

OFFERING MEMORANDUM
1443 West Taylor Street

1443 WEST TAYLOR STREET

Chicago, IL 60607

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE	\$1,650,000
NUMBER OF UNITS:	8
PRICE PER UNIT:	\$206,250
PER UNIT EXPENSE:	\$7,148
BUILDING SIZE:	9,450 SF
PRICE PER SF:	\$175
NOI:	\$107,489
CAP RATE:	6.52%
SUBMARKET:	Tri-Taylor

1443 WEST TAYLOR STREET | Chicago, IL 60607

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this 8-unit multifamily property. This desirable opportunity boasts (2) 2 Bed 1 Bath, (5) 3 Bed 1 Bath, and (1) Street Front retail Unit. With its strategically advantageous location, this property presents the perfect canvas for investors to craft their vision of contemporary urban living in one of the most desirable cities in the United States.

PROPERTY HIGHLIGHTS

- Strong Location
- Extensive Capital Improvements
- Low In-Place Rents

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SECTION 1
Property
Information



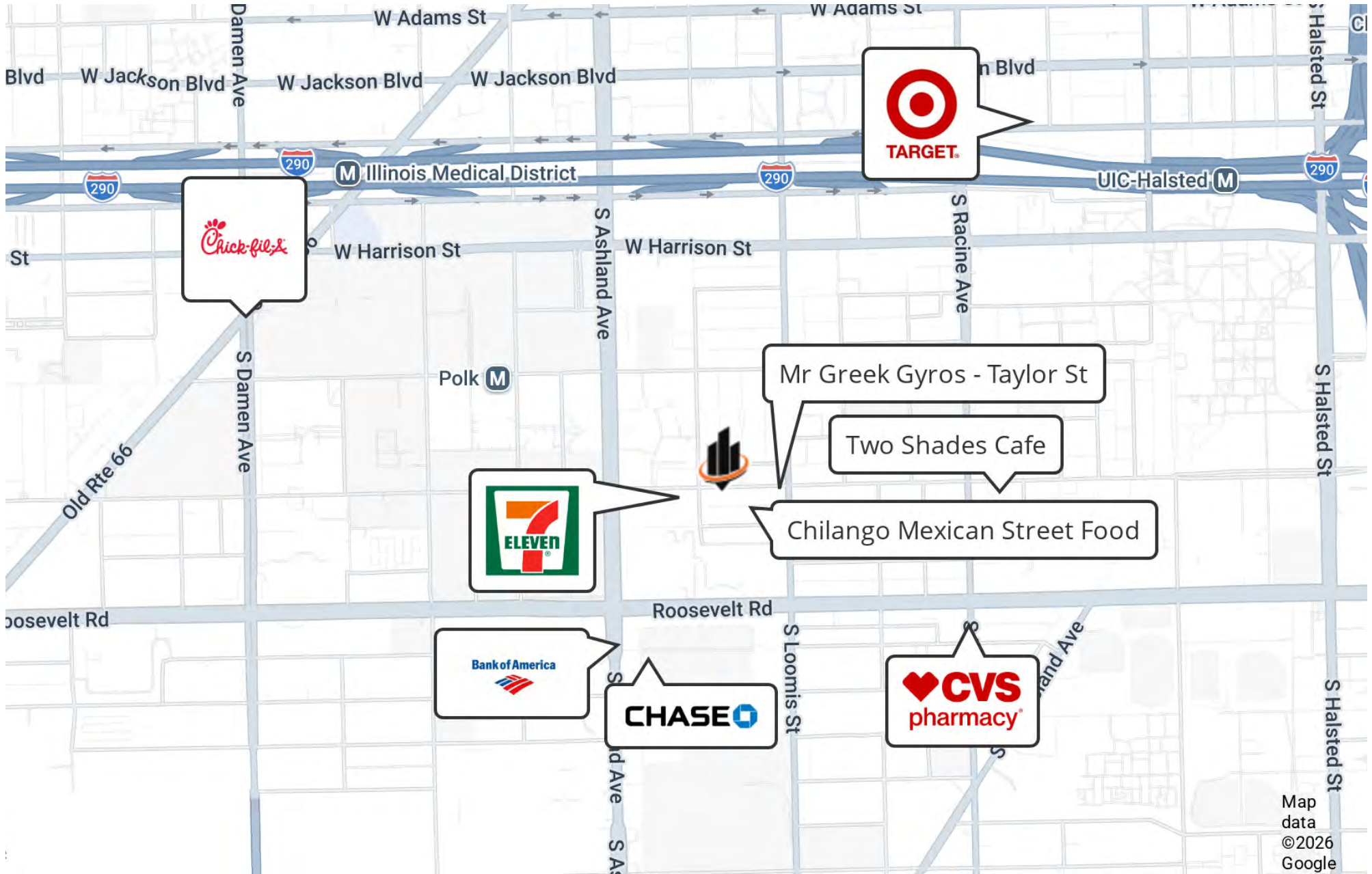
PROPERTY DESCRIPTION

- # of units: 8
- Unit Mix: (1) Retail (4) 2 bedroom 1 bath (3) 3 Bedroom 1 Bath
- Zoning: B3-2
- Building Size: 7,221 SF
- Land Size: 2,564 SF
- Year Built: 1890
- Heating: In-unit Central Forced Air/AC
- Electrical: Newer
- Plumbing: Copper/Galvanized
- Water Tanks: In-Unit
- Laundry: (2) Washer (2) Dryer
- Roof: Newer
- Windows: Newer
- Parking: None

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SECTION 2
Location
Information

RETAILER MAP



Map data ©2026 Google

BIRD'S EYE AERIAL



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SECTION 3
Property
Photos

INTERIOR PHOTOS



MECHANICAL PHOTOS



ADDITIONAL PHOTOS





SECTION 4
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,650,000
PRICE PER SF	\$175
PRICE PER UNIT	\$206,250
GRM	10.02
CAP RATE	6.52%
CASH-ON-CASH RETURN (YR 1)	6.52%
TOTAL RETURN (YR 1)	\$107,638

OPERATING DATA

GROSS SCHEDULED INCOME	\$164,673
TOTAL SCHEDULED INCOME	\$164,673
VACANCY COST	\$8,234
GROSS INCOME	\$156,439
OPERATING EXPENSES	\$57,035
NET OPERATING INCOME	\$107,638
PRE-TAX CASH FLOW	\$107,638

FINANCING DATA

DOWN PAYMENT	\$1,650,000
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INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	(\$8,234)
GROSS INCOME	\$156,439

EXPENSES SUMMARY

REPAIRS/MAINTENANCE	\$2,200
CLEANING/DECORATING	\$3,950
UTILITIES - GAS	\$1,018
UTILITIES - ELECTRIC	\$1,000
UTILITIES - WATER	\$5,095
PROPERTY TAXES	\$22,256
INSURANCE	\$6,392
SCAVENGER	\$1,200
JANITOR	\$3,690
MANAGEMENT	\$8,234
MISCELLANEOUS AND RESERVE	\$2,000
OPERATING EXPENSES	\$57,035

NET OPERATING INCOME	\$107,638
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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
STFRT	-	1	1,500 SF	\$2,120.00	\$1.41	\$2,500.00	\$1.67
1R	2	1	850 SF	\$1,500.00	\$1.76	\$1,800.00	\$2.12
2F	3	1	1,100 SF	\$2,075.00	\$1.89	\$2,350.00	\$2.14
2R	2	1	850 SF	\$1,600.00	\$1.88	\$1,800.00	\$2.12
3F	3	1	1,100 SF	\$2,300.00	\$2.09	\$2,500.00	\$2.27
3R	3	1	1,000 SF	\$1,500.00	\$1.50	\$2,350.00	\$2.35
4F	3	1	1,100 SF	\$1,650.00	\$1.50	\$2,350.00	\$2.14
4R	3	1	1,000 SF	\$1,700.00	\$1.70	\$2,350.00	\$2.35
TOTALS			8,500 SF	\$14,445.00	\$13.73	\$18,000.00	\$17.16
AVERAGES			1,063 SF	\$1,805.63	\$1.72	\$2,250.00	\$2.15

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