

Chicago, Illinois

1851 S. HARDING

EXCEPTIONAL 4-UNIT CONDO INVESTMENT

For more information,

Albert Realty Advisors

1136 S/Delano Ct #B201

Chicago IL 60605

📞 312.879.9887

✉ info@albertrealtyadvisors.com

www.AlbertRealtyAdvisors.com



ALBERT
Realty Advisors



ABOUT

1851 S. Harding Ave

Albert Realty Advisors presents for sale, a 4-unit condo building (portfolio) in Chicago's North Lawndale community. This is an exceptional, fully turn-key investment opportunity producing \$70,000 in gross income. In-place Cap Rate of 10%. Cash-on-Cash Return of 17%.

Why invest in apartment units when you could acquire superior quality condo finishes and amenities such as: individual central heating & A/C units, in-unit laundry, individual hot water tanks, laminate and vinyl flooring, and gated off-street parking.

Top three floors are jumbo, 2,000 SF units with 3-beds and 2-bath floor plans, and 9-foot high ceilings. Lower level unit is 1,000 SF with 3-beds and 1-bath. Total rentable space of 7,000 SF across all units. Virtual 3D tour is available for viewing online.

This is a low maintenance building with updated mechanical systems: HVAC, electrical and plumbing. New owner can keep condominium units or convert to apartment units in future.

Fully occupied building with three market-rate tenants and one Section-8 tenant. New tenant is soon to move into top floor unit. Tenants pay gas and electric utilities.

Financing options are conventional financing and cash. FHA won't qualify.



BUILDING OVERVIEW

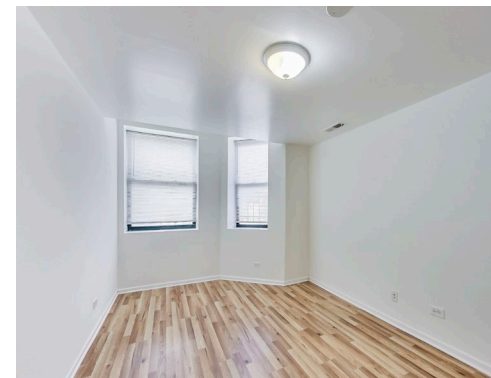
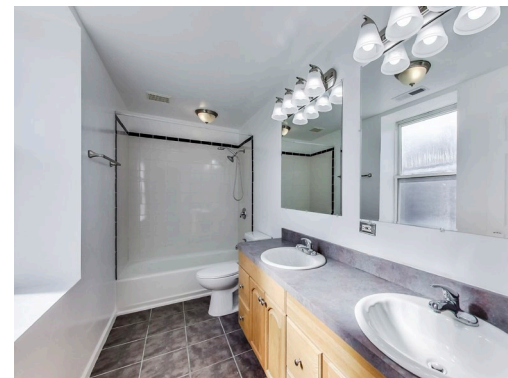
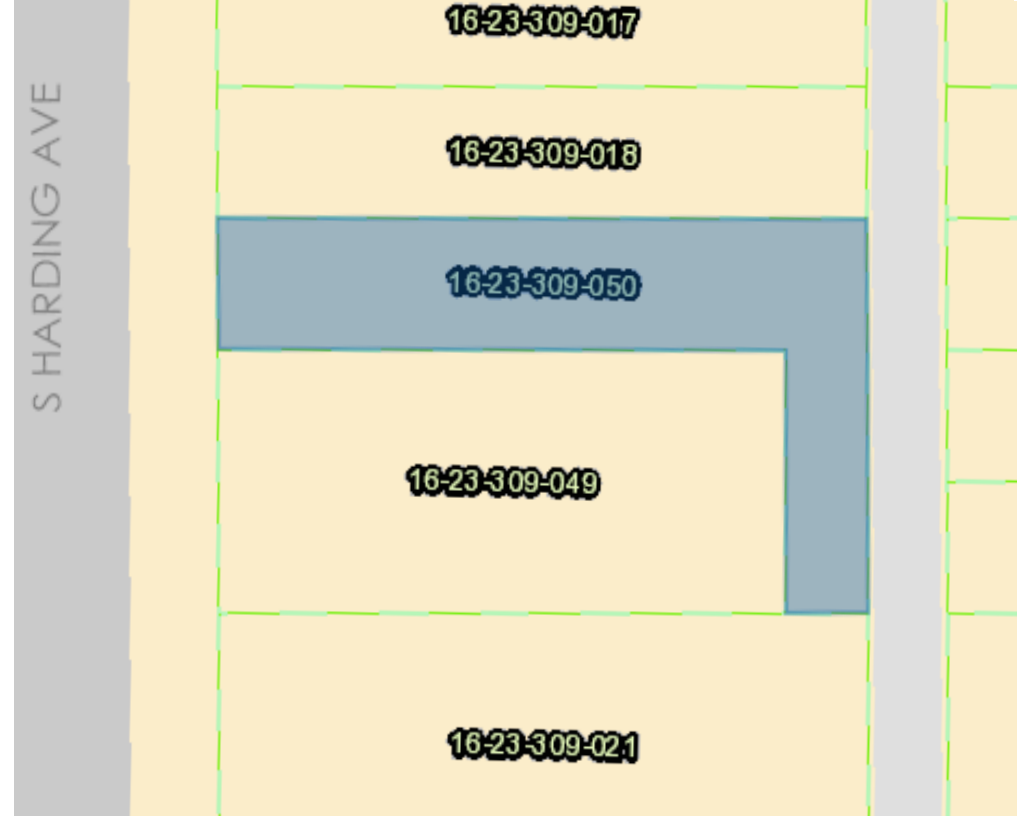
Essential Information

General

Address:	1851 S. Harding Ave Chicago, IL 60623
PIN:	16-23-309-050-1001-1002; -1003; -1004
Building Type:	4-Flat; Condominiums
Year Built:	1923
Building Class:	B
Floors:	3
No. Units:	4
Rentable Sq. Ft. (RSF):†	7,000
Avg. Unit Size (SF):	1,750
Land Size (AC)	0.07
Zoning:	RT-4 (Res. & Multi-Unit)
Flood Zone Panel:	17031C0505J
Flood Zone Code & Risk:	X (Low/Medium)

Specifications

Quality/Condition:	Good; Updated Units
Exterior Walls:	Masonry
Roof Type:	Flat Roof / Rubber
Heating:	Individual; Gas-forced Air
Cooling:	Individual; Central A/C Units
Electrical:	100A Service per Unit
Plumbing:	Copper Lines Throughout
Hot Water:	Individual; tanks in-unit
Laundry:	In-Unit Washer & Dryer
Windows:	Vinyl
Parking:	4 Surface Spaces, Off-Street



INVESTMENT SUMMARY

Information to help guide your decision.



Investment Information

Purchase Price:	\$525,000	Down Payment:	\$131,250	Renovation Costs:	\$0
Price per Unit:	\$131,250	Acquisition Costs:	\$10,500	Total Investment:	\$147,656
Price per Sq. Ft.:	\$75	Loan Costs:	\$5,906		

Income, Expenses, & Cash Flow (Year One)

Effective Gross Income	\$71,820	Net Operating Income:	\$48,103
Operating Expenses:	\$23,717	Cash Flow Before Taxes:	\$26,885

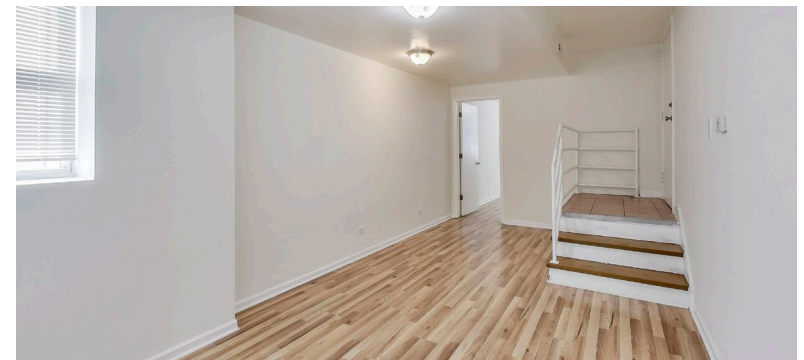
Financial Indicators

Capitalization Rate:	9.2%	Gross Rent Multiplier:	7.48	OpEx Ratio:	33.0%
Cash on Cash Return:	18.2%	Gross Income / Unit:	\$17,955		
Debt Coverage Ratio:	2.27	Gross Expenses / Unit:	\$5,929		

Loans

Mortgage Amt:	\$393,750	Amortization:	30	Payment:	\$1,768
Term:	30	Rate:	3.50%	Annual Debt Service:	\$21,217





ALBERT
Realty Advisors

**For additional photos
and 3D Virtual Tour,
visit:**

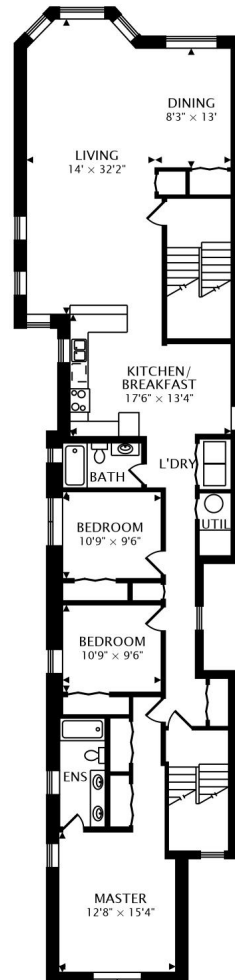
<https://real.vision/1851-south-harding-avenue>

FLOOR PLANS

Layout for 1851 South Harding Avenue

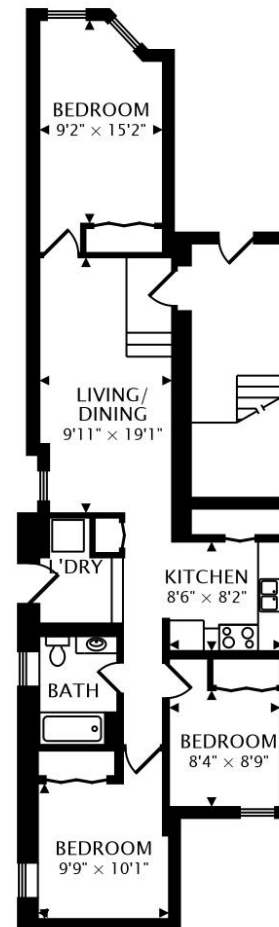


ALBERT
Realty Advisors



UNITS #1, 2, 3

2000 Square Feet



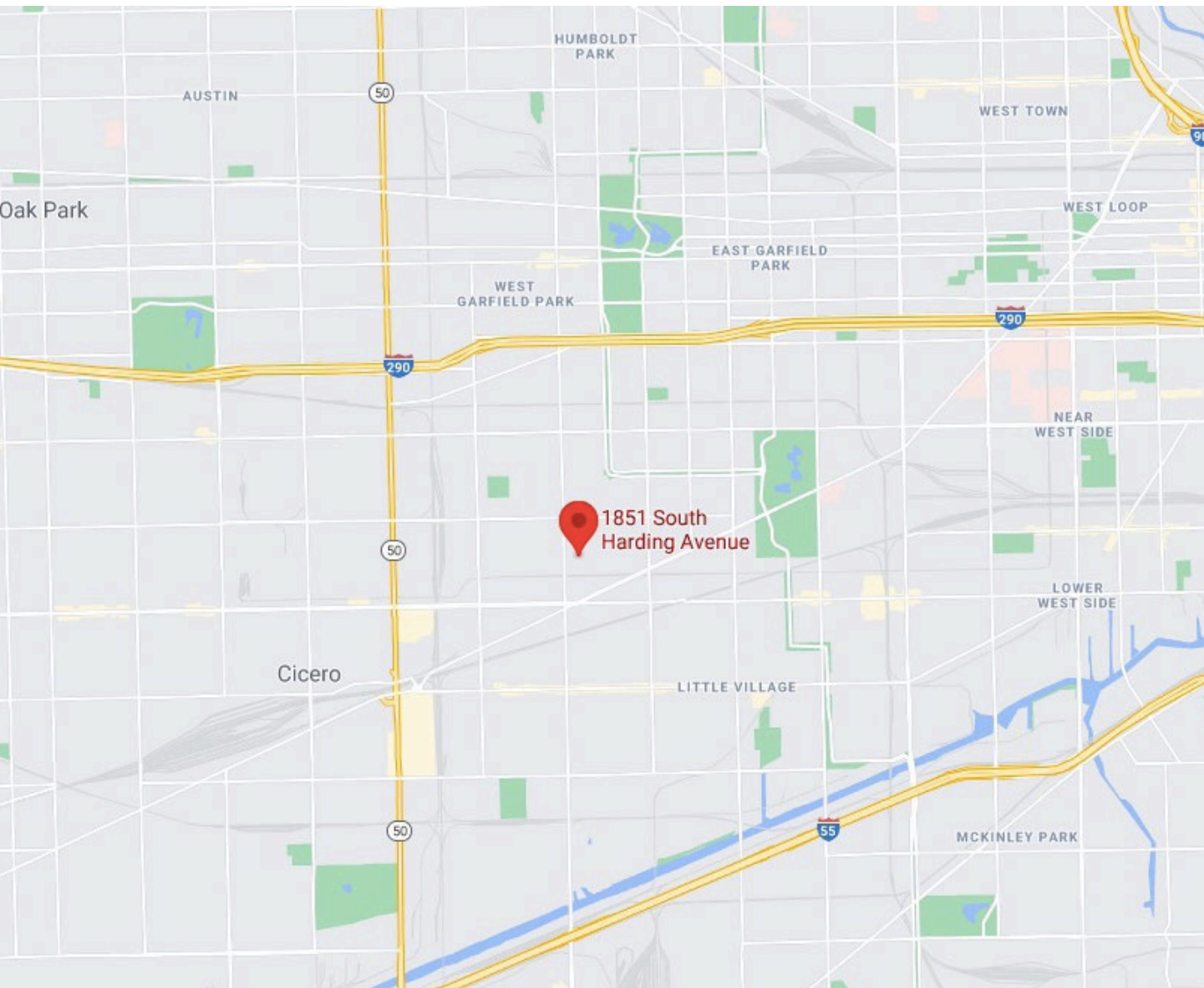
GARDEN UNIT

1000 Square Feet



LOCATION OVERVIEW

Information to help guide your decision.



NORTH LAWNDALE

About The Area

Located on the West Side of Chicago, North Lawndale is less than three miles from Chicago's Loop. It is known for its rich cultural history and architectural character. In addition to the population of die-hard Chicagoans, the neighborhood showcases an array of greystones, wide boulevards, and public parks - including the 218-acre Douglas Park.

Since 2000, North Lawndale has seen several new residential, commercial, and industrial developments, including the addition of nearly 800 new housing units. Health care jobs are a stabilizing force in the North Lawndale community. Both Sinai Health System and Lawndale Christian Health Center employ thousands of people nearby.

Chicago's West Side continues to see increased public and private investment. North Lawndale is the home for Ogden Commons, a \$200 million mixed-use development that will deliver 120,000 SF of commercial and retail space and more than 350 mixed-income housing units. North Lawndale is one of the chosen neighborhoods for City of Chicago's INVEST South/West Initiative. Today, North Lawndale has several Opportunity Zone tracts and also features multiple municipal Tax-Increment-Finance Districts.



OGDEN COMMONS, TOPS OUT ON CHICAGO'S WEST SIDE



Chicago-based firms The Habitat Company, James McHugh Construction Co. and Bowa Construction recently topped off a commercial and retail building that marks phase one of the \$200 million Ogden Commons mixed-use project in Chicago's North Lawndale neighborhood.

Habitat formed a public-private partnership with Sinai Health System, Cinespace Chicago Film Studios, the Chicago Housing Authority and the city of Chicago to develop the 10 acres along the 2600 block of Ogden Avenue on Chicago's West Side. Upon completion, the project will include 120,000 square feet of commercial and retail space and more than 350 mixed-income housing units.

Continued...

OGDEN COMMONS, TOPS OUT ON CHICAGO'S WEST SIDE (Continued)



"While COVID-19 kept us from celebrating with a traditional topping-off ceremony when the last piece of steel was placed in late April, we wanted to acknowledge how proud we are of the construction workers and subs for hitting this milestone on time and on budget," said Matt Fiascone, president of The Habitat Company. "The construction of new medical facilities and affordable housing is more vital than ever for neighborhoods like North Lawndale that have been overlooked for too long. This building is just the first step to bringing new jobs, retail and housing to the community."

Located at 2652 W. Ogden Avenue, the commercial building offers 50,000 square feet spread across three floors. Unlike a standard rectangular building, the steel structure includes several angles with the upper floors suspended above a small courtyard at the building's entrance, noted Ray Cisco, project executive with McHugh Construction.

"With the steel frame of Ogden Common's first building now in place, the site is definitely coming to life and the surrounding community can feel the development's momentum, which is important given this new time when so much of life feels like it's on pause," said Cisco. "It's good for the area to see our team working on the building, and of course we're trying to give back by using local crews through union sub-contractors."



Scheduled for completion in January 2021, the SCB-designed building will provide active retail frontage and create a memorable gateway to a revitalized Ogden Avenue commercial corridor from the east. The building's ground floor will be occupied by Steak n' Shake, Ja' Grill and Wintrust Bank. The second and third floors will include medical office space leased to Sinai Health System for outpatient services. Cinespace Chicago Film Studios will also lease office space on the upper floors for its two nonprofit affiliates: Cinecares, which offers a job-training program in film production for disadvantaged youth; and Stage 18, a film industry incubator designed to expand Chicago's talent pool in movie and TV production.

Located on land formerly occupied by the Chicago Housing Authority's Ogden Courts and Lawndale public housing developments, Ogden Commons is being financed through a combination of debt and Opportunity Zone equity. PNC Bank funded \$15 million of the \$22 million development cost for phase one at Ogden Commons.

The residential component of Ogden Commons will take place across multiple phases, with an anticipated start in 2021. Plans for the first residential phase call for a 92-unit multifamily building and three six-flat buildings.

UNIT MIX & RENT ROLL



UNIT MIX

Unit Type	Unit Count	Total Size (SF)	Avg. Unit Size (SF)	IN-PLACE				MARKET			
				Average Rent	Average Rent/SF	Monthly Rent	Annual Rent	Average Rent	Average Rent/SF	Monthly Rent	Annual Rent
3 Bd + 1 Ba	1	1,000	1,000	\$1,150	\$1.15	\$1,150	\$13,800	\$1,200	\$1.20	\$1,200	\$14,400
3 Bd + 2 Ba	3	6,000	2,000	\$1,550	\$0.78	\$4,650	\$55,800	\$1,700	\$0.85	\$5,100	\$61,200
Totals / Avg	4	7,000	1,750	\$1,450	\$0.83	\$5,800	\$69,600	\$1,575	\$0.90	\$6,300	\$75,600

RENT ROLL

Unit #	Unit Name	Type	Size (SF)	Status	Lease End	Subsidized	In-Place Rent	Market Rent
1	G	3 Bd + 1 Ba	1,000	Occupied	7/31/2021	No	\$1,150	\$1,200
2	1	3 Bd + 2 Ba	2,000	Occupied	9/30/2021	No	\$1,550	\$1,700
3	2	3 Bd + 2 Ba	2,000	Occupied	9/30/2021	No	\$1,550	\$1,700
4	3	3 Bd + 2 Ba	2,000	Occupied	12/31/2021	Yes	\$1,550	\$1,700

OCCUPANCY RATE: 100%

UTILITY BILLING STRUCTURE

	Paid By Lanlord	Paid By Tenant
Heating Gas		X
Cooking Gas		X
Electric		X
Water / Sewer	X	
Trash	X	
Cable / Internet		X



PROFORMA OPERATING STATEMENT

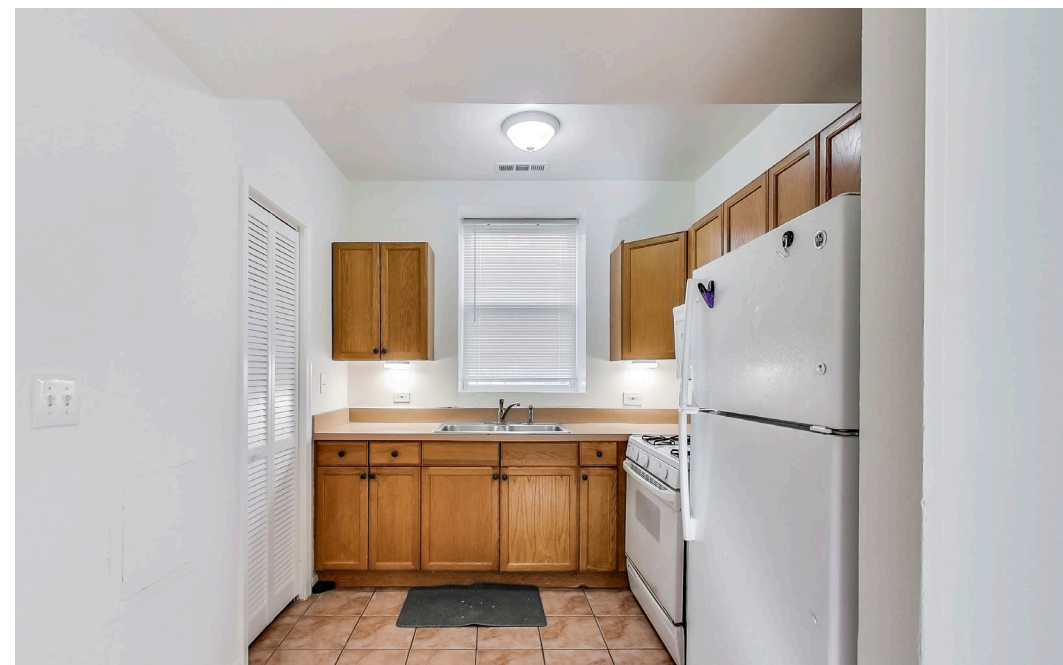
CURRENT AND PROFORMA FINANCIAL INFO

	CURRENT				PROFORMA			
	\$	% of PRI	\$/Unit	Per SF	\$	% of PRI	\$/Unit	Per SF
Income:								
Potential Rental Income	\$69,600	100.0%	\$17,400	\$9.94	\$75,600	100.0%	\$18,900	\$10.80
(-) Vacancy & Credit Losses	\$0	0.0%	\$0	\$0.00	(\$3,780)	-5.0%	(\$945)	(\$0.54)
(=) Effective Rental Income	\$69,600	100.0%	\$17,400	\$9.94	\$71,820	95.0%	\$17,955	\$10.26
(+) Other Income	\$0	0.0%	\$0	\$0.00	\$0	0.0%	\$0	\$0.00
EFFECTIVE GROSS INCOME	\$69,600	100.0%	\$17,400	\$9.94	\$71,820	95.0%	\$17,955	\$10.26
Expenses:	\$	% of EGI	\$/Unit	Per SF	\$	% of EGI	\$/Unit	Per SF
(-) Real Estate Taxes	(\$3,772)	-5.4%	(\$943)	(\$0.54)	(\$3,772)	-5.3%	(\$943)	(\$0.54)
(-) Insurance	(\$1,400)	-2.0%	(\$350)	(\$0.20)	(\$3,400)	-4.7%	(\$850)	(\$0.49)
(-) Utilities: Electric	(\$893)	-1.3%	(\$223)	(\$0.13)	(\$900)	-1.3%	(\$225)	(\$0.13)
(-) Utilities: Water-Sewer-Trash	(\$1,738)	-2.5%	(\$435)	(\$0.25)	(\$1,800)	-2.5%	(\$450)	(\$0.26)
(-) Maintenance & Janitor	(\$1,999)	-2.9%	(\$500)	(\$0.29)	(\$2,300)	-3.2%	(\$575)	(\$0.33)
(-) Repairs	(\$135)	-0.2%	(\$34)	(\$0.02)	(\$4,000)	-5.6%	(\$1,000)	(\$0.57)
(-) Management	\$0	0.0%	\$0	\$0.00	(\$5,746)	-8.0%	(\$1,436)	(\$0.82)
(-) General & Admin.	(\$22)	0.0%	(\$6)	(\$0.00)	(\$300)	-0.4%	(\$75)	(\$0.04)
(-) Replacement Reserves	(\$2,000)	-2.9%	(\$500)	(\$0.29)	(\$1,500)	-2.1%	(\$375)	(\$0.21)
TOTAL EXPENSES	(\$15,397)	-22.1%	(\$3,849)	(\$2.20)	(\$23,717)	-33.0%	(\$5,929)	(\$3.39)
NET OPERATING INCOME	\$54,203	77.9%	\$13,551	\$7.74	\$48,103	67.0%	\$12,026	\$6.87

FINANCING DATA

	Amt	%
Down Payment	\$131,250	25.0%
Loan Amount	\$393,750	75.0%
Rate	3.50%	
Amortization	30	
Debt Service	\$21,217	
Debt Coverage Ratio	2.27	
Cash Flow	\$26,885	
Principal Reduction (Year 1)	\$7,557	
Total Return	\$34,442	









Innovative Leadership.
Data Focused. Results Driven.

About Damian Albert

Principal & Managing Broker

Damian Albert is the Principal and Managing Broker of Albert Realty Advisors. He specializes in the valuation, sale and leasing of commercial investment and residential property in the Chicago area. Damian's data driven approach blends market intelligence with financial analytics to facilitate effective real estate decision-making. His uncanny ability to deliver results positions him as a trustworthy real estate advisor to many.

Prior to Albert Realty Advisors, Damian spent three years with Be Realty, where he successfully closed residential and commercial transactions. Prior to Be Realty, Damian spent eight years in public finance and economic development, where he worked to improve the fiscal health of local governments and facilitate the growth of Chicago's economy.

Professional Designations

- Licensed Managing Broker, State of Illinois
- LEED Green Associate, Green Business Certification Inc.

Professional Affiliations

- Chicago Association of Realtors
- Certified Commercial Investment Member Institute - Candidate for Designation

Education

- Master of Public Administration, University of Wisconsin-Milwaukee
- Project Management Certification, Northwestern University

Find us on social media

-  facebook.com/albertrealtyadvisors
-  linkedin.com/damian-albert



ALBERT
Realty Advisors