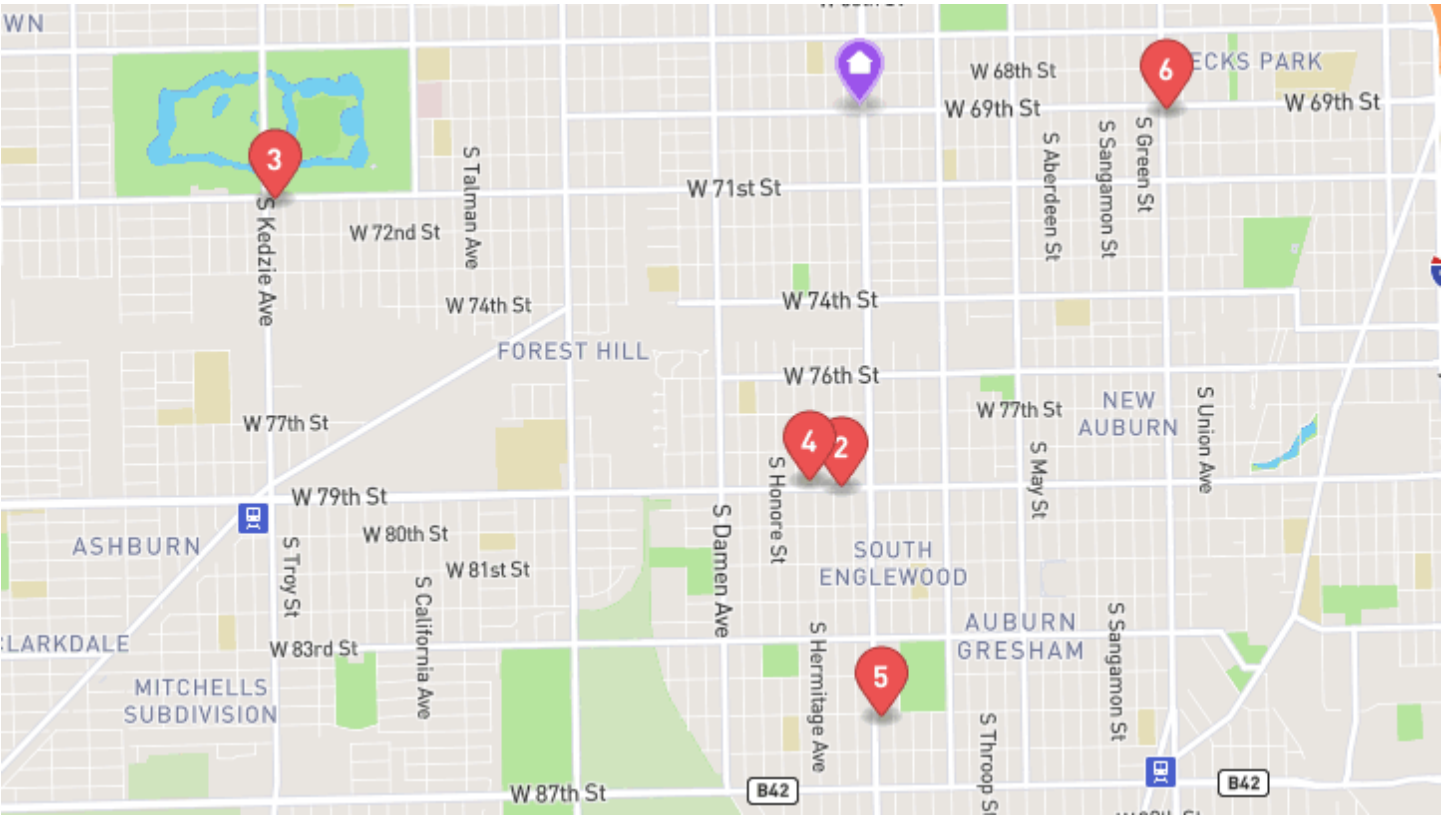


Map of Comparable Listings



STATUS: S = CLOSED

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		6848 S Ashland Ave	3	1.00	2,400	-
2	12509475	S	1651 W 79th Street	-	0/0	-	\$204,000
3	12110478	S	3145 W 71st Street	-	0/0	-	\$260,000
4	12151598	S	1738 W 79th Street	-	0/0	3,795	\$410,000
5	12146913	S	8509 S Ashland Avenue	-	0/0	3,100	\$265,000
6	12330834	S	6911 S Halsted Street	-	0/0	4,139	\$315,000

Summary of Comparable Properties

SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
1651 W 79th Street	5/15/26	-	0/0	-	\$204,000	-
3145 W 71st Street	10/22/25	-	0/0	-	\$260,000	-
1738 W 79th Street	3/31/25	-	0/0	3,795	\$410,000	\$108
8509 S Ashland Avenue	5/30/25	-	0/0	3,100	\$265,000	\$85
6911 S Halsted Street	12/12/25	-	0/0	4,139	\$315,000	\$76
Averages				3,678	\$290,800	\$90

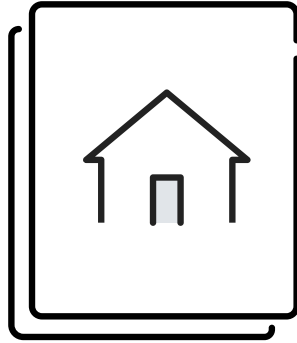


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Listings



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1651 W 79th Street Chicago, IL 60620

MLS #12509475

\$204,000**CLOSED** 5/15/26Beds **0/0** BathsYear Built **1924**Days on market: **129**

Details

Prop Type: Mixed Use**Lot Size (sqft):** 3,048**Updated:** May 18, 2026 11:30 AM**Taxes:** \$2,742**County:** Cook**List date:** 11/3/25**List Price:** \$200,000**Area:** CHI - Auburn Gresham**Sold date:** 5/15/26**Orig list price:** \$235,000**Lot Dim:** 3125**Off-market date:** 3/11/26

Features

Concessions: No**Electric:** Circuit Breakers, Service - 101 to 200 Amps**Insurance Expense:** 1500.0**Water Sewer Expense:** 1500.0**Construction Materials:** Brick**Flooring:** Wood**Number Of Units Total:** 2**Cooling:** Central Air**Gross Income:** 30000.0**Operating Expense:** 5742.0

Remarks

CALLING ALL INVESTORS LOOKING FOR INSTANT INCOME, NO REPAIRS NEEDED, JUST PURCHASE AND WATCH YOUR MONEY GROW. 2ND FLOOR APARTMENT HAS A BRIGHT KITCHEN WITH SS APPLIANCES, GRANITE COUNTERTOPS & BROWN CABINETRY, SPACIOUS LIVING & SEPARATE DINING ROOMS AND PLENTY OF STORAGE SPACE. PROPERTY IS CONVENIENTLY LOCATED NEAR PUBLIC TRANSPORTATION, SHOPPING CENTERS AND EATERIES. THE FULLY OCCUPIED BEAUTY SHOP ON THE FIRST FLOOR, ALONG WITH THE 2ND FLOOR APARTMENT, PROVIDES STEADY RENTAL INCOME AND MAKES THIS TWO FLAT BRICK A GREAT INVESTMENT OPPORTUNITY. KEY FEATURES: - Long term, reliable tenants - Storefront Beauty Shop on the first floor - Spacious 3 bedroom, 1 bathroom apartment on the second floor - Hardwood

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floors throughout the 2nd floor unit - Large living and seperate dining room - Bright, spacious kitchen - Plenty of storage space in basement - Convenient location - Great investment opportunity - steady rental income - Separate furnaces and 1 central air units - Fenced backyard with 2 car garage Don't miss out on this excellent opportunity to invest in an income generating property. Contact us today for more information or to schedule a viewing!

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Chicago, IL 60620

MLS #12509475

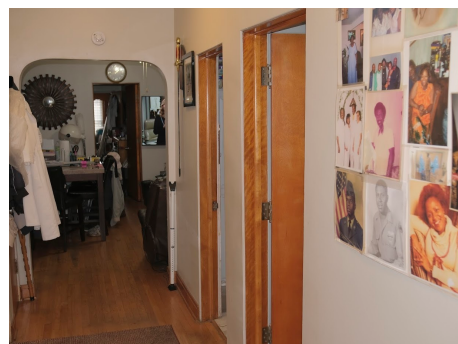
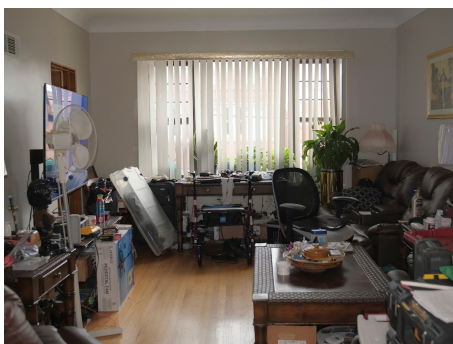
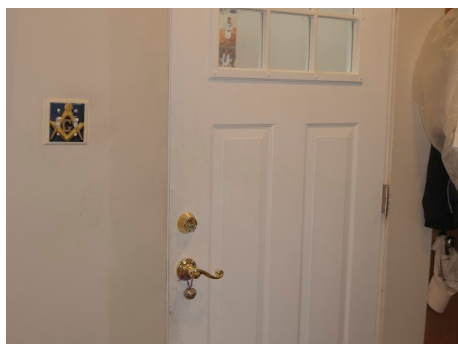
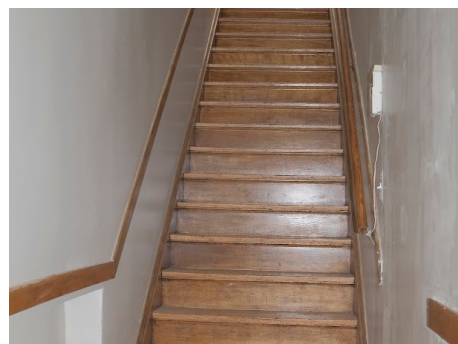
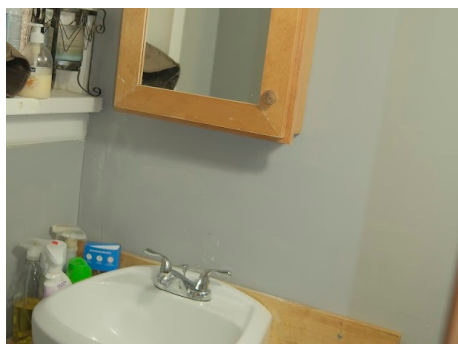
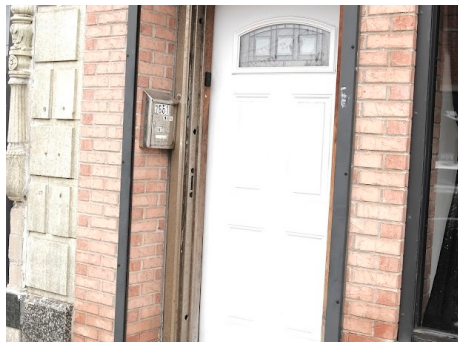
\$204,000

CLOSED 5/15/26

Beds **0/0** Baths

Year Built **1924**

Days on market: **129**



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3145 W 71st Street

Chicago, IL 60629

MLS #12110478

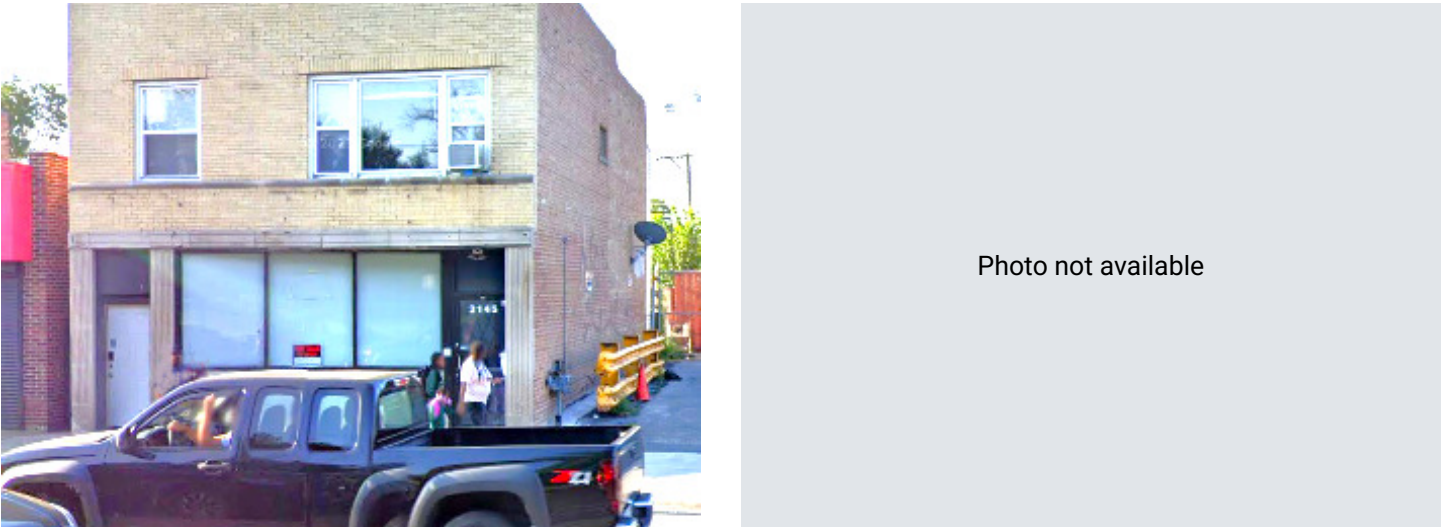
\$260,000

CLOSED 10/22/25

Beds 0/0 Baths

Year Built 1955

Days on market: 269



Details

Prop Type: Mixed Use	Lot Size (sqft): 31,125	Updated: Oct 22, 2025 10:28 PM	Taxes: \$2,953
County: Cook	List date: 7/14/24	List Price: \$264,000	
Area: CHI - Chicago Lawn	Sold date: 10/22/25	Orig list price: \$295,000	
Lot Dim: 25X125	Off-market date: 4/8/25		

Features

Concessions: No	Existing Lease Type: N/A	Number Of Units Total: 2	Utilities: Electricity Nearby, Natural Gas Available
Construction Materials: Concrete, Brick	Foundation Details: Concrete Perimeter	Possible Use: Commercial	Water Sewer Expense: 29.0
Cooling: Central Air	Frontage Type: City Street	Operating Expense: 4517.0	
Current Use: Commercial	Gross Income: 36000.0	Roof: Rubber	
Electric: Circuit Breakers	Insurance Expense: 1300.0	Tenant Pays: Air Conditioning, Electricity, Heat	

Remarks

GREAT MIXED USE BUILDING. FULLY RENTED W/ PLENTY OF PARKING. FULL BASEMENT AND CENTRAL AIR/HEAT. LOTS OF FOOT TRAFFIC AND LOTS OF EXPOSURE. 1ST FLOOR CURRENTLY AN INSURANCE OFFICE, PARKING ON THE BACK. GREAT BUILDING EACH TENANT IS ON A YEARLY BASIS

Information is deemed reliable but not guaranteed.



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1738 W 79th Street

Chicago, IL 60638

MLS #12151598

\$410,000**CLOSED** 3/31/25Beds **0/0** BathsYear Built **1926****3,795** Sq. Ft. (\$108 / sqft)Days on market: **160**

Details

Prop Type: Mixed Use**County:** Cook**Area:** CHI - Auburn Gresham**Lot Dim:** 106 X 25**Lot Size (sqft):****List date:** 9/4/24**Sold date:** 3/31/25**Off-market date:** 2/10/25**Updated:** Apr 4, 2025 3:01 AM**List Price:** \$409,900**Orig list price:** \$429,900**Taxes:** \$2,742

Features

Concessions: Yes**Cooling:** Central Air**Electric:** Separate Meters**Flooring:** Wood**Number Of Units Total:** 3**Possible Use:** Commercial**Tenant Pays:** Other**Building Area Total:** 3795

Remarks

Discover A Remarkable Investment Opportunity With This Newly Renovated Mixed-Use Property, Perfectly Poised To Offer Immediate Rental Income And Future Growth. Live In One Unit & Rent The Other Two-Let Your Tenants Fund Your Mortgage While You Live For Free! Or Rent Them All Out And Build Equity With Other People's Money! Newly Updated In 2024, This Property Features Two Beautifully Appointed 2BR/1BA Apartments, A Commercial Storefront, A Spacious Basement, And 2-Car Garage with High Ceilings. Walk Into The Enormous Building And You Will Be Greeted With Beautiful Hardwood Floors Throughout The Hallways And Stairs. Each Apartment Unit Showcases Stunning Hardwood Floors, Modern Can Lighting, And Stylish Ceiling Fans. The Apartments Come With Sleek New Panel Doors, 2 Bedrooms with Spacious Closets, A Brand New Rehabbed Bathroom With New Vanity And Shower Head With Several Jets, A Gourmet Kitchen Equipped With 42" Maple Cabinets, Granite Countertops, And All Appliances: Refrigerator, Microwave, Stove, And

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Dishwasher. Each Unit Also Includes An Intercom System And Its Own Storage Room, Adding To The Appeal Of These Meticulously Designed Living Spaces. The Main Floor Commercial Unit, Also Freshly Rehabbed, Boasts Excellent Visibility And Is Ready For Your Business Needs Or For Renting Out To A Tenant. The Commercial Storefront Includes 2 Offices, A New Kitchen, And A Brand-New Bathroom With Light-Up Mirrors & A Stand-Up Shower. Additional Features Include A 2-Car Garage, A Fenced Backyard With Newer Wooden Stairs, Newer AC, And A Large Basement That Offers Ample Storage Space Or Potential For Expansion, Such As Adding A Washer/Dryer Area Or Even Another Unit For Increased Income. The Property Has Updated Plumbing and Electrical and HVAC Certified! With its Clean, Modern Design and Versatile Layout, This Property Is An Investment Gem You Won't Want To Miss. Contact Us Today To Schedule Your Viewing And Seize This Exceptional Opportunity!

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1738 W 79th Street Chicago, IL 60638

MLS #12151598

\$410,000

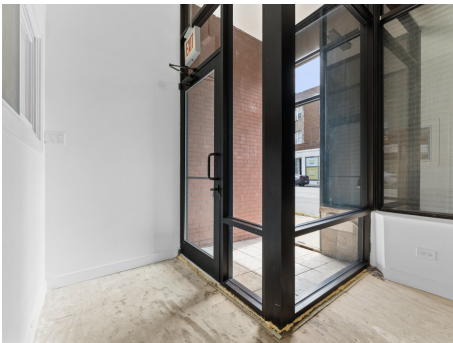
CLOSED 3/31/25

Beds **0/0** Baths

Year Built **1926**

3,795 Sq. Ft. (\$108 / sqft)

Days on market: **160**



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8509 S Ashland Avenue

Chicago, IL 60620

MLS #12146913

\$265,000

CLOSED 5/30/25

Beds 0/0 Baths

Year Built 1924

3,100 Sq. Ft. (\$85 / sqft)

Days on market: 228



Details

Prop Type: Mixed Use	Lot Size (sqft): 2,700	Updated: Jun 1, 2025 3:27 PM	Taxes: \$2,963
County: Cook	List date: 8/24/24	List Price: \$260,000	
Area: CHI - Auburn Gresham	Sold date: 5/30/25	Orig list price: \$275,000	
Lot Dim: 25X125	Off-market date: 4/8/25		

Features

Concessions: Yes	Electric Expense: 150.0	Insurance Expense: 900.0	Trash Expense: 150.0
Cooling: None	Flooring: Wood	Number Of Units Total: 2	Water Sewer Expense: 200.0
Electric: Circuit Breakers	Fuel Expense: 300.0	Tenant Pays: Other	Building Area Total: 3100

Remarks

Discover the potential of this exceptional mixed-use building, perfect for launching your business! The first floor offers ample space ideal for various uses and was previously utilized as a chiropractic practice. Upstairs, a spacious 3-bedroom apartment provides an excellent opportunity for additional rental income. The property also features a convenient two-car brick garage and new concrete in the rear. Recent updates include new plumbing, electrical systems, and a hot water tank. With a total of 3,100 sq. ft., this versatile property is ready for your next great venture. Don't miss out on the chance to make it your own! Rental income estimate: * Commercial: \$3,375/month * Residential: \$1,500/month * Total Monthly Rent: \$3,375 + \$1,500 = \$4,875 * Total Annual Rent: \$4,875 * 12 = \$58,500

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8509 S Ashland Avenue

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MLS #12146913

\$265,000

CLOSED 5/30/25

Beds **0/0** Baths

Year Built **1924**

3,100 Sq. Ft. (\$85 / sqft)

Days on market: **228**



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6911 S Halsted Street

Chicago, IL 60621

MLS #12330834

\$315,000**CLOSED** 12/12/25Beds **0/0** BathsYear Built **1916****4,139** Sq. Ft. (\$76 / sqft)Days on market: **135**

Details

Prop Type: Mixed Use**County:** Cook**Area:** CHI - Englewood**Lot Dim:** 75X125**Lot Size (sqft):****List date:** 4/8/25**Sold date:** 12/12/25**Off-market date:** 8/21/25**Updated:** Dec 13, 2025 9:10 AM**List Price:** \$339,900**Orig list price:** \$495,000**Taxes:** \$1,055

Features

Concessions: Yes**Cooling:** Central Air**Electric:** Other**Gross Income:** 84000.0**Insurance Expense:** 5000.0**Number Of Units Total:** 7**Tenant Pays:** Electricity, Heat**Trash Expense:** 600.0**Water Sewer Expense:** 1000.0**Building Area Total:** 4139

Remarks

LOCATED JUST STEPS FROM THE KENNEDY KING COLLEGE. THIS PROPERTY HAS BEEN REHABBED. THE RESIDENTAL SPACE INCLUDES TWO BEAUTIFUL REHABBED 3BR UNITS, BOTH UNITS ARE OCCUPIED. ONE UNIT IS MTM ALLOWING FOR OWNER OCCUPANCY. THE COMMERCIAL SPACE HAS 5 SEPARATE SPACES. 1 LARGE SPACE AND 4 SMALLER SUITES THAT CAN BE USED AS SALON SUITES OR SMALL OFFICES AND ALSO, INCLUDING AN UNFINISHED BASEMENT WITH EVEN MORE OPPORTUNITY TO GENERATE INCOME. FHA ELIGIBLE

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6911 S Halsted Street

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MLS #12330834

\$315,000

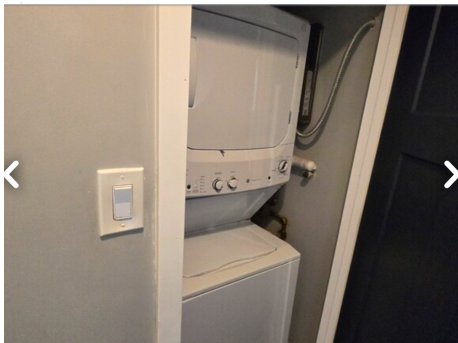
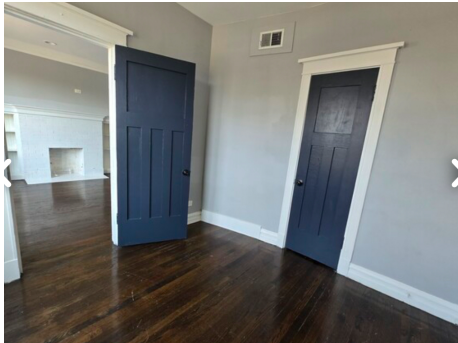
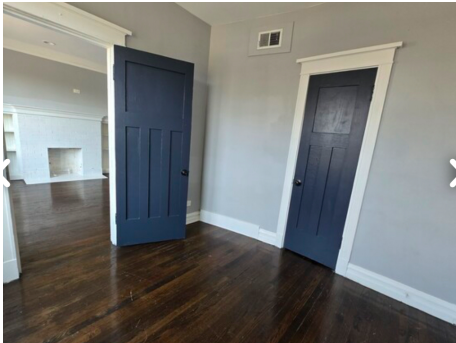
CLOSED 12/12/25

Beds **0/0** Baths

Year Built **1916**

4,139 Sq. Ft. (\$76 / sqft)

Days on market: **135**

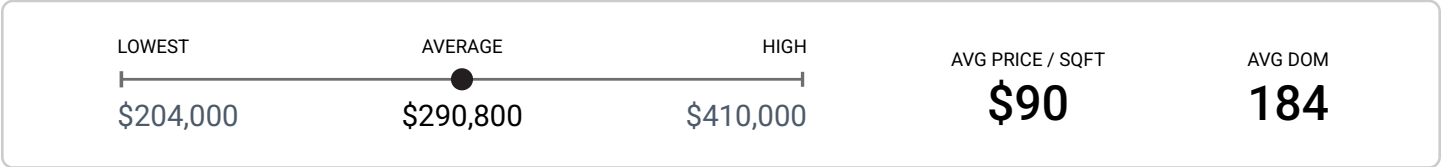


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Comparable Property Statistics

S

5 Sold Listings



Sold Property Analysis

Averages

86.06%

Homes sold for an average of 86.06% of their list price.

184

Days on market

It took an average of 184 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
1651 W 79th Street	\$235,000	\$204,000	86.81%	129	-
3145 W 71st Street	\$295,000	\$260,000	88.14%	269	-
1738 W 79th Street	\$429,900	\$410,000	95.37%	160	\$108
8509 S Ashland Avenue	\$275,000	\$265,000	96.36%	228	\$85
6911 S Halsted Street	\$495,000	\$315,000	63.64%	135	\$76
Averages	\$345,980	\$290,800	86.06%	184	\$90

This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.