



FOR SALE

OFFERING MEMORANDUM

2334 SOUTH OAKLEY AVE

6 UNIT BUILDING

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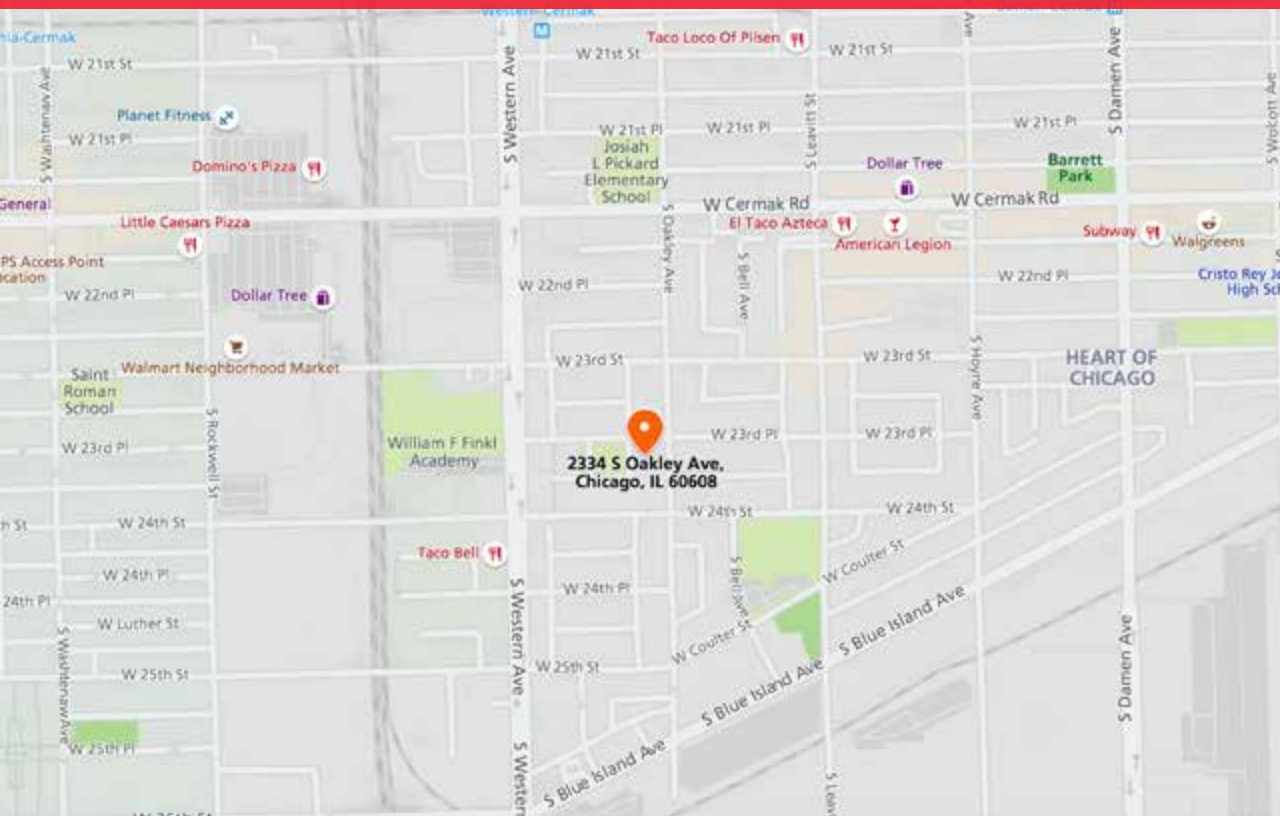
www.Anovitz.com



AREA DESCRIPTION

The Lower West Side community sits minutes southwest of Chicago's downtown. Its main neighborhoods are comprised of Pilsen, Heart of Chicago and Heart of Italy. Over a century ago the area was settled by the Irish, Germans and Italians. That history is still evident in the Italian restaurants that still call the Heart of Italy home. Just steps from these restaurants is 2334 S Oakley.

These working-class neighborhoods are filled with families, students and retirees who have lived in the area for many years. The surrounding neighborhood is filled with homes and apartments as well as many local businesses along Cermak Rd and Western Ave. Area schools include; De La Cruz School, William F Finkl Academy, Pickard Elementary, Irma C Ruiz Elementary and Juarez Community Academy High School.



OFFERING

Sale Price: \$1,399,000

Building Size: 9,360 SF

Units: 6

Lot Size: 52.16' x 130'

Year Built: 1915

Property Zoning: RS-3

Pin: 17-30-112-027-0000

Garage Size: 4 Car Detached

Basement: Full and Unfinished

2019 RE Taxes: \$9,202.56



PROPERTY DESCRIPTION

The property, located at the southwest corner of Oakley and 23rd Place, is a 3 story residential building featuring 6 apartments, each having rear balcony decks that overlook a fenced-in landscaped yard and a 4 car garage.



BUILDING INFO

Number of Floors: 3

Tenancy: 6 Residential Apartments

Year Built: 1915

Street Address:
2334-36 S Oakley Ave,
Chicago, IL 60608

County: Cook

Market: Chicago

Sub-Market: Heart of Italy

Apartments:

(1) 2 Bedroom / 1 Bath

(1) 2 Bedroom / 2 Bath

(3) 3 Bedroom / 1 Bath

(1) 3 Bedroom / 1.5 Bath

Population (1 mi)

Avg. HH Size (1 mi)

Avg. Age (1 mi)

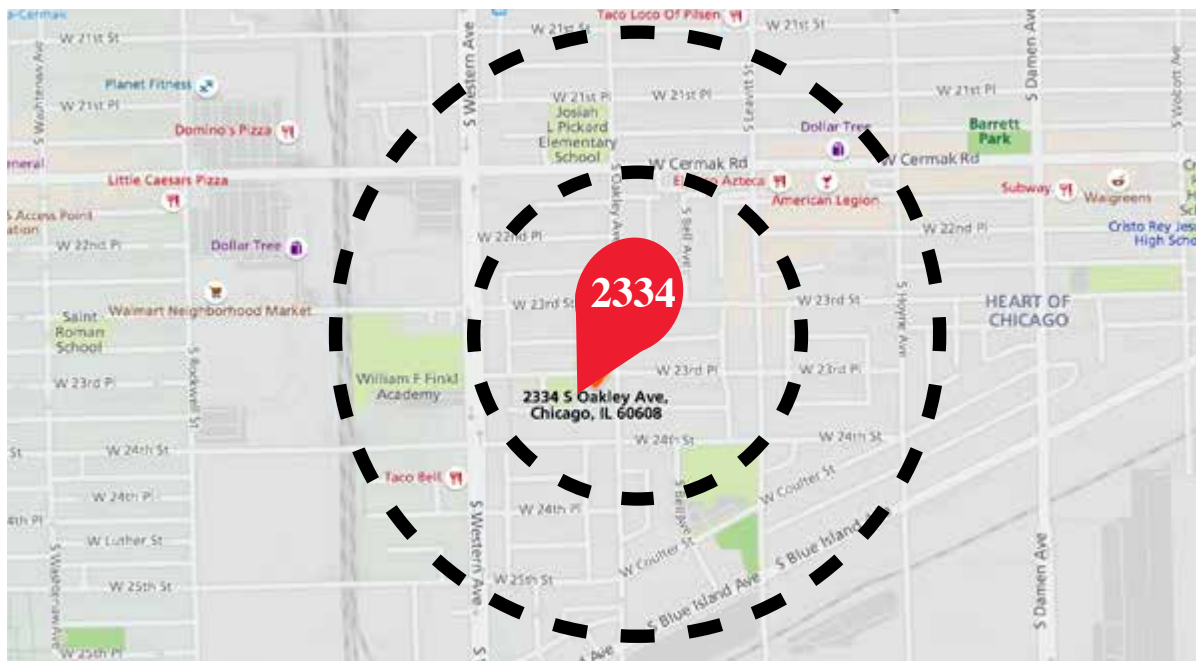
Med. HH Inc. (1 mi)

28,885

3.3

33

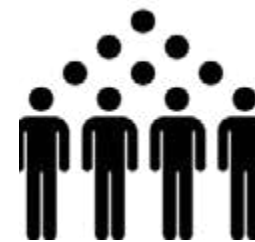
\$49,227



2334

**2334 S Oakley Ave,
Chicago, IL 60608**

	1 Mile	2 Mile
Population		
2021 Population	28,885	150,575
2026 Population	27,444	145,441
Pop Growth 2021-2026	(5.0%)	(3.4%)
2021 Average Age	33	35
Households		
2021 Households	8,415	44,595
2026 Households	7,899	42,738
Household Growth 2021-2026	(6.1%)	(4.2%)
Median Household Income	\$49,227	\$45,005
Average Household Size	3.3	3.0
Average HH Vehicles	1	1
Housing		
Median Home Value	\$243,523	\$257,048
Median Year Built	1946	1947



**Population
28,885**



**Avg income per
household
\$49,227**



**Total Businesses
1,119**



**Median Age
33.0**



**Daytime Employees
15,467**



**Households
7,899**



**Average
Household Size
3.3**



**Total Consumer
Spending
\$211,287**

*2021 figures per Costar



2020 RENT ROLL

Entrance	Units	Unit Type	Additional Bonus Room	In-Unit Laundry	Central Air	2021 Rent/Mo	Lease End Date
2334 S Oakley	1-N	2BR/1 Bath	Yes	No	Yes	\$1200	M-T-M
2334 S Oakley	2-N	2BR/2 Bath	No	No	Yes	\$1100	M-T-M
2334 S Oakley	3-N	3BR/1 Bath	Yes	No	Yes	\$1100	M-T-M
2336 S Oakley	1-S	2BR/1.5 Bath	Basement Access	Yes	Yes	\$1425	4/30/22
2336 S Oakley	2-S	3BR/1 Bath	Yes	Yes	No	\$900	M-T-M
2336 S Oakley	3-S	3BR/1 Bath	Yes	Yes	Yes	\$1350	7/31/23
Garage Parking (4)						\$150 per space	M-T-M



INCOME AND EXPENSES

Ordinary Income/Expense

Jan Dec 2020

Income

Rental

\$77,675.00

Total Income

\$77,675.00

Expense

Tax & Operating Expenses

Insurance

\$5,719.00

Maintenance

\$4,300.00

Repairs

\$3,500.00

Taxes

\$9,203.00

Intercom & Utilities

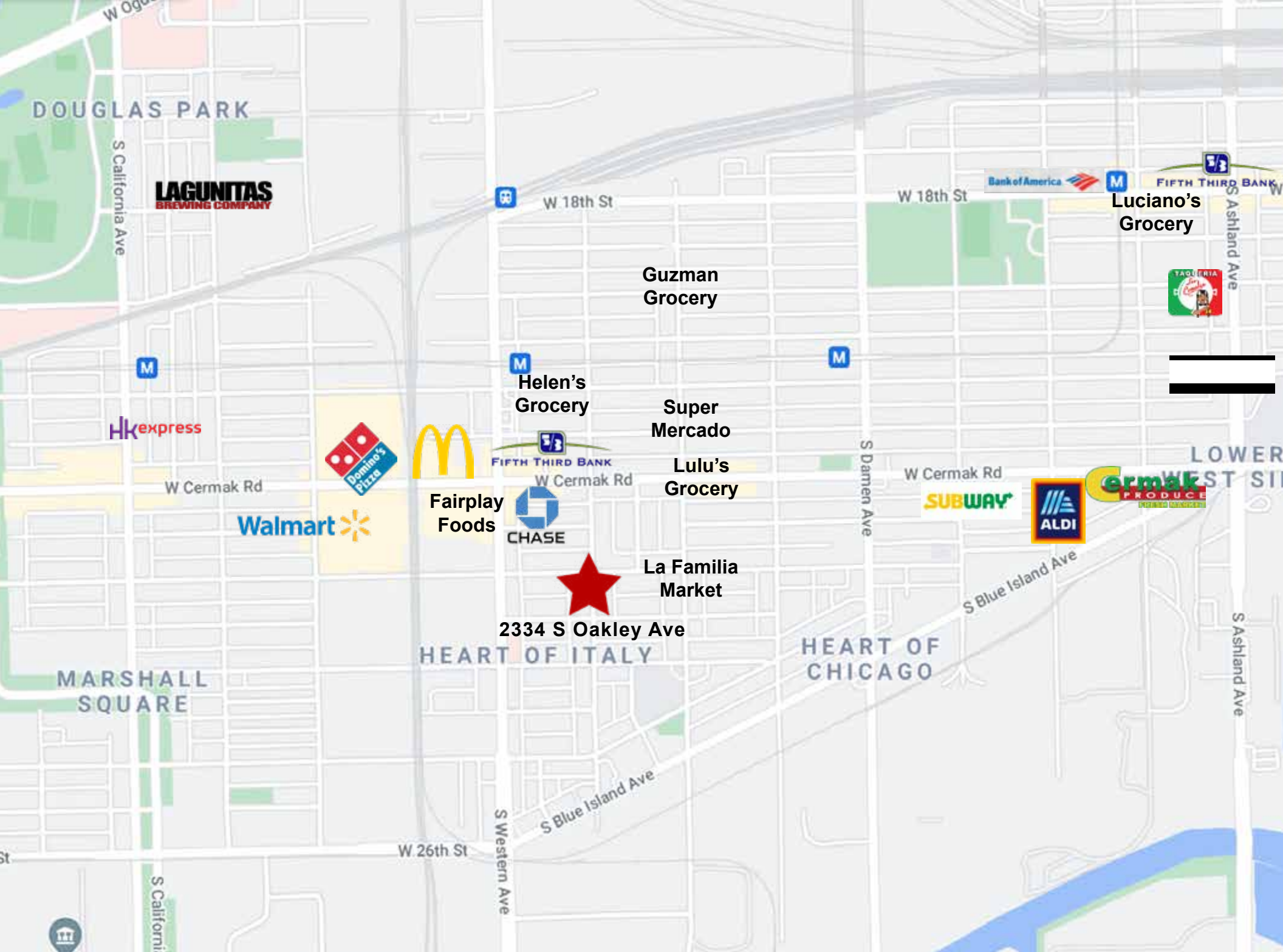
\$3,671.00

Total Expenses

\$26,393.00

Net Ordinary Income

\$47,007.00



DOUGLAS PARK

LAGUNITAS
BREWING COMPANY

W 18th St

W 18th St

Luciano's
Grocery

Guzman
Grocery

Helen's
Grocery

Super
Mercado

Lulu's
Grocery

Fairplay
Foods

La Familia
Market

2334 S Oakley Ave

HEART OF ITALY

HEART OF
CHICAGO

W Cermak Rd

W Cermak Rd

W Cermak Rd

LOWER
WEST SI

S Blue Island Ave

MARSHALL
SQUARE

W 26th St

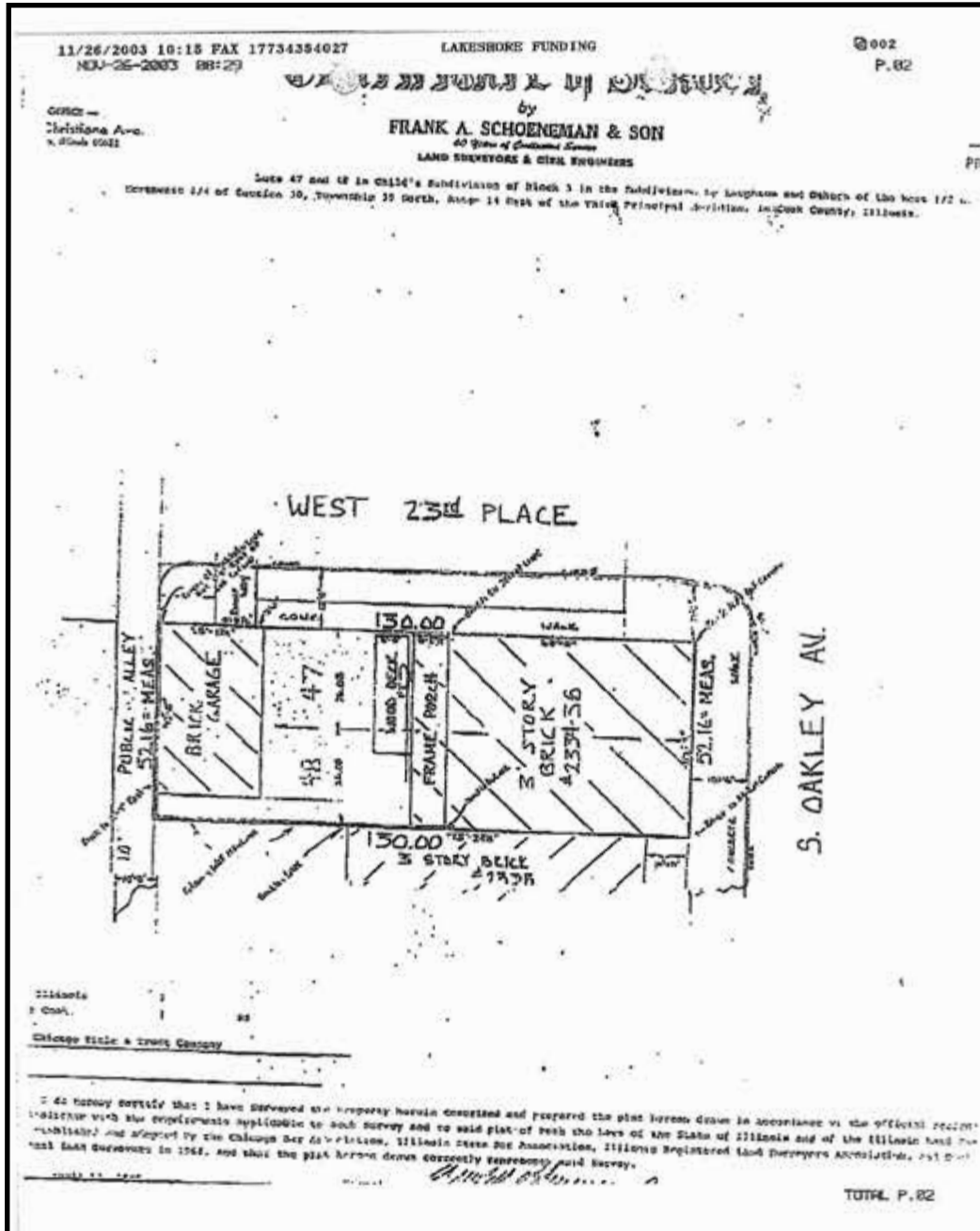
S Blue Island Ave

S Western Ave

S Ashland Ave

NEIGHBORHOOD TENANTS

2334 SOUTH OAKLEY PROPERTY SURVEY







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