

Investment Opportunity 7 Gold Coast Condo Units

163 W DIVISION STREET
CHICAGO, ILLINOIS

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AW PROPERTIES
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Table of Contents

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PROPERTY INFORMATION	3
LOCATION INFORMATION	5
FINANCIAL ANALYSIS	8
DEMOGRAPHICS	11
PROPERTY PHOTOS	13



SECTION 1 PROPERTY INFORMATION

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,900,000
Total Number of Units:	7
Commercial Units	2
Residential Units	5
Building Size:	5,660 SF
NOI:	\$165,461.18
Cap Rate:	5.71%

PROPERTY DESCRIPTION

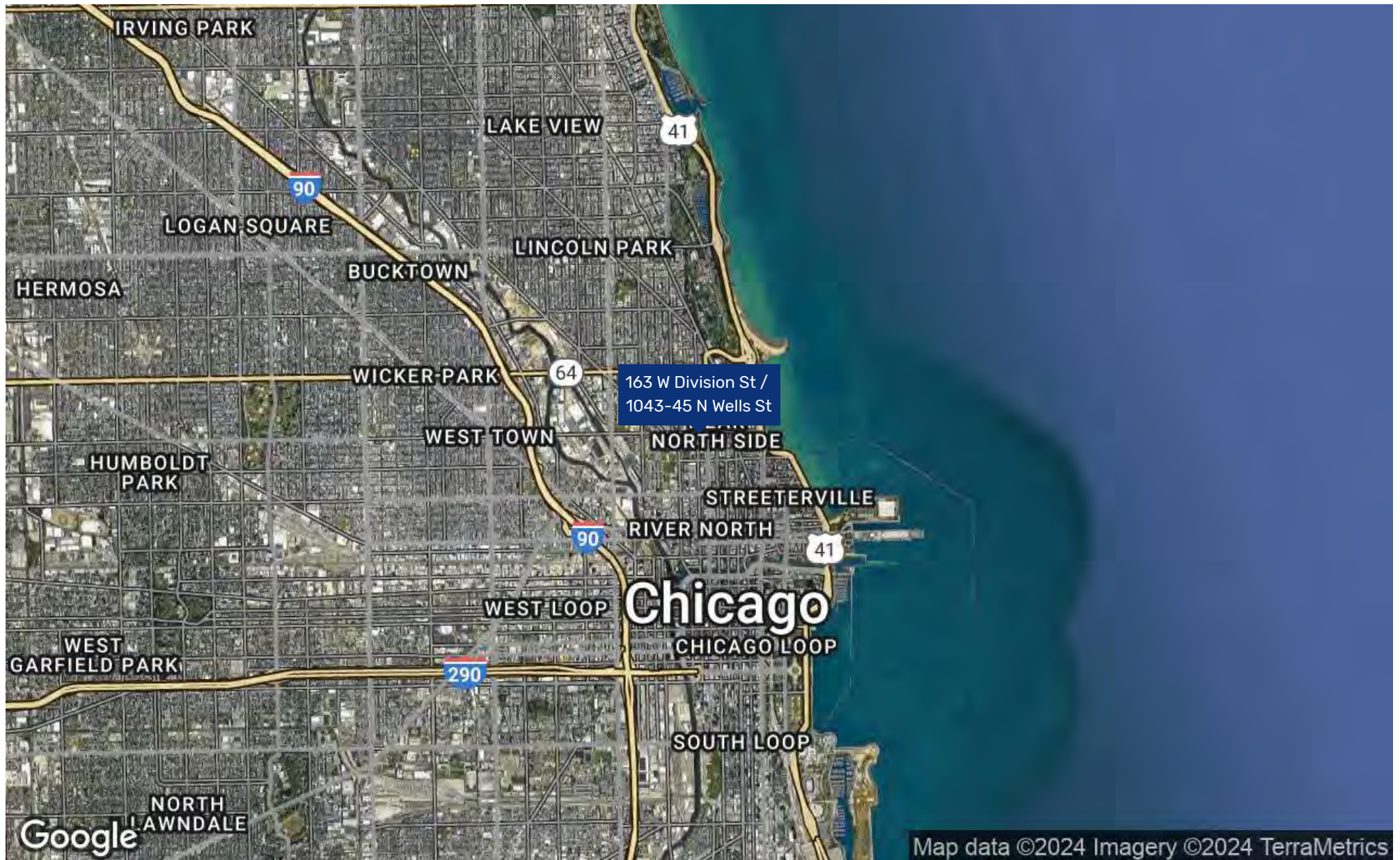
A totally unique investment opportunity consisting of a portfolio of seven units - two commercial and five residential condominium units in the Division Court Condo Association. The offering represents approximately 19% interest in the association which offers unique control.

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

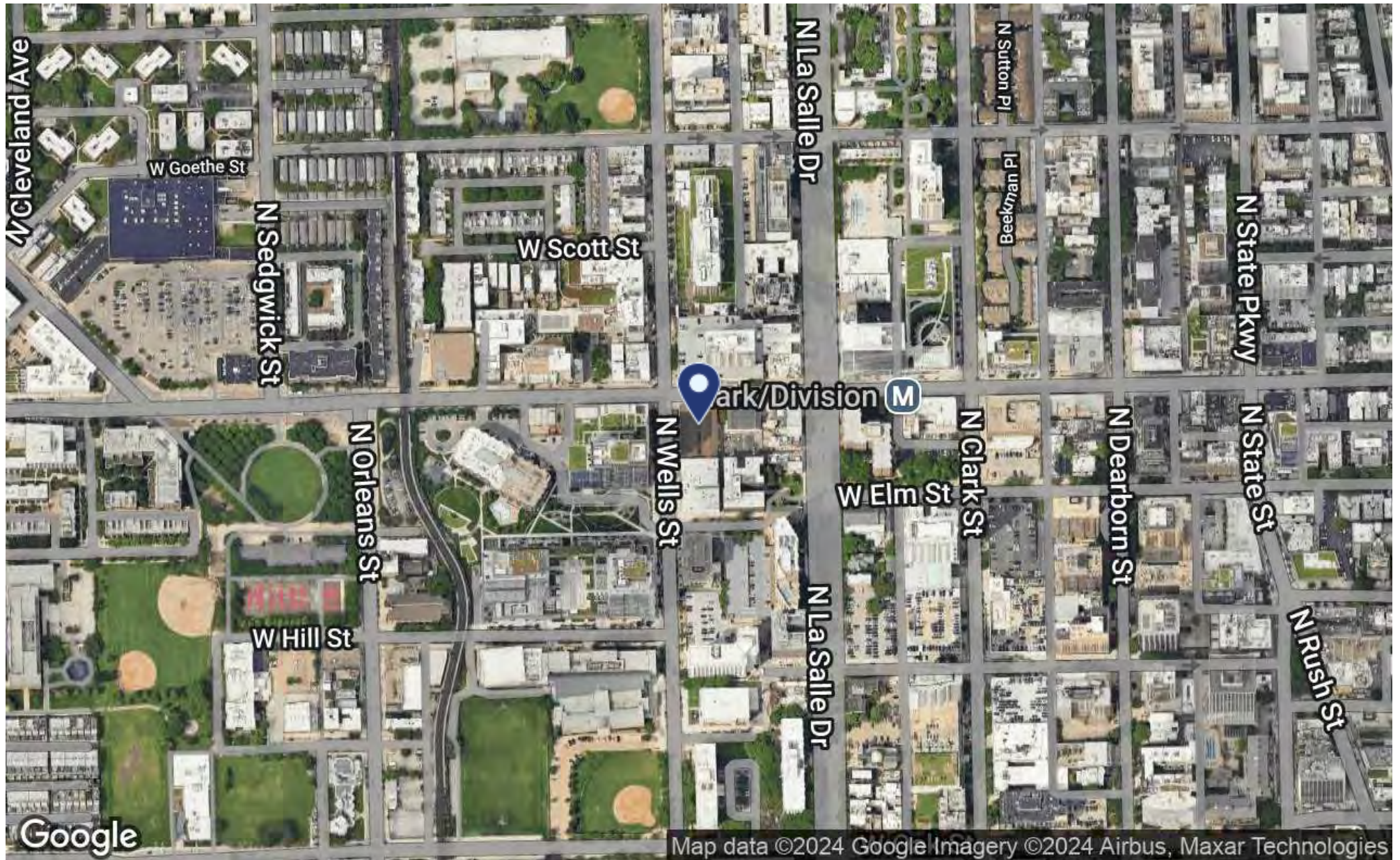



SECTION 2 LOCATION INFORMATION

Regional Map - Class A Location, Busy Gold Coast Intersection



Location Map





SECTION 3 FINANCIAL ANALYSIS

Financial Summary

INVESTMENT OVERVIEW	CASH FLOW
Total Price (7 Total Units - 2 Commercial, 5 Residential)	\$2,900,000
Blended Price per SF	\$512
Blended Price per Unit	\$414,286
GRM	11.47
CAP Rate	5.71%
Cash-on-Cash Return (yr 1)	5.71%
Total Return (yr 1)	\$165,461

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

Income & Expenses

INCOME SUMMARY		CASH FLOW
Gross Income		\$252,871
Vacancy Cost		\$0
NET INCOME		\$252,871

EXPENSES SUMMARY		CASH FLOW
Real Estate Taxes		\$51,538
Condo Assessment		\$27,931
Utilities		\$4,680
Insurance		\$3,261
OPERATING EXPENSES		\$87,410
NET OPERATING INCOME		\$165,461



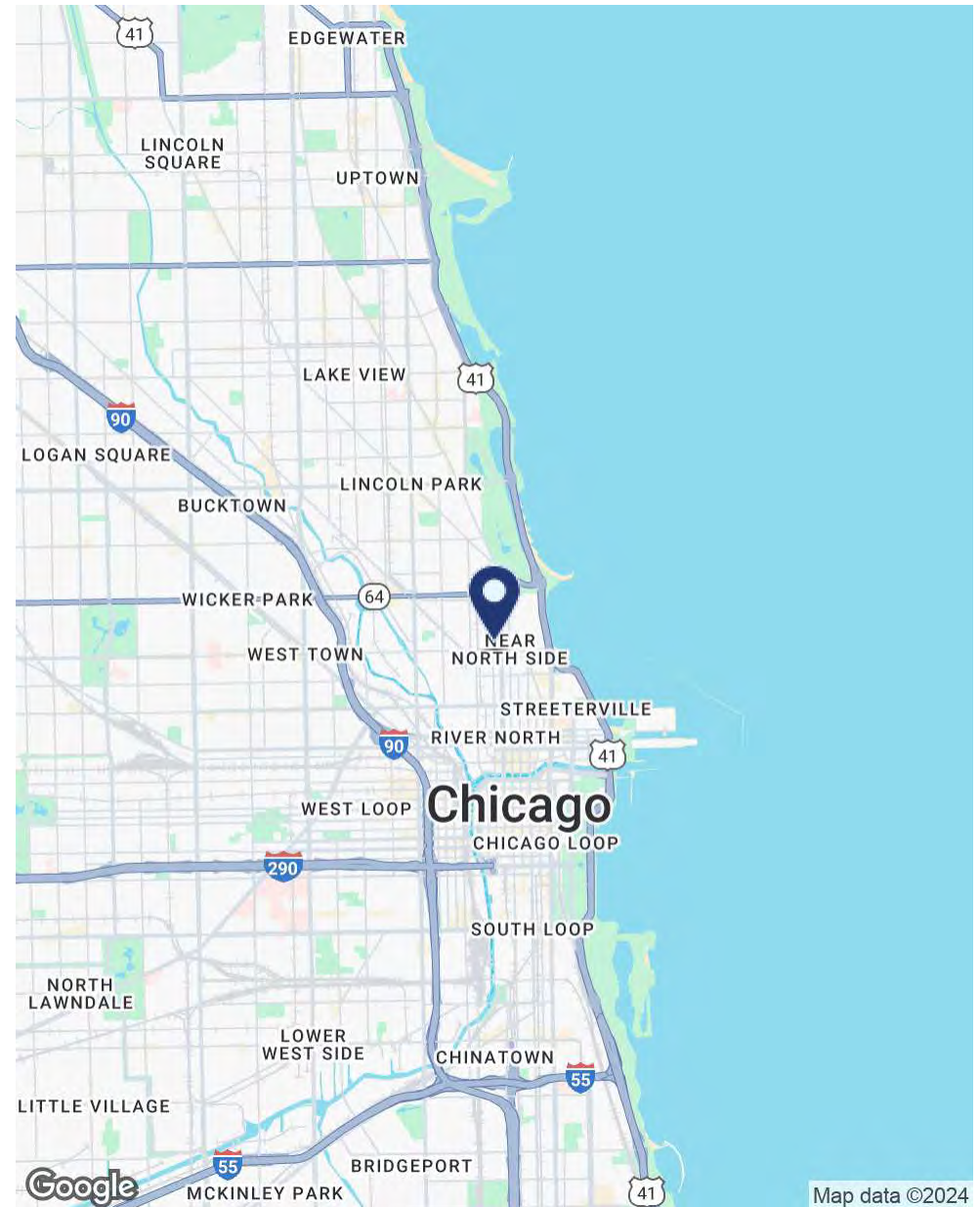
SECTION 4 DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.5 MILES	1 MILE
Total Population	36,521	88,543
Average Age	37.8	38.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE
Total Households	26,289	62,197
# of Persons per HH	1.4	1.4
Average HH Income	\$130,704	\$142,957
Average House Value	\$421,926	\$517,952

2020 American Community Survey (ACS)





SECTION 5 PROPERTY PHOTOS

Exterior Photos



Interior Photos



Interior Photos



Interior Photos





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