SALE

20-Unit Multifamily in Bronzeville

4901 S MICHIGAN AVE

Chicago, IL 60615

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SVN CHICAGO COMMERCIAL

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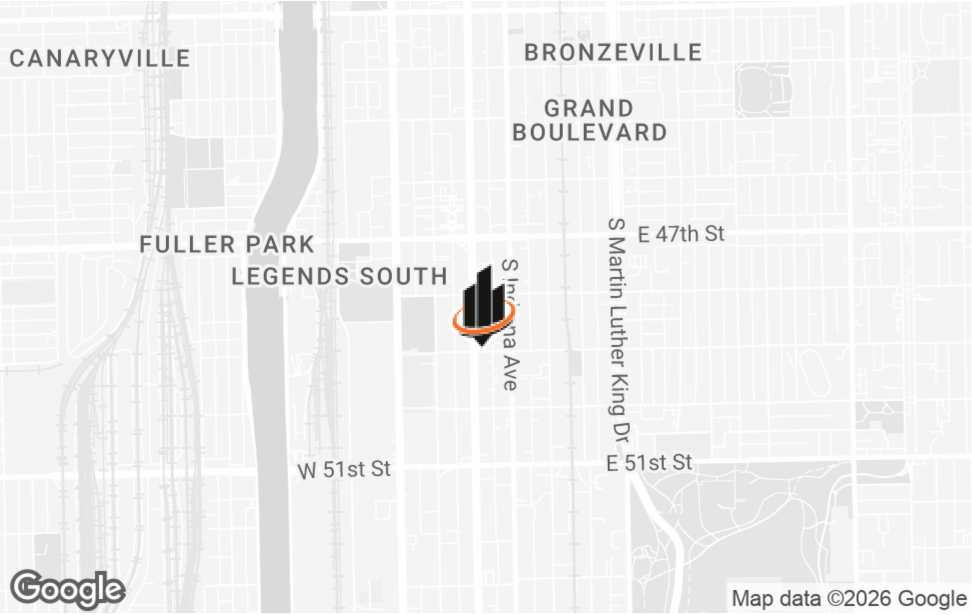
SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

STARTING BID:	Auction
NUMBER OF UNITS	20
BUILDING SIZE:	21,615 SF
LOT SIZE:	7,997 SF
YEAR BUILT:	1898
ZONING:	RM-5
APN:	20-1011-4001-0000

PROPERTY OVERVIEW

SVN is pleased to present 4901 S Michigan Ave a 20-unit Multifamily building located in the historic Bronzeville/Grand Boulevard neighborhood on Chicago's South Side. The unit mix consists of (6) 2 Bedroom 1 Bath, (6) 3 Bedroom 1 Bath and (4) 3 Bedroom 1.5 Bath, (4) 4 Bedroom 2 Bath Apartments. Overall, 4901 S Michigan needs capital improvements to the common areas and interior units throughout. The property needs repairs throughout for the boiler system, electrical and plumbing.

PROPERTY HIGHLIGHTS

- Vacant and ready for stabilization
- Strong Unit Mix
- Strong Location
- Value Add

PROPERTY DESCRIPTION

4901 S MICHIGAN AVENUE

- **Number of Units: 20**
- **Unit Mix: [6] 2 Bedroom 1 Bath, [6] 3 Bedroom 1 Bath,[4] 3 Bedroom 1.5 Bath and [4] 4 Bedroom 2 Baths**
- **Building Size 21,615 SF**
- **Year Built: 1898**
- **Parcel: 20-10-114-001-0000**
- **Heating: Boiler/needs work**
- **Electrical Service: Older/vandalized**
- **Electrical Panels: In-Unit**
- **Plumbing: Galvanized/Copper**
- **Water Tanks: Individual / located in basement**
- **Windows: Vinyl**
- **Roof: Needs patching in certain areas**
- **Laundry: Yes, 2 Washer x 2 Dryer**
- **Parking: None**

SECTION 2

Location Information

OVERVIEW

4901 S Michigan Ave is set in the heart of Bronzeville, one of Chicago's most historic and culturally significant neighborhoods, just minutes south of the Loop and a short ride from the shores of Lake Michigan. Bronzeville carries a rich architectural legacy of classic greystones, courtyard buildings, and tree-lined boulevards that give the area a timeless, walkable character distinct from Chicago's newer high-rise corridors. Residents enjoy convenient access to the CTA Green Line, Metra Electric service, Lake Shore Drive, and the Dan Ryan Expressway, putting downtown employment centers, McCormick Place, and the lakefront parks within easy reach.

GROWTH MOMENTUM

The surrounding area has entered a clear period of reinvestment and renewal, with new residential developments, retail corridors, and public infrastructure improvements steadily transforming the neighborhood's profile. Longstanding community institutions, cultural landmarks, and green spaces continue to anchor the area's identity, while a wave of new construction and building renovation is bringing fresh housing stock, grocery and retail options, and job-creating commercial space to the corridor. This combination of preserved character and active redevelopment is positioning Bronzeville as one of the more dynamic growth stories on Chicago's South Side.

MULTIFAMILY INVESTMENT

The area offers a compelling mix of affordability and upside that is increasingly hard to find this close to downtown Chicago. Chicago's metro-wide multifamily vacancy rate fell to just 3.0% in Q2 2026, among the tightest of any major U.S. market, while average cap rates held steady near 6.5%. Property values remain attractive relative to nearby, more established submarkets, while steady rental demand is supported by a diverse base of long-term residents, students, and workforce tenants. As redevelopment activity continues to draw new amenities and investment into the surrounding blocks, well-positioned multifamily assets in this corridor stand to benefit from rising rents, improving occupancy, and long-term appreciation as the broader neighborhood continues its upward trajectory.

INVESTMENT THESIS | SOUTH SIDE CHICAGO

Obama Presidential Center: A Generational South Side Catalyst

A June 2026 opening positions nearby multifamily assets to benefit from sustained visibility, visitation, and neighborhood reinvestment.

June 2026

GLOBAL OPENING

Museum opens to the public June 19, 2026; grand opening ceremony June 18; tickets on sale May 6.

19.3 acres

JACKSON PARK CIVIC CAMPUS

Museum, library, Women's Garden, Wetland Walk, dining, and free public space at 6001 S. Stony Island Ave.

$3.1B

10-YEAR COOK COUNTY IMPACT

Projected cumulative economic impact on local Cook County businesses (UChicago Harris / Bittner).

MULTIFAMILY READ-THROUGH

Sustained renter demand supported by construction and operating jobs, year-round tourism, free public-space activation in Jackson Park, and continuing public and private reinvestment across the South Side. **4901 S Michigan Ave is 3 Mi from this site.**

RETAILER MAP

BIRD'S EYE VIEW

SECTION 3

Financial Analysis

PRO-FORMA FINANCIAL SUMMARY

INVESTMENT OVERVIEW	PRO-FORMA FINANCIALS

OPERATING DATA	PRO-FORMA FINANCIALS
GROSS SCHEDULED INCOME	$420,000
OTHER INCOME	$2,000
TOTAL SCHEDULED INCOME	$422,000
VACANCY COST	$21,000
GROSS INCOME	$401,000
OPERATING EXPENSES	$189,000
NET OPERATING INCOME	$212,000
PRE-TAX CASH FLOW	$212,000

RENT ROLL

UNIT	BEDROOMS	BATHROOMS
109-1	2	1
109-2	2	1
109-3	2	1
111-1	3	1
111-2	3	1
111-3	3	1
113-1	2	1
113-2	2	1
113-3	2	1
115-1	3	1
115-2	3	1
115-3	3	1
4901-B	4	2
4901-1	4	2
4901-2	4	2
4901-3	4	2
4903-B	3	1.5
4903-1	3	1.5
4903-2	3	1.5
4903-3	3	1.5

UNIT MIX SUMMARY

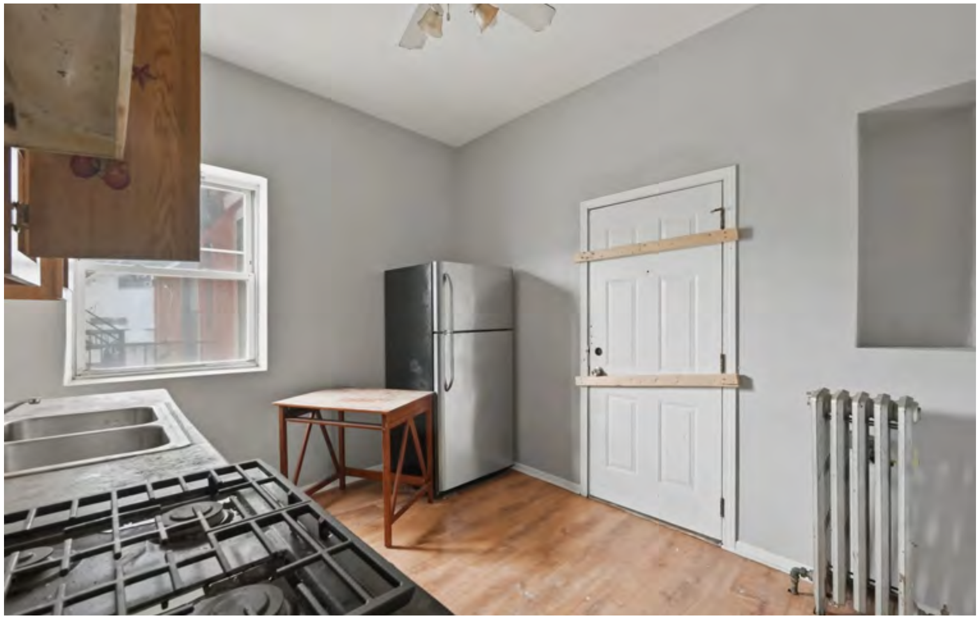
UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL
2 BED 1 BATH	2	1	6	30%
3 BED 1 BATH	3	1	6	30%
3 BED 1.5 BATH	3	1.5	4	20%
4 BED 2 BATH	4	2	4	20%
TOTALS/AVERAGES			**20**	**100%**

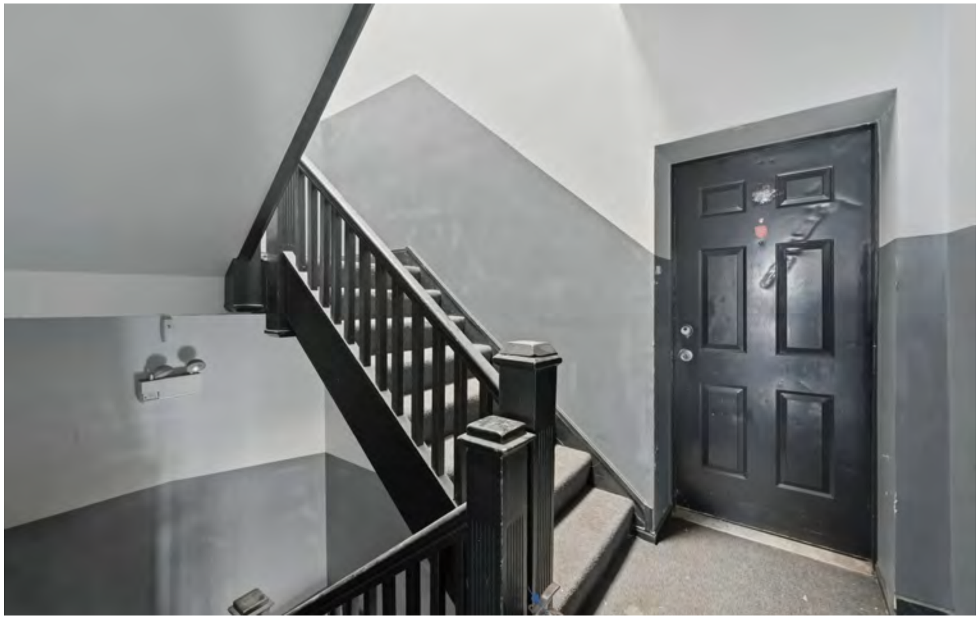
SECTION 4

Property Photos

INTERIOR PHOTOS (1)

INTERIOR PHOTOS (2)





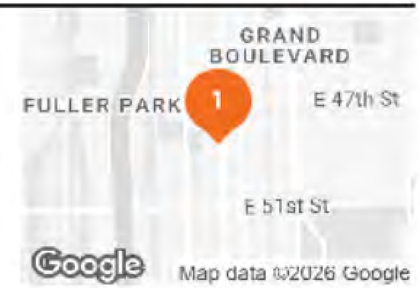
EXTERIOR PHOTOS

ADDITIONAL PHOTOS

SECTION 5

Sale Comparables

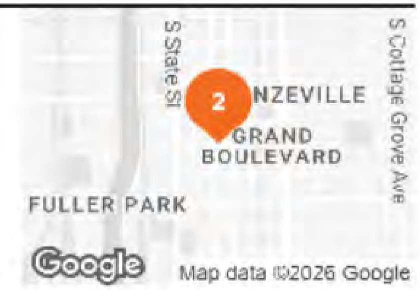
SALE COMPS



4846 S MICHIGAN AVE.

4846 S Michigan Ave. | Chicago, IL 60615

Sale Price:	$1,080,000	**Lot Size:**	0.78 Acres
Year Built:	1908	**Building SF:**	10,752 SF
Price PSF:	$100.45	**No. Units:**	14
Price / Unit:	$77,142	**Closed:**	05/05/2025



4501 S MICHIGAN AVE.

4501 S Michigan Ave. | Chicago, IL 60653

Sale Price:	$1,190,000	**Lot Size:**	0.21 Acres
Year Built:	1908	**Building SF:**	14,275 SF
Price PSF:	$83.36	**No. Units:**	15
Price / Unit:	$79,333		

4325 S KING DR.

4325 S King Dr. | Chicago, IL 60653

Sale Price:	$535,000	**Lot Size:**	0.17 Acres
Year Built:	1906	**Building SF:**	17,892 SF
Price PSF:	$29.90	**No. Units:**	10
Price / Unit:	$53,500	**Closed:**	08/08/2024

4606 S INDIANA AVE

Chicago, IL 60653

Sale Price:	$1,002,000	**Lot Size:**	0.18 Acres	**Year Built:**	1895
Building SF:	16,536 SF	**Price PSF:**	$60.60	**No. Units:**	10
Price / Unit:	$100,200	**Closed:**	07/17/2026		

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