

163 W. Division



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Welcome to this exclusive listing of five residential condominiums and two commercial units at 163 Division, in this A+ location in the busy Gold Coast Intersection. This is an incredible investment portfolio opportunity, as this is one of the last undeveloped properties in the vicinity. The two, recently gut-renovated, street-level store front commercial spaces are 1560 sq.ft. combined and are currently rented out as a restaurant. The five residential 1&2 bedrooms furnished condominiums are currently set up as AirBnB's - 100% Owner Occupied. This bulk offering represents 19% interest in the entire condominium association which affords the investor unique control. Low property taxes and low monthly association dues enable a high-margin cash flowing investment in an A+ Chicago neighborhood.

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LOWE
GROUP

AW PROPERTIES
GLOBAL





Living Room



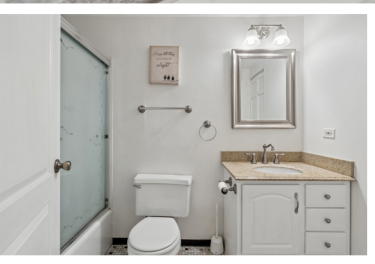
———— Kitchen / Banquette





— Bathroom / Courtyard





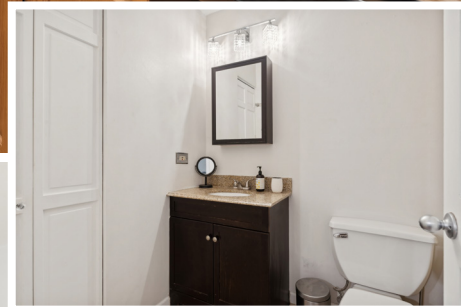
———— Kitchen / Bedroom / Bathroom



Living Room / Kitchen



Living Room / Kitchen







Store Fronts

Property Summary

Total Number of Units - 7

Commercial Units - 2

Residential Units - 5

Building Size - 5,660 SF

NOI - \$165,461.18

Cap Rate - 5.17%

Commercial - 1143 N Wells - Pin 17-04-404-026-1002

Commercial - 1145 N Wells - Pin 17-04-404-026-1003

Residential - 163 W Division Unit 207 - 2 Bed 1 Bath - Pin 17-04-404-026-1013

Residential - 163 W Division Unit 210 - 1 Bed 1 Bath - Pin 17-04-404-026-1016

Residential - 163 W Division Unit 211 - 2 Bed 1 Bath - Pin 17-04-404-026-1017

Residential - 163 W Division Unit 305 - 1 Bed 1 Bath - Pin 17-04-404-026-1025

Residential - 163 W Division Unit 312 - 1 Bed 1 Bath - Pin 17-04-404-026-1032

FINANCIAL SUMMARY

Investment overview

- Total Price (7 Total Units - 2 Commercial, 5 Residential) \$3,200,000
- Blended Price per SF \$565
- GRM 12.65
- CAP Rate 5.17%
- Cash-on-Cash Return (yr 1) 5.17%
- Total Return (yr 1) \$165,461

Operating Data

- Gross Income \$252,871
- Operating Expenses \$87,410
- Net Operating Income \$165,461
- Pre-Tax Cash Flow \$165,461

INCOME AND EXPENSES

Income Summary

- Gross Income \$252,871
- Vacancy Cost \$0

Net Income- \$252,871

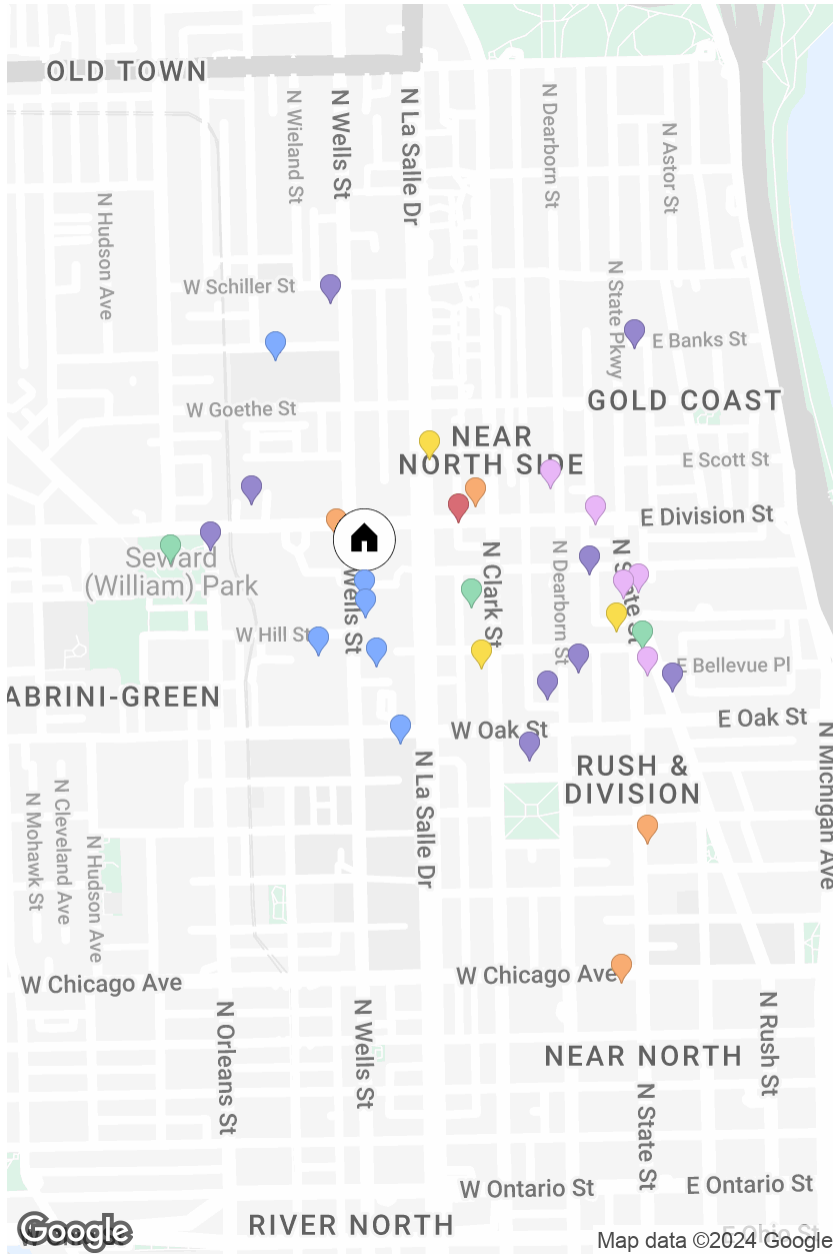
Expenses Summary

- Real Estate Taxes \$51,538
- Condo Assessment \$27,931
- Utilities \$4,680
- Insurance \$3,261

Operating Expenses - \$87,410

Net Operating Income - \$165,461

163 West Division Street



SCHOOLS

- Cornerstone Academy, 0.07mi
- Bright Horizons at The Atrium, 0.09mi
- Payton College Preparatory High School, 0.14mi
- Salazar Elementary Bilingual Center, 0.14mi
- Franklin Elementary Fine Arts Center, 0.22mi
- Latin School of Chicago Lower, 0.23mi

PUBLIC TRANSIT

- Clark/Division, 0.11mi

GROCERY STORES

- ALDI, 0.03mi
- Jewel-Osco, 0.13mi
- Potash Markets -

- State St, 0.46mi
- Whole Foods Market, 0.56mi

RESTAURANTS

- Gold Coast - Lou Malnati's Pizzeria, 0.29mi
- Gibsons Bar & Steakhouse, 0.35mi
- Eduardo's Enoteca, 0.21mi
- Georgio's on Division, 0.26mi
- The Goddess and Grocer, 0.31mi

PARKS

- Friends of Eden Place, 0.14mi
- Seward (William) Park, 0.22mi
- Mariano (Louis) Park, 0.33mi

GYMS

- FFC Old Town, 0.11mi

- FFC Gold Coast, 0.19mi
- CorePower Yoga - Gold Coast, 0.30mi

ENTERTAINMENT

- Near North Branch, Chicago Public Library, 0.13mi
- Learning Resource Center, 0.17mi
- Collectors Club of Chicago, 0.28mi
- The Great Frame Up, 0.25mi
- Palette & Chisel Art Academy, 0.27mi
- Swerve Salon & Spa, 0.26mi
- Newberry Library, 0.30mi
- Gold Coast Little Free Library, 0.36mi
- Nancy Angelair Salon, 0.38mi



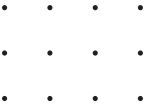
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Chicago's #1 Group since 2014.

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