

MILLENNIUM
PROPERTIES R/E



SEALED BID AUCTION - JUNE 17, 2025

1626 Estes Avenue
Unit #1F | Chicago, IL

\$115,000 min bid

1626 Estes Avenue
Unit #2C | Chicago, IL

\$115,000 min bid

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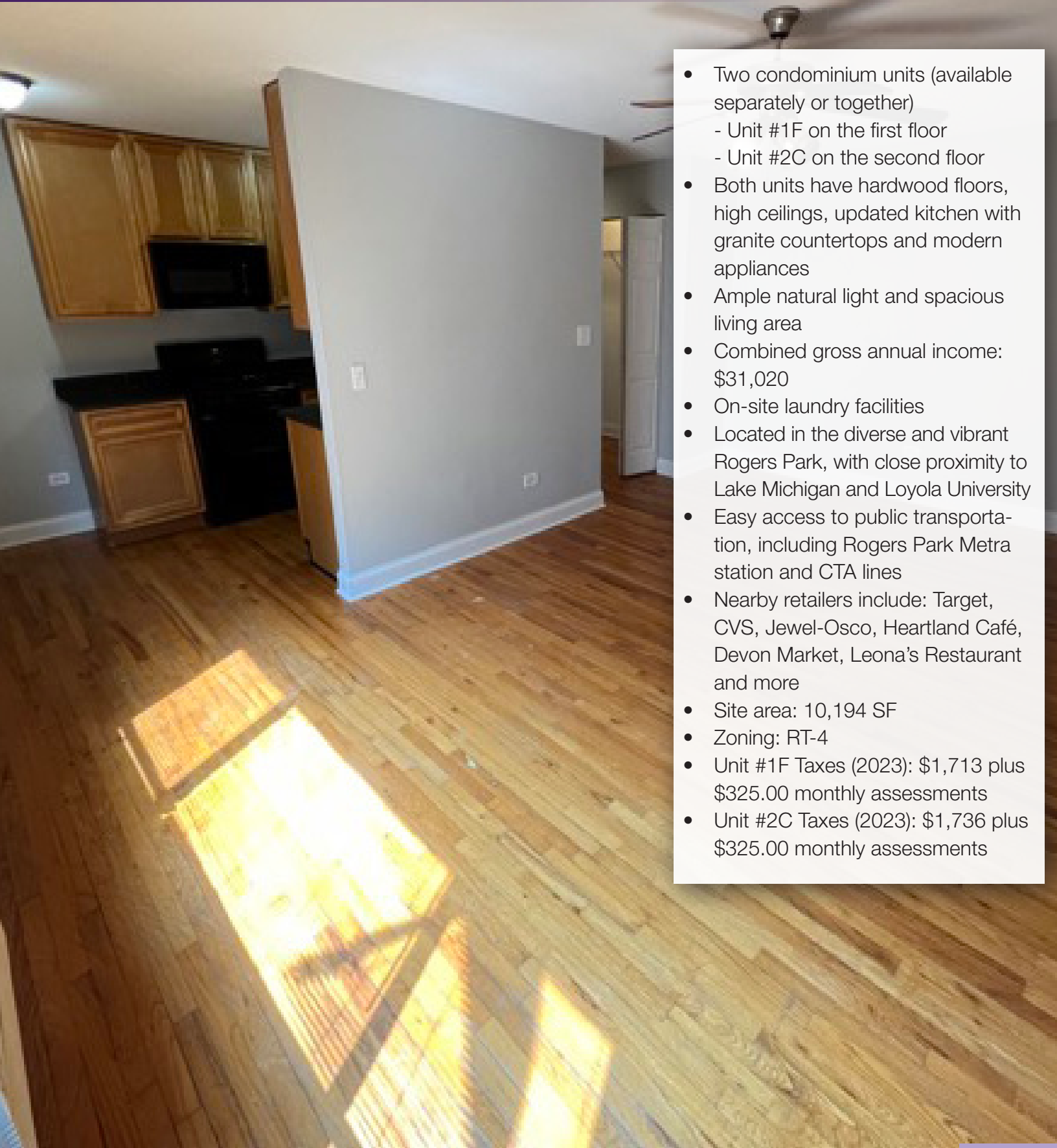
AUCTION OVERVIEW



1626 ESTES AVENUE is available for sale via sealed bid auction. Situated in the heart of East Rogers Park, this property offers the perfect investment opportunity with two well-maintained 1-bedroom, 1-bathroom condominium units. 2C is located on the second floor, while 1F is located on the first floor. Both units feature hardwood floors, high ceilings, fresh paint, abundant natural light with an updated kitchen with granite countertops and modern appliances, including a dishwasher and microwave. Both units are part of a thoughtfully managed condominium building offering on-site, coin-operated laundry facilities and a pet-friendly environment. The property's prime location offers easy access to public transportation, including the nearby Rogers Park Metra station and CTA lines, as well as proximity to Lake Michigan, Loyola University and a variety of dining, shopping and entertainment options.

Rogers Park is one of Chicago's most eclectic and culturally rich neighborhoods, located on the city's far North side. Known for its diversity and historic architecture, the area offers a dynamic mix of residential charm and urban convenience. Residents enjoy access to beautiful lakefront beaches, lush parks and a wide array of local cafés, theaters and international restaurants that reflect the neighborhood's global character. Rogers Park is also home to Loyola University Chicago, which contributes to the area's youthful, energetic atmosphere. Excellent public transit options—including multiple CTA train lines and the Metra—makes for an easy commute into downtown Chicago and nearby neighborhoods.

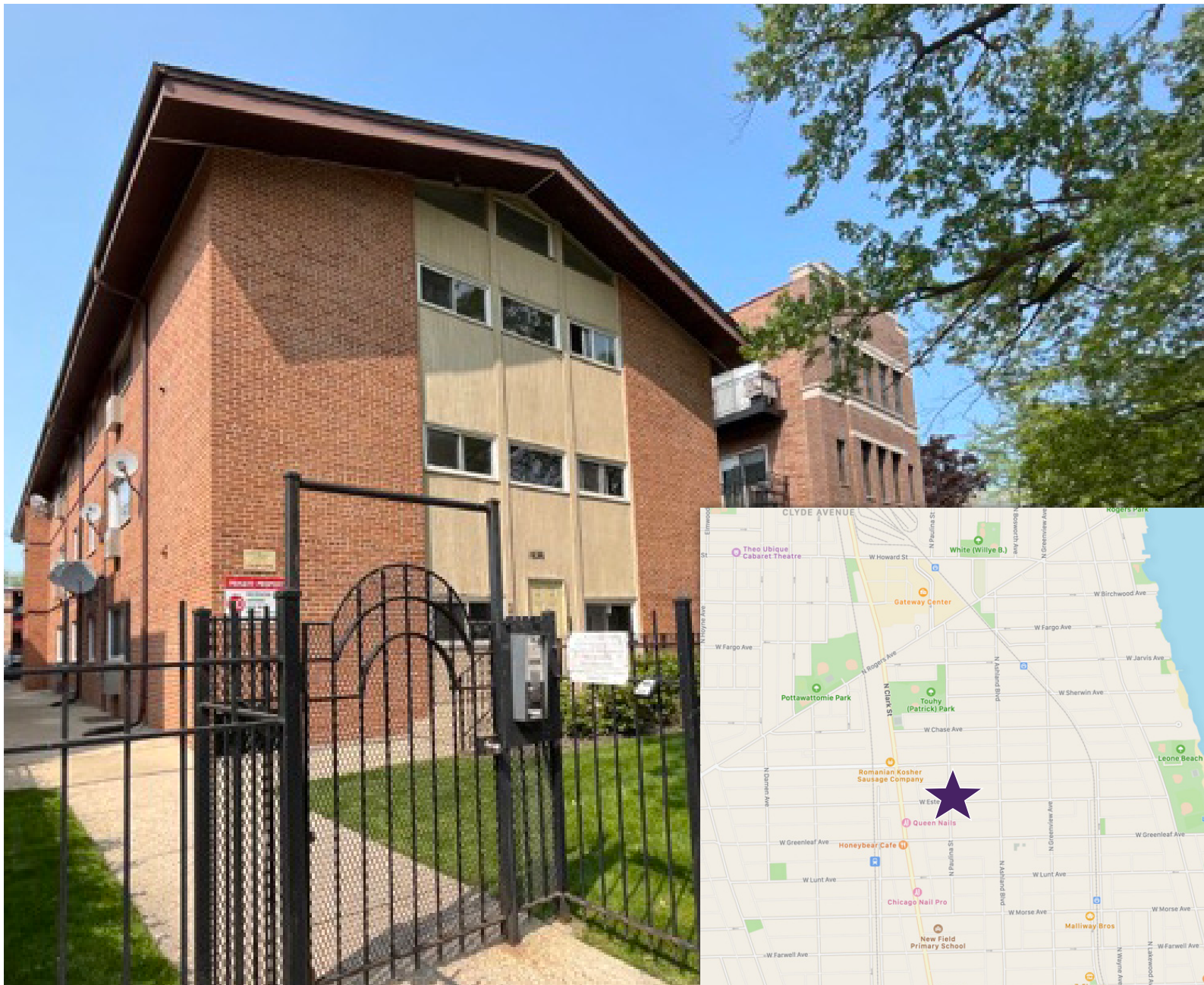
AUCTION HIGHLIGHTS



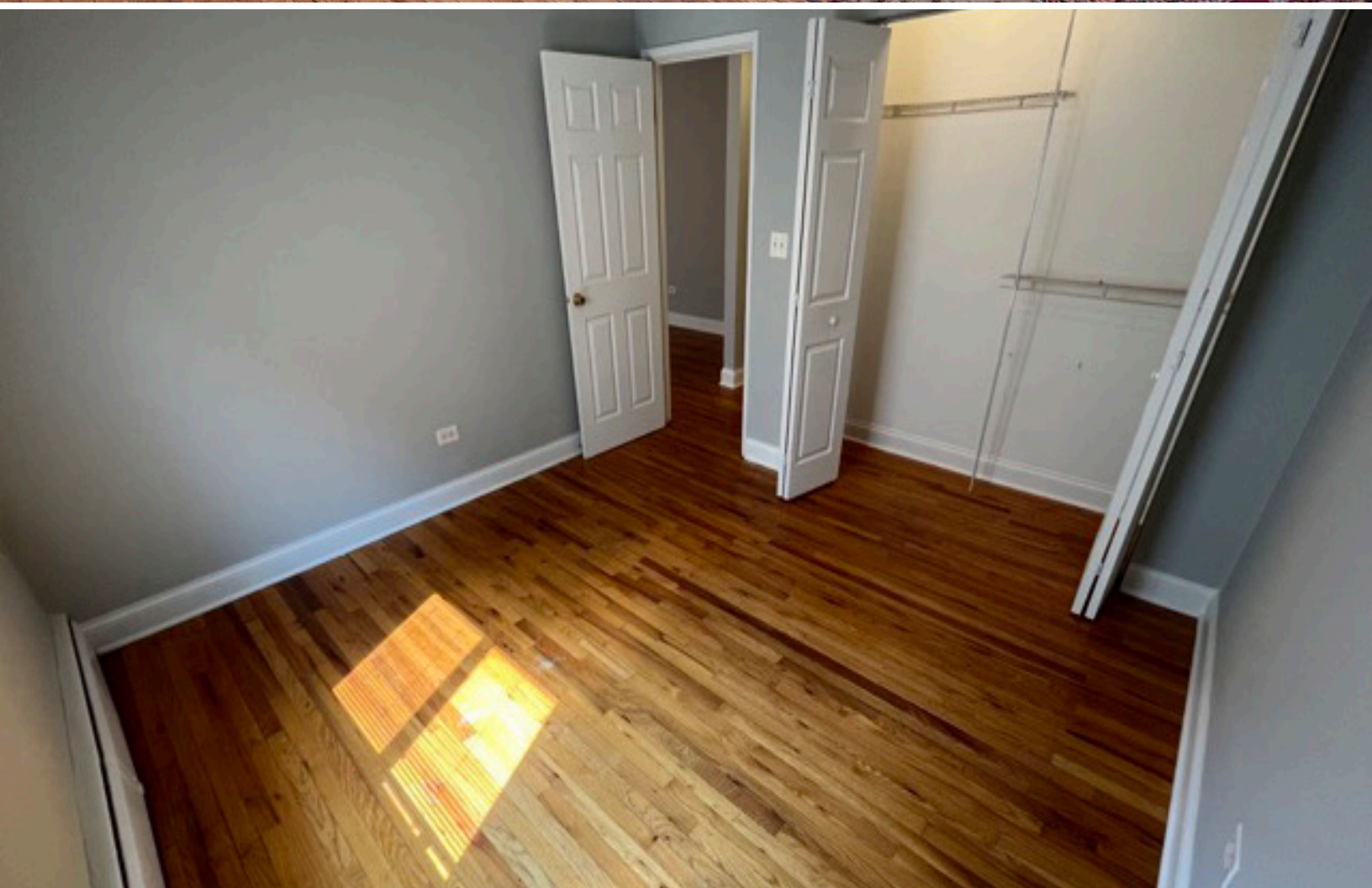
- Two condominium units (available separately or together)
 - Unit #1F on the first floor
 - Unit #2C on the second floor
- Both units have hardwood floors, high ceilings, updated kitchen with granite countertops and modern appliances
- Ample natural light and spacious living area
- Combined gross annual income: \$31,020
- On-site laundry facilities
- Located in the diverse and vibrant Rogers Park, with close proximity to Lake Michigan and Loyola University
- Easy access to public transportation, including Rogers Park Metra station and CTA lines
- Nearby retailers include: Target, CVS, Jewel-Osco, Heartland Café, Devon Market, Leona's Restaurant and more
- Site area: 10,194 SF
- Zoning: RT-4
- Unit #1F Taxes (2023): \$1,713 plus \$325.00 monthly assessments
- Unit #2C Taxes (2023): \$1,736 plus \$325.00 monthly assessments

RENT ROLL

ADDRESS	UNIT	BASE RENT	ANNUAL RENT	LEASE TERM
1626 W Estes	1F	\$1,220	\$14,640	8/1/24 - 7/31/25
1626 W Estes	2C	\$1,365	\$16,380	6/1/25 – 5/31/26
TOTAL		\$2,585	\$31,020	



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Population	68,226	301,420	640,842
2029 Population Projection	66,260	292,589	620,067
Annual Growth 2020-2024	-0.2%	-0.3%	-0.6%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.6%
Households:			
2024 Households	31,001	132,124	276,575
2029 Household Projection	30,019	127,978	267,005
Annual Growth 2020-2024	0%	0%	-0.1%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.7%
Owner Occupied Households	8,346	48,684	113,545
Renter Occupied Households	21,672	79,294	153,460
Avg Household Income	\$71,651	\$89,715	\$105,116
Median Household Income	\$52,841	\$63,585	\$74,775
2024 Households by Household Inc:			
Less than \$25,000	7,574	27,111	46,855
\$25,000 - 50,000	7,295	26,309	48,316
\$50,000 - 75,000	5,486	21,973	43,492
\$75,000 - 100,000	4,072	16,332	33,420
\$100,000 - 125,000	2,150	11,150	25,132
\$125,000 - 150,000	1,314	8,113	19,102
\$150,000 - 200,000	1,692	8,828	22,986
Greater than \$200,000	1,419	12,309	37,273
Businesses and Employment:			
Total Number of Businesses	1,625	12,272	30,034
Total Number of Employees	13,817	103,727	234,568

DEMOGRAPHICS

Consumer Spending (2024) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$704,488	\$3,550,869	\$8,235,044
Apparel	\$41,732	\$197,450	\$447,415
Women's Apparel	\$15,938	\$76,610	\$175,284
Men's Apparel	\$8,761	\$41,747	\$94,993
Girl's Apparel	\$2,737	\$13,015	\$29,668
Boy's Apparel	\$2,070	\$9,687	\$21,632
Infant's Apparel	\$2,242	\$9,921	\$21,639
Footwear	\$9,984	\$46,471	\$104,200
Entertainment, Hobbies & Pets	\$104,641	\$519,474	\$1,198,300
Entertainment	\$8,862	\$43,963	\$101,307
TV, Radio & Sound Equipment	\$25,793	\$118,925	\$266,153
Reading Material	\$1,666	\$9,095	\$20,979
Pets, Toys, Hobbies	\$16,663	\$87,152	\$207,186
Personal Items	\$51,656	\$260,341	\$602,676
Food & Alcohol	\$217,927	\$1,048,986	\$2,370,755
Food at Home	\$113,914	\$536,536	\$1,185,018
Food Away From Home	\$88,151	\$433,928	\$1,001,226
Alcoholic Beverages	\$15,861	\$78,522	\$184,511
Household	\$110,372	\$592,236	\$1,414,329
House Maintenance & Repair	\$16,613	\$99,655	\$239,504
Household Equipment/Furniture	\$45,154	\$230,324	\$539,050
Household Operations	\$34,485	\$183,189	\$440,072
Housing Costs	\$14,120	\$79,068	\$195,703
Health Care	\$35,443	\$182,316	\$412,897
Medical Services	\$21,158	\$109,165	\$251,363
Medical Supplies	\$4,126	\$20,942	\$46,675
Prescription Drugs	\$10,160	\$52,210	\$114,858
Education & Daycare	\$44,534	\$250,915	\$624,201
Education	\$28,684	\$160,175	\$398,361
Fees & Admissions	\$15,850	\$90,741	\$225,840

DEMOGRAPHICS

Consumer Spending (2029) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$738,859	\$3,716,528	\$8,580,231
Apparel	\$42,596	\$201,399	\$454,695
Women's Apparel	\$16,076	\$77,431	\$176,855
Men's Apparel	\$8,816	\$42,186	\$95,752
Girl's Apparel	\$2,946	\$13,805	\$31,171
Boy's Apparel	\$2,234	\$10,326	\$22,847
Infant's Apparel	\$2,372	\$10,383	\$22,410
Footwear	\$10,151	\$47,269	\$105,660
Entertainment, Hobbies & Pets	\$105,835	\$523,409	\$1,202,801
Entertainment	\$8,775	\$43,425	\$99,532
TV, Radio & Sound Equipment	\$25,522	\$117,642	\$262,344
Reading Material	\$1,644	\$8,894	\$20,442
Pets, Toys, Hobbies	\$16,524	\$86,231	\$204,134
Personal Items	\$53,371	\$267,216	\$616,349
Food & Alcohol	\$229,489	\$1,102,990	\$2,483,061
Food at Home	\$121,219	\$569,218	\$1,253,131
Food Away From Home	\$92,498	\$455,532	\$1,046,734
Alcoholic Beverages	\$15,773	\$78,240	\$183,195
Household	\$110,497	\$590,190	\$1,401,489
House Maintenance & Repair	\$16,581	\$99,381	\$237,740
Household Equipment/Furniture	\$43,972	\$224,105	\$522,151
Household Operations	\$35,847	\$187,989	\$447,620
Housing Costs	\$14,096	\$78,714	\$193,978
Health Care	\$38,867	\$197,622	\$446,032
Medical Services	\$23,084	\$118,092	\$270,803
Medical Supplies	\$4,528	\$22,685	\$50,382
Prescription Drugs	\$11,255	\$56,846	\$124,847
Education & Daycare	\$45,865	\$260,630	\$647,821
Education	\$30,055	\$170,712	\$425,317
Fees & Admissions	\$15,810	\$89,918	\$222,504

AUCTION TERMS & CONDITIONS

PROOF OF FUNDS REQUIRED TO BID

All bidders will be required to provide an initial earnest money deposit, either as a wire transfer or as a cashier's check payable to Millennium Properties R/E, Inc. in the amount designated in the table on the following page. Only the successful high bidder for the property will be required to tender their funds at the conclusion of the auction; all other bidders will have their funds returned to them in a timely manner.

BUYER'S PREMIUM

The purchaser shall pay a premium based on a percentage of the high bid price indicated in the Agreement. The buyer's premium of eight percent (8%) shall be added to the final bid and inserted in the Agreement to determine the total purchase price.

AGENCY DISCLOSURE

Millennium Properties R/E, Inc. (Auctioneer) and all other licensees employed by or associated with the Broker, represent the Seller in the sale of these properties.

AUCTION FORMAT

The sale of this property is a sealed bid auction. Bids must be received at the office of Millennium Properties R/E, Inc. by the bid deadline of June 17th, 2025 by 12:00pm.

ATTORNEY REVIEW RECOMMENDED

Information contained in this brochure and all other auction-related material, such as the Bidder's Information Package, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (a) the approved Real Estate Sale Contract, as well as by (b) announcements made prior to the bid deadline.

OFFERING METHOD

Subject to Minimum Bid

The Property is being offered subject to a Minimum Bid. It shall become an Absolute Sale upon reaching or exceeding the Published Minimum Bid.

Reserve

There is no Hidden Reserve for this Auction. The Property will be sold absolute upon meeting or exceeding the Published Minimum Bid.

EARNEST MONEY

The Successful Bidder must increase their earnest money deposit from the initial deposit of \$10,000 to ten percent

(10%) of the total purchase price within two (2) business days following the full execution of the Contract. All of the Earnest Money shall be applied to the Purchase Price.

CLOSING DATE

The sale of this property will close within 30 days of bid acceptance, at which time the purchaser will pay the balance of the purchase price.

TITLE INSURANCE

The purchaser shall receive standard owner's title insurance policy showing the title to be free from all encumbrances, except permitted exceptions specified in the Agreement. If you wish to have title insurance with respect to survey matters, you must produce a survey prior to closing. If you wish to have extended title coverage, you will need to pay any costs above and beyond the provided standard owner's title insurance policy.

INSPECTION OF THE PROPERTY

This property is being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by your experts at the designated time prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection.

INSPECTION DATES AND TIMES

May 22 - 11:00 am to 12:30 pm

June 5 - 2:00 pm to 3:30 pm

BID DEADLINE

All bids must be received at the office of Millennium Properties R/E, Inc. by 12:00PM CT on June 17th, 2025. Our offices are located at 225 W Illinois Suite 350, Chicago IL 60654. We recommend mailing bids with a tracking number or delivery certification service.

REAL ESTATE TAXES

All real estate taxes due at the time of closing will be paid by the Seller. The Seller will not provide a proration credit for real estate taxes.

BROKER PARTICIPATION INVITED

A referral fee in the amount of two percent (2%) of the high bid price will be paid by Seller to the real estate agent or broker acting as a "Buyer Broker", whose Client pays for and closes on a property. To qualify for the referral fee, the real estate agent or broker must: (a) be a licensed real

AUCTION TERMS & CONDITIONS

estate agent or broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by certified mail return receipt requested, on company stationery, which must be signed by both broker and Client and confirm the “buyer-broker” arrangement (“Registration”), with Millennium Properties R/E, Inc., 225

W. Illinois St, Suite 350, Chicago, IL 60654. Attention: Auction Project Coordinator, at least 14 days before the date of the auction; (c) insure that the Registration is received before any inspection of the property by the Client; (d) sign in and attend a scheduled Open House with the Client; (e) attend the auction with the Client and bid with or for the Client; and (f) insure that the Buyer's Premium is included in Real Estate Sale Contract signed by the Client. All Registrations accepted will be acknowledged by the Auctioneer. Each participating agent or broker must bring this acknowledged Registration to the auction for registration verification purposes. A complete file of the Registration on all Clients will be maintained. No Broker registration will be recognized on a Client who has previously contracted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. No referral fees will be paid by the seller, if the broker, the broker's agents or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker's Client purchases the property.

DISCLAIMER

The information contained in this brochure is subject to inspection and verification by all parties relying on it. Sellers, their agents and Millennium Properties R/E, Inc. assume no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or cancelled without any notice at any time and is subject to prior sale. This is not a solicitation to residents of any state where this offering is prohibited by law.

Address	Minimum Bid	Initial Earnest Money Deposit
1626 W Estes Unit 2C Chicago, IL	\$115,000	\$10,000
1626 W Estes Unit 1F Chicago, IL	\$115,000	\$10,000