

# Bronzeville 28-Unit Multifamily

4719-25 S MICHIGAN AVE  
CHICAGO, ILLINOIS

PRESENTED BY

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**AW PROPERTIES**  
GLOBAL

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SECTION 1  
PROPERTY INFORMATION

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$4,300,000
Number of Units:	28
Sale Price per Unit:	\$153,571
Approximate Lot Size:	13,639 SF
Approximate Building Size:	18,400 SF
Parking:	20 Spaces
NOI:	\$322,617.40
Cap Rate:	7.5%
Zoning:	RM-5

## PROPERTY DESCRIPTION

AW Properties is pleased to present the opportunity to acquire a 5-story, 28-unit multifamily asset located in Chicago's Bronzeville neighborhood. The property offers a desirable unit mix consisting of (2) studio, (16) 1-bedroom 1-bath, and (10) 2-bedroom 1-bath units.

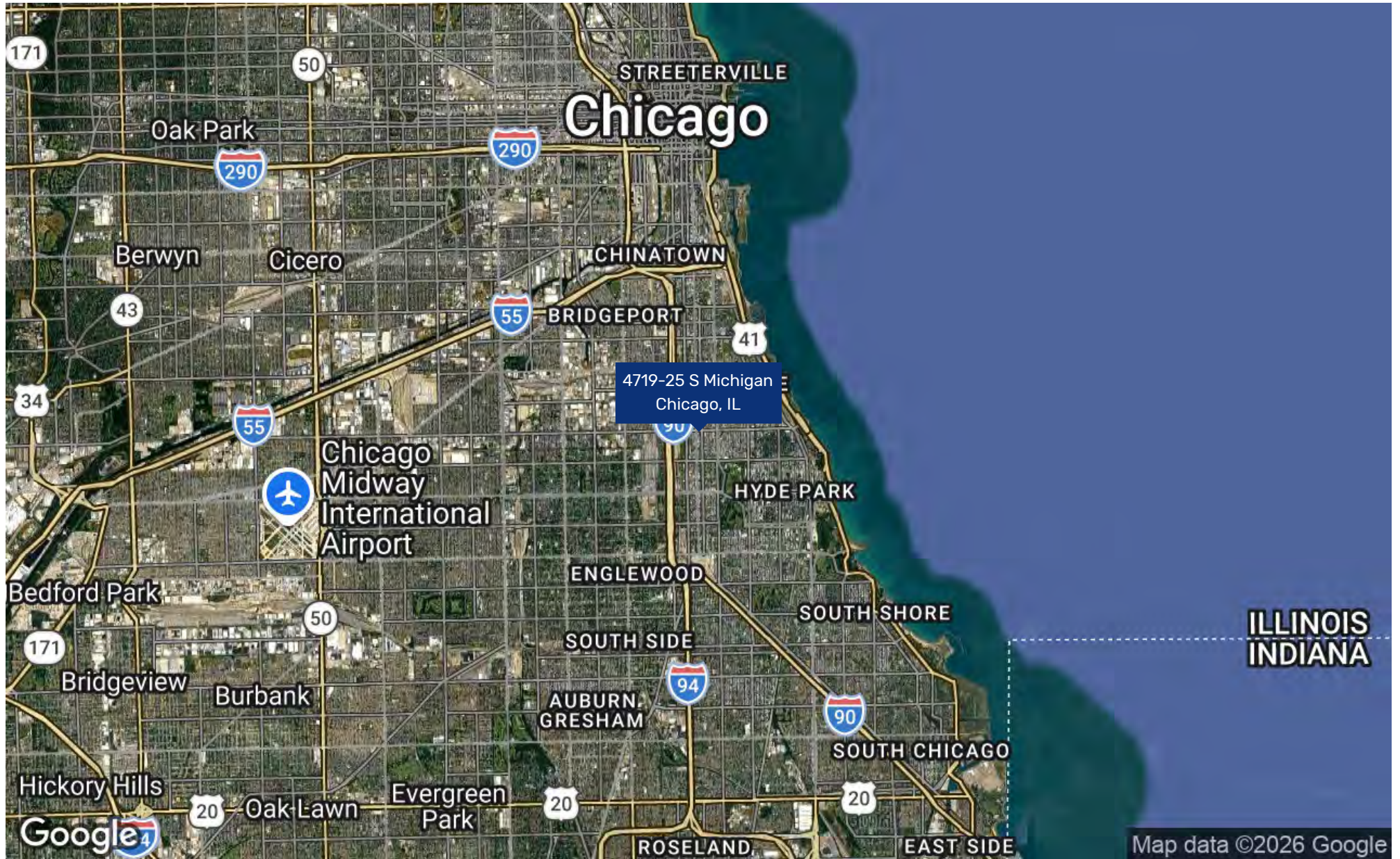
The building has been well maintained, with all units reported to be in good condition. Property amenities include a central boiler steam heating system, a passenger elevator, and an on-site parking lot with approximately 20 parking spaces. The property is situated on an approximately 85' x 160' parcel and zoned RM-5.

The asset is currently well occupied, presenting investors with an opportunity to acquire a stabilized multifamily property in one of Chicago's most historically significant and evolving neighborhoods.

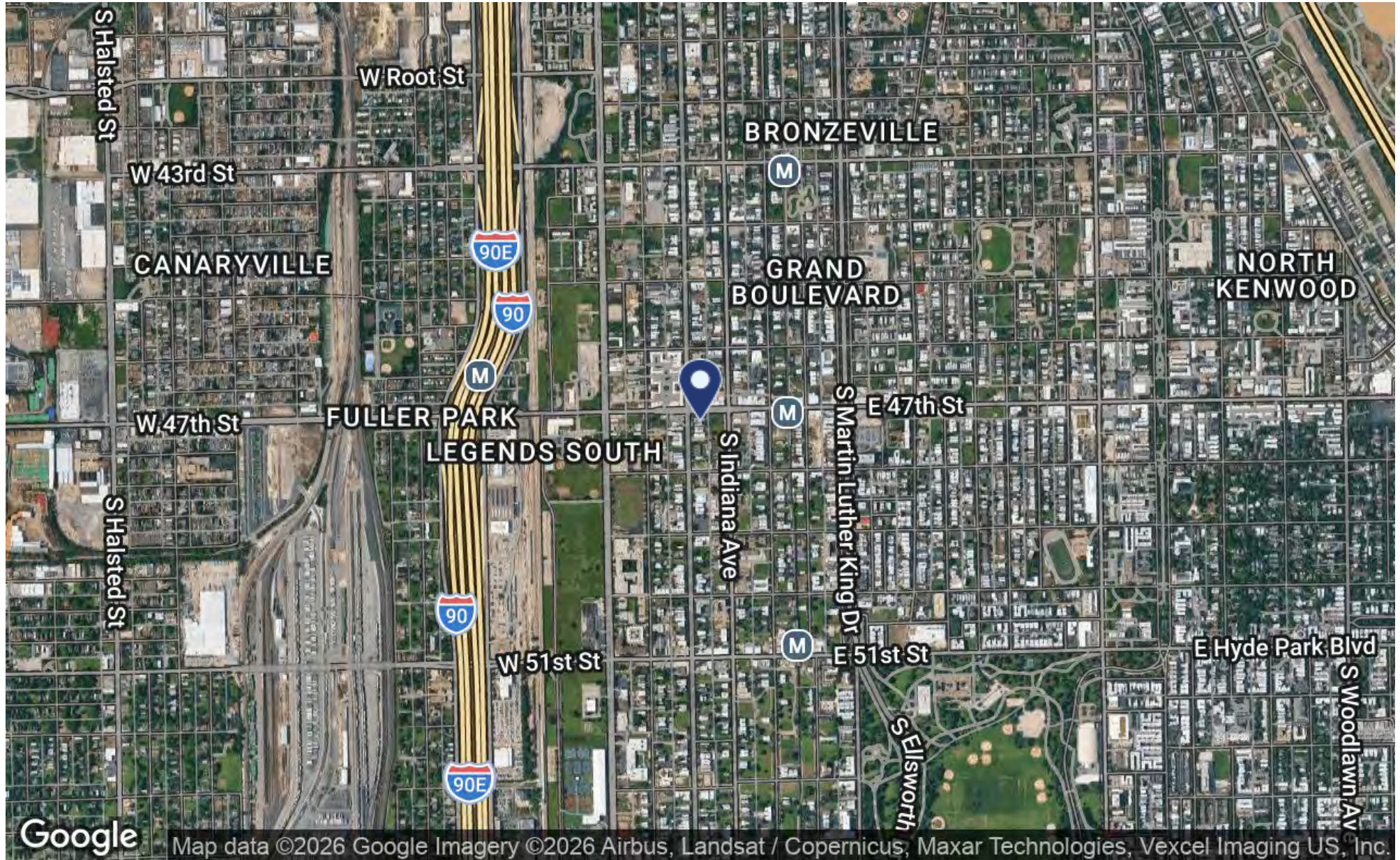


SECTION 2  
LOCATION INFORMATION

# Regional Map



# Location Map



Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

# Aerial Map





SECTION 3  
FINANCIAL ANALYSIS

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$4,300,000
Price per SF	\$234
Price per Unit	\$153,571
GRM	8.02
CAP Rate	7.50%
Cash-on-Cash Return (yr 1)	6.38%
Total Return (yr 1)	\$112,886
Debt Coverage Ratio	1.34

## OPERATING DATA

Gross Scheduled Income	\$536,016
Total Scheduled Income	\$536,016
Vacancy Cost	\$53,602
Gross Income	\$482,414
Operating Expenses	\$159,797
Net Operating Income	\$322,617
Pre-Tax Cash Flow	\$82,310

## FINANCING DATA

Down Payment	\$1,290,000
Loan Amount	\$3,010,000
Debt Service	\$240,307

# Financial Summary

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Debt Service Monthly	\$20,025
Principal Reduction (yr 1)	\$30,576

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# Income & Expenses

INCOME SUMMARY		PER UNIT
Potential Gross Rental Income	\$536,016	\$19,143
Vacancy Cost	(\$53,602)	(\$1,914)
<b>GROSS INCOME</b>	<b>\$482,414</b>	<b>\$17,229</b>
EXPENSES SUMMARY		PER UNIT
Repairs and Maintenance	\$7,000	\$250
Cleaning and Decorating	\$7,000	\$250
Utilities - Gas	\$19,600	\$700
Utilities - Electric	\$4,200	\$150
Utilities - Water	\$9,800	\$350
Real Estate Taxes	\$48,596	\$1,736
Insurance	\$12,600	\$450
Scavenger	\$2,100	\$75
Elevator Maintenance	\$3,500	\$125
Janitor	\$4,900	\$175
Management	\$24,121	\$861
Miscellaneous and Reserve	\$16,380	\$585
<b>OPERATING EXPENSES</b>	<b>\$159,797</b>	<b>\$5,707</b>
<b>NET OPERATING INCOME</b>	<b>\$322,617</b>	<b>\$11,522</b>

# Unit Mix Summary

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF
Studio	-	1	2	7.10%	500 SF	\$1,670	\$3.34
1 Bedroom 1 Bath	1	1	16	57.10%	700 SF	\$1,479	\$2.11
2 Bedroom 1 Bath	2	1	10	35.70%	900 SF	\$1,766	\$1.96
<b>TOTALS/AVERAGES</b>			<b>28</b>	<b>99.90%</b>	<b>757 SF</b>	<b>\$1,595</b>	<b>\$2.14</b>



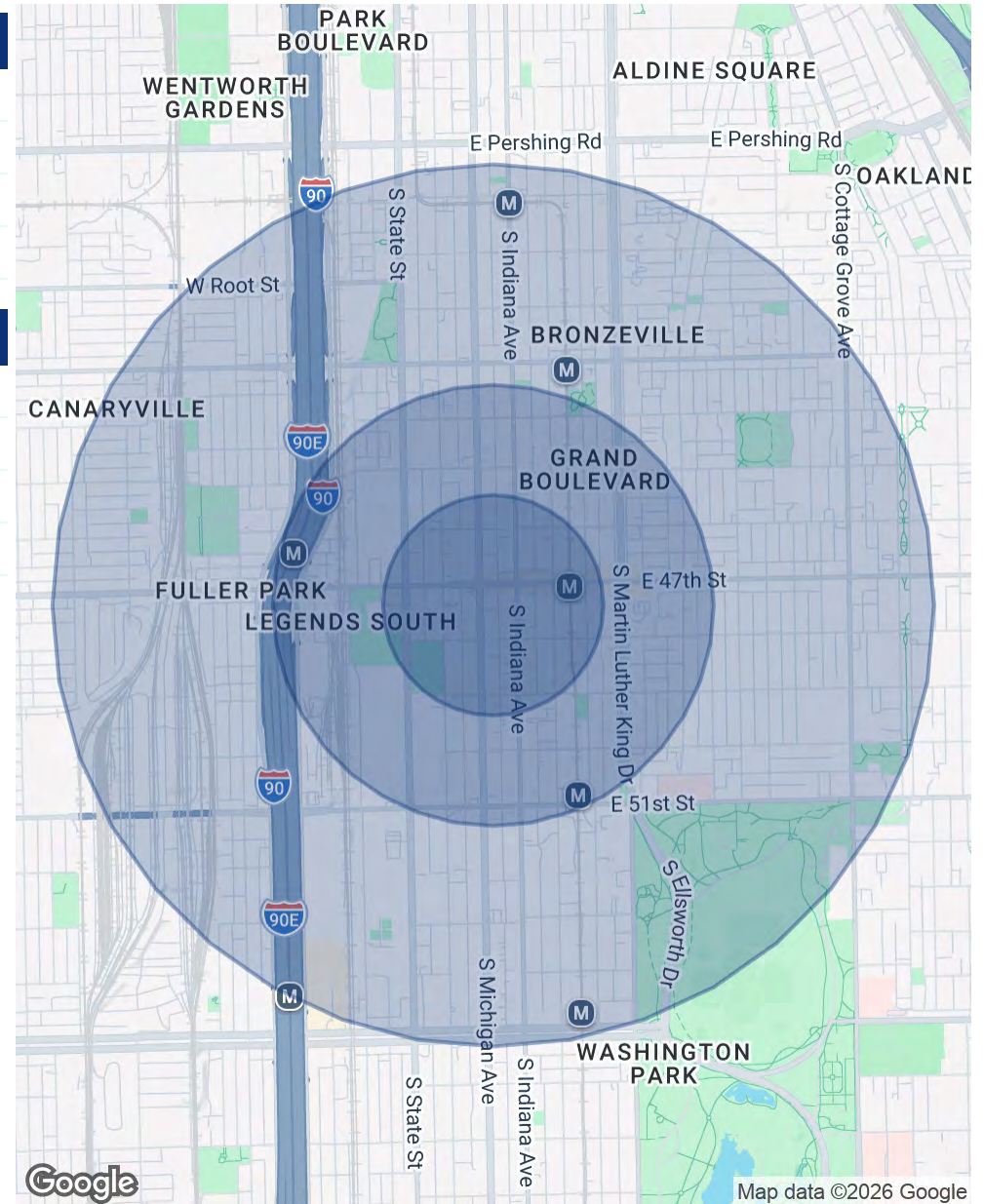
SECTION 4  
DEMOGRAPHICS

# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,771	9,941	33,825
Average Age	43.5	39.8	38.9
Average Age (Male)	40.0	36.5	36.8
Average Age (Female)	46.8	42.1	40.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,311	4,599	15,709
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$58,463	\$70,468	\$73,461
Average House Value	\$216,492	\$313,198	\$321,049

2023 American Community Survey (ACS)





SECTION 5  
PROPERTY PHOTOS

# Photos - Exterior



# Photos - Interior



# Photos - Interior




# Photos - Interior



# Photos - Other





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