

Value-Add 68-Unit Multifamily

312 NORTH CENTRAL AVENUE
CHICAGO, ILLINOIS



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AW PROPERTIES
GLOBAL

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SECTION 1
PROPERTY INFORMATION

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	68
Sale Price per Unit:	\$29,412
Number of Floor:	Four
Lot Size:	8,700 SF
Building Size:	26,450 SF
Year Built:	1924
Zoning:	B3-2

PROPERTY DESCRIPTION

AW Properties is pleased to present a value-add four-story 68-unit multifamily property located in the Austin neighborhood. The property consists of (68) Studio units. Heat for the units is provided by electric base board and gas forced units for the common areas. Kitchens can be equipped with a microwave and a mini refrigerator. The property has an elevator which is currently down / non-functional. There is a laundry room with (3) washers and (3) dryers.

The acquisition presents an excellent opportunity for an investor to acquire a value-add 68-unit multifamily opportunity at below replacement cost and significant upside potential.

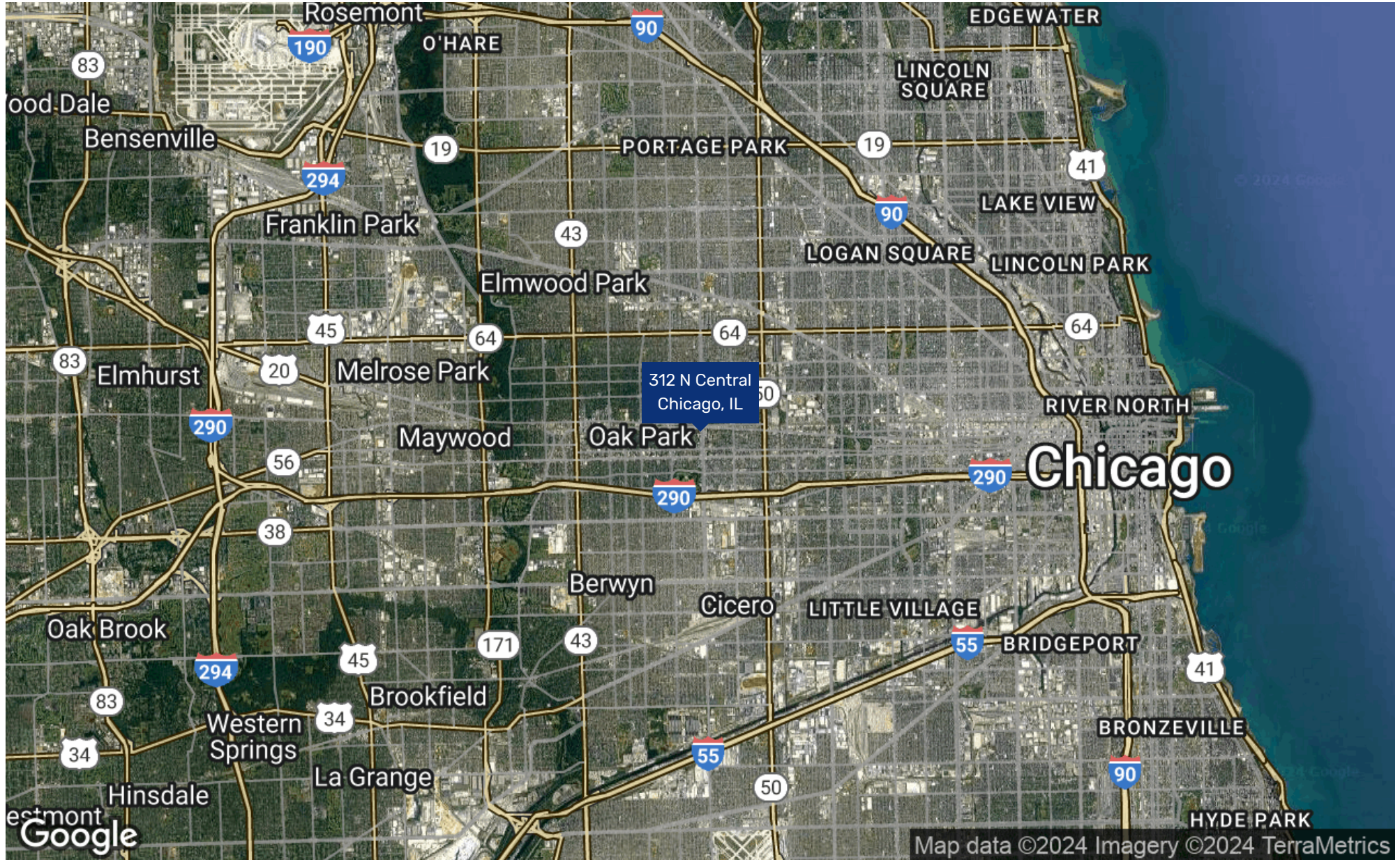
PROPERTY HIGHLIGHTS

- Value-Add Opportunity
- All Studio Units

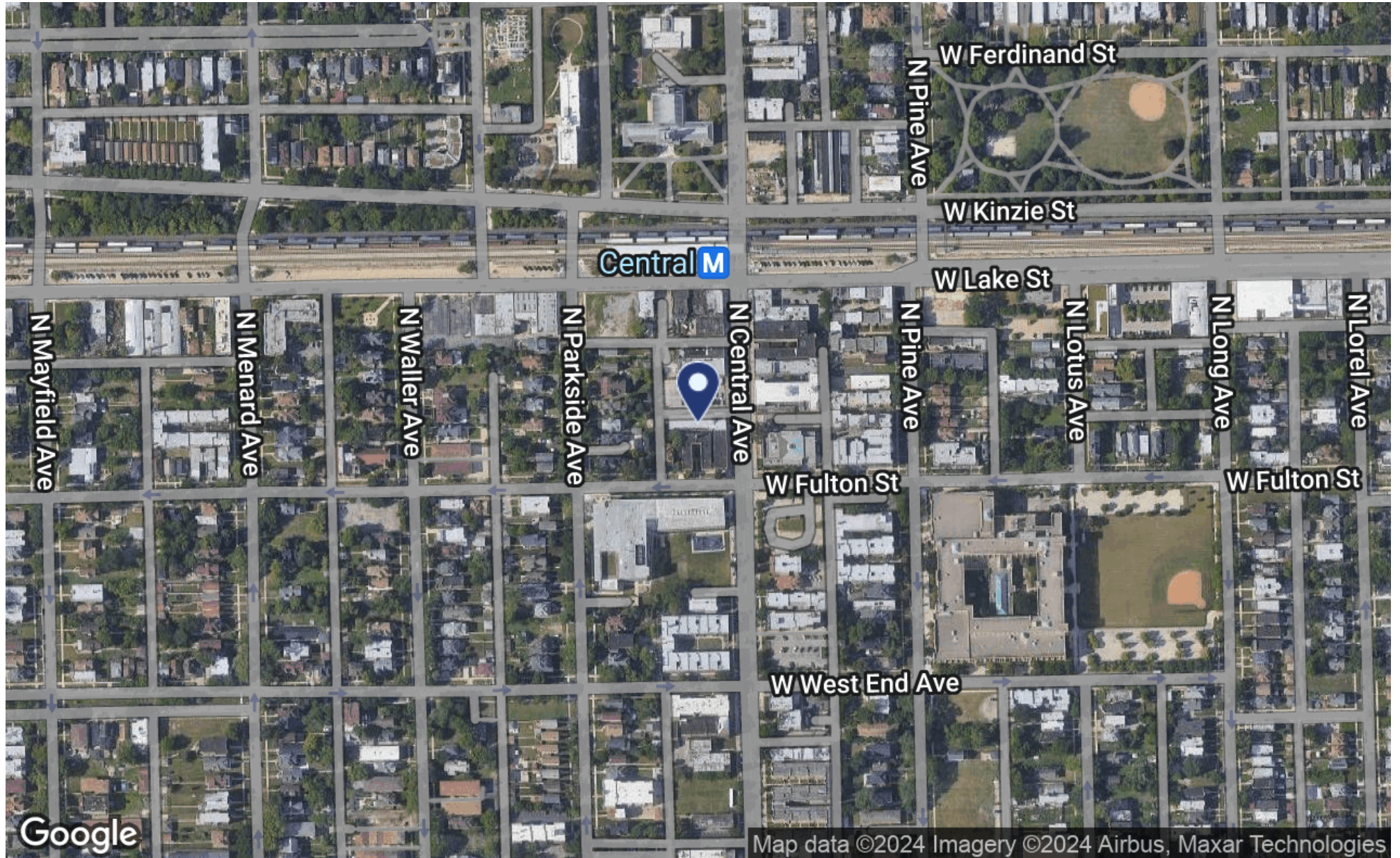


SECTION 2
LOCATION INFORMATION

Regional Map



Aerial Map





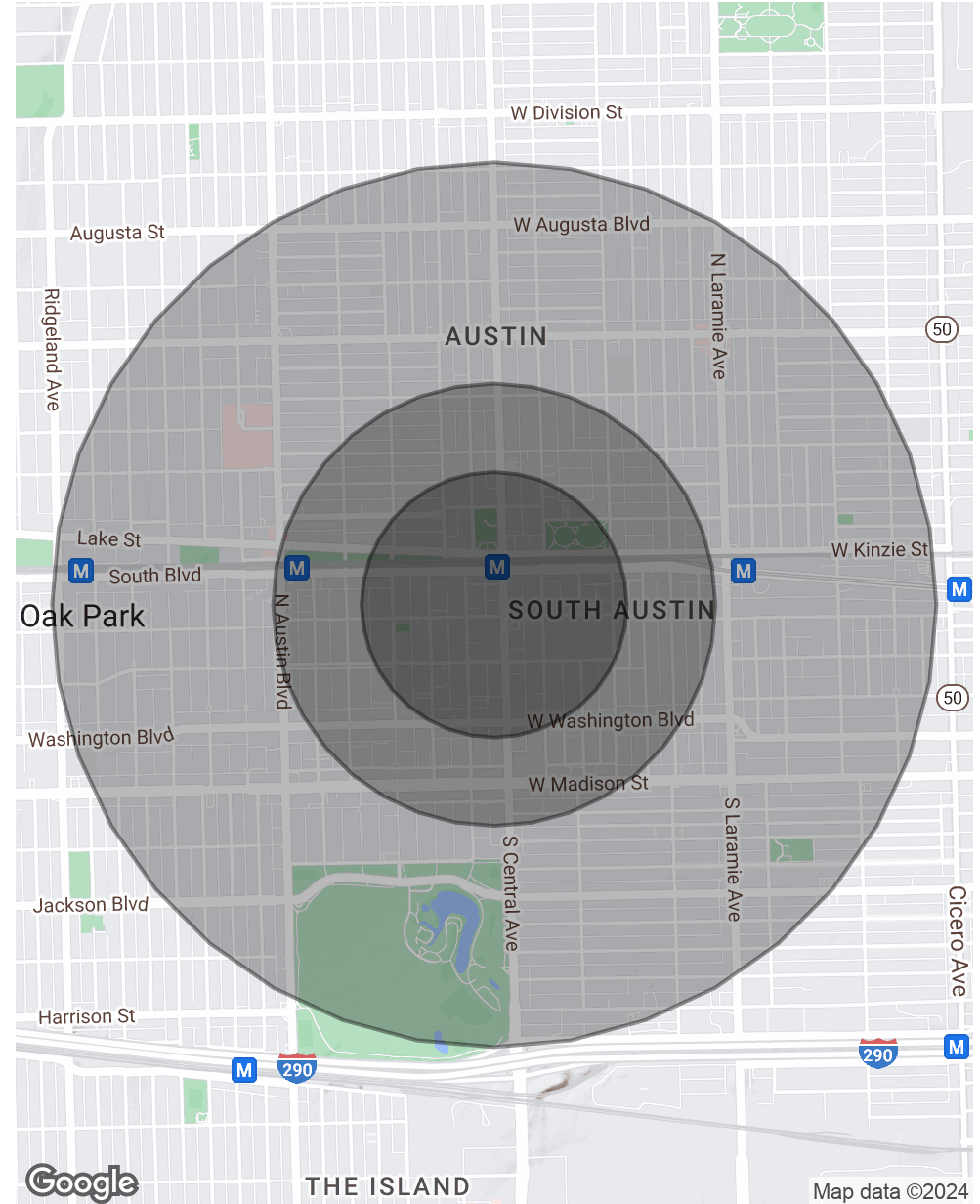
SECTION 3
DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,710	14,361	50,662
Average Age	38	38	39
Average Age (Male)	38	37	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,591	5,909	20,301
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$44,082	\$51,524	\$66,862
Average House Value	\$447,093	\$424,771	\$392,141

Demographics data derived from AlphaMap



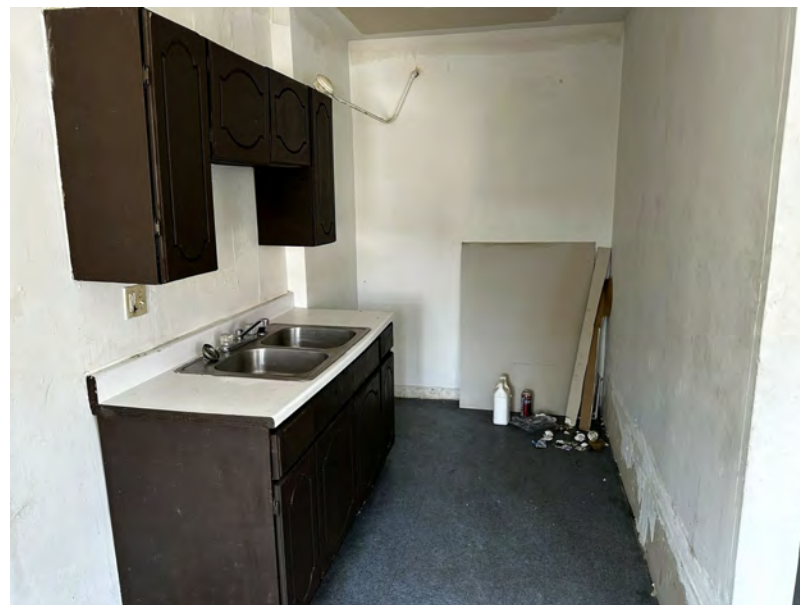


SECTION 4
PHOTOS

Photos - Exterior



Photos - Interior



Photos - Other



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