



Address	453 W. 43 rd Street Chicago, IL	4617 S. Wallace Street Chicago, IL	538 W. 46 th Place Chicago, IL
Building Size	2,794sf	2,600sf	1,496sf
Unit Mix	2 1-Bed+ Den/ 1 Bath 1 2-Bed/ 1-Bath (updated) 1 1-Bed/ 1-Bath (updated)	3 1-Bed/ 1-Bath (2 updated) 1 Unfinished Unit	1 2-Bed/ 1-Bath 1 2-Bed/ 2-Bath
Lot Size	3,125sf	3,125sf	5,789sf
Zoning	R-3	R-3	RS-3
Property Taxes	\$3,958.94 ('07)	\$2,854.47 ('07)	\$3,547.19 ('07)
Occupancy	25%	50%	50%
Annual Income	\$5,400 current \$28,200 potential	\$11,400 current \$27,300 potential	\$14,400 current \$24,000 potential
Comments	Partially renovated in '08 2-car parking in rear New siding & porches Partial roof replacement	Recently rehabbed units with new appliances 2-car detached garage	3-5 Parking spaces in rear
Price	\$350,000 <i>Now \$175,000</i>	\$350,000 <i>Now \$225,000</i>	\$229,900



Address	559 W. 42 nd Street Chicago, IL	444 W. 44 th Street Chicago, IL	4541 S. Lowe Avenue Chicago, IL
Building Size	2,960sf	1,848sf	1,170sf
Unit Mix	2 1-Bed/ 1-Bath 1 4-Bed/ 1-Bath	2 3-Bed/ 1-Bath	1 3-Bed/ 1-Bath 2 3-Bed/ 1-Bath 3 3-Bed/ 1-Bath
Lot Size	7,810sf	3,175sf	3,175sf
Zoning	RS-3	RS-3	RS-3
Property Taxes	\$4,513.83 ('07)	\$3,475.92 ('07)	\$3,298.94 ('07)
Occupancy	0%	50%	66%
Annual Income	\$0 current \$30,000 potential	\$14,400 current \$26,400 potential	\$17,400 current \$25,800 potential
Comments	Street parking is available	6 parking spaces in the rear	Street parking is available
Price	\$204,900	\$229,900	\$204,900



Area Profile: Canaryville

Canaryville is a predominantly Irish American community on the South Side of Chicago. The borders of Canaryville are 40th to the 49th Street to the South. It is one of the oldest neighborhoods in Chicago. Canaryville is a close knit community and has a reputation as one of the toughest neighborhoods in the city from the late nineteenth through much of the twentieth century.

A largely Irish community on the South Side adjacent to Bridgeport in the Chicago area, it stretches from 40th to 49th Street between Stewart Avenue and Halsted Street. Given its close proximity to the stockyards, the area's physical environment and economic life were shaped by livestock and meat-packing from the 1860s until the industry's decline in the postwar era.

Canaryville's name may originally have derived from the legions of sparrows who populated the area at the end of the nineteenth century, feeding off stockyard refuse and grain from railroad cars; but the term was also applied to the neighborhood's rambunctious youth, its "wild canaries."



St. Gabriel's Parish & School, located at 45th Street & Lowe, is central to the small southside community.

To Schedule a Property Tour, Contact:

Greg Block

Executive Vice President

(312) 338-3002 | gblock@mpirealestate.com

Millennium Properties R/E, Inc.

Two First National Plaza

20 South Clark Street | Suite 630

Chicago, Illinois 60603

(312) 338-3000 main | (312) 338-3008 fax | www.mpirealestate.com