

Lender Ordered Sale South Shore 76-Unit Multifamily

7456 SOUTH SOUTH SHORE DRIVE
CHICAGO, ILLINOIS

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AW PROPERTIES
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SECTION 1
PROPERTY INFORMATION

Property Summary



OFFERING SUMMARY

Sale Price:	\$3,600,000
Number of Units:	76
Sale Price per Unit:	\$47,368
Number of Floors:	7
Lot Size:	10,100 SF
Building Size:	43,550 SF
Zoning:	RM-6
Year Built:	1928

PROPERTY DESCRIPTION

AW Properties is pleased to present a value-add seven-story mid-rise 76-unit multifamily property located in the South Shore neighborhood. The property consists of a desirable unit mix of (64) Studio, and (12) 1 bed 1 bath units. Heat is provided by a central boiler. The property has two elevators, and a laundry room. The property is currently vacant.

The acquisition presents an excellent opportunity for an investor to acquire a value-add 76-unit multifamily opportunity at below replacement cost and significant upside potential.

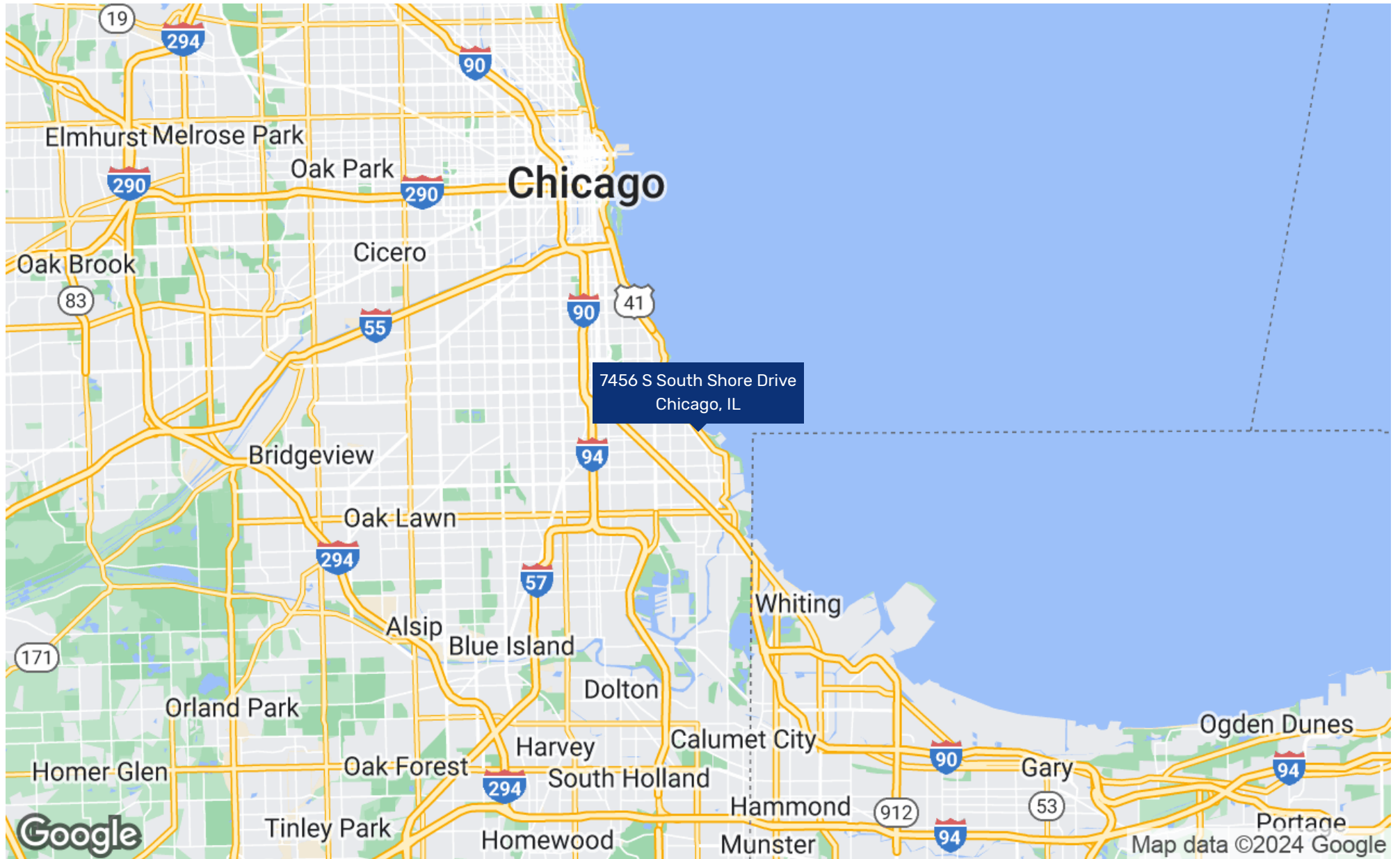
PROPERTY HIGHLIGHTS

- Value-Add Opportunity
- Desirable Unit Mix
- Premier South Shore Drive Location

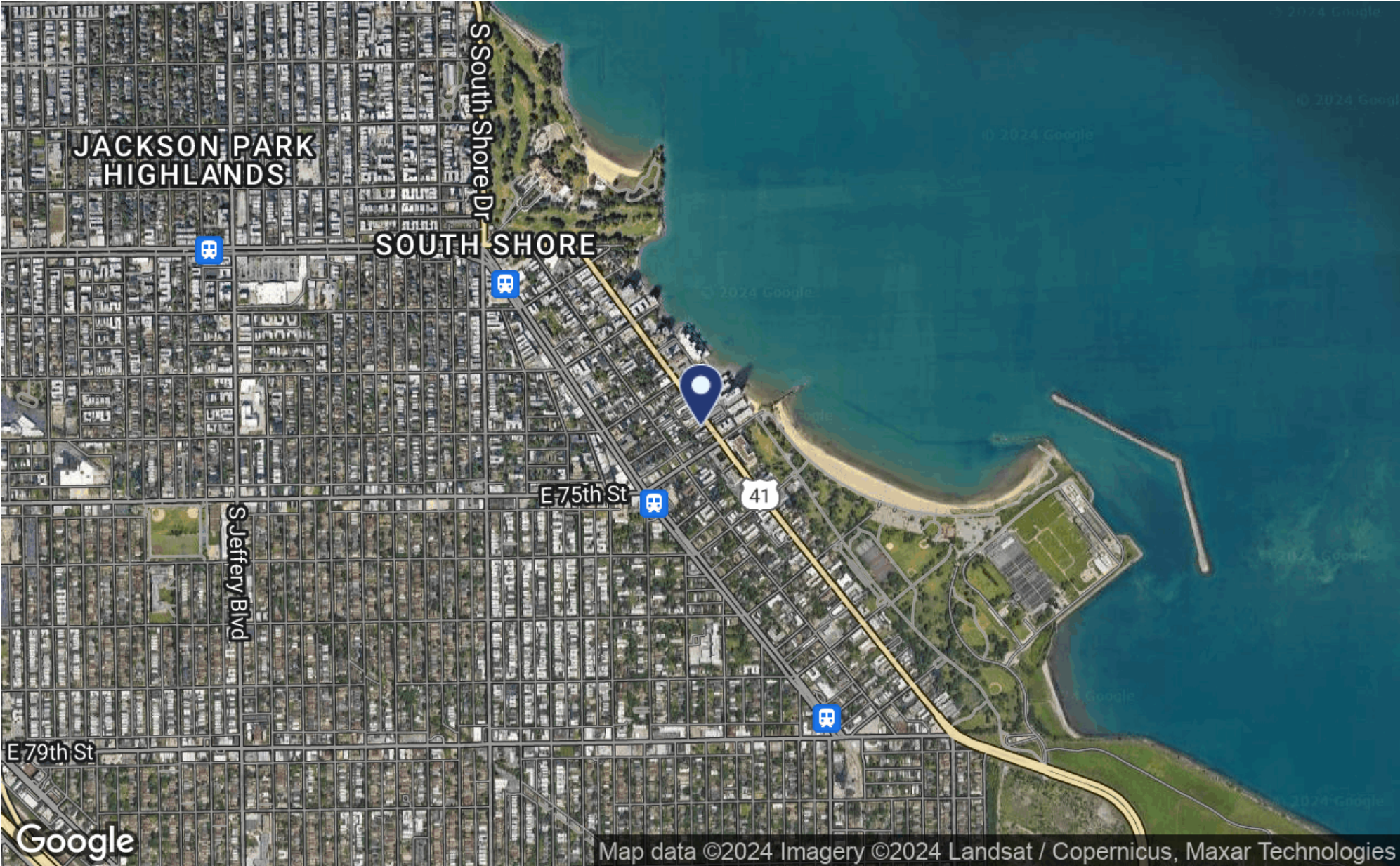


SECTION 2
LOCATION INFORMATION

Regional Map



Location Map



Aerial Map





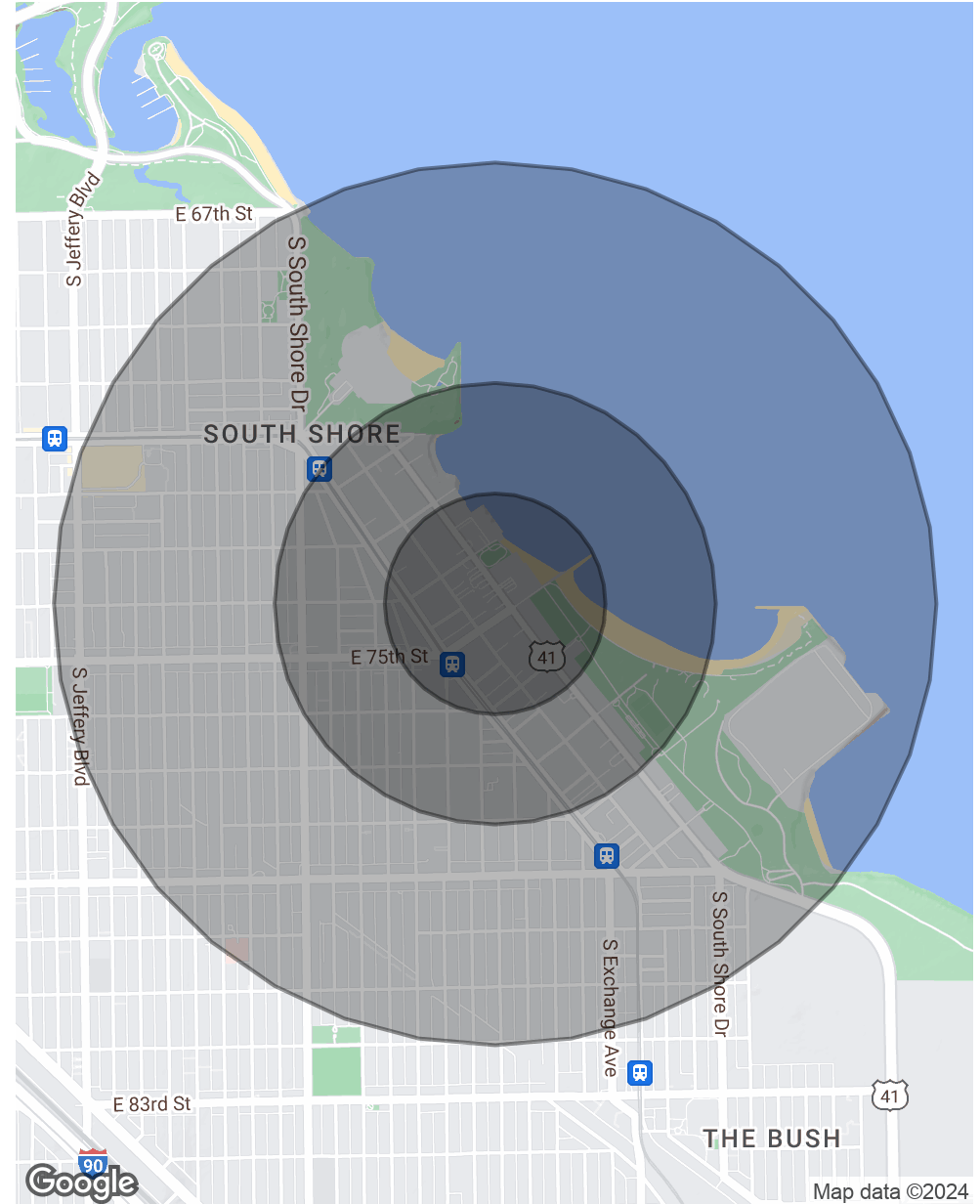
SECTION 3 DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,160	12,882	34,564
Average Age	34.8	35.1	38.9
Average Age (Male)	34.5	33.3	35.8
Average Age (Female)	35.3	35.7	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,511	7,493	19,821
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$34,643	\$37,026	\$42,583
Average House Value	\$14,694	\$77,967	\$110,584

2020 American Community Survey (ACS)



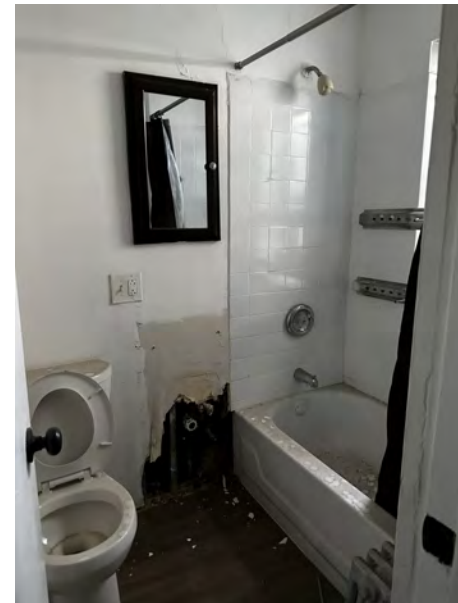
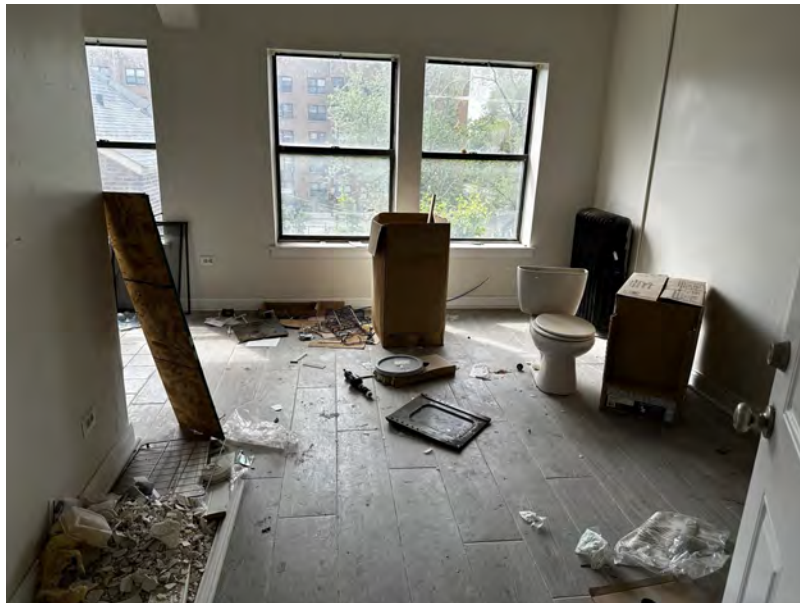


SECTION 4
PROPERTY PHOTOS

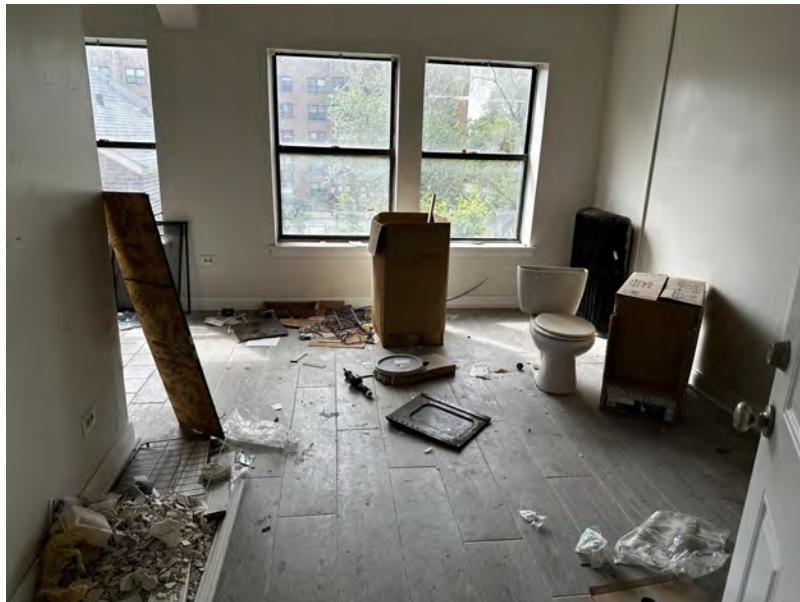
Photosn - Exterior



Photos - Interior



Photos - Interior



Photos - Other



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