
9.00'
CONCRETE AREA
6.00'
19.50'
24.75'
17.50'
TILE & PLANTER AREA
4.00'
9.70'
1.00' WEST
6"W.I.F.
STAIRS IS 2.60' EAST & 25.65' NORTH
GRAVEL AREA
CONCRETE AREA
REC.=(170.03')
CONCRETE AREA
(24.00')
18' PUBLIC CONCRETE ALLEY
℄ S. HOYNE AVE.

AERIAL MAP

REGIONAL MAP



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	$1,200,000
PRICE PER SF	$308
PRICE PER UNIT	$200,000
GRM	11.53
CAP RATE	6.93%
CASH-ON-CASH RETURN (YR 1)	2.86%
TOTAL RETURN (YR 1)	$22,652
DEBT COVERAGE RATIO	1.14

OPERATING DATA

GROSS SCHEDULED INCOME	$104,100
OTHER INCOME	$7,164
TOTAL SCHEDULED INCOME	$111,264
VACANCY COST	$3,123
GROSS INCOME	$108,141
OPERATING EXPENSES	$24,995
NET OPERATING INCOME	$83,146

FINANCIAL SUMMARY

PRE-TAX CASH FLOW	$10,287

FINANCING DATA 70/30 | 6.75% | 30 YR

DOWN PAYMENT	$360,000
LOAN AMOUNT	$840,000
DEBT SERVICE	$72,859
DEBT SERVICE MONTHLY	$6,071
PRINCIPAL REDUCTION (YR 1)	$12,364

INCOME & EXPENSES

INCOME SUMMARY

RENTAL INCOME	$104,100
PARKING	$2,400
LAUNDRY	$1,200
INTERNET FEE	$3,564
TOTAL INCOME	**$111,264**

EXPENSE SUMMARY

REAL ESTATE TAXES (2022)	$9,714
INSURANCE	$2,100
COMMON AREA GAS & ELECTRIC	$900
WATER | SEWER	$2,160
MISCELLANEOUS	$1,200
MANAGEMENT (5%)	$5,019
SCAVENGER	$2,100
REPAIRS & MAINTENANCE	$1,800
GROSS EXPENSES	**$24,994**

NET OPERATING INCOME	**$83,146**

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE END
1F	1	1	650 SF	$1,350	$2.08	07/31/2024
1R	2	1	650 SF	$1,450	$2.23	05/31/2024
2F	2	1	650 SF	$1,275	$1.96	05/31/2024
2R	2	1	650 SF	$1,400	$2.15	08/31/2024
3F	1	1	650 SF	$1,550	$2.38	06/30/2024
3R	2	1	650 SF	$1,650	$2.54	08/31/2024
TOTALS			**3,900 SF**	**$8,675**	**$13.34**	
AVERAGES			**650 SF**	**$1,446**	**$2.22**	

CAWTHON LABRIOLA GROUP

SVN Chicago Commercial

PAUL CAWTHON
Senior Vice President
paul.cawthon@svn.com
312.676.1878

ANGELO LABRIOLA
Senior Vice President
angelo.labriola@svn.com
312.676.1870

MEET THE TEAM

Biography

Paul Cawthon
Senior Vice President

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.
In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

312.676.1878
paul.cawthon@svn.com

Angelo Labriola
Senior Vice President

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

312.676.1870
angelo.labriola@svn.com

Cawthon Labriola Group | SVN Chicago Commercial

YOUR LOCAL REAL ESTATE EXPERTS

Pilsen | Chicago

150+ Deals

81 - MULTI-FAMILY DEALS

32 - Mixed-Use Buildings

20 - Development Sites

8 - Industrial/Office

6 - Retail Buildings

11 - Leases

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