

RECEIVERSHIP AUCTION: 52-UNIT MULTI-FAMILY BUILDING IN WASHINGTON PARK

*6116 S. King Drive
Chicago, IL 60637*



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An aerial photograph of a courtyard. The courtyard is paved with light-colored concrete and contains several large, green bushes and plants. A yellow brick building with arched windows and a balcony with a wooden railing surrounds the courtyard. A large green number '1' is superimposed over the center of the image.

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PROPERTY INFORMATION



Offering Summary

Auction Dates:	9/14 - 9/16
Starting Bid:	\$100,000
Numer of Units:	52
Building Size	39,480 SF
Occupancy:	0%
Lot Size:	0.73 Acres
Year Built:	1905
Renovated:	2021
Zoning:	RM-5
Submarket:	Washington Park

Property Overview

6116 S. King Drive, located along South King Drive in Chicago's Washington Park neighborhood, features a vacant three (3) story brick multifamily apartment building totaling 52 residential units. Originally constructed in 1905 and renovated in 2021, the Property encompasses approximately 39,480 square feet on 0.73 acres and includes a mix of one-bedroom, two-bedroom, and three-bedroom units. The Property features a landscaped courtyard, on-site leasing office, and surface parking lot, providing residents with desirable amenities and convenient on-site management capabilities. Ideally positioned less than one (1) mile from the University of Chicago, UChicago Medicine, Interstate-90 (I-90), Interstate-94 (I-94), and the CTA Green and Red Line "L" stations, providing exceptional regional connectivity and access to one of Chicago's premier employment, education, and healthcare corridors. Supported by continued investment throughout Chicago's South Side and favorable long-term market fundamentals, 6116 S. King Drive presents investors with the opportunity to acquire a recently renovated and well located multifamily asset, positioned for lease-up and long-term value creation.

Property Highlights

- 52-unit vacant multifamily apartment building located in Chicago's Washington Park neighborhood on the South Side
- Diverse unit mix consisting of one-bedroom, two-bedroom, and three-bedroom apartments, appealing to a broad tenant base
- Well positioned from a regional perspective located less than a mile from Interstate 90 (I-90), Interstate 94 (I-94), and multiple CTA "L" stations

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MULTIFAMILY PROPERTY FOR SALE

ADDITIONAL PHOTOS



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LOCATION INFORMATION

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LOCATION DESCRIPTION



Location Description

6116 S. King Drive is strategically located along South King Drive in Chicago's Washington Park neighborhood on the city's South Side, offering strong visibility and accessibility within a dense residential corridor. The Property benefits from a surrounding population of approximately 293,666 residents and an average household income of approximately \$67,408 within three (3) miles, supporting continued demand for quality workforce housing in the area. The location provides convenient access to major transportation routes, positioned less than one (1) mile east of both Interstate 90/94, as well as near multiple CTA transit options, including the King Drive Green Line "L" Station and the 63rd Street Red Line "L" Station. The Property is also located less than one (1) mile from the University of Chicago and UChicago Medicine, two (2) of Chicago's most significant institutional and employment anchors, which generate consistent housing demand from students, faculty, healthcare professionals, and support staff. In addition, the Property is proximate to Washington Park, the broader Hyde Park/Woodlawn employment and education corridor, and a variety of neighborhood retail amenities, with nearby national and local retailers including Walmart, Jewel-Osco, ALDI, Walgreens, The Home Depot, Lowe's Home Improvement, The UPS Store, AutoZone, Subway, and McDonald's, among others.

Washington Park continues to benefit from its affordability relative to surrounding South Side neighborhoods, proximity to major institutional anchors, and ongoing public and private investment activity throughout the broader South Side market. The neighborhood's location near Hyde Park, Woodlawn, the University of Chicago, UChicago Medicine, Washington Park, and major CTA infrastructure positions it as a compelling multifamily submarket for investors seeking accessible basis, strong rental demand, and long-term upside. Offered vacant, 6116 S. King Drive provides a rare opportunity to acquire a recently renovated multifamily asset and immediately execute a lease-up strategy without disrupting existing tenancy, allowing new ownership to establish market rents, control tenant selection, and maximize long-term value creation from day one.

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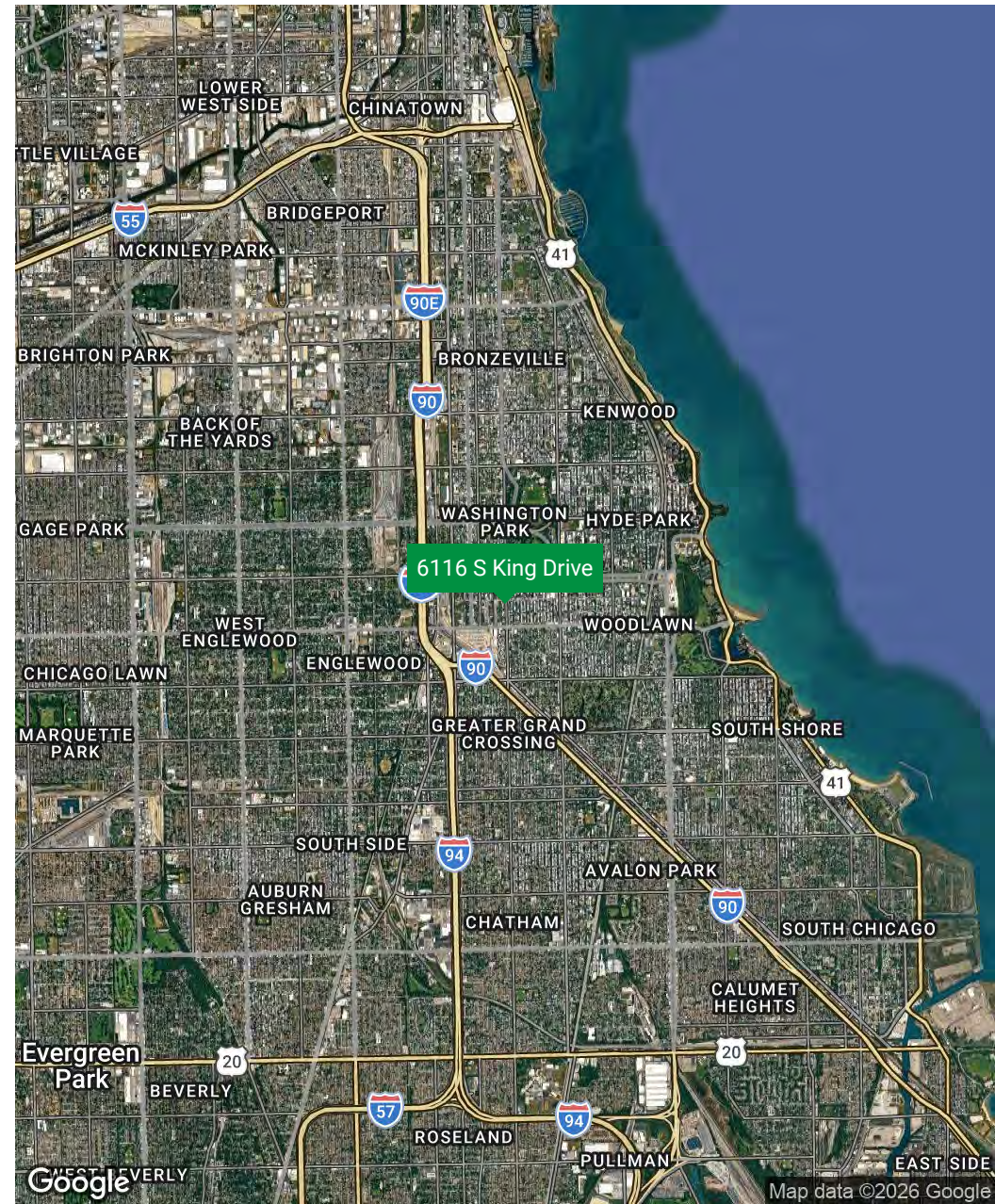
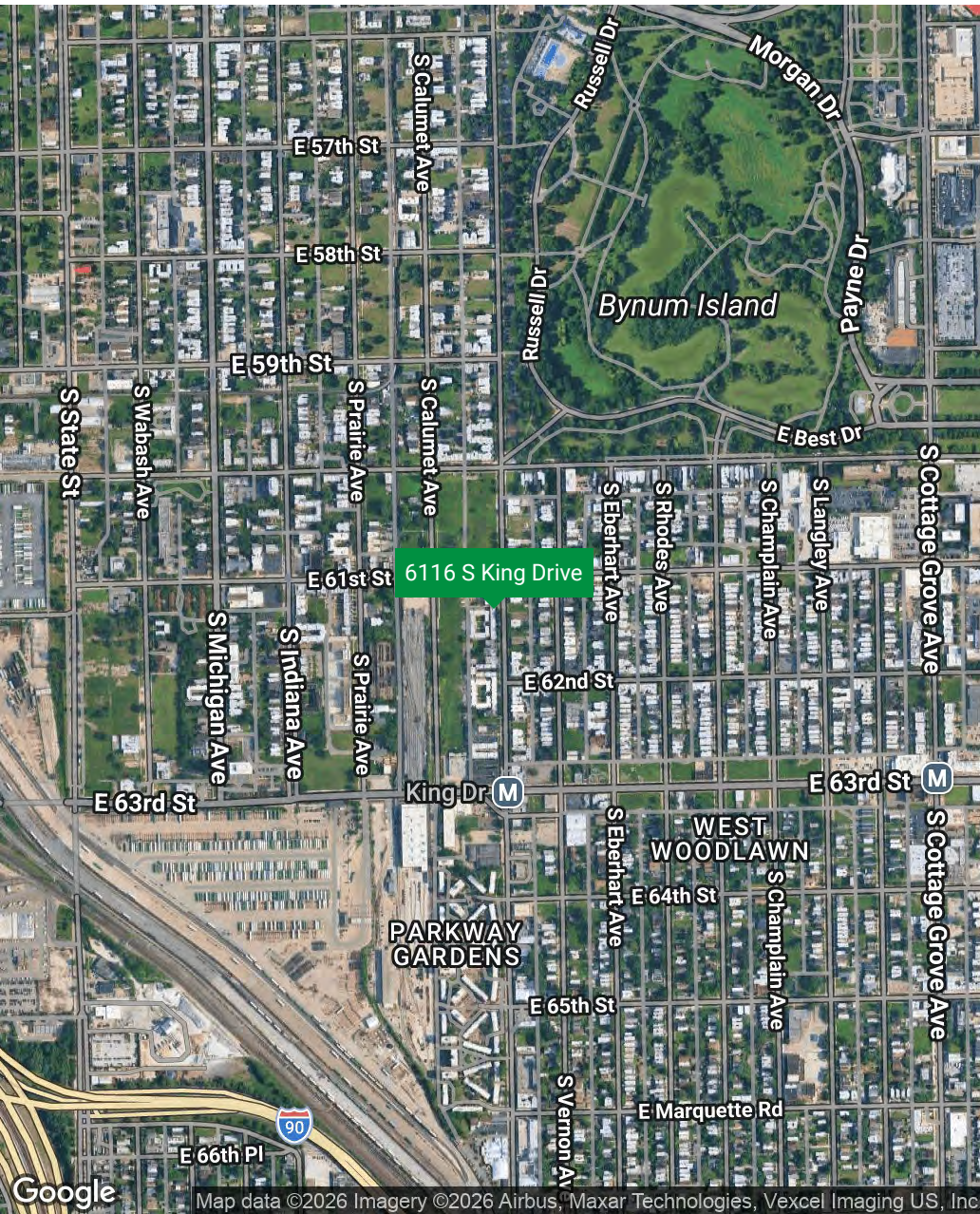
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MULTIFAMILY PROPERTY FOR SALE

LOCATION MAP



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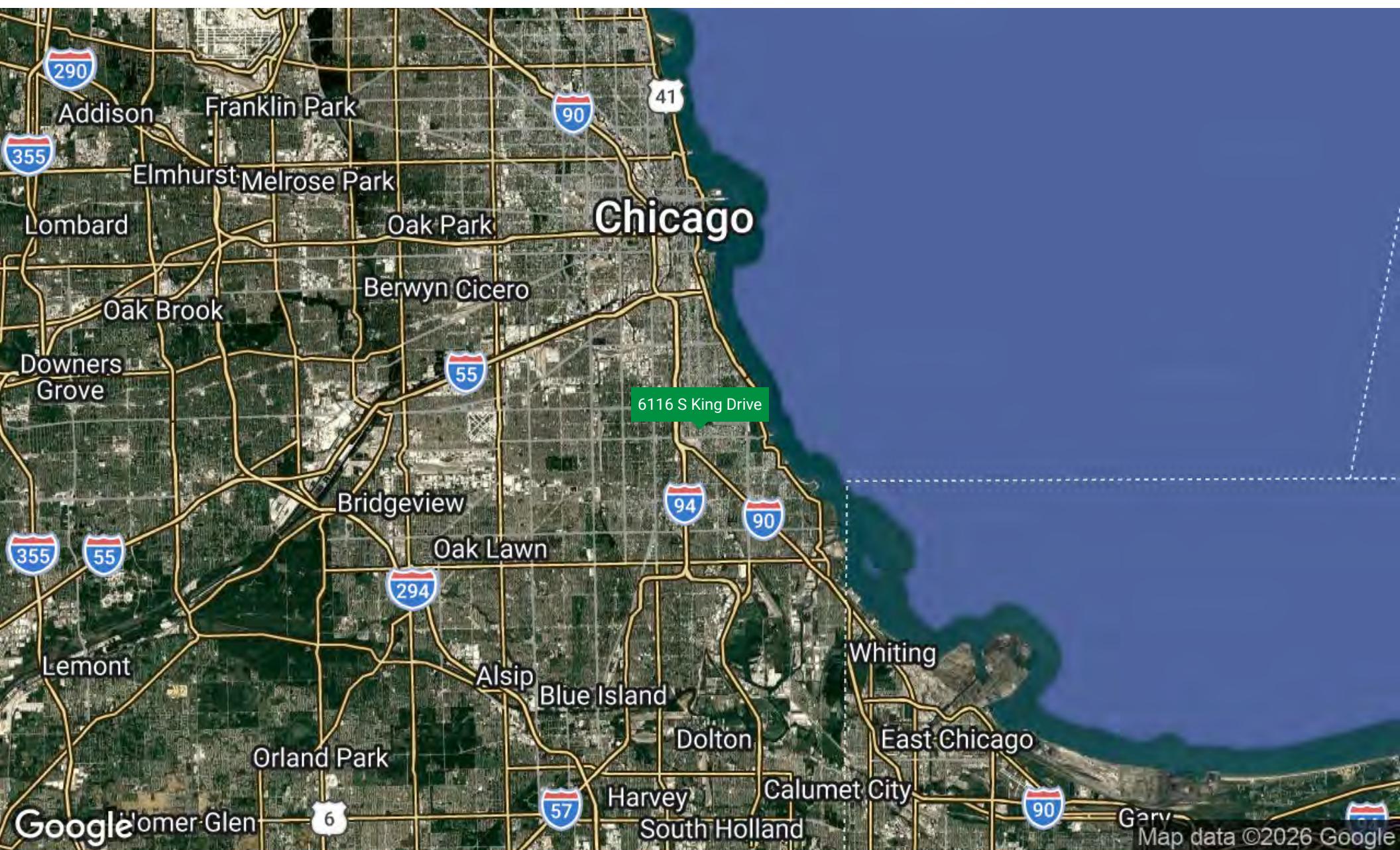
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AERIAL MAP



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An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. A large, stylized green number '3' is superimposed over the center of the image.

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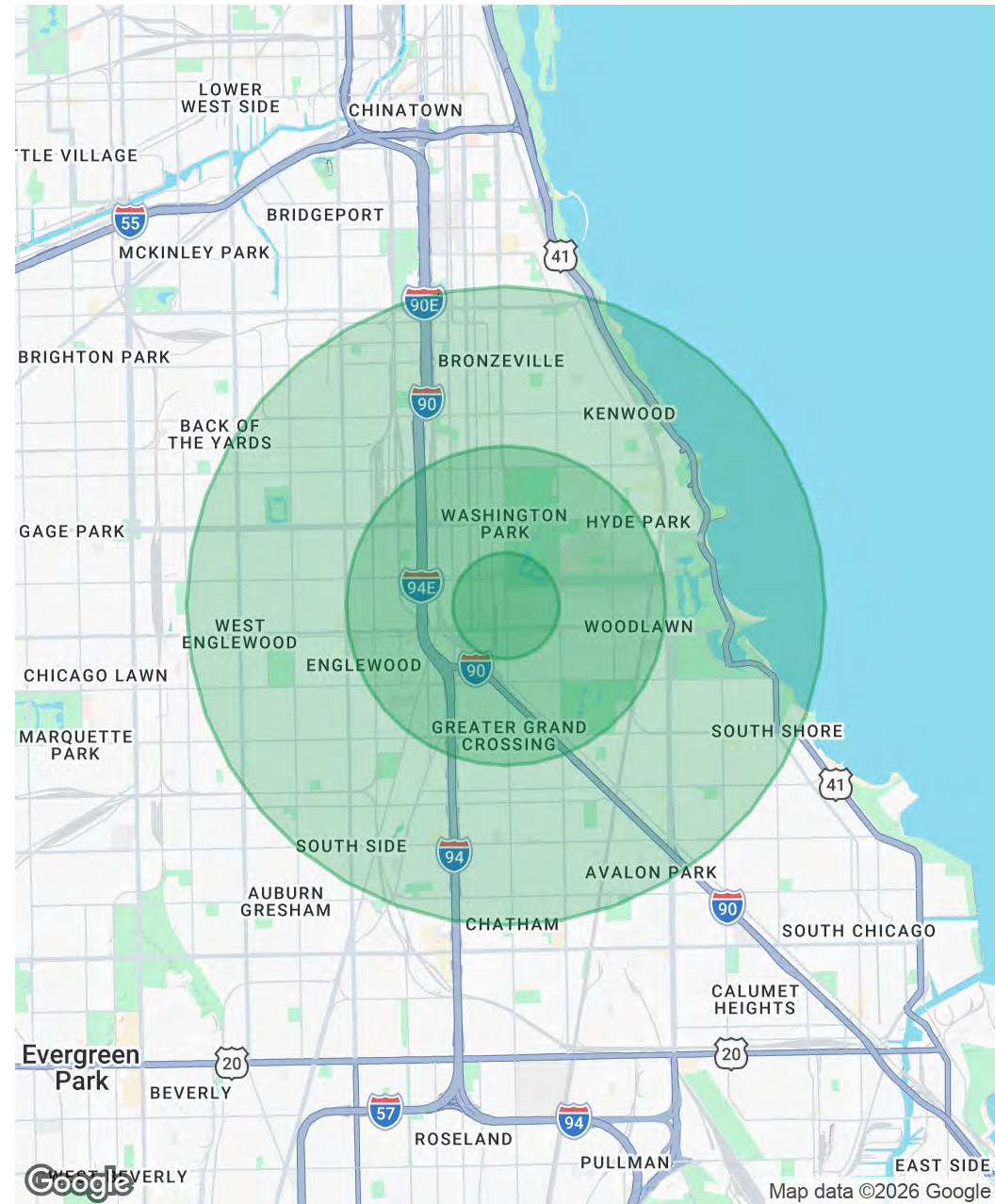
DEMOGRAPHICS

MULTIFAMILY PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1.5 Miles	3 Miles
Total Population	10,986	71,400	281,491
Average Age	31.8	34.8	38.0
Average Age (Male)	30.2	33.0	35.7
Average Age (Female)	32.3	36.0	40.1

Households & Income	0.5 Miles	1.5 Miles	3 Miles
Total Households	4,536	30,430	127,559
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$45,323	\$67,020	\$70,161
Average House Value	\$132,558	\$265,036	\$250,211



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MULTIFAMILY PROPERTY FOR SALE

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