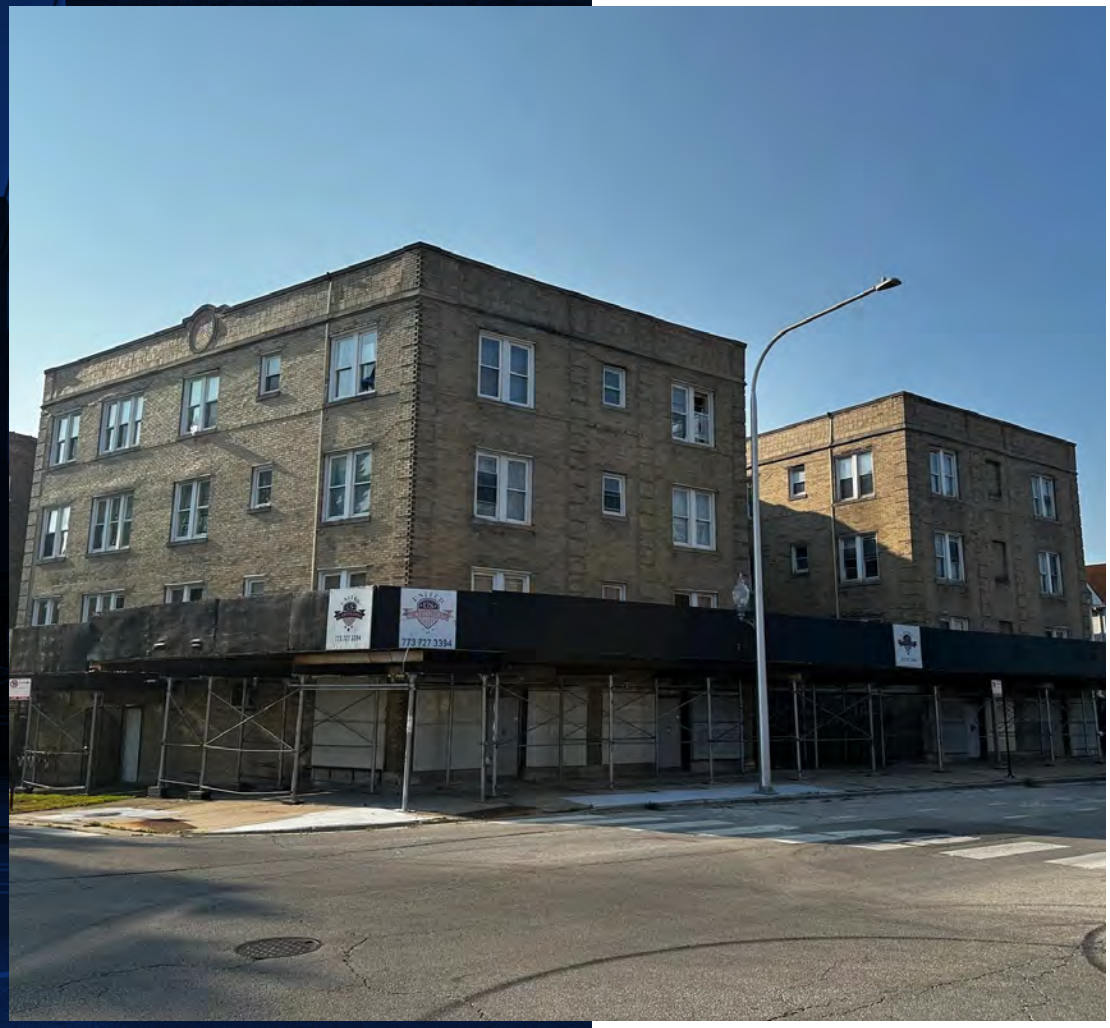
Lender Owned - Vacant 22-Unit Mixed-Use

7201 S VINCENNES AVE
CHICAGO, ILLINOIS



PRESENTED BY

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SECTION 1
PROPERTY INFORMATION

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Property Summary





OFFERING SUMMARY

Sale Price:	$500,000
Sale Price Per Unit:	$22,727
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.

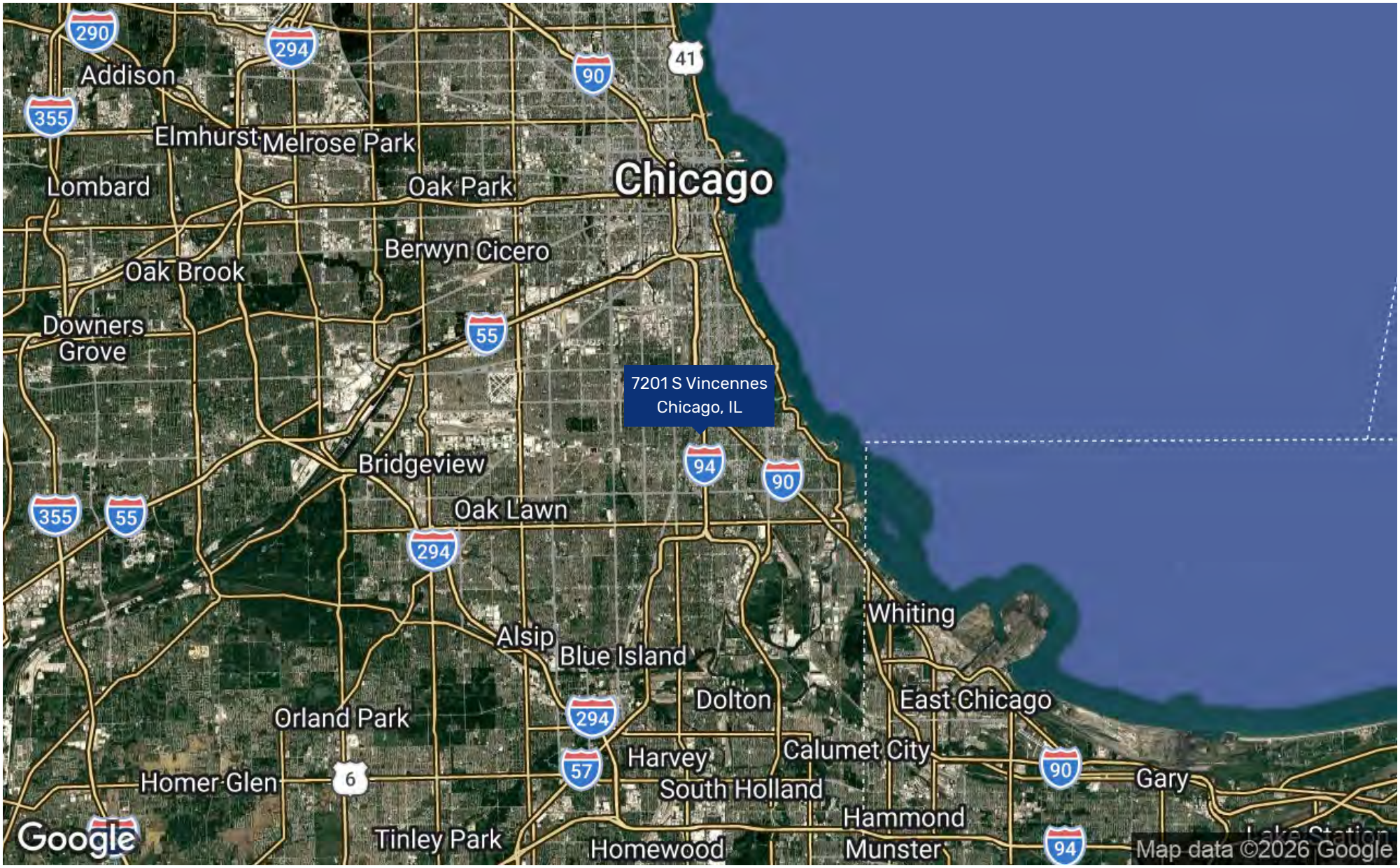
This lender-owned property is being offered for sale in As-Is condition.



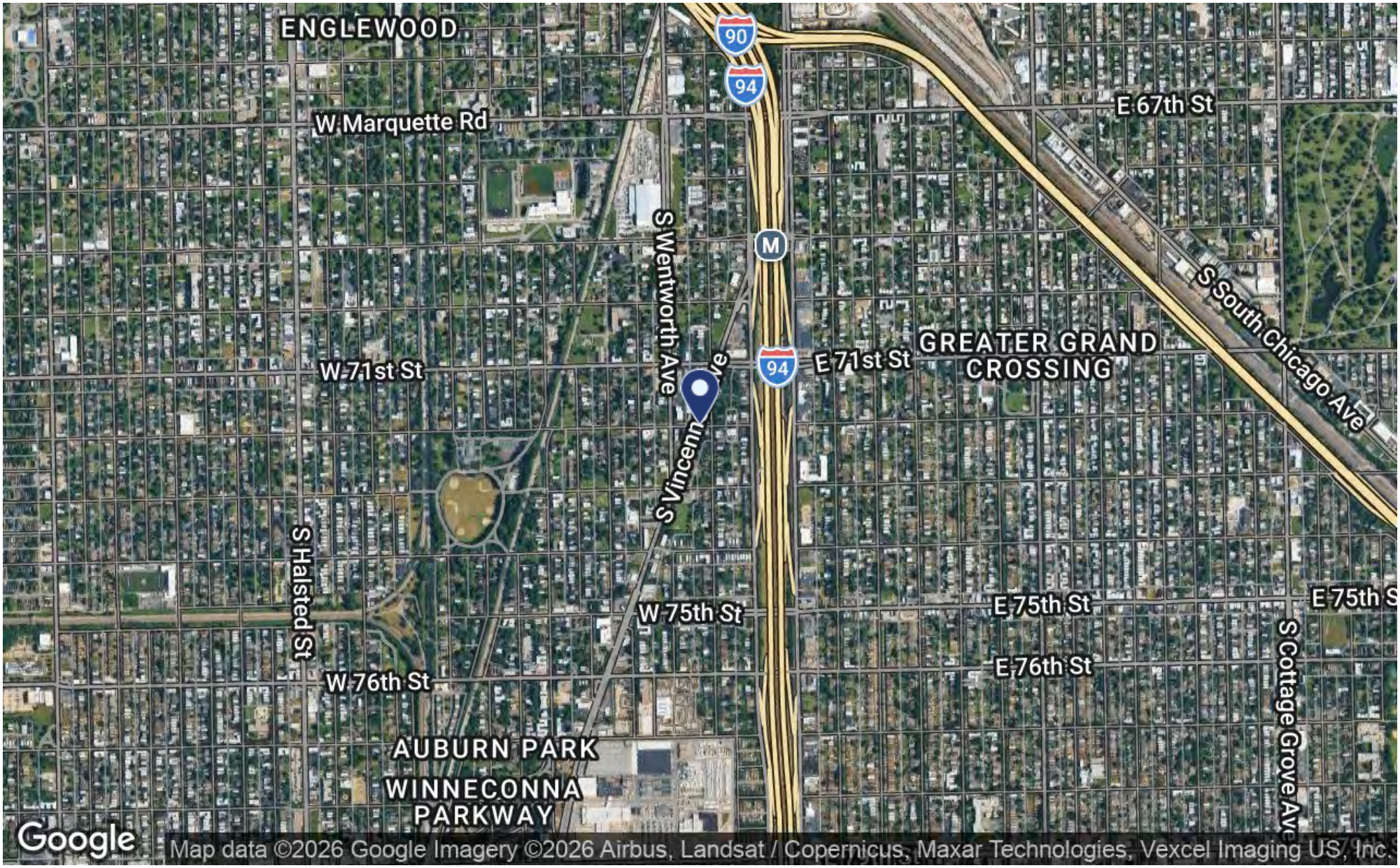
SECTION 2
LOCATION INFORMATION

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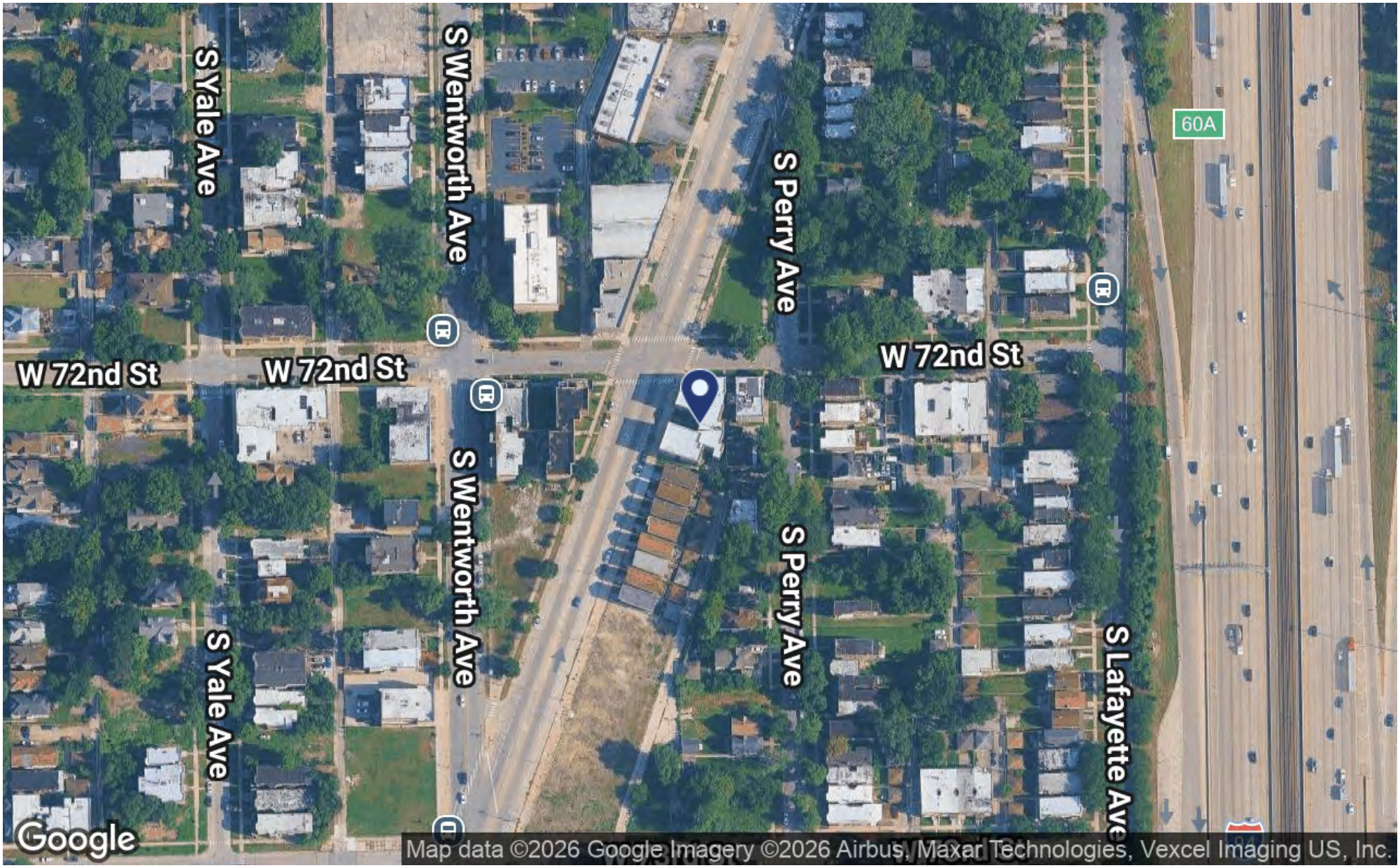
Regional Map



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

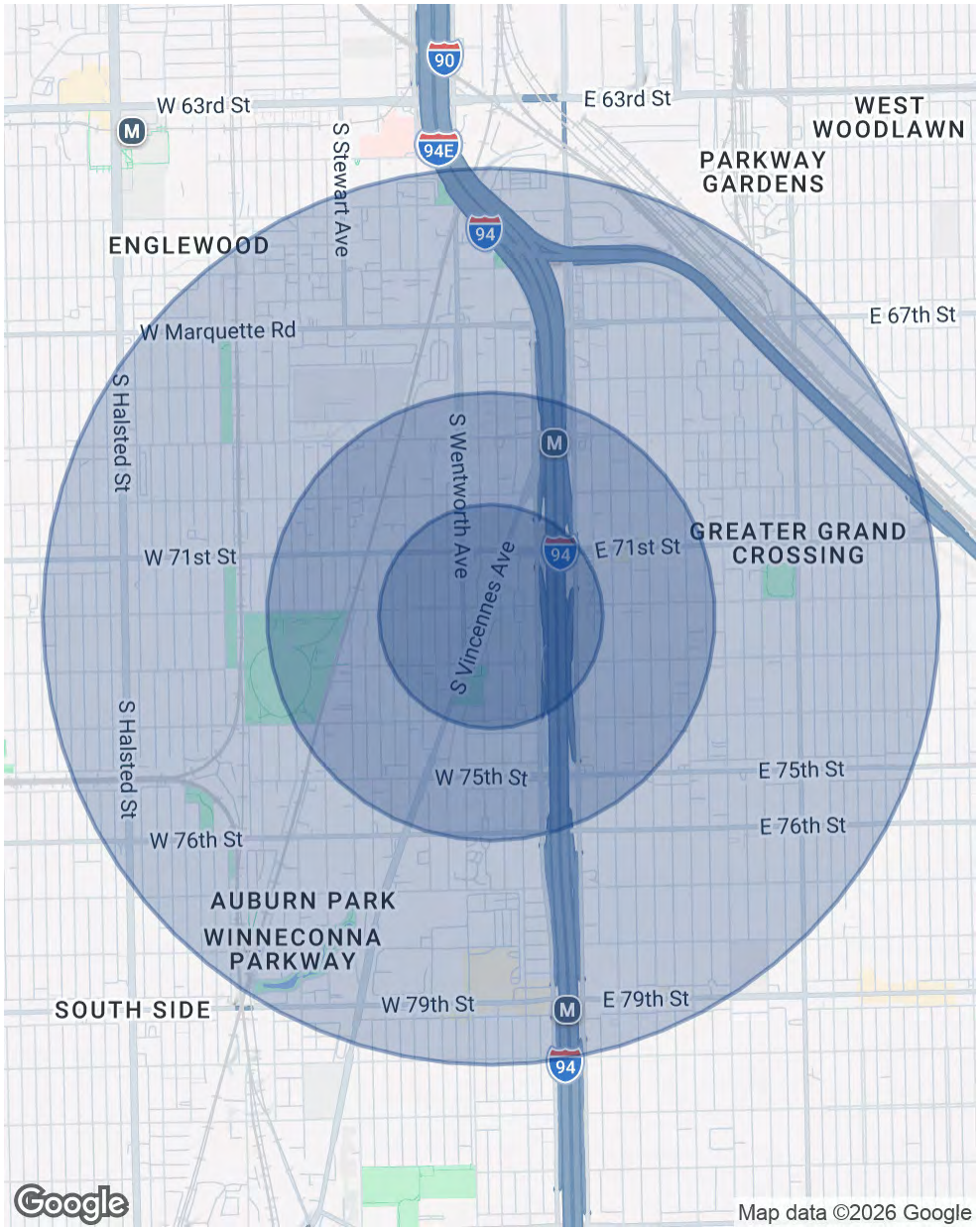
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Demographics Map & Report

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







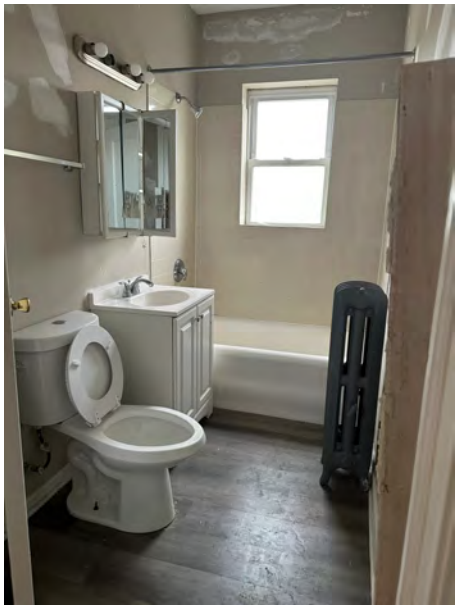


Photos - Interior









Photos - Interior





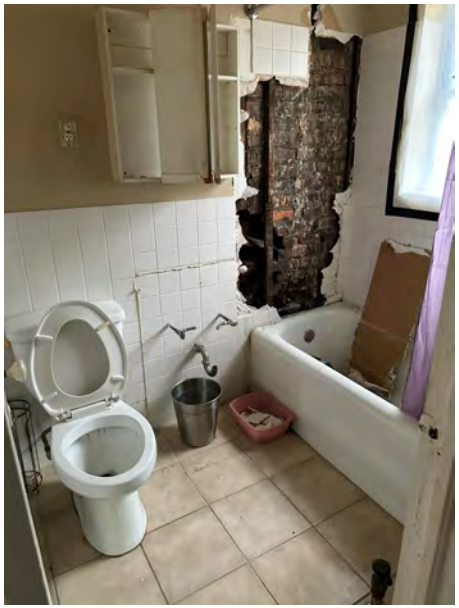


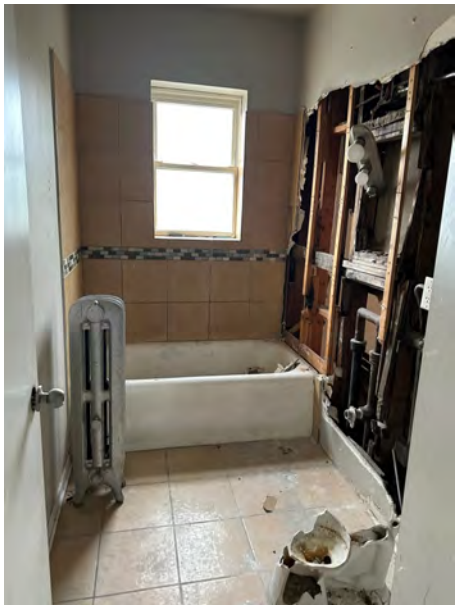


Photos - Interior





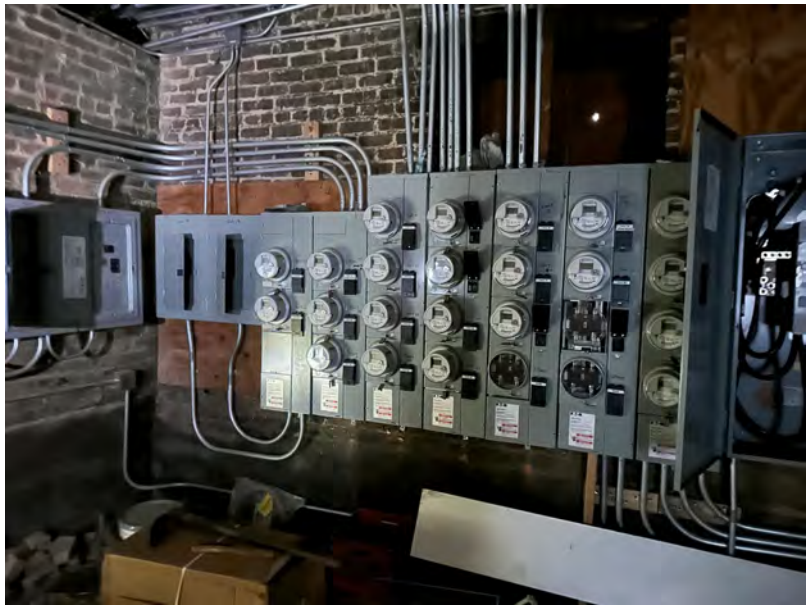




Photos - Other











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