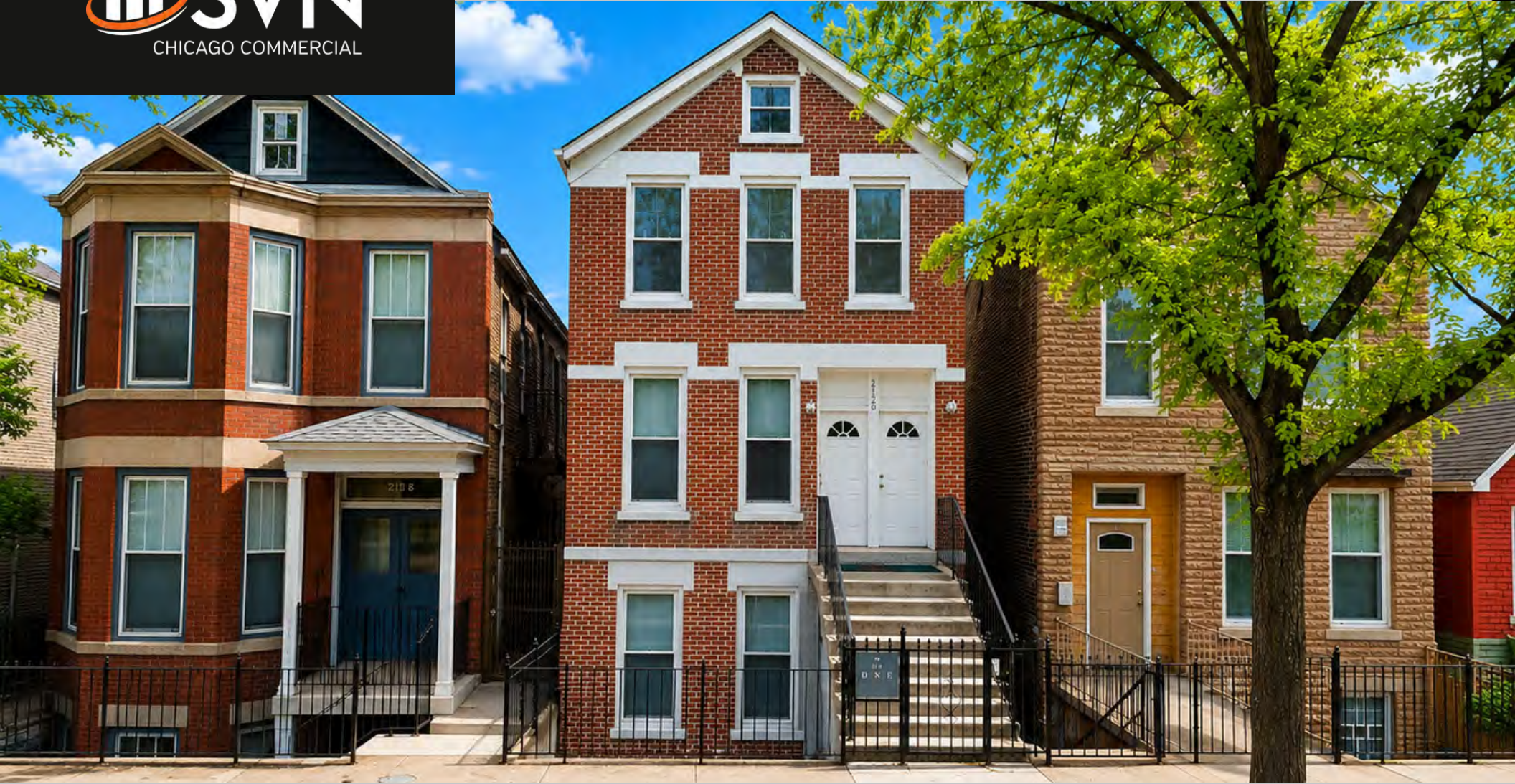




# Offering Memorandum



**Cawthon-Labriola Group** | 2120 W Cullerton | Chicago  
SVN CHICAGO COMMERCIAL

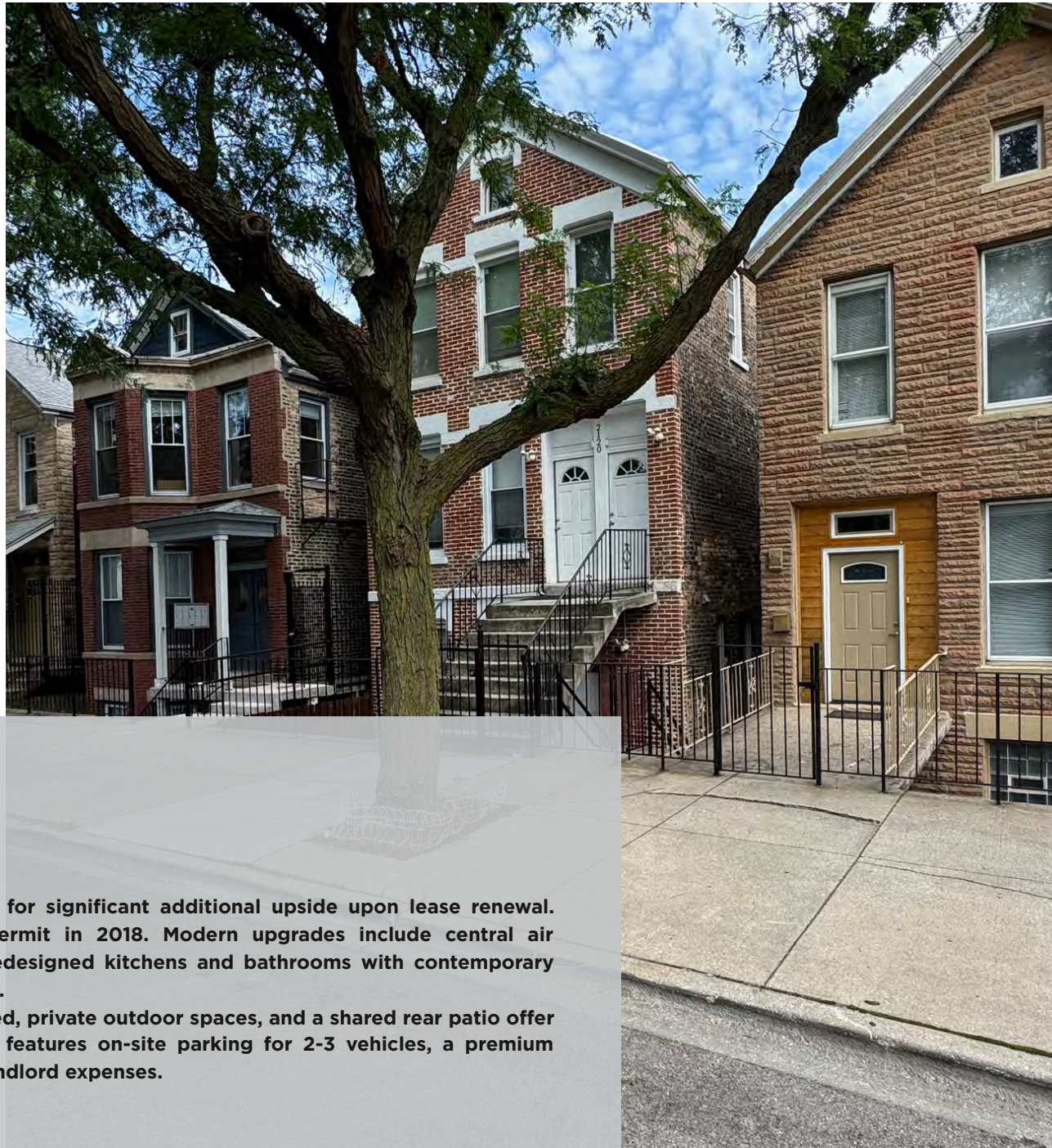
## PROPERTY SUMMARY

### 100% OCCUPIED 3-UNIT

2120 W CULLERTON ST  
CHICAGO, IL 60608

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$735,000
<b>BUILDING SIZE:</b>	3,345 SF
<b>ZONING:</b>	RT-4
<b>LOT SIZE:</b>	3,052 SF
<b>PRICE / SF:</b>	\$219.73
<b>CAP RATE:</b>	7.21%
<b>NOI:</b>	\$53,018.74



## PROPERTY SUMMARY

100% leased with 2 units at below market rents, allowing for significant additional upside upon lease renewal. Beautiful red brick three-unit building renovated with permit in 2018. Modern upgrades include central air conditioning, new plumbing and electrical systems, fully redesigned kitchens and bathrooms with contemporary finishes, new flooring throughout, and tankless water heaters.

Spacious master bedrooms large enough to fit a King Size bed, private outdoor spaces, and a shared rear patio offer residents an elevated living experience. The building also features on-site parking for 2-3 vehicles, a premium amenity in the area and no common utilities and minimum landlord expenses.

# PROPERTY DETAILS

**SALE PRICE** \$735,000

## LOCATION INFORMATION

**BUILDING NAME** 100% Occupied 3-Unit

**STREET ADDRESS** 2120 W Cullerton St

**CITY, STATE, ZIP** Chicago, IL 60608

**COUNTY** Cook

## BUILDING INFORMATION

**BUILDING SIZE** 3,345 SF

**NOI** \$53,018.74

**CAP RATE** 7.21

**OCCUPANCY %** 100.0%

**TENANCY** Multiple

**NUMBER OF FLOORS** 3

**AVERAGE FLOOR SIZE** 1,000 SF

**YEAR BUILT** 1908

**YEAR LAST RENOVATED** 2018

## PROPERTY INFORMATION

**PROPERTY TYPE** Multifamily

**PROPERTY SUBTYPE** Low-Rise/Garden

**ZONING** RT-4

**LOT SIZE** 3,052 SF

**APN #** 17-19-312-040-0000

**LOT FRONTAGE** 24 ft

**LOT DEPTH** 127 ft

**CORNER PROPERTY** No

## PARKING & TRANSPORTATION

**PARKING TYPE** Surface

**NUMBER OF PARKING SPACES** 3

## UTILITIES & AMENITIES

**TENANT PAID UTILITIES** Yes | Gas, Electric

**HVAC** Central

## TAXES & VALUATION

**TAXES (2024)** \$8,524.91

## PROPERTY HIGHLIGHTS

- No Common Gas & Electric
- In-Unit W/D
- Tankless Water Heaters
- Private Outdoor Space for Each Unit
- Full Gut Renovation (2018)
- Modern Kitchens & Baths
- Opportunity to Live in One Unit & Collect Rent
- Large Master Bedrooms
- Assumable 3.125% Loan | For Owner Occupier
- Parking In Rear



**Outdoor Green Space**



**Modern Kitchens & Baths**

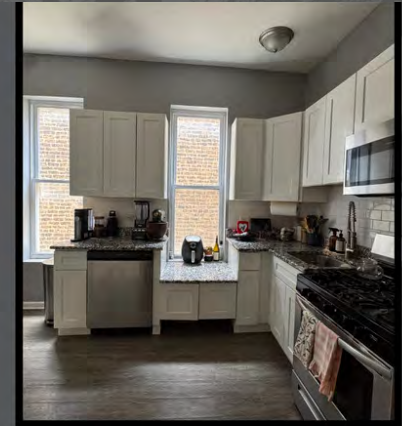


**On-Site Parking**

## PROPERTY PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS

# EXTERIOR PHOTOS



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
Garden	3	1	1,050 SF	\$1,900	\$1.81	\$1,950	\$1.86	09/01/2025	08/31/2026
1	3	1	1,050 SF	\$1,775	\$1.69	\$1,975	\$1.88	07/01/2024	06/30/2026
2	3	1	1,050 SF	\$1,725	\$1.64	\$1,975	\$1.88	07/01/2025	06/30/2026
<b>TOTALS</b>			<b>3,150 SF</b>	<b>\$5,400</b>	<b>\$5.14</b>	<b>\$5,900</b>	<b>\$5.62</b>		
<b>AVERAGES</b>			<b>1,050 SF</b>	<b>\$1,800</b>	<b>\$1.71</b>	<b>\$1,967</b>	<b>\$1.87</b>		

## LOCATION DESCRIPTION

Located in the heart of Chicago's vibrant Pilsen neighborhood, 2120 W Cullerton Street offers unbeatable access to everything the area has to offer. The property is just steps from the CTA Pink Line Station, providing an easy and convenient commute to downtown and surrounding neighborhoods. Residents can enjoy a short walk to the bustling retail corridors along Cermak Road and 18th Street, where a variety of restaurants, cafes, boutiques, and art galleries create a lively and dynamic community atmosphere.

The property is also close to several parks, offering green space and recreation just moments away. Easy access to major expressways ensures quick connections to the Loop, the suburbs, and beyond, making it an ideal location for commuters and city dwellers alike. Combining urban convenience with the charm and energy of Pilsen, 2120 W Cullerton is perfectly situated for both residents and investors looking to be part of one of Chicago's most exciting and evolving neighborhoods.



# FOR SALE

# 2120

W CULLERTON STREET

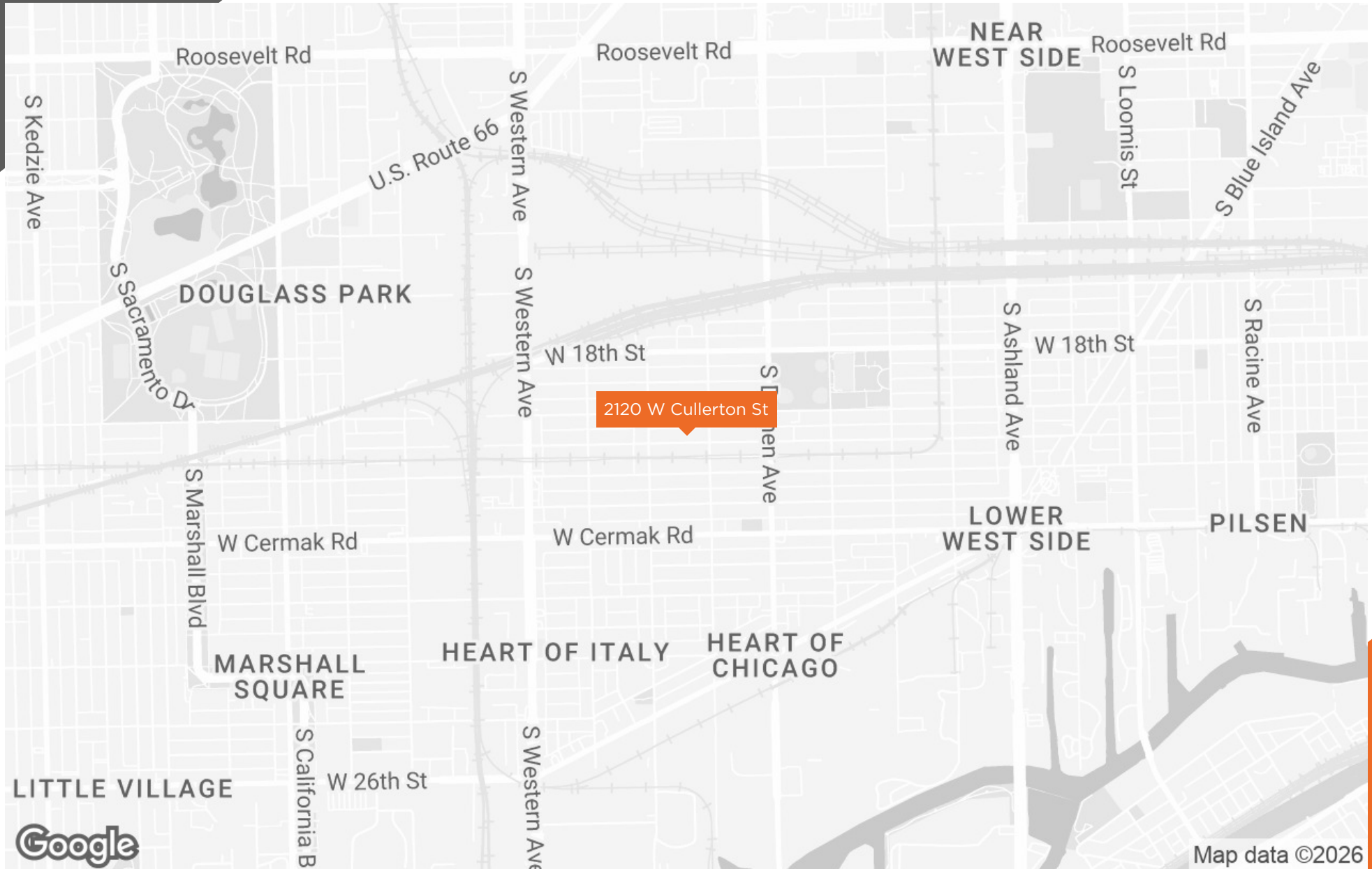
CHICAGO, IL 60608



YOUR NEXT HOME  
IS HERE.

SCHEDULE A SHOWING TODAY

# REGIONAL MAP



# INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET RENTS   PRO FORMA
RENTAL INCOME	\$64,800	-
RENTAL INCOME (MARKET)	-	\$70,800
PARKING INCOME (2 SPACES   \$150/MONTH)	-	\$3,600
VACANCY COST	\$0	\$0
<b>GROSS INCOME</b>	<b>\$64,800</b>	<b>\$74,400</b>
EXPENSES SUMMARY	CURRENT	MARKET RENTS   PRO FORMA
REAL ESTATE TAXES (2024)	\$8,525	\$8,525
INSURANCE	\$1,606	\$1,606
WATER/SEWER/SCAVENGER	\$750	\$750
MAINTENANCE & REPAIRS	\$900	\$900
<b>OPERATING EXPENSES</b>	<b>\$11,781</b>	<b>\$11,781</b>
<b>NET OPERATING INCOME</b>	<b>\$53,019</b>	<b>\$62,619</b>

## MEET THE TEAM



# SVN Chicago Commercial

— Cawthon-Labriola Group —

Paul Cawthon | Angelo Labriola | Sam Silveira | Dione Durham



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# Collective Strength, Accelerated Growth

940 WEST ADAMS STREET,  
SUITE 200  
CHICAGO, IL 60607



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