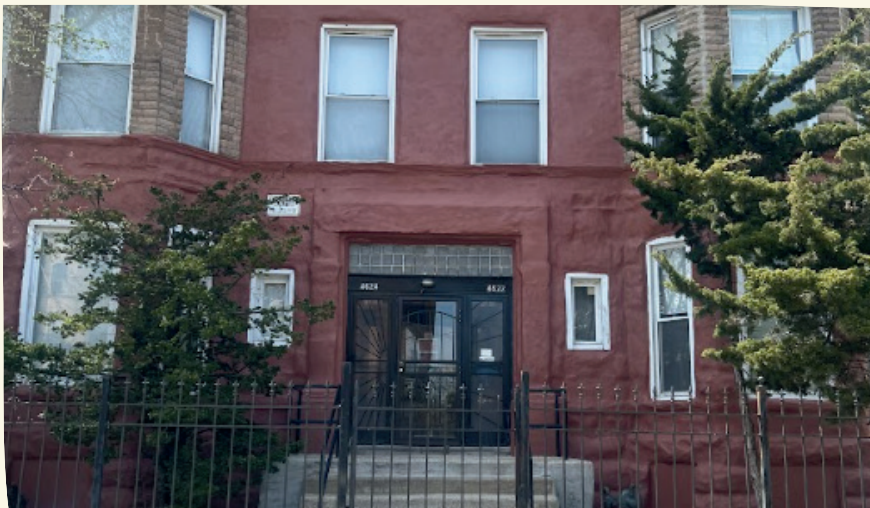


FOR AUCTION

17 Unit Single Room Occupancy (SRO)

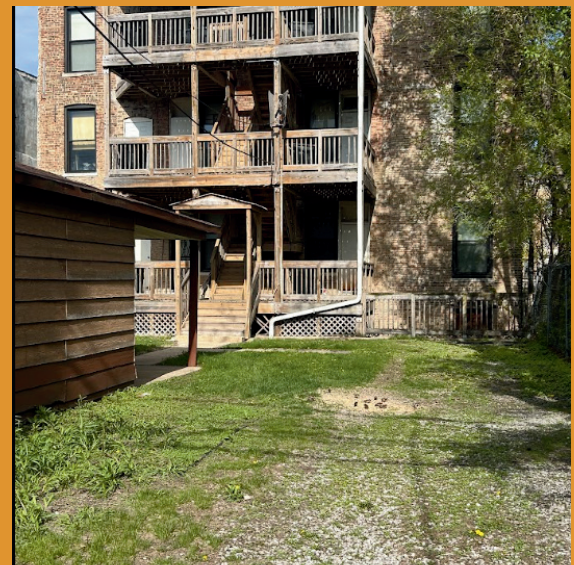
Bronzeville

- ✔ 4622-4624 S Indiana Ave
Chicago, IL 60653
- ✔ Prime Development
Opportunity
- ✔ Thriving Neighborhood
Growth
- ✔ Transit-Oriented Location



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PROPERTIESGROUP, LLC



The Commercial
Real Estate Experts



CERTIFIED MANAGER OF
COMMUNITY ASSOCIATIONS®

PROPERTY DETAILS

**4622-4624 S. Indiana Ave
Chicago, IL 60653**

This investment opportunity will be going to Auction in August of 2026. You will be able to bid on this investment opportunity between August 17 - 19. If you would like a tour or to discuss the opportunity in more detail, please call SK Properties Group.

Developers and investors, this property is currently being operated as single-room occupancy (SRO) units. However, each unit has a minimum of two rooms. The highest and best use would be either conversion to six condominiums or upscale apartment rentals. The property is located in the historic, developing Bronzeville area. Newly constructed condominiums and townhomes are already in operation, and new units are coming to market.

The annual income is \$127,800, and the NOI is \$65,560. There are 16 single-room units, including one traditional unit on the first floor with three bedrooms, a den, a bath, and in-unit laundry. All leases are currently month-to-month. A new common boiler and hot water tank were installed in the fall of 2024. The gas, electric, and water utilities are all commonly operated. This property is within walking distance of public transportation and shopping.



PROPERTY DETAILS

**4622-4624 S. Indiana Ave
Chicago, IL 60653**

Annual Property Operations 2025

17-Unit Multifamily Property/Currently Zoned as a Single Room Occupancy (SRO)

Rental Income	\$127,800
Vacancy 3%	-\$3,834
Effective Rental Income	\$123,966
Total Expenses	-\$58,406
NOI	\$65,560

Water	\$4,617
Gas/Heat	\$9,737
Electric	\$6,189
Insurance	\$12,032
Scavenger	\$3,170
R.E. Tax 2024	\$16,661
Management	\$6,000
Total Expenses	\$58,406

Rent Roll 2025	
Unit 1	\$700
Unit 3	\$650
Unit 15	\$700
Unit 18	\$650
Unit 21	\$650
Unit 23	\$700
Unit 26	\$650
Unit 28	\$600
Unit 29	\$700
Unit 31	\$700
Unit 34	\$650
Unit 37	\$650
Unit 39	\$700
Unit 42	\$650
Unit 44	\$600
Unit 45	\$700
Total Income	\$127,800



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PROPERTY DETAILS

**4622-4624 S. Indiana Ave
Chicago, IL 60653**

Annual Property Operations,
ending June 30, 2026

17-Unit Multifamily Property/Currently Zoned as a Single Room Occupancy (SRO)

Rental Income	\$63,900
Vacancy 1.5%	-\$959
Effective Rental Income	\$62,942
Total Expenses	-\$32,023
NOI	\$30,919

Water	\$2,309
Gas/Heat	\$6,828
Electric	\$3,708
Insurance	\$6,624
Scavenger	\$1,224
R.E. Tax 2024	\$8,330
Management	\$6,000
Total Expenses	\$32,023

Rent Roll 2026	
Unit 1	\$700
Unit 3	\$650
Unit 15	\$700
Unit 18	\$650
Unit 21	\$650
Unit 23	\$700
Unit 26	\$650
Unit 28	\$600
Unit 29	\$700
Unit 31	\$700
Unit 34	\$650
Unit 37	\$650
Unit 39	\$700
Unit 42	\$650
Unit 44	\$600
Unit 45	\$700
Total Income (half year)	\$63,900



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PROPERTY DETAILS

4622-4624 S. Indiana Ave
Chicago, IL 60653

PHOTOS



PROPERTY DETAILS

4622-4624 S. Indiana Ave
Chicago, IL 60653

PHOTOS



PROPERTY DETAILS

4622-4624 S. Indiana Ave
Chicago, IL 60653

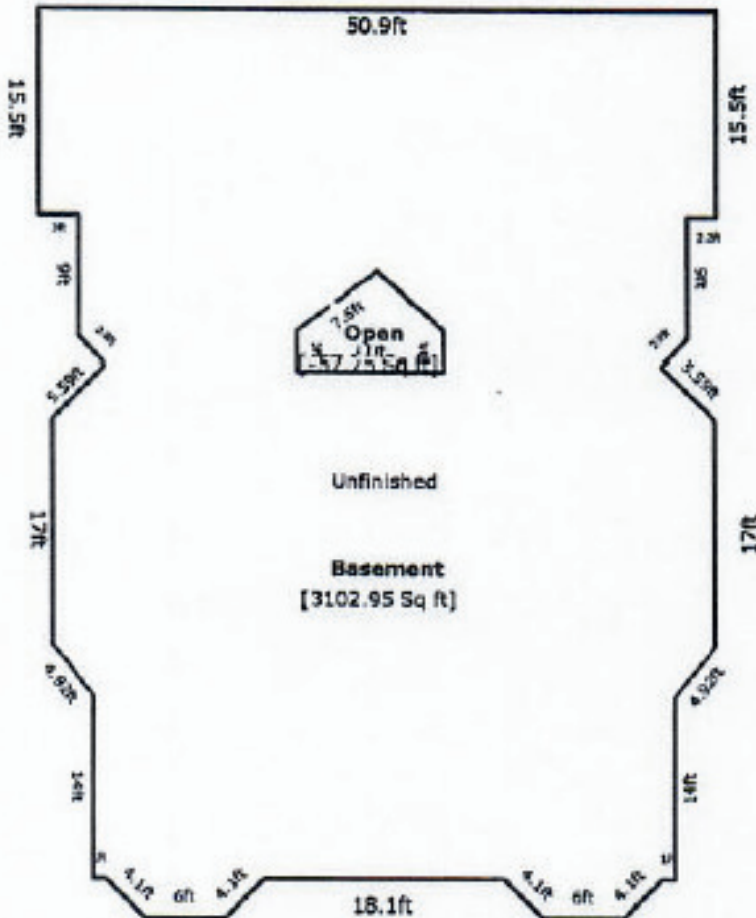
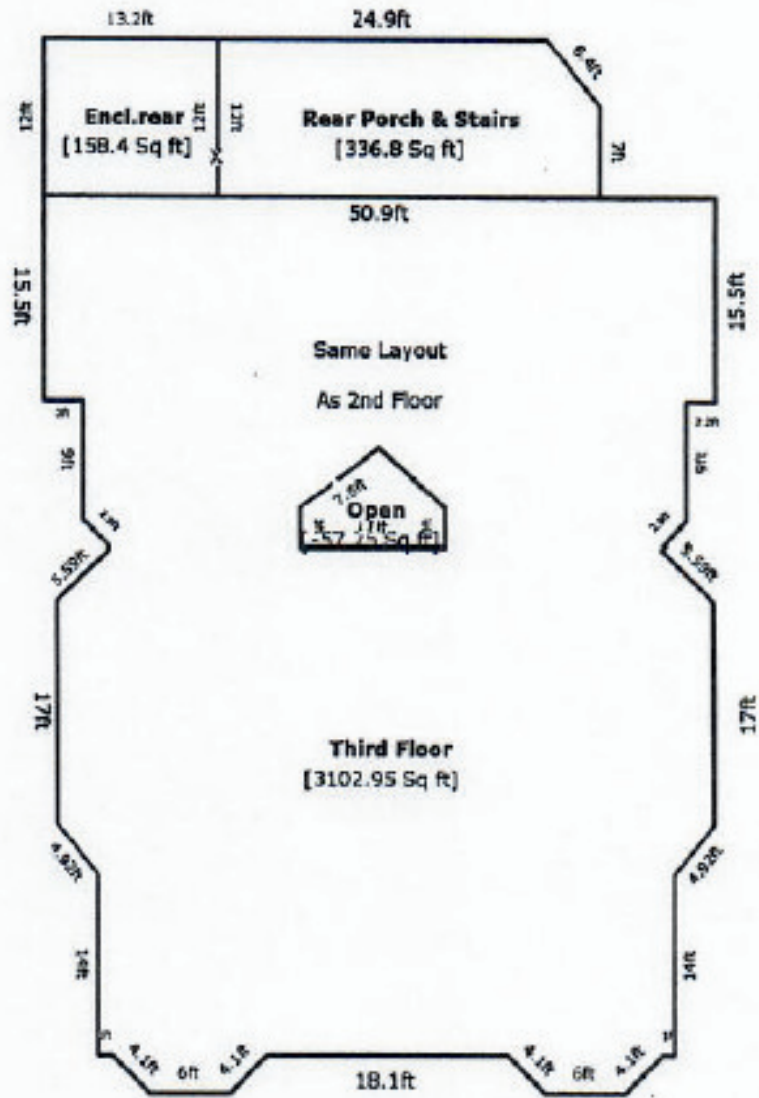
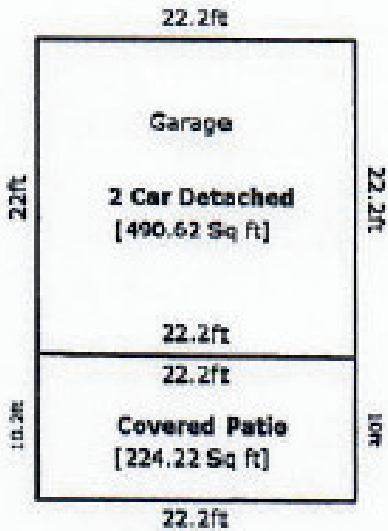
PHOTOS



FLOORPLAN

- Third Floor
- Basement
- Patio & Garage
- Porch & Stairs

4622-4624 S. Indiana Ave
Chicago, IL 60653

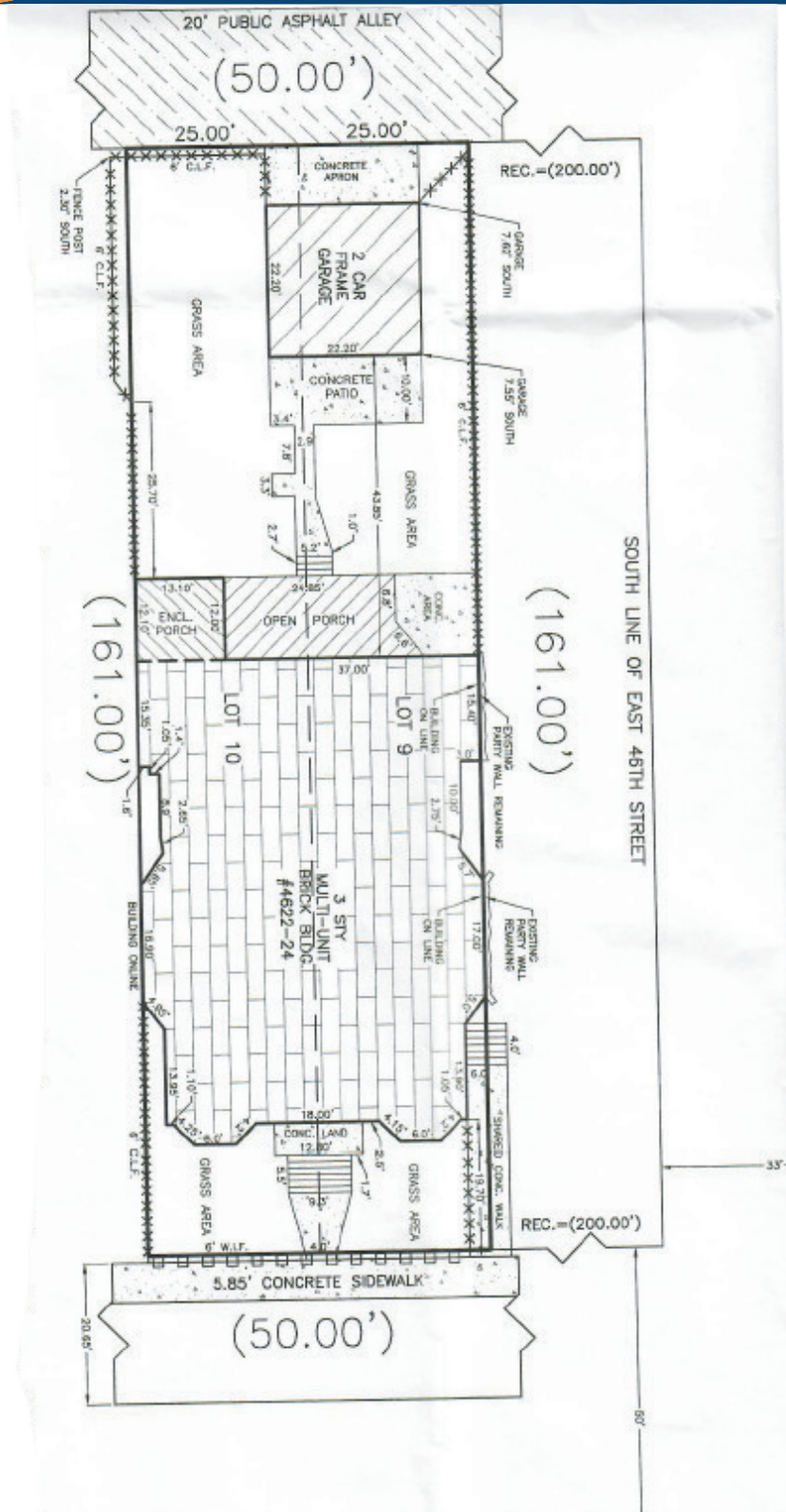


Area Calculations Summary

Living Area	
Encl.rear	158.4 Sq ft
Third Floor	3160.7 Sq ft
Open	-57.8 Sq ft
Open	-57.8 Sq ft
Total Living Area (Rounded):	3204 Sq ft
Non-living Area	
Covered Patio	224.2 Sq ft
2 Car Detached	490.6 Sq ft
Rear Porch & Stairs	336.8 Sq ft
Basement	3160.7 Sq ft

SURVEY

4622-4624 S. Indiana Ave
Chicago, IL 60653



NEIGHBORHOOD DETAILS

Bronzeville

Bronzeville is a historic South Side Chicago neighborhood known as the "Black Metropolis" for its significance during the Great Migration as a center of African-American culture, commerce, and social life. Today, it is a neighborhood undergoing revitalization, recognized as a National Heritage Area with ongoing projects for economic and community development.

Immerse yourself in this art-filled community, where you'll find a diverse array of galleries, historic landmarks, and lively events like the annual Bud Billiken Parade, the nation's largest African-American parade, which draws more than one million spectators each August.



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What's in My Community?

Places that make your life richer and community better

4622 S Indiana Ave, Chicago, Illinois, 60653
1 mile



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This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2026 Esri

Housing Market Summary

4622 S Indiana Ave, Chicago, Illinois, 60653 | Ring of 1 mile



PROPERTIESGROUP, LLC



\$372,633

Median Home Value

The median home value for the area is **1.0% lower** than the national median of **\$376,272**.

Housing Affordability Index

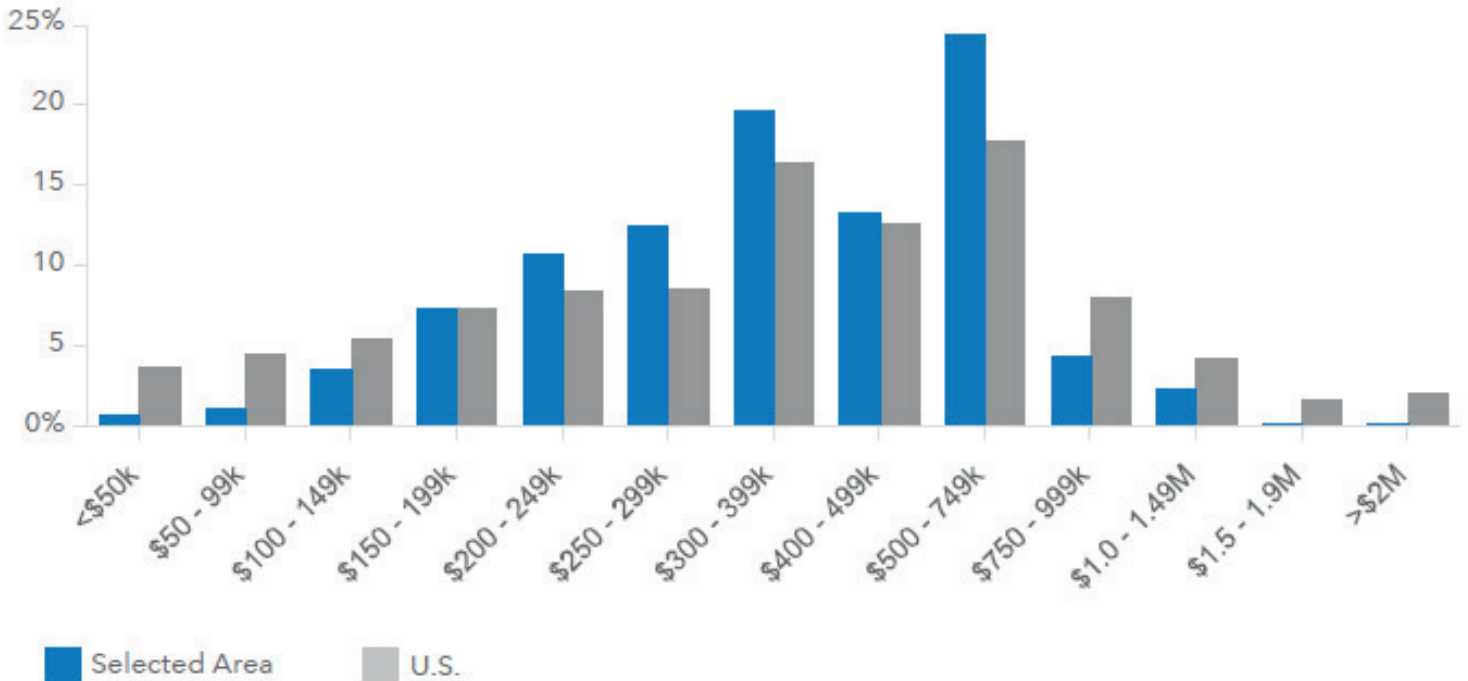
43



Median household income in this area is **50.6% lower** than what is required to afford a median valued home.

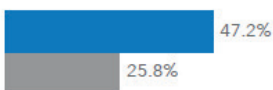
Households by Home Value

Compares the distribution of home values for the selected area to the United States.



47.2%

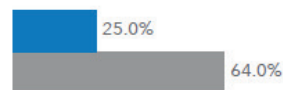
Income / Mortgage



The percent of income for mortgage is **45.3% higher** than the national rate of **25.8%**.

25.0%

Home Ownership



The percentage of homes that are owner-occupied is **155.9% lower** than the national value of **64.0%**.

2.13

Avg Household Size



The average household size for the area is **19.7% lower** than the national average of **2.55**.

\$1,222

Median Rent



The median monthly contract rent for the area is **18.2% lower** than the national average of **\$1,444**.

4622 S Indiana Ave, Chicago, Illinois 60653
Ring of 1 mile

Metro Renters (D4)

Dominant Tapestry Segment

KEY FACTS



692,375
Total Population



\$305,900
Median Home Value



23,193
Total Businesses



814,843
Daytime Population



35.5
Median Age



-0.3%
2025-2030
Pop Growth Rate



\$39,825
Per Capita Income

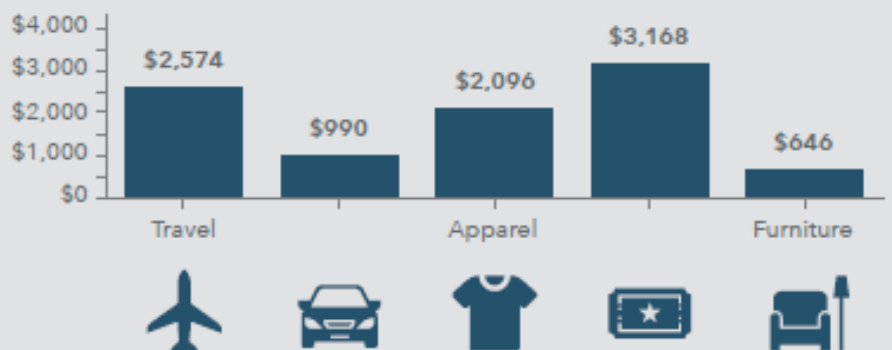


\$60,396
Median Household Income



2.3
Avg Household Size

KEY SPENDING FACTS



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Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), Esri-U.S. BLS (2026).

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Spending facts are average annual dollars per household

**THANK
YOU**

**4622-4624 S. Indiana Ave
Chicago, IL 60653**

*We appreciate your time and
consideration to schedule a tour. Please
contact Suni Karim at 773-493-7000 or
email: skpropertiesgroup@gmail.com.*

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