



\$ 2,299,000.00

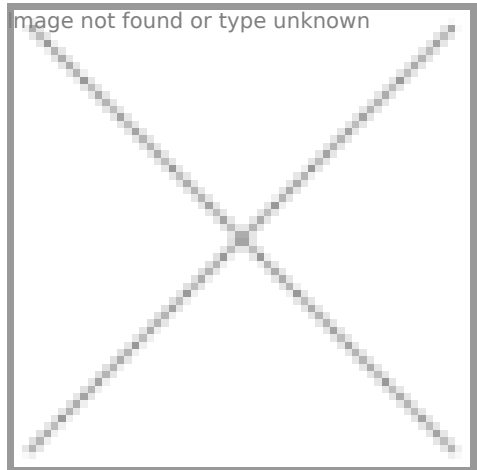
## 1938 N HALSTED ST, CHICAGO, IL 60614, USA

<https://www.homesbyharis.com>

HUGE VALUE-ADD OPPORTUNITY - 6 unit, 2 building complex on a sought-after Halsted Street double lot. Located in the heart of Chicago's affluent Lincoln Park neighborhood, this property is offered at an exceptionally high 5.74% cap rate. Currently 100% leased at below market rents and also contains 9 exterior parking spaces which can be leased...

- Corridor-Exterior Entrance, Corridor-Interior Entrance
- Multi Family 5+
- Contingent

image not found or type unknown



---

## BASIC FACTS

**Date added:** 07/02/20

**Type:** Corridor-Exterior Entrance  
Corridor-Interior Entrance

**Year built:** 1886

**Post Updated:** 2020-07-20  
21:56:47

**Status:** Contingent

**MLS #:** 10627392

---

## PROPERTY DETAILS

**Construction:** Brick

**Area Desc:** CHI - Lincoln Park

**Potential Use:** Condominium

**Frontage/Access:** City Street

**Acreage:** .07

**Possession:** Closing

**Lot Dimensions:** 50X125

**Current Use:** Residential-Multi-Family

**Listing Type:** Exclusive Right To Sell

---

## PROPERTY FEATURES

**Heat/Ventilation:** Gas,Separate Per Unit

**# Stories:** 3

**Exterior Building Type:** Brick

**Foundation:** Concrete

**Air Conditioning:** Central Air

**Land Amenities:** Curbs and Gutters,Lighting/Exterior,Sidewalks,Cable Ready



**# Parking Spaces:** 9

**# Of Washers:** 2

**# Of Fireplaces:** 1

**# Of Ranges:** 6

**# Of Dishwashers:** 6

**# Of Dryers:** 2

**# Of Refrigs:** 6

---

## LOCATION DETAILS

**Zoning Type:** MULTI

**Directions:** HALSTED N OR S TO  
1938-42, JUST SOUTH

**Township:** North Chicago

**County:** Cook

**Compass Point:** North

---

## FEES&TAXES

**Taxes:** \$ 33,751.00

**Tax Year:** 2018

---

## MISCELLANEOUS

**Board Number:** 10

**Tenant Pays:** Air  
Conditioning,Electric,Heat,Hot Water

**Gross Rental Income \$:** 183300

**Gross Rent Multiplier:** 13.1

**Total Annual Income:** 183300

**Insurance Expense:** 5952

**Total Annual Exp:** 43150

**Water Expense:** 2247

**Total Monthly Income:** 15275



---

## ROOMS&UNITS DESCRIPTION

**# Of Units: 6**

**# Of Bdrms - Unit 2: 2**

**# Of Bdrms - Unit 4: 2**

**# Of Rooms - Unit 2: 5**

**# Of Rooms - Unit 4: 5**

**# Of Rooms - Type 6: 6**

**# Of Units - Apt. Type 2: 1**

**# Of Units - Apt. Type 4: 1**

**# Of Units - Apt. Type 6: 1**

**# Of Bdrms - Type 6: 3**

**# Of Full Bthrms - Type 2: 1**

**# Of Full Bthrms - Type 4: 1**

**# Of Full Bthrms - Type 6: 2**

**# Of Bdrms - Unit 1: 2**

**# Of Bdrms - Unit 3: 2**

**# Of Rooms - Unit 1: 5**

**# Of Rooms - Unit 3: 5**

**# Of Rooms - Type 5: 5**

**# Of Units - Apt. Type 1: 1**

**# Of Units - Apt. Type 3: 1**

**# Of Units - Apt. Type 5: 1**

**# Of Bdrms - Type 5: 2**

**# Of Full Bthrms - Type 1: 1**

**# Of Full Bthrms - Type 3: 1**

**# Of Full Bthrms - Type 5: 1**

---

## COURTESY OF

**List Office Name:** Chase Real Estate LLC

