6848 S. Ashland Ave., Chicago, IL 60636
Investor Offering Memorandum

Executive Summary

Mixed-use redevelopment opportunity located in Chicago's Englewood neighborhood. The offering includes a former commercial salon on the first floor and a residential unit above. The property is being marketed as a value-add investment with significant redevelopment potential.

Investment Snapshot

Asking Price	$56,000
Estimated Rehab	~$96,000
Estimated ARV	~$250,000
Residential	3 Bedroom Apartment
Projected Residential Rent	~$1,700/mo (user estimate)
Commercial	Former luxury salon
Opportunity Zone	Seller representation – verify independently
Parking	Rear parking

Investment Highlights

• Mixed-use commercial/residential property
• High-visibility Ashland Avenue location
• Existing redevelopment floor plans
• Opportunity Zone (buyer to verify tax benefits)
• Rear parking
• Potential billboard/signage income on exposed wall (buyer to verify)
• Significant value-add opportunity

Redevelopment Concept

The proposed plans envision redevelopment of the commercial level into modern salon suites with reception and waiting area and the upper level into a renovated residential apartment. The floor plans provided by the seller should be reviewed during due diligence.

Financial Overview

Illustrative redevelopment assumptions:
Purchase: $56,000
Estimated Rehab: $96,000
Total Estimated Basis: $152,000
Estimated ARV: $250,000
Projected residential rent: ~$1,700/month after renovation. Commercial rental income will depend on final build-out and tenant mix.

Opportunity Zone

The property has been represented as being located within a Qualified Opportunity Zone. Investors should consult legal and tax professionals regarding qualification and any available tax incentives.

Billboard / Signage Potential

Seller has indicated the exposed masonry wall has previously generated advertising income. Any future signage or billboard revenue should be independently verified by the purchaser.

Comparable Sales & CMA

A Comparative Market Analysis (CMA) supplied by the listing agent should be reviewed alongside this memorandum. Estimated ARV used in this package is approximately $250,000 based on the information provided by the seller.

Disclaimer

This memorandum contains seller-provided information and preliminary financial assumptions. Buyers are responsible for independently verifying dimensions, zoning, rents, redevelopment costs, Opportunity Zone status, income potential, permits, and all other material facts before purchase.