

8139 S. Drexel Ave, Chicago, IL 60619

6 Unit Apartment Building | \$350,000 (\$58,333/Unit) | Chatham, Chicago, IL

CRER



Timothy Keenan

Senior Director

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Chicago Real Estate Resources, Inc.

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PROPERTY FACTS

ADDRESS:

8139 S. Drexel Ave, Chicago IL 60619

ASKING PRICE:

\$350,000

PRICE PER UNIT:

\$58,333

SALE TYPE:

Investment

PROPERTY TYPE:

Multifamily

NO. UNITS:

6

TAXES 2022:

\$7,842

LOT SIZE:

0.14 AC

BUILDING SIZE:

8,553 Sq. Ft.

OCCUPANCY RATE:

100%

YEAR BUILT:

1924

SALE CONDITIONS:

Redevelopment Project

PARKING RATIO:

0.47/1,000 Sq. Ft.

EXECUTIVE SUMMARY

Classic Chicago Jumbo 6 flat apartment building located in the Chatham Neighborhood. 100% vacant and secured. Ready for a complete rehab. All bathrooms and kitchens have been demoed. All apartments are 5 room, 2 bedroom / 1 bathroom units. Spacious living rooms and dining rooms. Parking in the rear. 2020 taxes payable in 2021 are \$7,842.12. First installment 2021 payable in 2022 are \$4,313.17. Building is secured with DAWGS vacant property security doors and window guards.

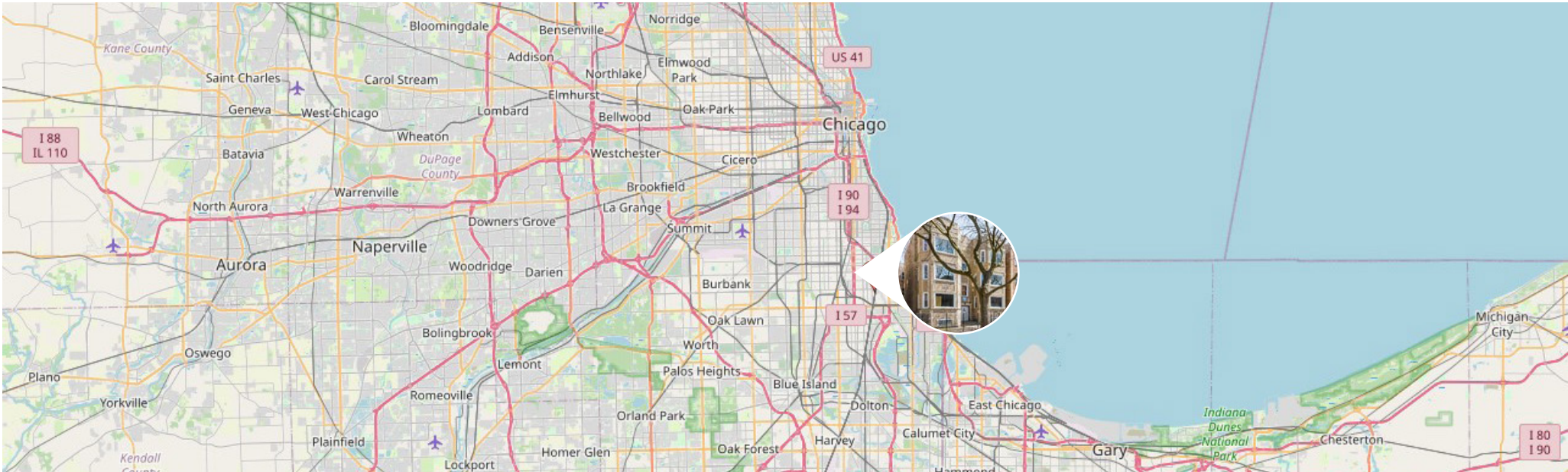
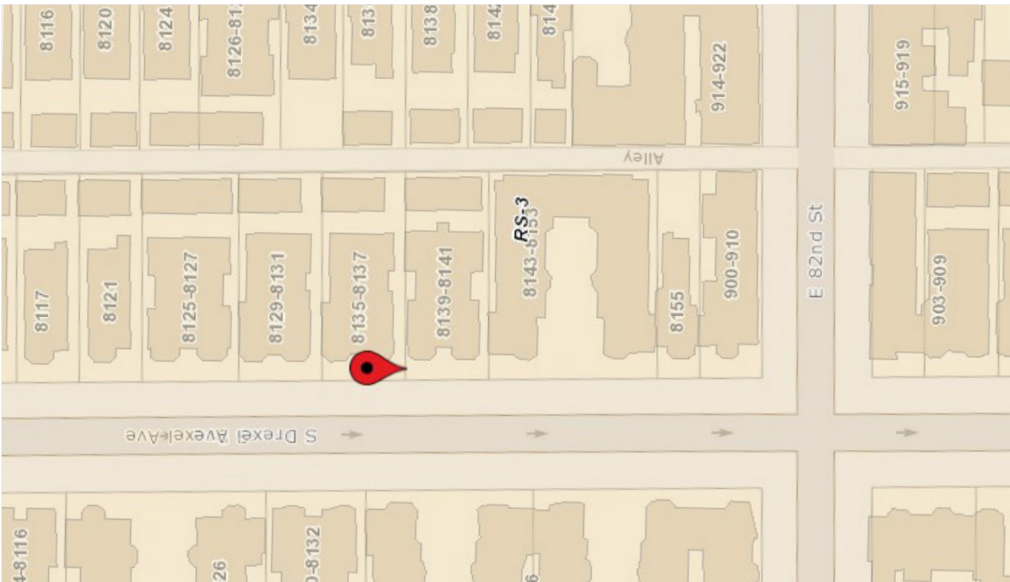


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PROPERTY MAPS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	35,223	285,637	580,349
2027 Population	34,832	282,589	574,205
Pop Growth 2022-2027	(1.11%)	(1.07%)	(1.06%)
Average Age	42	39	39
2022 Total Households	14,687	109,482	214,705
HH Growth 2022-2027	(1.88%)	(1.67%)	(1.50%)
Median Household Inc	\$35,130	\$35,299	\$39,401
Avg Household Size	2.30	2.50	2.60
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$178,056	\$158,169	\$167,379
Median Year Built	1948	1949	1949




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TRANSPORTATION



TRANSIT / SUBWAY

	83rd Street (Avalon Park) Station	6 min walk	0.3 mi
	79th Street Station	12 min walk	0.6 mi
	87th Street (Woodruff) Station	14 min walk	0.7 mi

COMMUTER RAIL

	Gresham Station Commuter Rail (Rock Island District Line)	8 min drive	3.2 mi
	Longwood Station Commuter Rail (Rock Island District Line)	10 min drive	4.4 mi

AIRPORT

	Chicago O'Hare International Airport	42 min drive	28.0 mi
	Chicago Midway International Airport	21 min drive	11.2 mi

ABOUT TIMOTHY KEENAN



Timothy Keenan

Senior Director



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After studying business at Penn State University and University of Illinois at Chicago, Timothy spent five years in restaurant management where he honed his professional and people skills. Timothy always had a love for real estate and decided to pursue as a full time career. Timothy set his sights on commercial real estate. Seeking out niche-orientated opportunities within the industry, he joined with Eric Janssen, founding principle of Chicago Real Estate Resources. CRER has a unique market position in receivership services and is a boutique operation where Timothy felt that he had great growth potential.

Timothy's transactional experiences include multi-family, mixed-use, retail, fractured condo developments, industrial, commercial and land sales. He also oversees more complex deals such as REO auctions, note purchases, portfolio note purchases, and portfolio REO. This wide range of knowledge has made him an asset to many of his clients. Timothy prides himself on working on many challenging deals for his clients and seeing them through from start to finish.

Timothy participates in many charity causes, which includes having raised \$275,000 through a college dance marathon for kids with cancer. He continues work on his mission of helping those in need by working closely with Chicago's Toys for Tots charity, hosting an annual Toy for Tots event for the past nine years.

Timothy's professional affiliations include the International Council of Shopping Centers (ICSC), The Chicago Association of Realtors (CAR), The Young Professional Network (YPN) and The West Central Association Chamber of Commerce (WCA).

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ABOUT THE COMPANY

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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