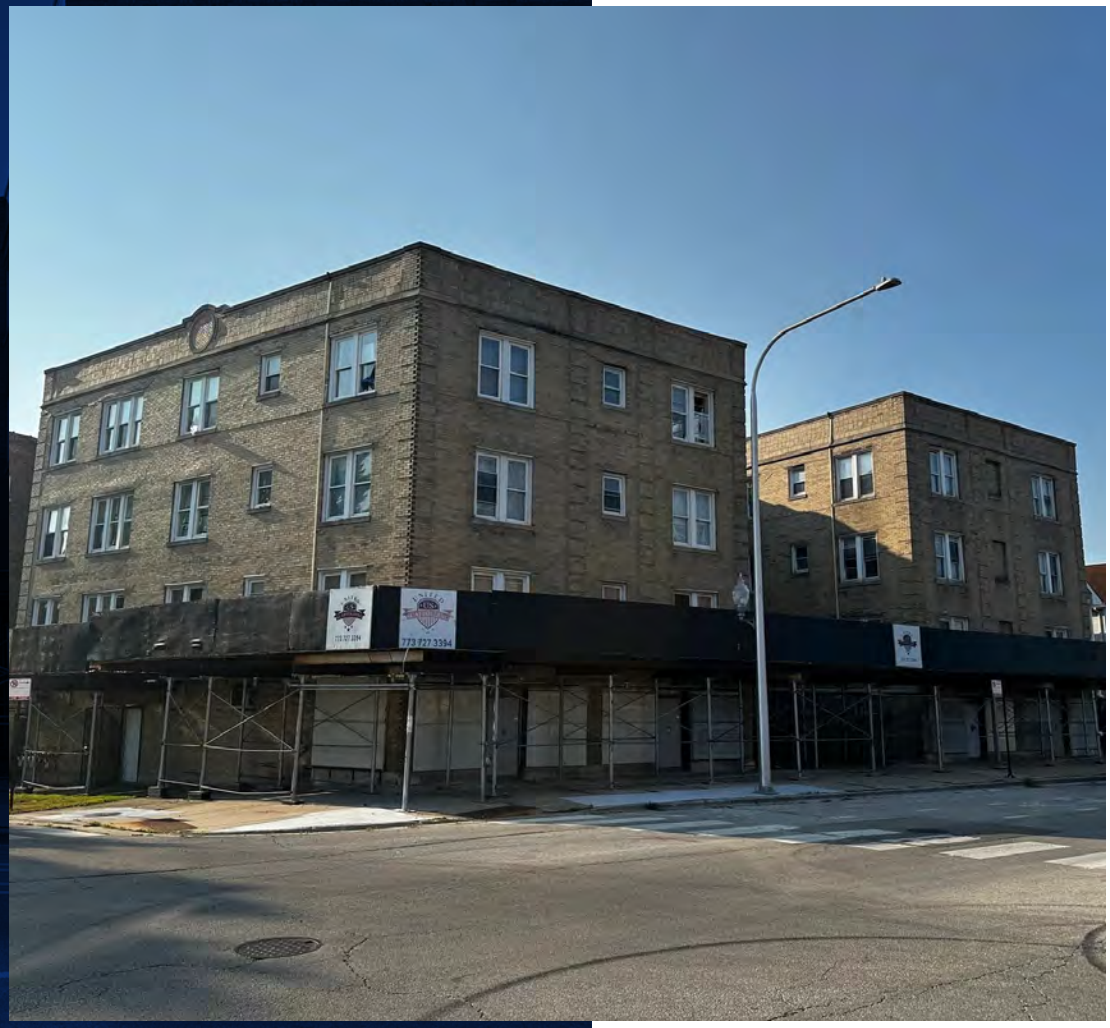
Lender Owned - Vacant 22-Unit Mixed-Use

7201 S VINCENNES AVE
CHICAGO, ILLINOIS



PRESENTED BY

Jeffrey Baasch
312.286.0141
jeffb@awproperties.com

AW PROPERTIES
GLOBAL

Table of Contents

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PROPERTY INFORMATION 4

LOCATION INFORMATION 6

FINANCIAL ANALYSIS 10

DEMOGRAPHICS 13

PROPERTY PHOTOS 15

Tour Dates

The property will be available for prospective purchasers to tour and inspect on the following dates:

Thursday, November 5, 2026 | 10:00 AM – 12:00 PM

Tuesday, November 10, 2026 | 10:00 AM – 12:00 PM

Prospective purchasers are encouraged to attend one of the scheduled inspection dates and are requested to notify the listing broker in advance of their intended attendance.

The property is being offered in As-Is, Where-Is condition.

Additional inspections may be arranged upon request.



SECTION 1
PROPERTY INFORMATION

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Property Summary





OFFERING SUMMARY

Sale Price:	$600,000
Sale Price Per Unit:	$27,273
Number of Units:	22
Lot Size:	8,712 SF
Building Size:	16,000 SF
Year Built:	1926
Stabilitzed NOI:	$149,952.00
Cap Rate:	n/a

PROPERTY DESCRIPTION

AW Properties Global is pleased to present the opportunity to acquire a lender-owned, 22-unit mixed-use property located in Chicago's Greater Grand Crossing neighborhood.

The four-story building, features a unit mix consisting of four (4) ground-floor retail spaces, fifteen (15) one-bedroom apartments, and three (3) two-bedroom apartments. The property is situated on an approximately 8,712-square-foot site and is equipped with a central boiler heating system.

The property is currently 100% vacant, presenting a compelling value-add and repositioning opportunity for investors seeking to renovate, stabilize, and maximize the asset's income-producing potential. The property is situated within a federally designated Qualified Opportunity Zone, offering potential tax advantages to eligible investors.

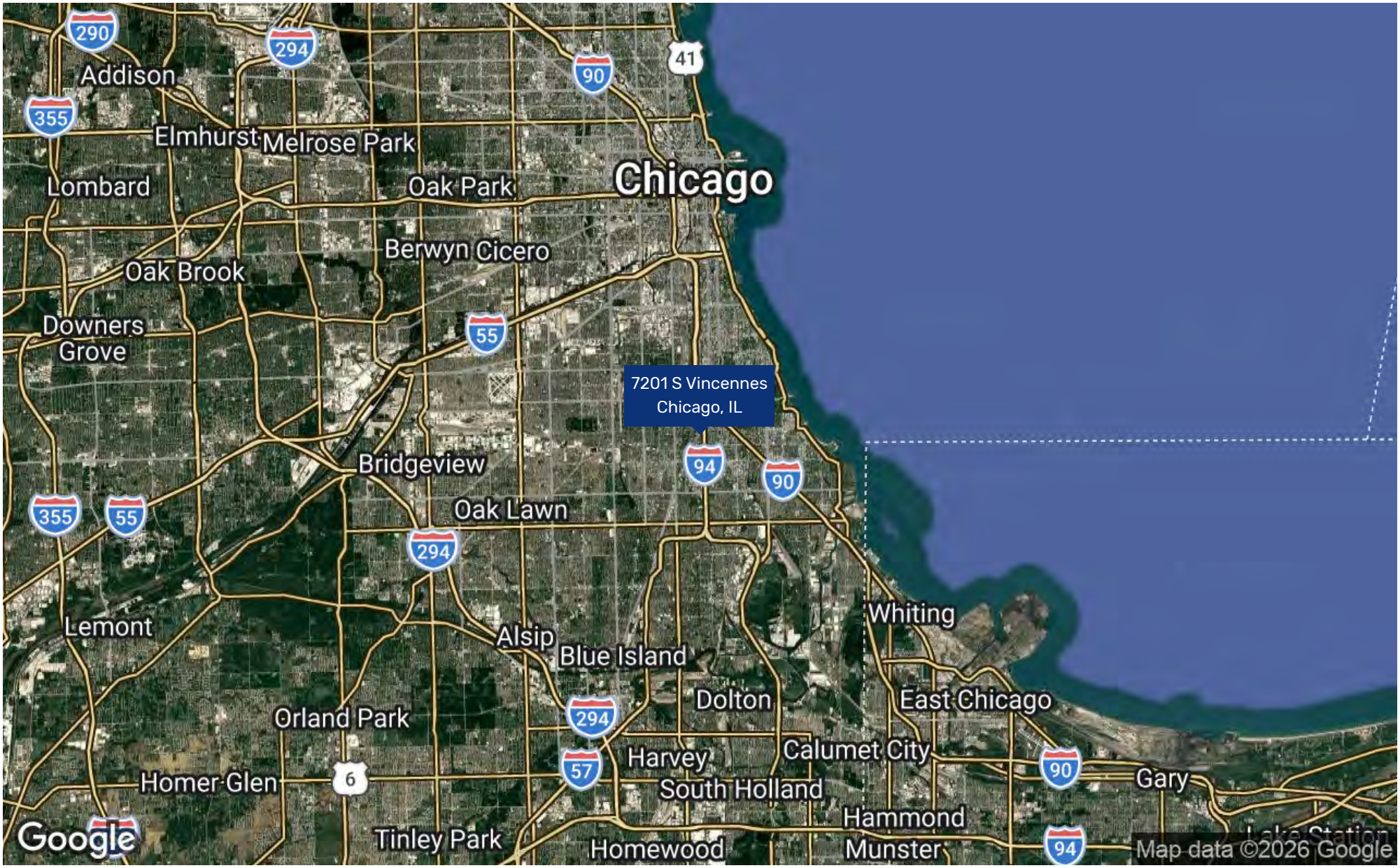
This lender-owned property is being offered for sale in As-Is condition.



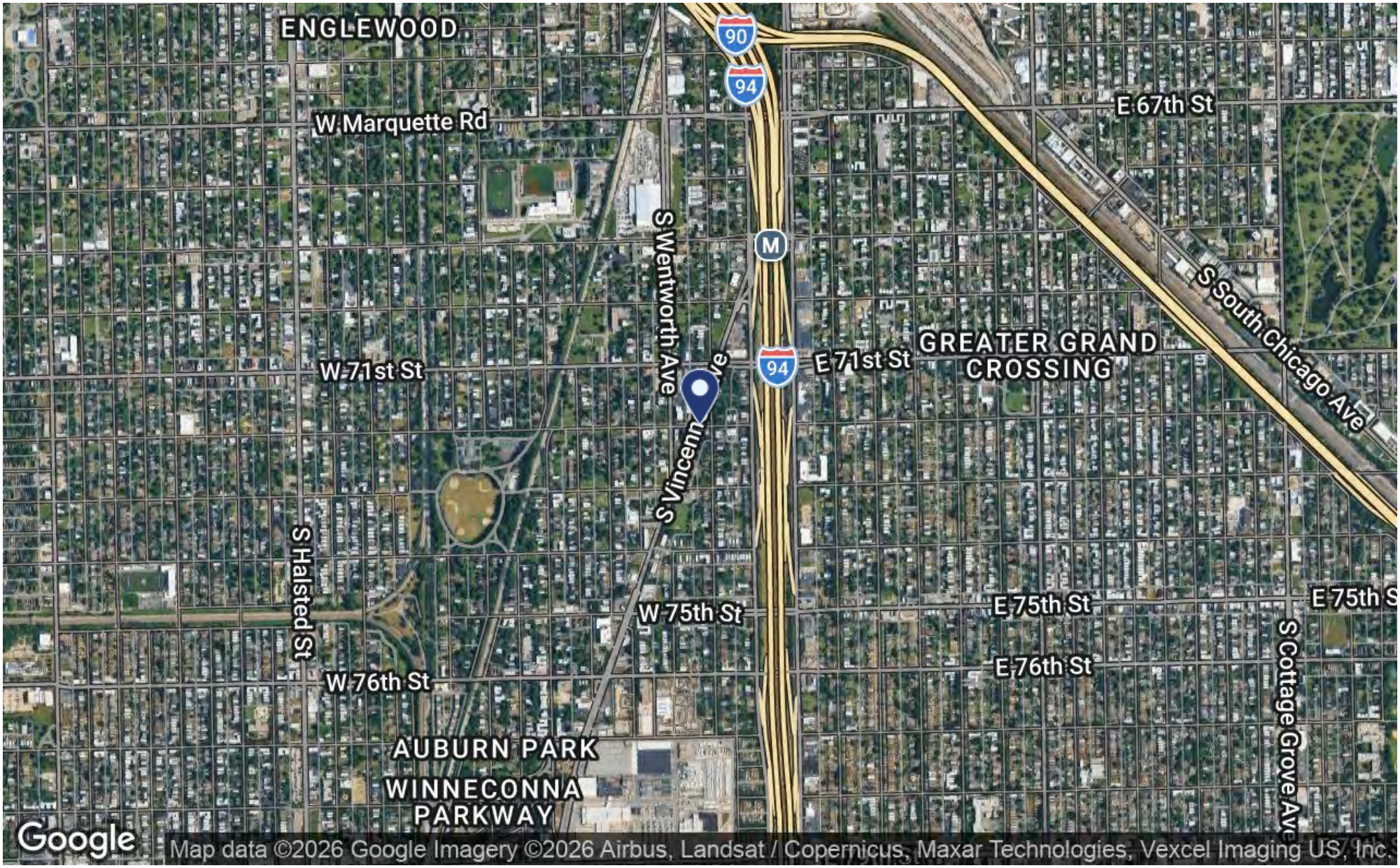
SECTION 2
LOCATION INFORMATION

AW PROPERTIES GLOBAL

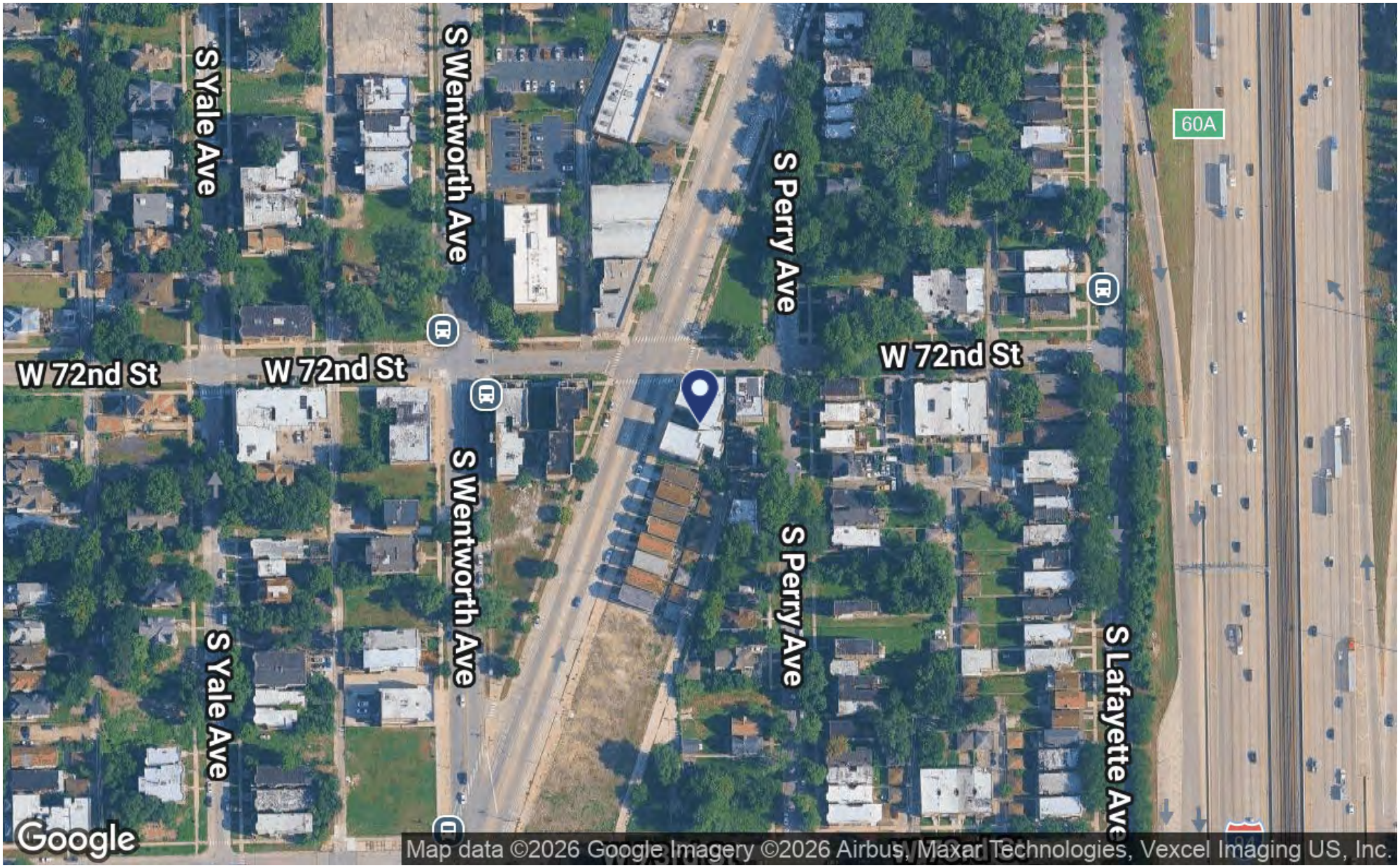
Regional Map



Location Map



Aerial Map


S Yale Ave
S Wentworth Ave
S Perry Ave
60A
W 72nd St
W 72nd St
W 72nd St
S Wentworth Ave
S Perry Ave
S Lafayette Ave
S Yale Ave
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



SECTION 3
FINANCIAL ANALYSIS

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Income & Expenses

INCOME SUMMARY	CASH FLOW	PER UNIT
Potential Gross Income	$306,600	$13,936
Vacancy Cost	($45,990)	($2,090)
GROSS INCOME	**$260,610**	**$11,846**

EXPENSES SUMMARY	CASH FLOW	PER UNIT
Repairs and Maintenace	$7,700	$350
Cleaning and Decorating	$5,500	$250
Utitlies - Gas	$15,400	$700
Utilities - Electric	$2,750	$125
Utilities - Water	$8,800	$400
Real Estate Taxes	$23,842	$1,084
Insurance	$9,900	$450
Scavenger	$9,029	$410
Janitor	$2,750	$125
Management	$15,637	$711
Micellaneous and Reserve	$9,350	$425
OPERATING EXPENSES	**$110,658**	**$5,030**
NET OPERATING INCOME	**$149,952**	**$6,816**

Unit Mix Summary

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF
Retail	-	1	4	18.20%	700 SF	$800	$1.14
1 Bed 1 Bath	1	1	15	68.20%	700 SF	$1,200	$1.71
2 Bed 1 Bath	2	1	3	13.60%	900 SF	$1,450	$1.61
TOTALS/AVERAGES			**22**	**100%**	**727 SF**	**$1,161**	**$1.59**



SECTION 4
DEMOGRAPHICS

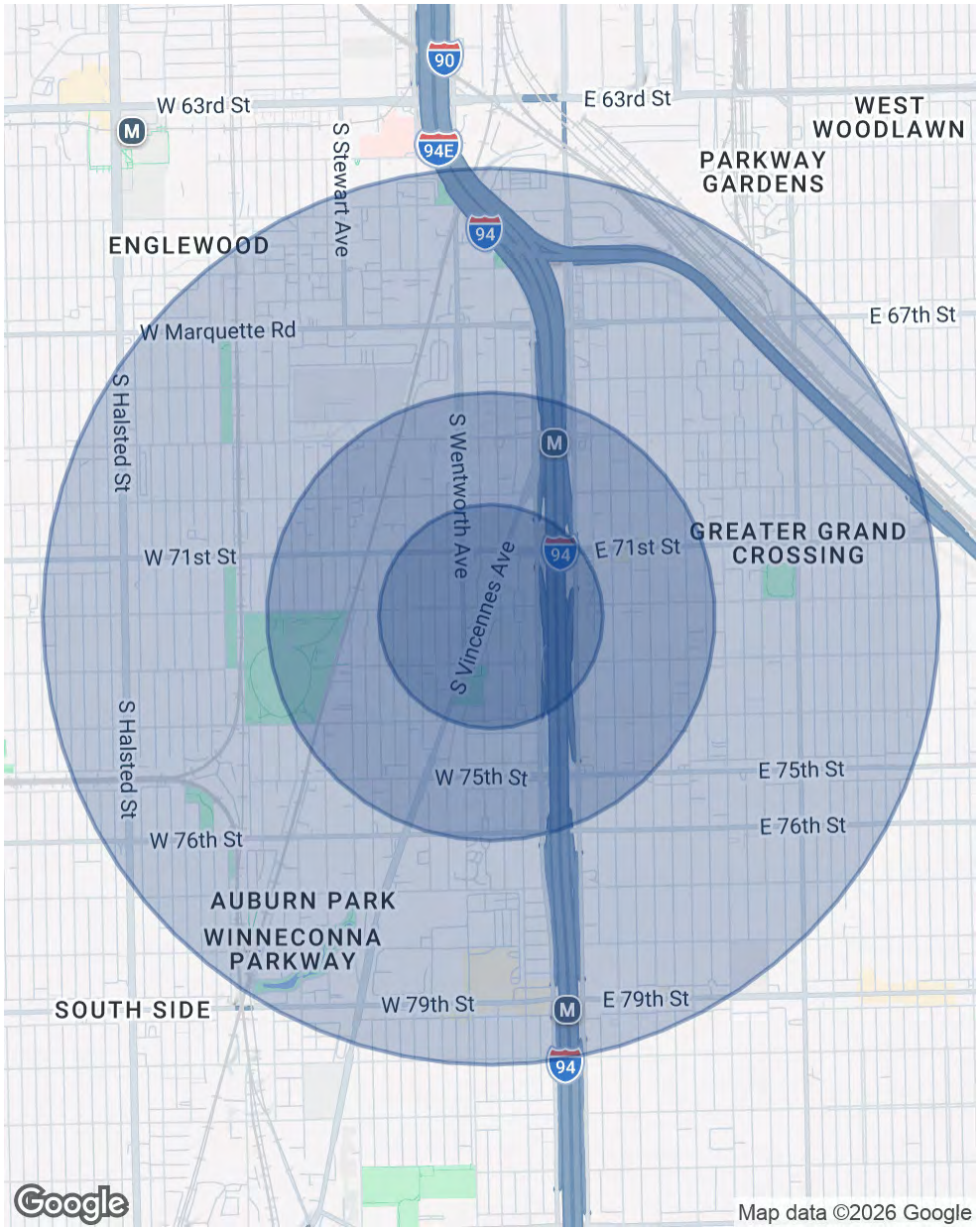
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,463	8,385	28,788
Average Age	43.2	39.8	41.7
Average Age (Male)	43.5	37.9	38.6
Average Age (Female)	40.0	40.0	44.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	821	3,212	12,615
# of Persons per HH	3.0	2.6	2.3
Average HH Income	$60,908	$59,861	$54,469
Average House Value	$343,080	$267,680	$201,299

2023 American Community Survey (ACS)





SECTION 5
PROPERTY PHOTOS

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Photos - Exterior







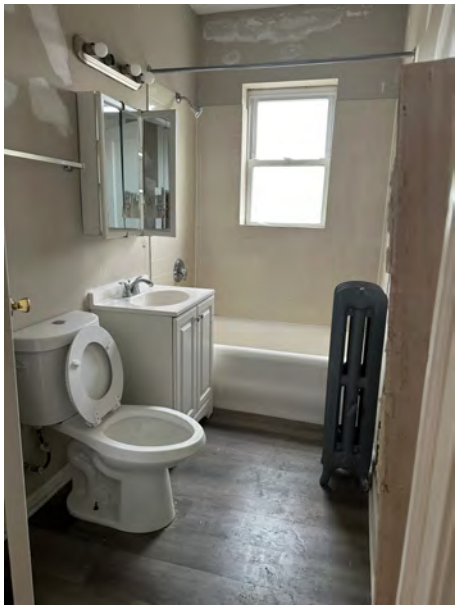


Photos - Interior









Photos - Interior





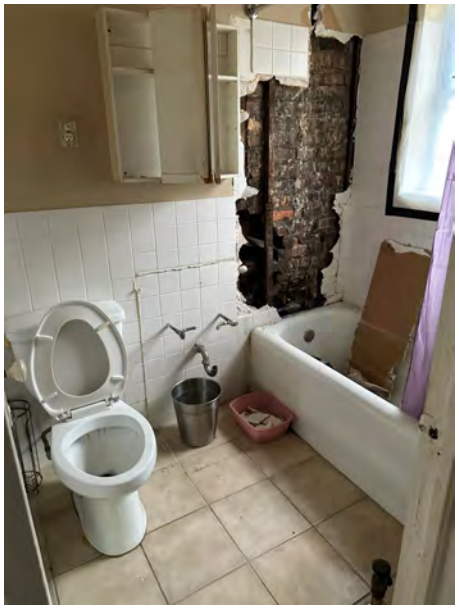


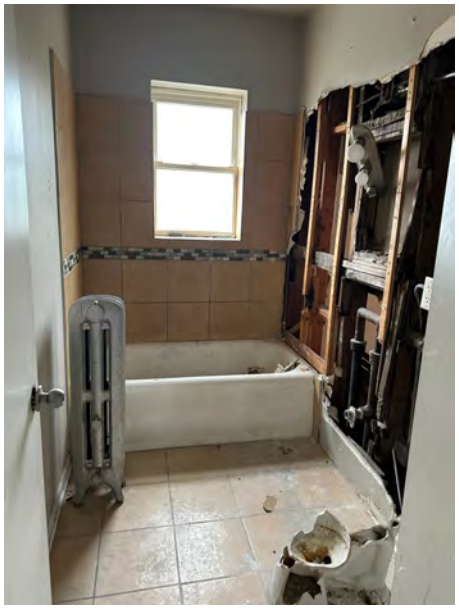


Photos - Interior









Photos - Other











AW Properties Global
707 Skokie Boulevard
Northbrook, IL 60062
www.awproperties.com

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