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Additional Photos

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Rent Roll

Pilsen Retailer Map 11/17

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Demographics Map

### **ADVISOR BIOS**

Mr. Cawthon Bio

Mr. Labriola Bio

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Pilsen\_Transaction\_Map\_Key.pdf

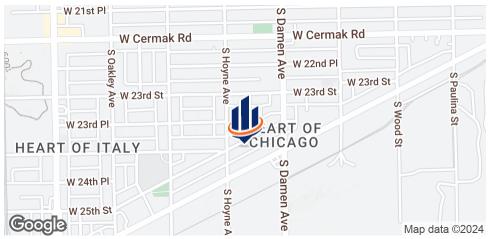


### Property Summary

## EN

# U.S.A.





### **OFFERING SUMMARY**

Sale Price: \$695,000

Number Of Units:

Lot Size: 2,400 SF

Year Built: 1898

Building Size: 3,906 SF

Zoning: RS-3

Market: Chicago

Submarket: Pilsen

Price / Unit: \$115,833.00

#### **PROPERTY OVERVIEW**

Large 6 unit brick building with parking in rear and 3 non-conforming units for additional income and/or duplex opportunities. Great value-add opportunity with parking income and minimal updates to maximize rents, which are currently well below market.

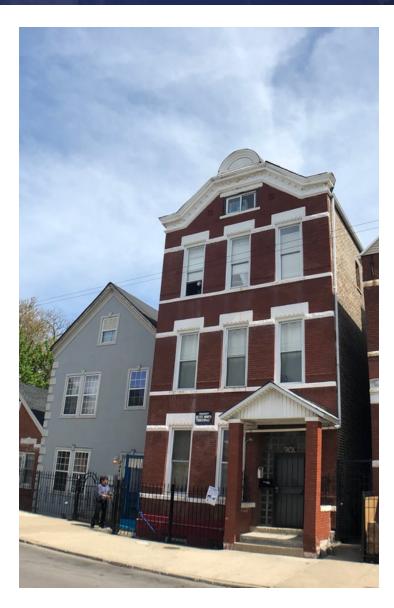
Many recent updates including new 400 amp electrical service and parking pad in rear. Extremely well maintained and all units, including the 3 non-conforming have 2 forms of ingress/egress.

### PROPERTY HIGHLIGHTS

- 3 Non-conforming Units for Additional Income or Duplex Opportunity
- Steps From CTA Pink Line
- Newer 400 amp Electrical Service
- Below Market Rents for Value-add Opportunity
- · Parking in Rear

### Property Description





### PROPERTY OVERVIEW

Large 6 unit brick building with parking in rear and 3 non-conforming units for additional income and/or duplex opportunities. Great value-add opportunity with parking income and minimal updates to maximize rents, which are currently well below market.

Many recent updates including new 400 amp electrical service and parking pad in rear. Extremely well maintained and all units, including the 3 non-conforming have 2 forms of ingress/egress.

### LOCATION OVERVIEW

Located in Chicago's Pilsen "Heart of Chicago" neighborhood, just west of Damen Avenue. Easy access to I-55, I-290 and I-90/94 and walking distance to the CTA Pink Line.

Pilsen is just a 12 minute CTA ride to Chicago's Business District and 10 minutes to UIC Chicago and Illinois Medical District. Shopping, Grocery, Fitness, Restaurants, Breweries, Cafes and coffee shops all just a short walk away.

Pilsen was named as one of the 2 coolest neighborhoods in North America and 1 of the 12 Coolest in the World!!!

### Additional Photos E





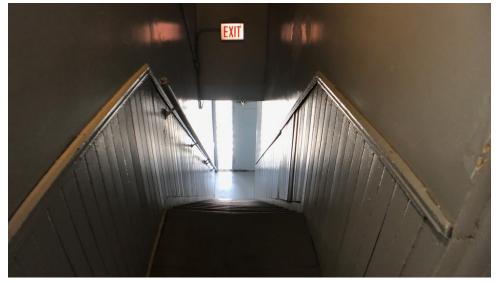






# Additional Photos E USA





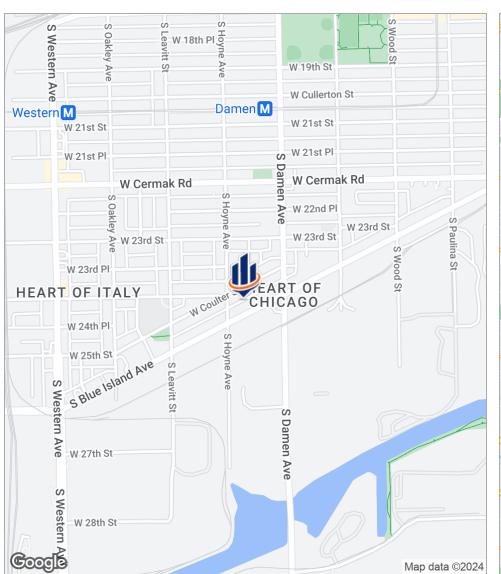


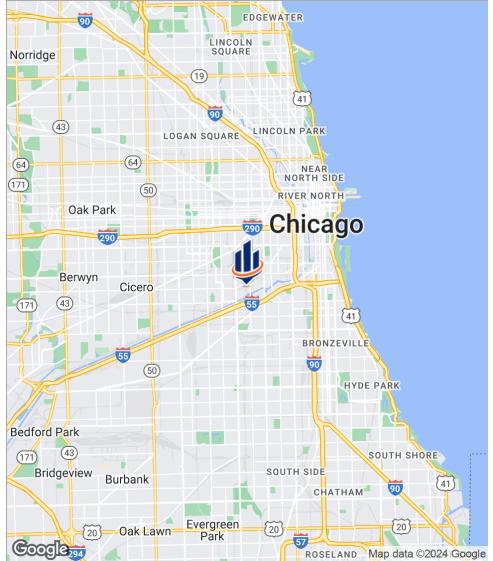


### Location Maps

## SEN

## U.S.A.





## Rent Roll SEN

## U.S.A.

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	CURRENT RENT	CURRENT RENT (PER SF)
1 F	1	1	600	Current	\$650	\$1.08
1R	2	1	700	Current	\$650	\$0.93
2F	2	1	700	Current	\$650	\$0.93
2R	1	1	600	Current	\$0	\$0.00
3F	2	1	700	Current	\$750	\$1.07
3R	1	1	600	Current	\$740	\$1.23
7 [Garden   Non Conforming]	0	1	400	Current	\$350	\$0.88
8 Garden   Non-conforming)	1	1	700	Current	\$0	\$0.00
9 (Attic   Non-conforming)	2	1	1,300	Current	\$350	\$0.27
Totals/Averages			6,300		\$4,140	\$0.66

Rents obtained via verbal conversation with Ownership. They have not been fully guaranteed and are here only to provide estimates on current rental rates & conditions.

### Pilsen Retailer Map 11/17

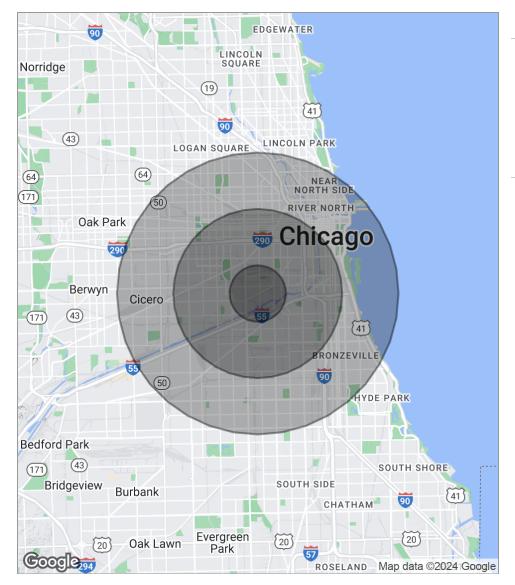
## U.S.A.





### Demographics Map





POPULATION	1 MILE	3 MILES	5 MILES
Total population	37,363	355,082	991,241
Median age	28.9	29.9	30.3
Median age [Male]	29.1	29.4	29.6
Median age (Female)	28.9	31.1	31.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  Total households	<b>1 MILE</b> 11,121	<b>3 MILES</b> 112,525	<b>5 MILES</b> 353,836
Total households	11,121	112,525	353,836

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census







# Mr. Cawthon Bio

#### **ANGELO LABRIOLA**

Senior Vice President



940 West Adams Street, Suite 200 Chicago, IL 60607 T 312.676.1870 C 708.307.7529 angelo.labriola@svn.com

#### PROFESSIONAL BACKGROUND

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

#### **EDUCATION**

B.S. in Finance and a minor in Economics from DePaul University - Chicago, IL

#### **MEMBERSHIPS & AFFILIATIONS**

National Association of Realtors (NAR) Illinois Association of Realtors (IAR) Chicago Association of Realtors (CAR)

# Mr. Labriola Bio

### **PAUL CAWTHON**

Senior Vice President



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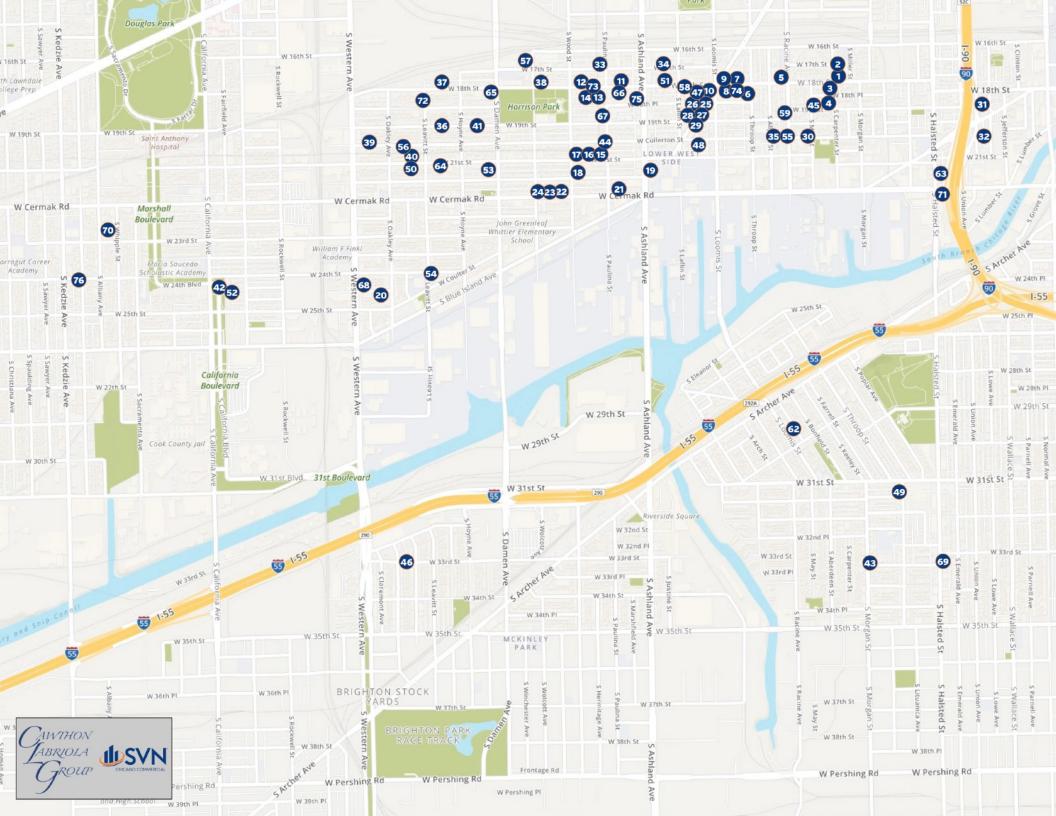
#### PROFESSIONAL BACKGROUND

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.



### CAWTHON LABRIOLA GROUP LIST OF COMPLETED TRANSACTIONS

1) 1040 W 18th Street

2) 1044 W 18th Street

3) 1800 S Carpenter Street

4) 1802 S Carpenter Street

5) 1726 S Racine Avenue

6) 1812 S Throop Street

7) 1324 W 18th Street

8) 1329 W 18th Street

9) 1348 W 18th Street

10) 1401 W 18th Street

11) 1640 W 18th Street

12) 1744 W 18th Street

13) 1727 W 18th Street

14] 1739 W 18th Street

15) 1722 W 21st Street

16) 1724 W 21st Street

17) 1726 W 21st Street

18) 1756 W 21st Place

19) 2121 S Ashland Avenue

20) 2315 W 24th Place

21) 1644 W Cermak Road

22) 1826 W Cermak Road

23) 1840 W Cermak Road

24) 1842 W Cermak Road

25) 1842 S Blue Island Avenue

26) 1850 S Blue Island Avenue

27) 1852 S Blue Island Avenue

28] 1860 S Blue Island Avenue

29] 1862 S Blue Island Avenue

30) 1942 S May Street

31) 1824 S Desplaines Street

32] 2002 S Desplaines Street

33) 1706 W 17th Street

34) 1518 W 17th Street

35) 2001 S Allport Street

36) 2133 W 19th Street

37) 2134 W 18th Street

38) 1854 W 18th Street

39) 2324 W Cullerton Street

40) 2214 W 21st Street

41) 2037 W 19th Street

42) 2435 S California Avenue

43) 3329 S Morgan Street

44) 1701 W Cullerton Street

45) 1839 S May Street

46] 3300 S Bell Avenue

47] 1848 S Blue Island Avenue

48) 1437 W Cullerton Street

49] 3132-34 S Lituanica Avenue

50) 2223 W 21st Street

51) 1520 W 18th Place

52) 2721 W 24th Place

53) 2018 W 21st Place

54) 2401 S Leavitt Street

55) 1946 S Racine Avenue

56) 2235 W Cullerton Street

57) 1900 W 17th St

58) 1443 W 18th Street

59) 1850-54 S Racine Avenue

60) 2431 S Millard Ave (Off Map)

(Sold 2x)

61] 2431 S Millard Ave (Off Map) (Sold

2x)

62) 2955 S Loomis Street

63) 2143-45 S Halsted Street

64) 2141 W 21st Street

65) 2001 W 18th Place

66) 1637 W 18th Street

67) 1700 W 19th Street

68) 2344-46 W 24th Place (Pending)

69) 3315 S Halsted Street

70] 2246 S Whipple Street (Off Map)

71) 2201 S Halsted Street (Pending)

72] 1820 S Leavitt Street

73) 1719 W 18th Street

74) 1327 W 18th Street (Pending)

75) 1824 S Ashland Avenue

(Pending)

76) 2400 S Troy (Pending) (Off Map)





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