

MULTIFAMILY FOR SALE

CHICAGO | CHATHAM 60619



7914 S DOBSON AVE

13 UNITS

\$850K

ASK

EXECUTIVE SUMMARY

THE OFFERING

7914 S Dobson Avenue is a 13-unit vintage brick walk-up in Chicago's Chatham submarket — 100% occupied.

Heavy 1BR mix (10×1BR + 3×2BR) in a 9,700 SF castle-style brick property — battlement parapets, corner turret, and Gothic-arch entry built to 1928 masonry standards.



\$185,732

IN-PLACE GSI

100%

OCCUPIED

1928

YEAR BUILT

Site Details



ADDRESS

7914 S Dobson Ave, Chicago, IL 60619

UNIT MIX

10 × 1BR/1BA + 3 × 2BR/1BA

BUILDING SF

9,700 SF · 4-Story Walk-Up

PIN

20-35-104-019-0000 (Cook County)

2024 TAXES

\$15,249 (per Cook County bill)

OCCUPANCY

13 of 13 Units

Property Photos



Investment Metrics

ASKING PRICE

\$850,000

\$65,384 / UNIT · 100% LEASED · IMMEDIATE INCOME

11.62%

CURRENT CAP RATE

11.69%

STABILIZED CAP RATE

4.58x

GRM

2.11

STABILIZED DSCR

IN-PLACE NOI \$98,739 / \$185,732 GSI / \$15,249 TAXES / DD REQUIRED

Unit Mix

13

TOTAL UNITS

\$1,191

AVG IN-PLACE

\$1,448

AVG MARKET

+22%

RENT UPSIDE

UNIT TYPE	# UNITS	IN-PLACE	MARKET	Δ / MO	RENT/SF
1 BR · 1 BA	10	\$1,057	\$1,350	+\$293	\$1.69
2 BR · 1 BA	3	\$1,635	\$1,775	+\$140	\$2.22
TOTAL / AVG	13	\$1,191	\$1,448	+\$257	\$1.81

FINANCIAL DETAILS

\$185,732

GROSS SCHEDULED

\$176,446

EFFECTIVE GROSS

\$77,707

OPERATING EXPENSES

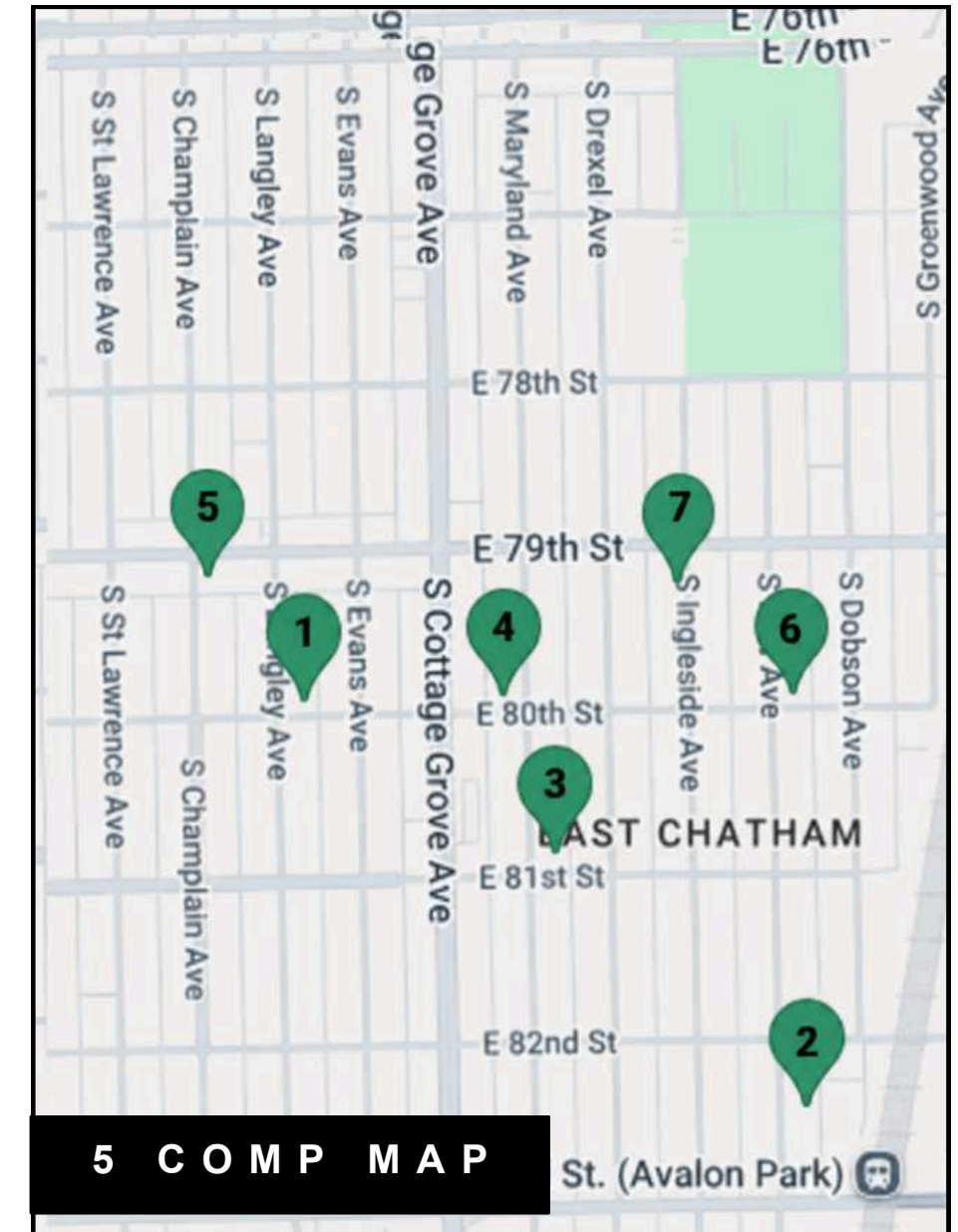
\$98,739

CURRENT NOI

LINE ITEM	CURRENT	STABILIZED
Gross Scheduled Income	\$185,732	\$185,733
Vacancy & Collection Loss	(\$9,286)	(\$9,287)
Effective Gross Income	\$176,446	\$176,447
EXPENSES		
Real Estate Taxes	\$15,249	\$13,057
Insurance	\$1,011	\$1,042
Utilities (Gas / Elec / W&S)	\$23,864	\$24,580
Scavenger / Pest Control	\$3,304	\$3,403
Management (5%)	\$8,822	\$8,822
Landscaping / Snow	\$1,200	\$1,236
Maintenance / Decorating / Turnover	\$11,256	\$11,594
Misc & Reserves	\$13,000	\$13,390
Total Operating Expenses	(\$77,707)	(\$77,124)
NET OPERATING INCOME	\$98,739	\$99,323

Recent Trades

#	PROPERTY	PRICE	UNITS	CAP	\$/UNIT
1	8049 S Maryland Ave · Chatham · 05/24	\$2,000,000	29	11.00%	\$68,966
2	7954-56 S Maryland Ave · Chatham · 04/24	\$1,150,000	17	11.50%	\$67,647
3	635 E 79th St · Chatham · 02/24	\$1,064,500	16	6.00%	\$66,531
4	7957-7959 S Ellis Ave · Chatham · 08/24	\$845,000	15	9.85%	\$56,333
5	704 E 80th St · Chatham · 01/25	\$630,000	9	8.61%	\$70,000
5 COMPS · AVERAGE		\$1,137,900	17	9.39%	\$66,157



Comparable Sales



8049 S MARYLAND AVE

Chicago, IL 60619 · Chatham

Price	\$2,000,000
Units	29
Unit Mix	Vintage Walk-Up
Cap Rate	11.00%
\$/Unit	\$68,966
Date Sold	05/2024



7954-56 S MARYLAND AVE

Chicago, IL 60619 · Chatham

Price	\$1,150,000
Units	17
Unit Mix	Vintage Walk-Up
Cap Rate	11.50%
\$/Unit	\$67,647
Date Sold	04/2024



635 E 79TH ST

Chicago, IL 60619 · Chatham

Price	\$1,064,500
Units	16
Unit Mix	Mixed-Use Vintage
Cap Rate	6.00%
\$/Unit	\$66,531
Date Sold	02/2024

Comparable Sales



7957-7959 S ELLIS AVE

Chicago, IL 60619 · Chatham

Price	\$845,000
Units	15
Unit Mix	Vintage Walk-Up
Cap Rate	9.85%
\$/Unit	\$56,333
Date Sold	08/2024



704 E 80TH ST

Chicago, IL 60619 · Chatham

Price	\$630,000
Units	9
Unit Mix	Vintage Walk-Up
Cap Rate	8.61%
\$/Unit	\$70,000
Date Sold	01/2025

Chatham - Chicago South Side

LOCATION & ACCESS

Chatham is an established South Side Chicago community area anchored by the 79th Street and Cottage Grove Avenue commercial corridors. 7914 S Dobson sits in the heart of the neighborhood — steps from the 79th Street retail spine, near the 83rd Street / Avalon Park Metra Electric station, and a short drive to I-90/94, the Red Line at 87th Street, and Pullman National Historical Park.

SUBMARKET LIQUIDITY

The Chatham / Avalon Park multifamily submarket has produced 5 closed transactions in the local trade area at an average \$66,157 / unit and 9.39% actual cap — a well-traded market with consistent buyer demand. Recent trades at 8049 S Maryland (29 units, 11.00% cap) and 7954-56 S Maryland (17 units, 11.50% cap) confirm sustained absorption and a deep liquidity pool for vintage 9-to-29 unit assets.



37,823

POPULATION (1 MI)

70/100

WALK SCORE

\$1,098

SUBMKT AVG RENT

5

COMP TRANSACTIONS



BROKERAGE TEAM

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