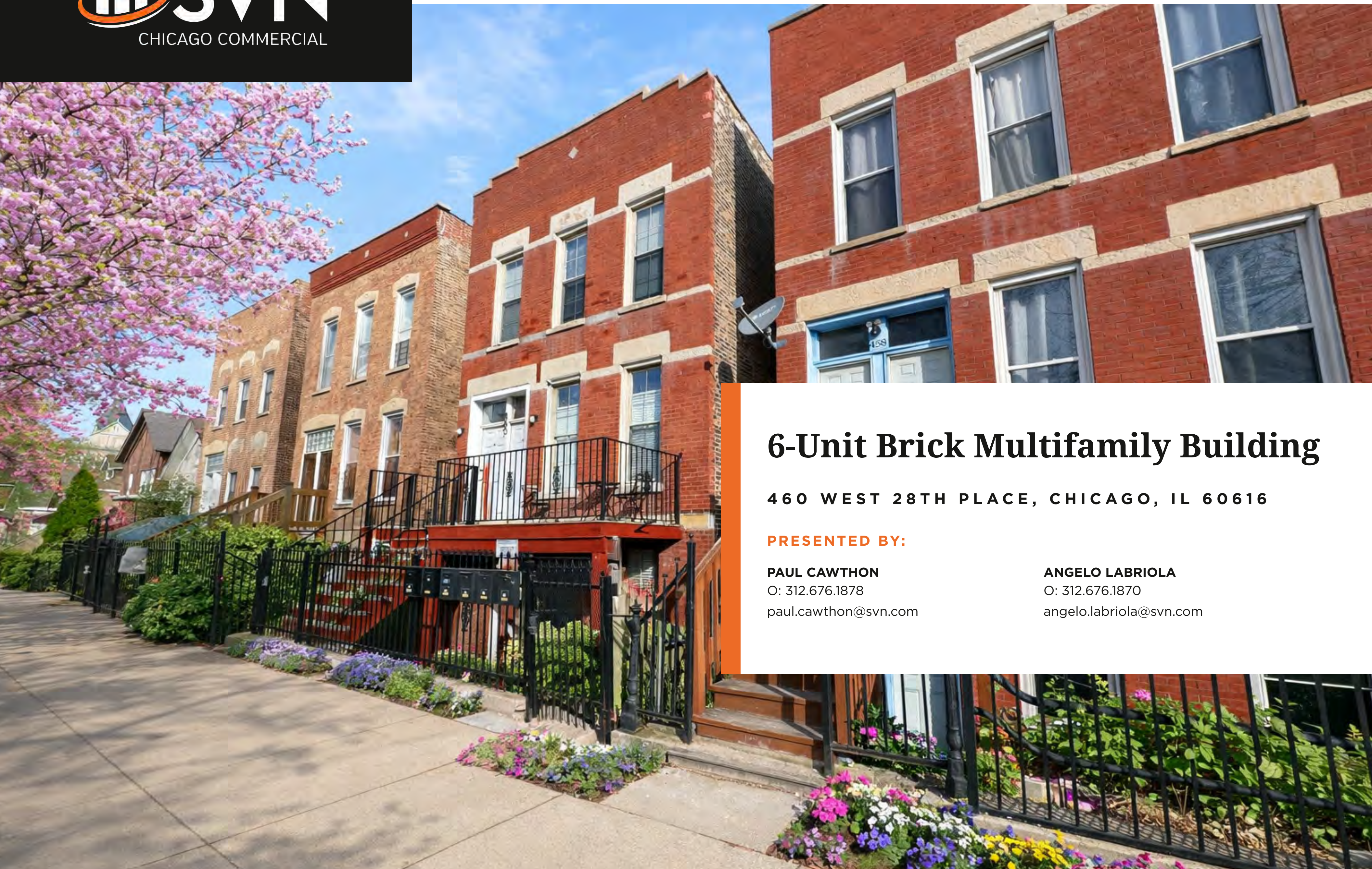
460 W 28th Pl | 6 Units



6-Unit Brick Multifamily Building

460 WEST 28TH PLACE, CHICAGO, IL 60616

PRESENTED BY:

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PROPERTY SUMMARY

6-UNIT BRICK MULTIFAMILY BUILDING

460 WEST 28TH PLACE
CHICAGO, IL 60616

OFFERING SUMMARY	
SALE PRICE:	$1,260,000
BUILDING SIZE:	3,960 SF
PRICE / UNIT:	$210,000
LOT SIZE:	3,125 SF
CAP RATE:	7.18%

PROPERTY SUMMARY

This well-maintained brick 6-unit building presents a compelling investment opportunity featuring a desirable unit mix of two (2) 2-bedroom / 2-bath apartments, two (2) 2 Bedroom/1 -Bath Units and two (2) 1-bedroom / 1-bath units. The property offers apartment-quality updates throughout, including modern kitchens and baths, stainless steel appliances, and contemporary range hoods that appeal to today's renters. Interiors are thoughtfully improved while maintaining operational efficiency, creating strong in-place tenancy and long-term rental stability.

The building includes shared laundry facilities in the rear lower level, offering free on-site laundry as a valuable tenant amenity, along with bundled utilities including water, sewer, trash, and Wi-Fi to simplify management and enhance leasing appeal. A two-car garage provides additional income potential and convenience for residents. With its solid brick construction, updated interiors, and tenant-friendly amenities, this asset delivers a balanced combination of durability, modern finishes, and steady cash flow potential.

PROPERTY HIGHLIGHTS

- Brick Building
- Easy access to Expressways
- Short Walk to CTA Orange & Red Lines
- Garage Parking
- Modern Updates
- On-site Laundry
- Outdoor Space
- Steps to Retail & Rate Field
- HVAC in All Units

On-Site Laundry

Garage Parking

PROPERTY DETAILS

SALE PRICE	**$1,260,000**

LOCATION INFORMATION	
STREET ADDRESS	460 West 28th Place
CITY, STATE, ZIP	Chicago, IL 60616
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Bridgeport
CROSS-STREETS	28th & Normal

BUILDING INFORMATION	
BUILDING SIZE	3,960 SF
NOI	$90,468.96
CAP RATE	6.97
OCCUPANCY %	100.0%
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	1,320 SF
YEAR LAST RENOVATED	2019
FREE STANDING	Yes

PROPERTY INFORMATION	
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	RS-3
LOT SIZE	3,125 SF
APN #	17-28-314-025-0000
LOT FRONTAGE	25 ft
LOT DEPTH	125 ft
CORNER PROPERTY	No

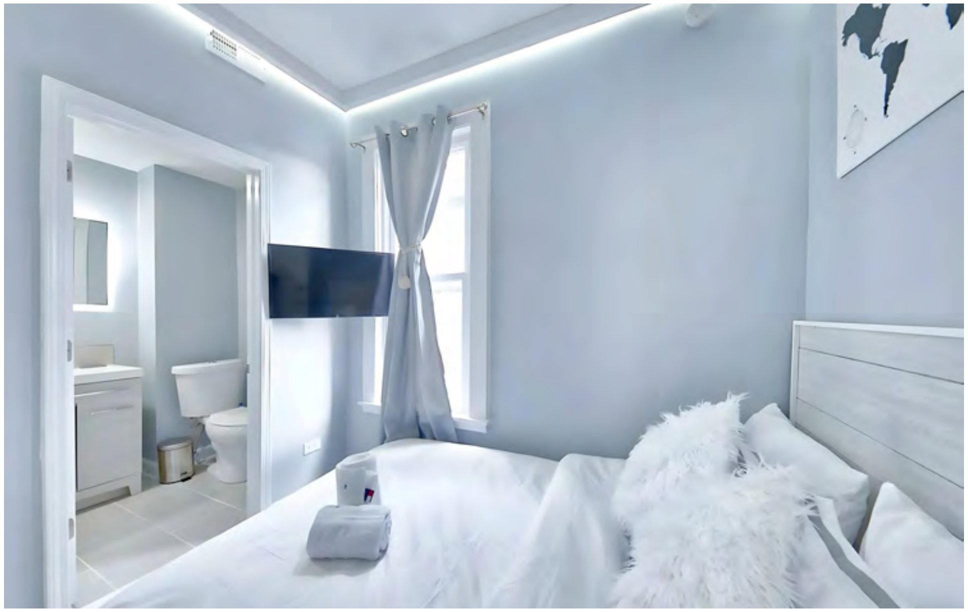
PARKING & TRANSPORTATION	
PARKING TYPE	Structure
NUMBER OF PARKING SPACES	2

UTILITIES & AMENITIES	
CENTRAL HVAC	Yes - All 6 Units

TAXES & VALUATION	
TAXES (2024)	$12,657.24

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS




BATH
9'2" x 7'7"
KITCHEN
9'0" x 15'11"
BEDROOM
9'2" x 12'11"
W.I.C.
3'8" x 5'8"
LIVING ROOM
15'6" x 12'11"


BEDROOM
13'8" x 7'0"
LIVING ROOM
13'10" x 11'2"
PRIMARY BEDROOM
13'8" x 10'9"
KITCHEN
13'11" x 6'11"
BATH
5'4" x 7'6"

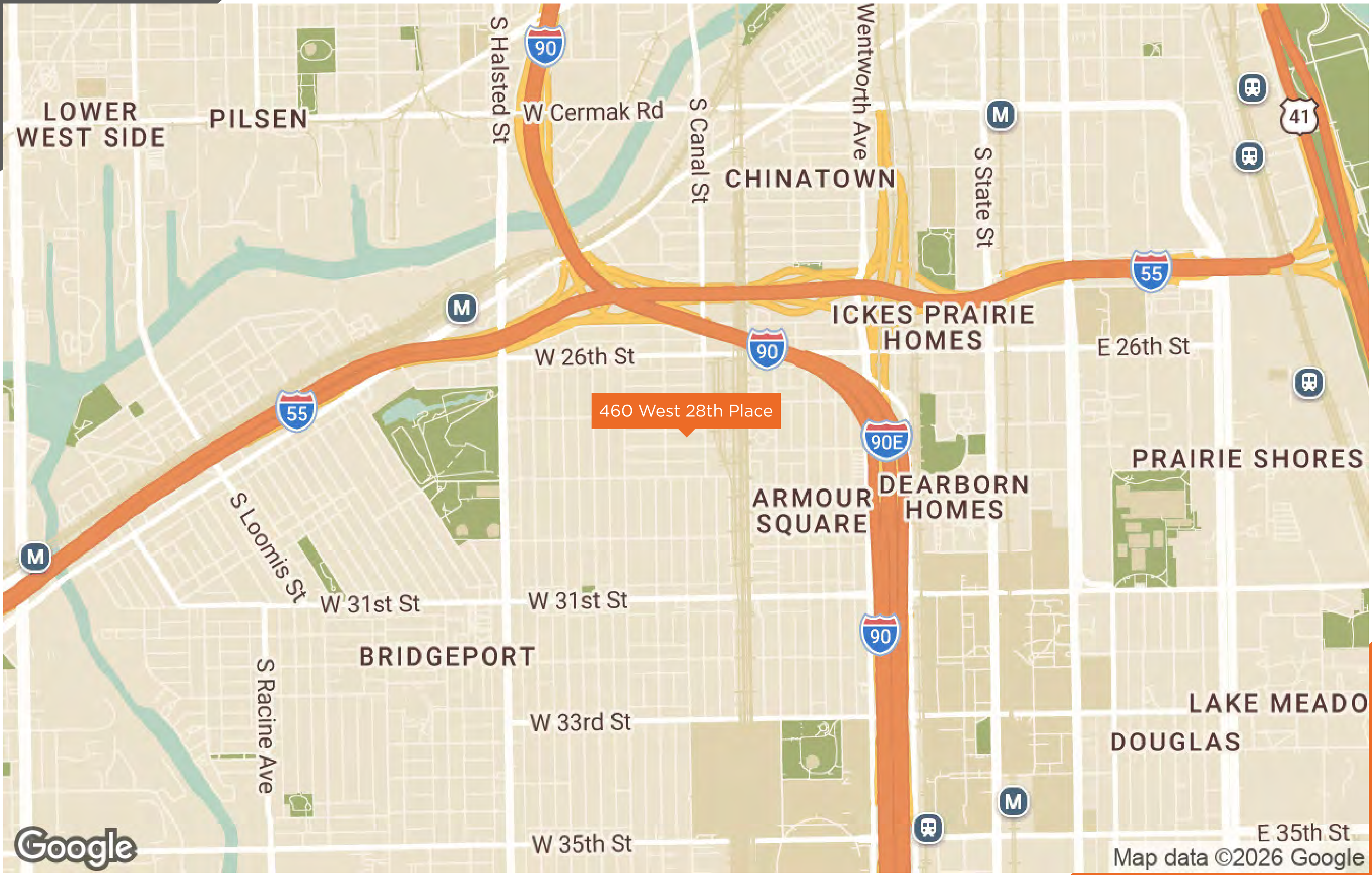

BATH
7'7" x 9'6
KITCHEN
6'0" x 12'2"
DINING AREA
4'7" x 6'8"
BEDROOM
7'7" x 8'9"
LIVING ROOM
10'7" x 6'5"

LOCATION DESCRIPTION

460 W 28th Place is strategically located in Chicago's established Bridgeport neighborhood, offering strong regional connectivity and convenient access to major transportation infrastructure. The property is just minutes from the Stevenson Expressway (I-55) and Interstate 90/94 (Dan Ryan Expressway), providing seamless north-south and east-west travel throughout the Chicago MSA. Public transportation is a key asset, with proximity to the CTA Red Line at Sox-35th Station and the CTA Orange Line, both offering direct access to downtown Chicago, the Loop, and Midway Airport. Multiple CTA bus routes along Halsted Street and 31st Street further enhance transit accessibility for residents and employees.

The property also benefits from its proximity to Guaranteed Rate Field, home of the Chicago White Sox, which anchors the area and drives consistent foot traffic and neighborhood vitality. Bridgeport continues to see steady reinvestment and demand driven by its mix of residential character and commercial amenities. Nearby retail corridors along Halsted Street and 35th Street provide restaurants, cafes, grocery options, and neighborhood services. The area is also supported by strong educational institutions, including neighborhood public and private schools, reinforcing long-term residential stability and appeal. This combination of transportation infrastructure, entertainment anchors, retail density, and community amenities positions 460 W 28th Pl. as a well-located asset within one of Chicago's most resilient South Side neighborhoods.

REGIONAL MAP



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	LEASE START	LEASE END
1F	2	1	715 SF	$1,825	3/1/2026	2/28/2027
1R	1	1	350 SF	$1,705	8/1/2025	7/31/2026
2F	1	1	531 SF	$1,845	3/4/2025	3/31/2027
2R	2	2	525 SF	$1,767	10/13/2025	10/31/2026
3F	2	1	529 SF	$1,800	8/11/2025	8/31/2026
3R	2	2	525 SF	$2,022	5/1/2025	5/31/2026
TOTALS			**3,175 SF**	**$10,964**		
AVERAGES			**529 SF**	**$1,827**		

460 W. 28TH PL.

INCOME SUMMARY	CURRENT ACTUAL
RENTAL INCOME	$131,568
VACANCY COST	($6,578)
GROSS INCOME	**$124,990**

EXPENSES SUMMARY	CURRENT ACTUAL
RE TAXES (2024)	$12,657
INSURANCE	$4,264
WATER/SEWER	$1,876
APT 1R COMMON ELECTRIC & GAS	$1,885
BUILDING WIFI	$2,160
MANAGEMENT (5%)	$6,578
REPAIRS & MAINTENANCE	$2,880
SNOW REMOVAL & JANITORIAL	$780
SCAVENGER	$1,440
OPERATING EXPENSES	**$34,521**
NET OPERATING INCOME	**$90,469**

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT ACTUAL
PRICE	$1,260,000
PRICE PER SF	$318
PRICE PER UNIT	$210,000
GRM	9.87
CAP RATE	7.18%
CASH-ON-CASH RETURN (YR 1)	6.36%
TOTAL RETURN (YR 1)	$20,376
DEBT COVERAGE RATIO	1.3

OPERATING DATA	CURRENT ACTUAL
GROSS SCHEDULED INCOME	$131,568
TOTAL SCHEDULED INCOME	$131,568
VACANCY COST	$6,578
GROSS INCOME	$124,990
OPERATING EXPENSES	$34,521
NET OPERATING INCOME	$90,469
PRE-TAX CASH FLOW	$20,647

FINANCIAL SUMMARY

FINANCING DATA 75/25 | 6% | 30YR	CURRENT ACTUAL
DOWN PAYMENT	$324,750
LOAN AMOUNT	$945,000
DEBT SERVICE	$69,822
DEBT SERVICE MONTHLY	$5,818
PRINCIPAL REDUCTION (YR 1)	$11,073

MEET THE TEAM

CLG

Cawthon-Labriola Group

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