



ROA

REALTY OF AMERICA™

5847-5849
S.
MICHIGAN
AVE

Stabilized 8-Unit Multifamily

PRESENTED TO
Investors & Brokers

PRESENTED BY
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INVESTMENT OPPORTUNITY OVERVIEW

8 Units

Multifamily residential building in Chicago

Key Highlights

- Stabilized income with strong demand
- Large family-oriented unit mix
- Prime location in growth corridor

KEY BENEFITS FOR INVESTORS

Stabilized Asset in a Thriving Community



This **stabilized 8-unit multifamily asset** offers a unique opportunity for investors seeking cash flow and growth. With a desirable unit mix and strong in-place income, this property is positioned in a flourishing area, promising long-term appreciation. **Tenants pay electric**, reducing your operating costs, while recent repairs enhance overall property value and tenant satisfaction.

Located in the Washington Park/Woodlawn corridor, this asset benefits from nearby amenities and transport links, including the **Obama Presidential Center**. Its proximity to educational institutions and public parks ensures steady demand for housing. With eight dedicated outdoor parking spaces and **tenant-paid utilities**, this investment is not only practical but also attractive to potential renters.

5847-5849 S. MICHIGAN AVE

Detailed Insights on the Multifamily Asset



This **stabilized 8-unit multifamily building** offers a mix of six spacious 3-bedroom units and two garden-level units. With a total building size of approximately 9,450 SF on a 50 x 160 lot, the property is well-positioned in the growing **Washington Park/Woodlawn corridor**. The RM-5 zoning allows for multifamily use, making it an attractive investment opportunity in a vibrant community.

UNIT COMPOSITION & RENTAL OVERVIEW

Detailed breakdown of unit types and rental income



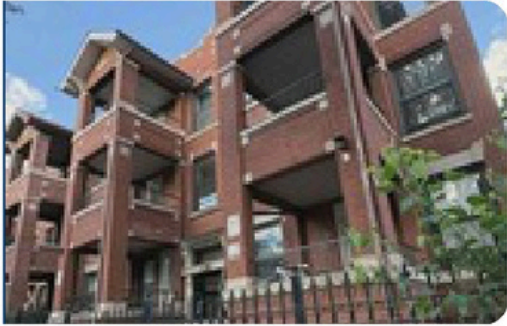
This section provides a comprehensive overview of the **8-unit multifamily** building at 5847-5849 S. Michigan Ave. The property features six spacious **3-bedroom units**, catering to families, along with two garden-level units. The **total monthly income** generated from these units is approximately \$11,600, showcasing a strong rental demand in a thriving neighborhood.

BUYER SNAPSHOT

5849 S. Michigan Ave | Chicago, IL 60637

Stabilized 8-Unit Multifamily in Washington Park

A concise investment overview for multifamily buyers



Brick multifamily asset with exterior-corridor entry

INVESTMENT POSITIONING

Stabilized income-producing asset in an emerging South Side growth corridor.

8
TOTAL UNITS

9.1%
MLS CAP RATE

\$87K
NOI

PROPERTY FUNDAMENTALS

Buyer-relevant facts from the MLS summary

YEAR BUILT
1908

BUILDING SIZE
±9,450 SF

LOT SIZE
±7,728 SF

ZONING
RM-5

PARKING
8 spaces

CONSTRUCTION
Brick

HEAT
Radiators

TENANT PAYS
Electric

UNIT MIX

Large-unit profile supports family-oriented demand

3-Bedroom Units **6**

Rent Range: \$1,400-\$1,600

Garden-Level Units **2**

Buyer angle: larger units can improve retention and widen

INCOME PROFILE

MLS-reported financial snapshot

Total Monthly Income **\$11,600**

Total Annual Income **\$139,200**

Annual NOI **\$87,126**

Cap Rate **9.1%**

WHY BUYERS SHOULD PAY ATTENTION

- Stabilized 8-unit multifamily asset in rapidly evolving Washington Park.
- Proximity to Washington Park, public transportation, expressways, the Green Line, and the Obama Presidential Center.
- Recent repairs and improvements noted, including plumbing, unit updates, concrete/patio work, door replacements, and ongoing maintenance.
- Combination of in-place income, large-unit demand, outdoor parking, and corridor redevelopment upside.

RENT ROLL SNAPSHOT

5849 S. Michigan Ave | Chicago, IL

Clean Buyer-Facing View from Rent Roll Form

Unit rents • lease profile • utilities • property systems

SCHEDULED MONTHLY RENT

\$11,197

Annualized scheduled rent: \$134,364

AVG RENT / UNIT

\$1,400

TOTAL UNITS

8

LARGE 3-BED UNITS

6

GARDEN-LEVEL UNITS

2

SEC. 8 UNIT

1

UNIT RENT SCHEDULE

Simplified investor view: unit, type, rent, and lease profile

UNIT	TYPE	RENT	LEASE PROFILE
Basement N	1.5 BR	\$1,000	7/2025-7/2026
1N	3 BR	\$1,400	2023
2N	3 BR	\$1,500	4/2025-4/2026
3N	3 BR	\$1,497	MTM
Basement S	2 BR	\$1,200	3/2025-3/2026
1S	3 BR	\$1,600	7/2025-7/2026
2S	3 BR	\$1,500	2/2025-2/2026

TAKEAWAY: Large-unit profile with six 3-bedroom apartments and two garden-level units.

UTILITIES SUMMARY

Annual amounts shown on rent roll form

Insurance	\$4,500
Gas	\$6,000
Electric	\$450
Water	\$3,000
TOTAL LISTED	\$15,950

PROPERTY SYSTEMS

Key diligence notes

Roof	Less than 15 years
Heat	Whole-building steam boiler
Furnace / Boiler	Less than 15 years
Water Heaters	2 years; both replaced
Laundry	Shared, leased by WASH.COM

BUYER TAKEAWAY

Rent roll supports a clear large-unit multifamily story: scheduled monthly rent above \$11K, visible lease timing, and straightforward operating/system notes for diligence.

PAGE 7

FINANCIAL SNAPSHOT

5847-5849 S. Michigan Ave | Chicago, IL 60637

KEY FINANCIALS

\$87,206

NET OPERATING INCOME (NOI)

NOI
\$87K



GROSS SCHEDULED RENT

\$140,400



EFFECTIVE GROSS INCOME

\$133,380



OPERATING EXPENSES

\$46,174

UNDERWRITING BRIDGE

01	Gross Scheduled Rent	\$140,400
02	Less Vacancy Allowance (5%)	(\$7,020)
03	Effective Gross Income	\$133,380
04	Less Operating Expenses	(\$46,174)
05	Net Operating Income	\$87,206

EXPENSE DETAIL

Insurance	\$12,000	Trash Removal	\$6,000
Real Estate Taxes	\$7,409	Management	\$3,000
Water / Sewer	\$7,200	Repairs & Maintenance	\$2,365
Heating Gas	\$7,000	Pest Control	\$1,200
TOTAL OPERATING EXPENSES		\$46,174	

VALUE SENSITIVITY

IMPLIED ASSET VALUE

DESCRIPTION

7.0%		\$1,245,800	Lower rate / lower perceived risk
7.5%		\$1,162,747	Stable market assumptions
8.0%		\$1,090,075	Market average assumption
8.5%		\$1,025,953	Higher rate / higher risk
9.0%		\$968,956	Conservative assumption
9.71%		\$899,000	Based on MLS List Price of \$899,000

Estimated values are derived from the projected NOI of \$87,206 at the indicated capitalization rates.



BUYER TAKEAWAY

The property generates \$87K+ in NOI with strong cash flow and significant upside potential. The current list price of \$899,000 reflects a 9.71% cap rate, which is above the 9.0% cap rate used in our conservative analysis.

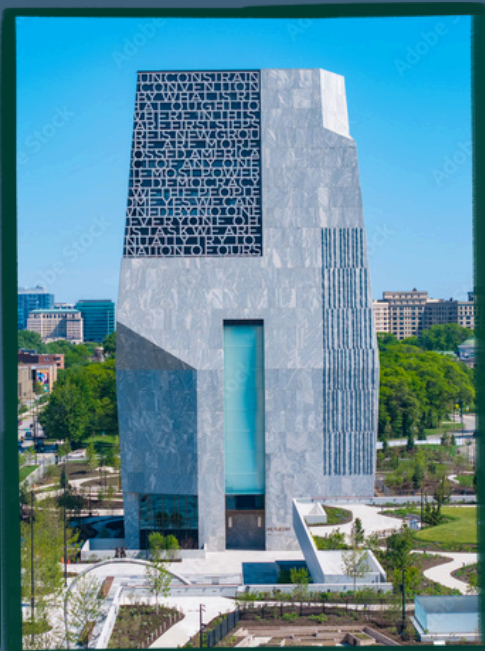
LOCATION OVERVIEW

Washington Park Growth

The Washington Park and Woodlawn corridor is a **thriving area** with increasing demand. With proximity to the Obama Presidential Center, educational institutions, and major transit routes, this location stands out as a desirable place for families and young professionals.

Strong community support and ongoing developments further enhance its appeal.

The neighborhood benefits from **significant public and private investment**. Key attractions include Washington Park, the DuSable Black History Museum, and the University of Chicago. These landmarks drive foot traffic and create a vibrant community atmosphere. An influx of resources and amenities positions Washington Park as an emerging **real estate hotspot** for investors.



GROWTH AND INVESTMENT POTENTIAL

Strategic location near key developments and amenities



The recent opening of the Obama Presidential Center marks a **turning point** in the area's growth. With an estimated **annual visitor draw** of up to 1 million, the increased foot traffic is expected to benefit local businesses and elevate property values. This revitalization highlights the area's **potential for investment** and community engagement.

Significant public and private investments are focusing on the **Woodlawn and Washington Park areas**. As infrastructure improves, interest from new residents and businesses is anticipated to surge. Such momentum presents a **unique opportunity** for investors looking to capitalize on the area's **transformative potential** and long-term appreciation in property values.

PROPERTY FEATURES

This section showcases essential images highlighting the **condition and features** of the property, providing investors with a clear visual understanding of its appeal and investment potential.



VALUE ENHANCEMENT

Growth Opportunities Ahead

This **8-unit multifamily asset** presents multiple opportunities for enhancing value. Investors can capitalize on market-to-market rents, increasing operational efficiencies, and potential laundry revenue, as well as tenant retention due to the larger family-oriented unit mix. All aspects contribute to a compelling value proposition for future growth.

The property is ideally positioned in a thriving corridor, benefiting from recent renovations and ongoing maintenance. Investors can target long-term appreciation potential as the area continues to develop. With proximity to key amenities and transportation, this asset stands to gain from increasing demand and neighborhood revitalization efforts.



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**CONTACT ME
TODAY**

