



Investment Property Fact Sheet

342 E. 71st Street, & 7051 S Calumet, Chicago, IL

Property Overview

- **10 Residential Units**
- **4 Commercial Storefronts**
- Mixed-use investment opportunity with stable residential occupancy and income-producing commercial space.

Property Improvements

- Electrical system updated throughout the building (2020)
- Copper plumbing updated throughout (2020)
- Storefront A/C units replaced (2020)
- Rear porch rebuilt (2020)
- Partial storefront roof replaced (2024)

Residential Income

- 9 units currently rented at **\$1,150/month**
- 1 unit rented at **\$1,190/month**
- All units will be rented for **\$1,190/month**
- Tenants pay **all utilities**

Annual Residential Gross Income: \$138,480

Commercial Income

Current Commercial Tenants:

- African Braiding Salon – **\$1,350/month**
- Grocery Store – **\$1,540/month**
- One storefront leased beginning **August 1, 2026** – **\$1,500/month**
- One storefront currently vacant, offering additional income potential

Commercial tenants pay **all utilities** (owner responsible for real estate taxes).

Annual Commercial Gross Income (Projected): \$34,680

Total Gross Annual Income

\$173,160

Annual Operating Expenses

- Real Estate Taxes: **\$31,281.50**
- Insurance: **\$21,000**
- Water: **Approximately \$4,500**
- Common Area Electric: **Approximately \$720**
- Trash Removal: **Approximately \$2,760**
- Snow Removal: **Approximately \$3,300**
- Repairs & Maintenance: **Approximately \$6,000**

Net Operating Income (NOI)

\$103,598.50

Investment Highlights

- Well-maintained mixed-use building
- Major capital improvements completed in recent years
- Strong residential occupancy
- Additional upside with one vacant storefront available for lease
- Utility expenses minimized with residential tenants paying their own utilities and commercial tenants responsible for utilities (excluding property taxes)
- Attractive cash-flow opportunity for investors seeking stable income and future appreciation

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