

# Lincoln Park - Chicago

## INVESTMENT PROPERTY FOR SALE

1777 N. Clybourn Ave.



Lincoln Park  
Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

	<b>1777 N. Clybourn Ave. Chicago, IL 60614</b>
Size	1,990 SF Retail Space
	4,900 SF Building
	2,350 SF Land
Price	\$1,850,000 (Real Estate)

For additional information or to schedule a showing



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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	28,388	230,782	480,786
2011 Female Population	31,400	237,125	490,051
2011 Total Population	59,788	467,907	970,837
2011 Total Households	28,227	241,581	433,018

### Income

2011 Median Household Income	\$75,407	\$71,017	\$58,202
2011 Per Capita Income	\$49,770	\$48,970	\$35,905
2011 Average Household Income	\$98,936	\$92,141	\$78,570

### Nearby Businesses

Sleep Number	Subway
BW3	Patagonia
CVS Pharmacy	World Market
Gap Kids	Crate & Barrel

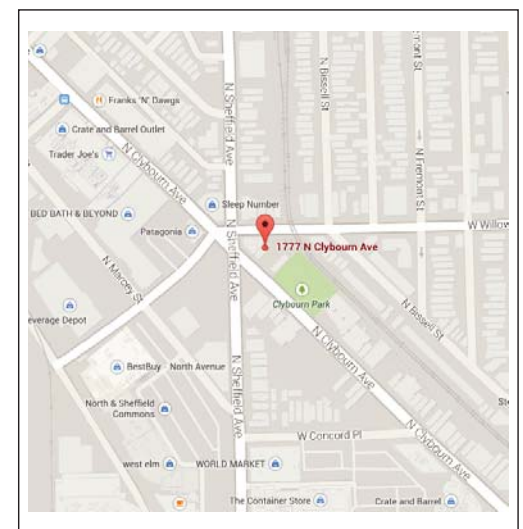
### Property Highlights

Investment property for sale located in a well-developed retail corridor of Lincoln Park, in close proximity to a major transportation hub - the Red & Brown Line train stop. Includes four income generating units and two parking spaces. Strong demographics and incomes.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 468 4-18-2014

### Map

Sheffield & Clybourn





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## 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
<b>Reimbursements</b>	<b>\$13,701.50</b>

### 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



# APARTMENTS 2F & 3F



2F Living Room



3F Bedroom



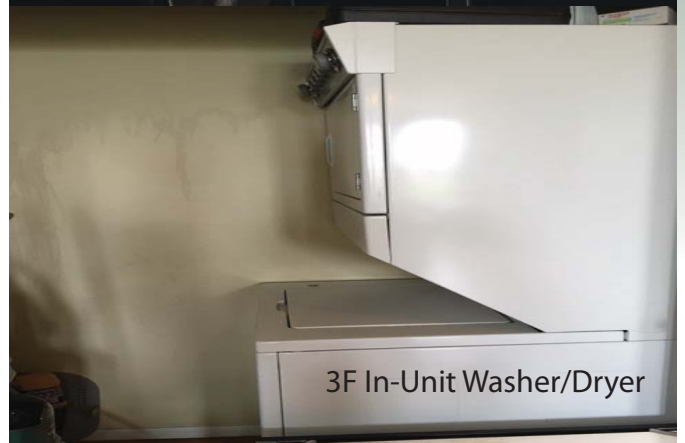
2F Kitchen



3F Kitchen



2F Bedroom



3F In-Unit Washer/Dryer

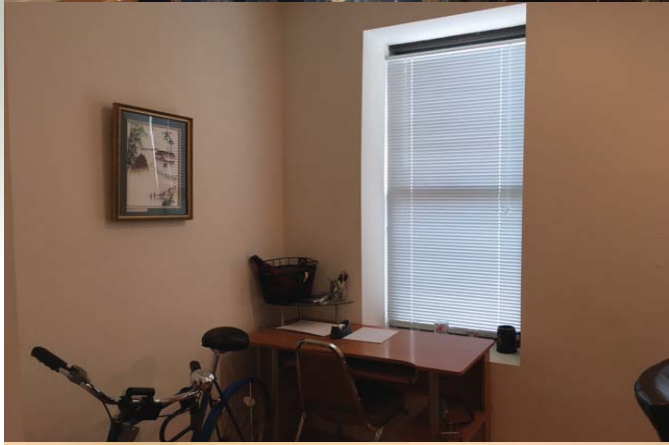


2F Bathroom



3F Bathroom

# APARTMENT 2R



# Floor Plan

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