



OFFERING SUMMARY

SALE PRICE:	\$11,250,000
BUILDING SIZE:	117,514 SF
LOT SIZE:	1.89 Acres
PRICE / SF:	\$95.73
CAP RATE:	7.1%
NOI:	\$798,507
YEAR BUILT:	1906
ZONING:	RM-5
APN:	Multiples

PROPERTY OVERVIEW

SVN is pleased to present the exclusive opportunity to purchase a portfolio of 10 buildings located in the highly desired Bronzeville neighborhood of Chicago, Illinois. The subject portfolio consists of a total of 90 units; [3] 5-bedroom units/2-baths, [25] 4-bedroom/1-2baths, [43] 3-bedroom/1-2baths, [16] 2-bedroom/1-2baths, and [3] 1-bedroom/1-bath unit. The Bronzeville portfolio features an excellent location across the Bronzeville and Kenwood neighborhoods and is just minutes away from local grocery stores, Chicago Public parks, and the University of Chicago campus. Additionally, the properties offer numerous public transportation options as well as easy highway access via Interstates 90 and 94.

PROPERTY HIGHLIGHTS

- Opportunity to Assume Freddie Mac Loan
- Located in the Desired Bronzeville Neighborhood
- 90 Total Units; 1 Bedroom to 5 Bedroom Spacious Units
- Occupied by 80% Subsidize Tenants
- 10 Buildings

JEFFREY BAASCH
 O: 312.676.1873
 jeffrey.baasch@svn.com

GEORGE LAU
 O: 312.756.7353
 george.lau@svn.com