



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

INVESTMENT OVERVIEW

Pro Forma

1st Floor and Lower Level (Retail)	+/- 1,990 SF	\$4,146	Available
Unit 2F (1 Bed/1 Bath Apartment)	+/- 700 SF	\$1,795	6/30/17
Unit 2R (2 Bed/2 Bath Apartment)	+/- 1,400 SF	\$2,400	9/30/16
Unit 3F (1 Bed/1 Bath Apartment)	+/- 700 SF	\$1,775	5/31/16
Parking	2 Spaces	\$240	

Operating Income (Gross Potential)

Retal Income	\$133,680
Reimbursements	\$13,701.50

Operating Expenses (Gross Potential)

Insurance	\$3,003.00
Real Estate Taxes	\$15,121.00
Repairs & Maintenance	\$2,874.00
Utilities	\$2,686.00
Total Expenses	\$23,685.00

NOI (Projected) \$123,696.50

CAP Rate (Projected) +/- 6.7%

PROPERTY DATA

Building Description and Info

P.I.N.	14-32-425-002-0000
Building Type	Mixed-Use Masonry
Building Size	4,900 S.F.
Lot Size	2,350 S.F.
Zoning	B1-2
Year Built	1892
Foundation	Concrete or Masonry
Roof	Flat Roof

Interior Description

HVAC	Central Air
Electric	Contact Agent
Water	Contact Agent
Ceiling	9'-10'
Floor	Hardwood, Carpet and Tile

Location

Cross Street	Clybourn Avenue and Willow Street
Area	Lincoln Park
Transportation	Armitage Brown Line Train, Clybourn Blue Line Train, 132 Goose Island Express
Traffic Counts	

INTERIOR PICTURES



Floor Plan

1777 N. Clybourn Ave.

