

MILLENNIUM PROPERTIES R/E



10.6% Cap Fully Leased Apartment Building in Opportunity Zone

3548-56 W. 15th St.

Chicago, IL

Price Reduced:
\$1,349,000



17 Unit Multi-Family Building: Fully Leased in Opportunity Zone

Located in Opportunity Zone



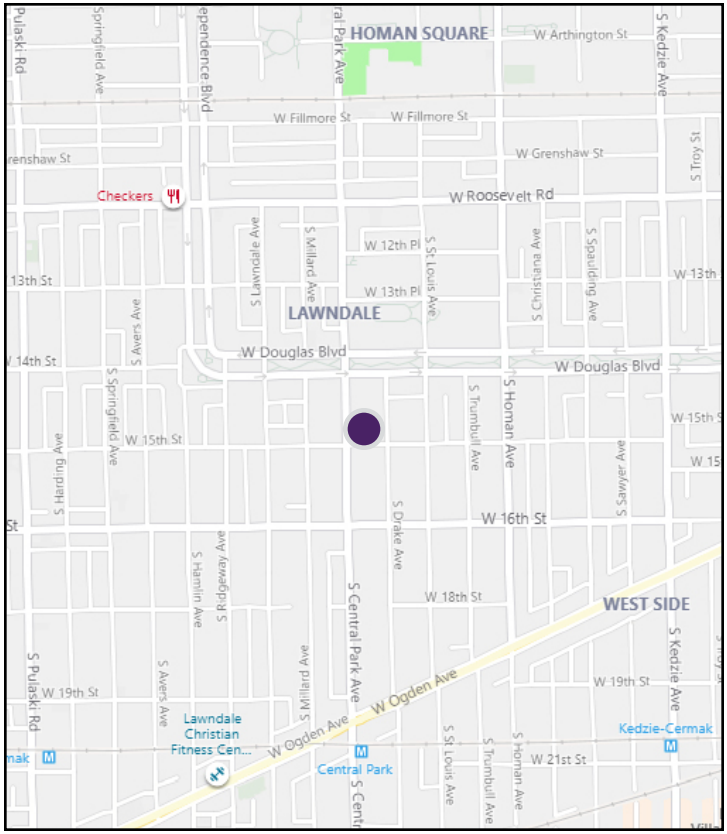
Property Highlights

- 16,000 SF multi-family building
- Divided into 17 apartments
 - Six 3-bed units
 - 11 2-bed apartments
 - Plus 3 non-conforming units
- Fully leased apartment building
- Recently updated kitchens & baths
- Individually metered units
- Current NOI: \$142,997
- Potential to add value thru leasing
- Many long-term tenants with below market rents
- Land Area: 6,000 SF
- Zoning: RT-4, part of Midwest TIF
- Taxes (2018): \$12,877

Property Overview

At the corner of Central Park and 15th, a 16,000 square foot multi-family building is available for sale. The building is divided into 17 units – six 3-bed and 11 2-bed apartments – plus three non-conforming units. The building is fully leased, with many long-term tenants with below market rents. The units feature recently updated kitchens and baths, as well as many with hardwood floors throughout. With solid in-place income, this property is a great opportunity to add value through leasing.

Located on the west side of Chicago, this property is close to several schools, churches, Independence Square and Douglas Park. The property is convenient to several CTA bus routes as well as the CTA Pink Line.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	42,429	321,083	1,031,490
Households	12,708	94,861	367,516
Average Income	\$38,335	\$50,318	\$83,074