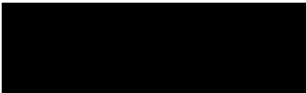


	MLS #	STATUS	ADDRESS	BEDS	BATHS	PRICE
10	10395775	A	7715 South Cornell Avenue	4	2/0	\$180,000
11	10418909	A	7323 South Dante Avenue	5	2/0	\$179,900
12	10429550	A	7717 South East End Avenue	4	3/0	\$220,000
13	10432033	A	7804 South Bennett Avenue	4	2/0	\$175,000
14	10443920	A	7627 South Cornell Avenue	5	3/0	\$272,000



Summary of Comparable Properties

S Sold Listings

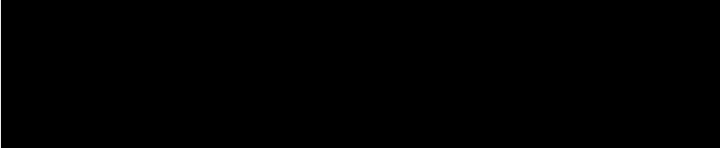
ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	LOT SIZE	PRICE
1305 East 73rd Street	4/12/19	4	2/0	1920	-	\$161,000
7823 South Woodlawn Avenue	2/13/19	5	2/0	1865	.07	\$215,000
1328 East 73rd Street	4/30/19	4	2/0	-	-	\$218,225
1613 East 74th Place	4/26/19	5	3/0	1922	.08	\$199,900

P Pending Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	LOT SIZE	PRICE
7933 South Maryland Avenue	-	4	2/0	1920	.08	\$165,000

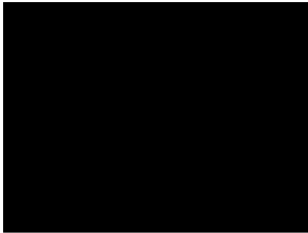
A Active Listings

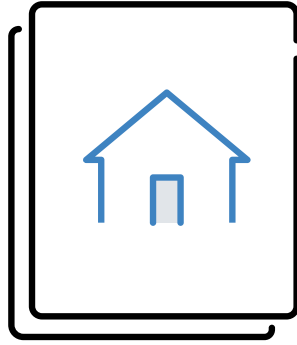
ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	LOT SIZE	PRICE
7134 South Cornell Avenue	-	5	2/0	1885	.06	\$173,000
7816 South Jeffery Boulevard	-	4	3/0	1920	.08	\$207,500
1626 East 74th Place	-	4	2/0	1919	.08	\$185,000
7715 South Cornell Avenue	-	4	2/0	1915	-	\$180,000
7323 South Dante Avenue	-	5	2/0	1910	.1	\$179,900
7717 South East End Avenue	-	4	3/0	1918	.08	\$220,000
7804 South Bennett Avenue	-	4	2/0	1923	-	\$175,000
7627 South Cornell Avenue	-	5	3/0	1919	.08	\$272,000



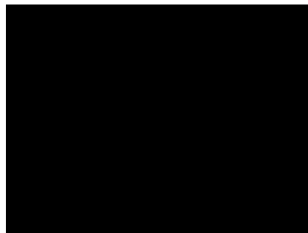
Averages

STATUS	LOT SIZE	PRICE
<div>S</div> Sold Listings	0.075	\$198,531
<div>P</div> Pending Listings	0.08	\$165,000
<div>A</div> Active Listings	0.08	\$199,050





Listings



1305 East 73rd Street

CHICAGO, IL 60619

MLS #10033073

\$161,000**CLOSED** 4/12/19**4 Beds 2/0 Baths****Year Built 1920****Days on market: 908**

Details

Source: MRED**Prop Type:** Two to Four Units**County:** Cook**Area:** CHI - South Shore**Full baths:** 2**Lot Dim:** 25X125**Garages:** 2**List date:** 7/27/18**Sold date:** 4/12/19**Off-market date:** 2/15/19**Updated:** Apr 12, 2019 3:42 PM**Sq ft:** 1600**List Price:** \$169,999**Orig list price:** \$170,000**Taxes:** \$3,609**School District:** 299

Features

Waterfront: No**Heat/Fuel:** Gas, Radiators**Zoning:** MULTI**Sewer:** Sewer-Public**Water:** Lake Michigan, Public**Garage:****Exterior:** Porch**Interior:****Lot:****Basement:** Full, Walkout**Basement Desc:** Unfinished, Exterior Access, Bathroom Rough-In**Appliances:****Area Amenities:** Curbs/ Gutters, Sidewalks, Street Lights**Virtual Tour:****Number Of Rooms:** 10**Tax Amount:** 3609.02**Type:** 2 Flat**Number Of Fireplaces:****Parking Included In Price:** Yes**Parking Type:****Parking Spaces:****Garage Spaces:** 2**Additional Rooms:** Enclosed Porch**Assessments:****Assessments Frequency:****Assessments Include:****Common Area Amenities:****Pet Info:****Total Number Of Units:** 2**Unit Floor Level:****Gross Rental Income:****Annual Net Operating Income:****Electricity:****Sp/Olp Ratio:** 0.95

Remarks

Back on the market and PRICED TO SELL! The buyers circumstances changed and now this move in ready building is waiting for you! This is a great investment property to rent out completely, or live in one and let the tenant cover the mortgage. Close to I90, Metra, Starbucks, Public Library, Jackson Park Golf Club, South Shore Cultural Center, and much more. Spacious two unit building, both with dining rooms and hardwood floors throughout! New cabinets and counter tops in both kitchens, enclosed back porch, full walkout basement, fenced yard. Wood Flooring 2018, Furnace 2018, Water Heater 2018, Roof 2014, Garage Roof and siding 2019. All offers considered!

1305 East 73rd Street

CHICAGO, IL 60619

MLS #10033073

\$161,000

CLOSED 4/12/19

4 Beds 2/0 Baths

Year Built 1920

Days on market: 908



7823 South Woodlawn Avenue

CHICAGO, IL 60619

MLS #10146479

\$215,000
CLOSED 2/13/19

5 Beds 2/0 Baths
Year Built 1865
Days on market: 173


Details

Source: MRED

Prop Type: Two to Four Units

County: Cook

Area: CHI - Avalon Park

Full baths: 2

Acres: .07

Lot Dim: 3198

Lot Size: .07

List date: 11/29/18

Sold date: 2/13/19

Off-market date: 1/7/19

Updated: Feb 14, 2019 1:59

PM
List Price: \$227,000

Orig list price: \$227,000

Taxes: \$2,883

School District: 299

High: HIRSCH

METROPOLITAN HIGH SCHOOL
Elementary: AVALON PARK ELEMENTARY SCHOOL

Sq ft: 1894

Features

Waterfront: No

Heat/Fuel: Gas, Forced Air

Zoning: MULTI

Sewer: Sewer-Public

Water: Lake Michigan

Garage:
Exterior:
Interior:
Lot:
Basement: None

Basement Desc: None

Appliances:
Area Amenities: Curbs/
Gutters, Gated Entry,
Sidewalks, Street Lights,
Street Paved

Virtual Tour:
Number Of Rooms: 11

Tax Amount: 2883.29

Type: 2 Story Unit/s

Number Of Fireplaces:
Parking Included In Price:
Parking Type:
Parking Spaces: 2

Garage Spaces:
Additional Rooms:
Assessments:
Assessments Frequency:
Assessments Include:
Common Area Amenities:
Pet Info:
Total Number Of Units: 2

Unit Floor Level:
Gross Rental Income: 0

Annual Net Operating Income: 0

Electricity:
Sp/Olp Ratio: 0.95

Remarks

This 2-flat is perfect for the buyer looking to live in one unit and rent out the other for income. The newly remodeled sun drenched first and second floors boast hardwood floors, formal living room, dinning room, spacious kitchen and enclosed back porch for extra storage. Units have separate new forced air heating systems (installed before closing) & hot water tanks. Kitchen has 42" Cabinets, Granite Countertops with subway tile back splash,! New stainless steel appliances with dishwasher & Microwave and updated bathroom. Building complete with brand new roof, siding, & newly-installed back porch.

7823 South Woodlawn Avenue

CHICAGO, IL 60619

MLS #10146479

\$215,000**CLOSED** 2/13/19**5 Beds 2/0 Baths****Days on market: 173****Year Built 1865**

1328 East 73rd Street

CHICAGO, IL 60619

MLS #10295863

\$218,225**CLOSED** 4/30/19**4 Beds 2/0 Baths****Days on market: 77****Days on market: 77**

Details

Source: MRED**Prop Type:** Two to Four Units**County:** Cook**Area:** CHI - South Shore**Full baths:** 2**Lot Dim:** 0.0717**List date:** 3/3/19**Sold date:** 4/30/19**Off-market date:** 3/29/19**Updated:** May 1, 2019 12:08 PM**List Price:** \$215,000**Orig list price:** \$215,000**Taxes:** \$2,538**School District:** 299**Sq ft:** 2472

Features

Waterfront: No**Heat/Fuel:** Gas**Zoning:****Sewer:** Sewer-Storm**Water:** Lake Michigan**Garage:****Exterior:****Interior:****Lot:****Basement:** Full**Basement Desc:** Finished**Appliances:****Area Amenities:****Virtual Tour:****Number Of Rooms:** 12**Tax Amount:** 2538.00**Type:** 2 Flat**Number Of Fireplaces:****Parking Included In Price:****Parking Type:****Parking Spaces:****Garage Spaces:****Additional Rooms:****Assessments:****Assessments Frequency:****Assessments Include:****Common Area Amenities:****Pet Info:****Total Number Of Units:** 2**Unit Floor Level:****Gross Rental Income:****Annual Net Operating Income:****Electricity:****Sp/Olp Ratio:** 1.01

Remarks

This building is in great condition, have a stable tenant already in the building. Beautiful craftsmanship and carpentry.

Updated finishes in both units. Perfect for a 203k if the buyer wants to duplex and finish the basement. In the basement there is brand new coin laundry. Garage and a parking pad. This is the perfect 1st time home buyer building

1328 East 73rd Street

CHICAGO, IL 60619

MLS #10295863

\$218,225

CLOSED 4/30/19

4 Beds 2/0 Baths

Days on market: 77

Days on market: 77



1613 East 74th Place

CHICAGO, IL 60619

MLS #10310587

\$199,900
CLOSED 4/26/19

5 Beds 3/0 Baths
Year Built 1922
Days on market: 6


Details

Source: MRED

Acres: .08

Sold date: 4/26/19

Orig list price: \$199,900

Prop Type: Two to Four Units

Lot Dim: 30 X 180

Off-market date: 3/21/19

Taxes: \$3,644

County: Cook

Lot Size: .08

Updated: Apr 28, 2019 5:41 PM

School District: 299

Area: CHI - South Shore

Garages: 2

List Price: \$199,900

Sq ft: -

Full baths: 3

List date: 3/16/19

Features

Waterfront: No

Basement Desc: Partially Finished

Parking Included In Price:
Total Number Of Units: 2

Heat/Fuel: Other

Appliances:
Parking Type:
Unit Floor Level:
Zoning:
Area Amenities: Curbs/ Gutters, Sidewalks, Street Lights, Street Paved

Parking Spaces:
Gross Rental Income: 0

Sewer: Sewer-Public

Virtual Tour:
Garage Spaces: 2

Annual Net Operating Income:
Water: Lake Michigan, Public

Number Of Rooms: 11

Assessments:
Electricity:
Garage:
Tax Amount: 3644.33

Assessments Frequency:
Sp/Olp Ratio: 1.00

Exterior:
Type: 2 Flat

Assessments Include:
Sq ft: 2400

Interior:
Lot:
Common Area Amenities:
Basement: Full

Number Of Fireplaces:
Pet Info:

Remarks

Your new property has come to the market! 1613 E. 74th Pl. is all an owner, occupant, or investor would want in a building in a quiet South Shore enclave. Solid bones, recent update of main level unit and already income producing with 2nd floor lease. Needs a tlc. Make your appointment to see this property today! Before it's gone... As is, where is.

1613 East 74th Place

CHICAGO, IL 60619

MLS #10310587

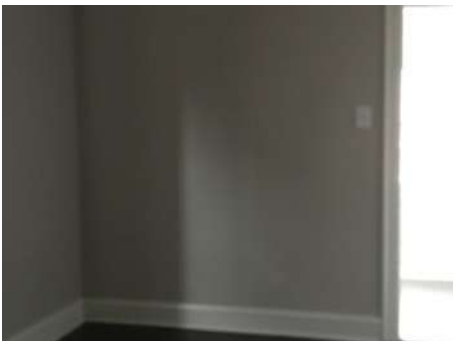
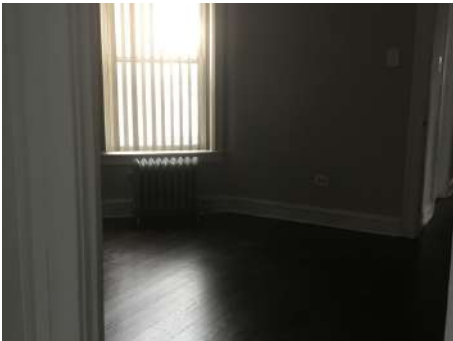
\$199,900

CLOSED 4/26/19

5 Beds 3/0 Baths

Days on market: 6

Year Built 1922



7933 South Maryland Avenue

CHICAGO, IL 60619

MLS #10402631

\$165,000**PENDING** 6/24/19**4 Beds 2/0 Baths****Year Built 1920****Days on market: 104**

Details

Source: MRED**Acres:** .08**Pending date:** 6/24/19**Orig list price:** \$165,000**Prop Type:** Two to Four Units**Lot Dim:** 30 X 125**Off-market date:** 6/24/19**Taxes:** \$3,378**County:** Cook**Lot Size:** .08**Updated:** Jun 24, 2019 11:07 AM**School District:** 299**Area:** CHI - Chatham**Garages:** 2**List Price:** \$165,000**Sq ft:** 1782**Full baths:** 2**List date:** 6/3/19

Features

Waterfront: No**Basement:** Full**Parking Included In Price:****Common Area Amenities:****Heat/Fuel:** Gas, Forced Air**Basement Desc:** Unfinished**Parking Type:****Pet Info:****Zoning:** MULT1**Appliances:****Parking Spaces:****Total Number Of Units:** 2**Sewer:** Sewer-Public**Area Amenities:****Garage Spaces:** 2**Unit Floor Level:****Water:** Lake Michigan, Public**Virtual Tour:****Additional Rooms:** Enclosed Porch**Gross Rental Income:****Garage:****Number Of Rooms:** 10**Annual Net Operating****Exterior:****Tax Amount:** 3378.30**Income:****Interior:****Type:** 2 Flat**Electricity:****Lot:****Number Of Fireplaces:**

Remarks

WOW! ABSOLUTELY GORGEOUS, FRESHLY RENOVATED, OVER-SIZED SOLID BRICK 2-FLAT WITH FENCED LOT AND 2 CAR GARAGE. EACH UNIT IS EQUIPPED WITH GENEROUSLY SIZED ROOMS - 2 BEDROOMS AND 1 BATH IN EACH UNIT PLUS SPACIOUS LIVING ROOMS AND SEPARATE DINING ROOMS. CONVENIENTLY LOCATED CLOSE TO PUBLIC TRANSPORTATION, SHOPPING AND DINING. GREAT INVESTMENT OPPORTUNITY TO LIVE IN ONE UNIT AND RENT THE OTHER. NEW PRICE IS INDICATIVE OF AN "AS-IS" SALE. ALL OFFERS MUST INCLUDE AS-IS RIDER AND CONTRACT MUST DICTATE AS-IS.

7933 South Maryland Avenue

CHICAGO, IL 60619

MLS #10402631

\$165,000

PENDING 6/24/19

4 Beds 2/0 Baths

Year Built 1920

Days on market: 104



7134 South Cornell Avenue

CHICAGO, IL 60649

MLS #10275051

\$173,000**CONTINGENT** 4/4/19**5 Beds 2/0 Baths****Days on market: 270****Year Built 1885**

Details

Source: MRED**Prop Type:** Two to Four Units**County:** Cook**Area:** CHI - South Shore**Subdivision:** SOUTHSORE**Full baths:** 2**Acres:** .06**Lot Dim:** 24X109**Lot Size:** .06**List date:** 2/17/19**Active date:** 4/4/19**Updated:** Apr 24, 2019 3:23 PM**List Price:** \$173,000**Orig list price:** \$173,000**Taxes:** \$2,109**School District:** 299**Sq ft :**2417

Features

Waterfront: No**Heat/Fuel:** Gas, Forced Air**Zoning:** MULTI**Sewer:** Sewer-Public**Water:** Lake Michigan**Garage:****Exterior:****Interior:****Lot:****Basement:** Full**Basement Desc:** Unfinished**Appliances:****Area Amenities:****Virtual Tour:****Number Of Rooms:** 11**Tax Amount:** 2108.63**Type:** 2 Flat**Number Of Fireplaces:****Parking Included In Price:****Parking Type:** None/NA**Parking Spaces:** 2**Garage Spaces:****Additional Rooms:** Enclosed Porch**Assessments:****Assessments Frequency:****Assessments Include:****Common Area Amenities:****Pet Info:****Total Number Of Units:** 2**Unit Floor Level:****Gross Rental Income:****Annual Net Operating Income:****Electricity:****Special Compensation:** Bonus

Remarks

Gorgeous Classic Brick Two-unit with 5 bdrms (2 on 1st floor & 3 bdrms on 2nd) and 2 bathrm. Hardwood floors. Ceramic tiled kitchen with wooden cabinets.

7134 South Cornell Avenue

CHICAGO, IL 60649

MLS #10275051

\$173,000

CONTINGENT 4/4/19

5 Beds 2/0 Baths

Year Built 1885

Days on market: 270



7816 South Jeffery Boulevard

CHICAGO, IL 60649

MLS #10333967

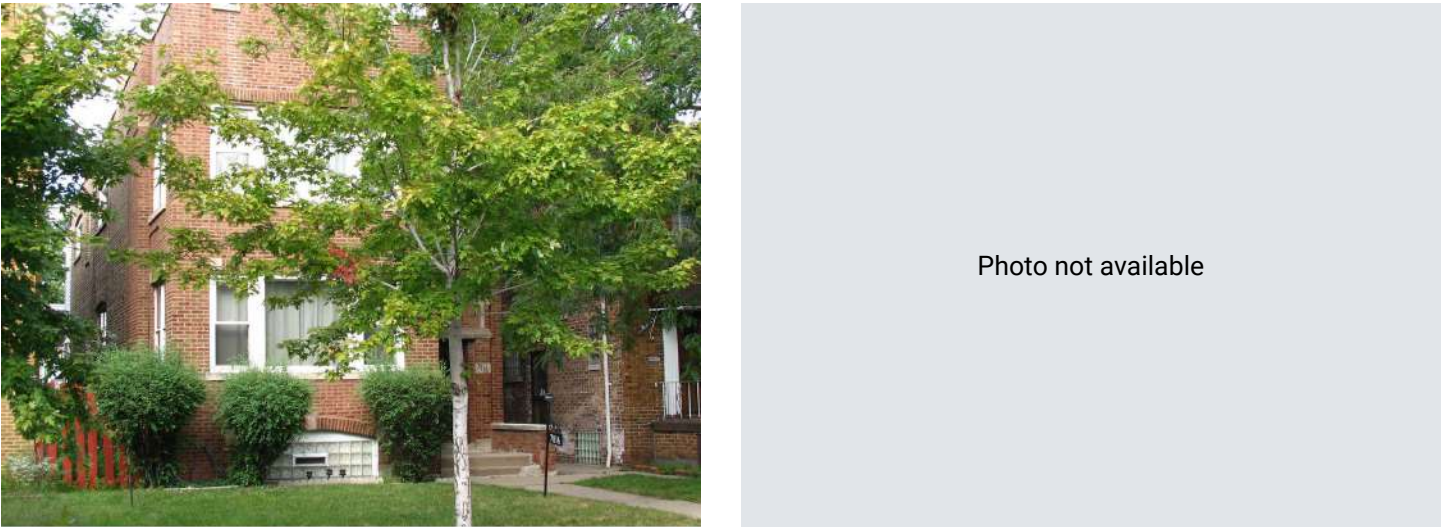
\$207,500

ACTIVE4/5/19

4 Beds3/0 Baths

Year Built1920

Days on market: 99



Details

Source: MRED	Full baths: 3	List date: 4/5/19	Orig list price: \$215,000
Prop Type: Two to Four Units	Acres: .08	Updated: Jun 24, 2019 12:05 AM	Taxes: \$3,009
County: Cook	Lot Dim: 25X125	List Price: \$207,500	School District: 299
Area: CHI - South Shore	Lot Size: .08		Sq ft : -

Features

Waterfront: No	Basement: Full	Parking Included In Price: No	Common Area Amenities:
Heat/Fuel: Gas	Basement Desc: Finished	Parking Type:	Pet Info:
Zoning:	Appliances:	Parking Spaces:	Total Number Of Units: 2
Sewer: Sewer-Public	Area Amenities:	Garage Spaces:	Unit Floor Level:
Water: Lake Michigan	Virtual Tour:	Additional Rooms:	Gross Rental Income:
Garage:	Number Of Rooms: 13	Assessments:	Annual Net Operating Income:
Exterior:	Tax Amount: 3009.21	Assessments Frequency:	Electricity:
Interior:	Type: 2 Flat	Assessments Include:	
Lot:	Number Of Fireplaces:		

Remarks

Two unit boutique building. Owner takes pride in ownership. Each unit has two bedrooms a formal dining room and a

bonus room that can be a third bedroom or family room. Each unit has nice size eat-in kitchen and a full finished basement. Great location for easy access to the loop right in front of your door. Jump on the Jump and be down town in thirty minutes. Close to shopping and schools. Lots of re-development happening in area. Schedule an appointment today and let's make a deal.

1626 East 74th Place

CHICAGO, IL 60649

MLS #10346673

\$185,000**ACTIVE** 4/16/19**4 Beds 2/0 Baths****Year Built 1919****Days on market: 105**

Details

Source: MRED**Prop Type:** Two to Four Units**County:** Cook**Area:** CHI - South Shore**Full baths:** 2**Acres:** .08**Lot Dim:** 25 X 125**Lot Size:** .08**List date:** 4/16/19**Updated:** Jun 24, 2019 1:13 PM**List Price:** \$185,000**Orig list price:** \$195,000**Taxes:** \$3,490**School District:** 299**Sq ft :** 1246

Features

Waterfront: No**Heat/Fuel:** Gas, Forced Air**Zoning:****Sewer:** Sewer-Public**Water:** Public**Garage:****Exterior:****Interior:****Lot:****Basement:** Full**Basement Desc:** Finished**Appliances:****Area Amenities:****Virtual Tour:****Number Of Rooms:** 10**Tax Amount:** 3489.71**Type:** 2 Flat**Number Of Fireplaces:****Parking Included In Price:****Parking Type:****Parking Spaces:** 2**Garage Spaces:****Additional Rooms:****Assessments:****Assessments Frequency:****Assessments Include:****Common Area Amenities:****Pet Info:****Total Number Of Units:** 2**Unit Floor Level:****Gross Rental Income:****Annual Net Operating Income:****Electricity:**

Remarks

Move-ready Brick 2 Unit Building in the HOT South Shore neighborhood!! This buildings boasts two very spacious

apartments with hardwood floors throughout, separate living and dining rooms, enclosed back porches as well as a recently built exterior back porch. There is also a nice sized backyard perfect for entertaining as well as a 2-car concrete parking pad. Both units have separate utilities and there is coin operated laundry in the basement along with additional storage. Live in one unit and rent out the other, rent out both units as an investment property, or make it an all-inclusive family building! Possibilities are endless.

1626 East 74th Place

CHICAGO, IL 60649

MLS #10346673

\$185,000

ACTIVE 4/16/19

4 Beds 2/0 Baths

Days on market: 105

Year Built 1919



7715 South Cornell Avenue

CHICAGO, IL 60649

MLS #10395775

\$180,000**CONTINGENT** 6/26/19**4 Beds 2/0 Baths****Year Built 1915****Days on market: 45**

Details

Source: MRED**Prop Type:** Two to Four Units**County:** Cook**Area:** CHI - South Shore**Full baths:** 2**Lot Dim:** 25X120**Garages:** 2**List date:** 5/29/19**Active date:** 6/26/19**Updated:** Jun 27, 2019 5:20 AM**List Price:** \$180,000**Orig list price:** \$180,000**Taxes:** \$1,945**School District:** 299**Sq ft :**1244

Features

Waterfront: No**Heat/Fuel:** Gas**Zoning:****Sewer:** Septic-Mechanical**Water:** Lake Michigan**Garage:****Exterior:****Interior:****Lot:****Basement:** Full**Basement Desc:** Unfinished**Appliances:****Area Amenities:****Virtual Tour:****Number Of Rooms:** 12**Tax Amount:** 1944.86**Type:** 2 Flat**Number Of Fireplaces:****Parking Included In Price:****Parking Type:****Parking Spaces:****Garage Spaces:** 2**Additional Rooms:****Assessments:****Assessments Frequency:****Assessments Include:****Common Area Amenities:****Pet Info:****Total Number Of Units:** 2**Unit Floor Level:****Gross Rental Income:****Annual Net Operating Income:****Electricity:**

Remarks

Brick Two-Flat, two car garage is ready for the Savvy Investor or New Owner. Property has been a family owned and

occupied property for many years. With some TLC this could be your cash cow or your mortgage free home living. Building features 2-units both with huge separate living rooms and dining rooms, full baths, each with 2 bedrooms and a bonus room that could be used as a third bedroom. Lots of Rehabs taking place in the area currently. Call Now for your personal showing.

7715 South Cornell Avenue

CHICAGO, IL 60649

MLS #10395775

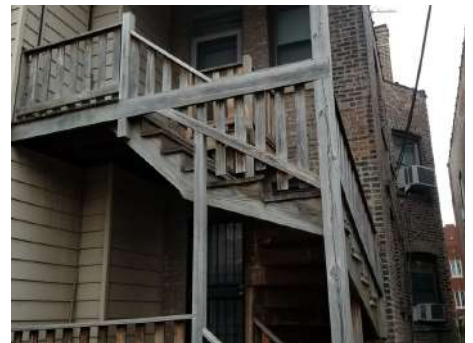
\$180,000

CONTINGENT 6/26/19

4 Beds 2/0 Baths

Year Built 1915

Days on market: 45



7323 South Dante Avenue

CHICAGO, IL 60619

MLS #10418909

\$179,900
CONTINGENT 7/2/19

5 Beds 2/0 Baths
Year Built 1910
Days on market: 27


Details

Source: MRED

Prop Type: Two to Four Units

County: Cook

Area: CHI - South Shore

Style: Bungalow

Full baths: 2

Acres: .1

Lot Dim: 35X125

Lot Size: .1

List date: 6/16/19

Active date: 7/2/19

Updated: Jul 9, 2019 10:42 AM

List Price: \$179,900

Orig list price: \$179,900

Taxes: \$3,922

School District: 299

Sq ft: -

Features

Waterfront: No

Heat/Fuel: Gas, Forced Air, Radiant

Zoning: MULTI

Sewer: Sewer-Public

Water: Lake Michigan

Garage:
Exterior:
Interior:
Lot: Fenced Yard

Basement: Full

Basement Desc: Unfinished

Appliances:
Area Amenities: Curbs/ Gutters, Sidewalks, Street Lights, Street Paved

Virtual Tour:
Number Of Rooms: 10

Tax Amount: 3921.61

Type: 2 Flat, 2 Story Unit/s

Number Of Fireplaces:
Parking Included In Price: Yes

Parking Type: None/NA

Parking Spaces: 0

Garage Spaces:
Additional Rooms:
Assessments:
Assessments Frequency:
Assessments Include:
Common Area Amenities:
Pet Info:
Total Number Of Units: 2

Unit Floor Level:
Gross Rental Income: 25200

Annual Net Operating Income:
Electricity:

Remarks

This 2-unit offers buyer an excellent investment growth opportunity whether as a residence or strictly income producer. Tenants are responsible; and pay all utilities (lights, gas, heat). Property was a recent rehab 8 years ago and is in solid condition. Roof mopped 2010; recent tuck-pointing, newer rear porch. New boiler earlier this year. The neighborhood has like well-kept properties. Live in one unit, rent out the other, finish the basement for even more income potential.

7323 South Dante Avenue

CHICAGO, IL 60619

MLS #10418909

\$179,900

CONTINGENT 7/2/19

5 Beds 2/0 Baths

Days on market: 27

Year Built 1910



7717 South East End Avenue

CHICAGO, IL 60649

MLS #10429550

\$220,000**ACTIVE** 6/25/19**4 Beds 3/0 Baths****Year Built 1918****Days on market: 19**

Details

Source: MRED**Prop Type:** Two to Four Units**County:** Cook**Area:** CHI - South Shore**Full baths:** 3**Acres:** .08**Lot Dim:** 30X125**Lot Size:** .08**Garages:** 2**List date:** 6/25/19**Updated:** Jul 2, 2019 11:13 AM**Sq ft:** -**List Price:** \$220,000**Orig list price:** \$220,000**Taxes:** \$3,823**School District:** 299

Features

Waterfront: No**Heat/Fuel:** Gas, Forced Air**Zoning:** OTHER**Sewer:** Sewer-Public**Water:** Lake Michigan**Garage:****Exterior:****Interior:****Lot:****Basement:** Full, Walkout**Basement Desc:** Unfinished**Appliances:****Area Amenities:****Virtual Tour:****Number Of Rooms:** 12**Tax Amount:** 3822.57**Type:** 2 Flat**Number Of Fireplaces:****Parking Included In Price:****Parking Type:****Parking Spaces:****Garage Spaces:** 2**Additional Rooms:****Assessments:****Assessments Frequency:****Assessments Include:****Common Area Amenities:****Pet Info:****Total Number Of Units:** 2**Unit Floor Level:****Gross Rental Income:****Annual Net Operating Income:****Electricity:**

Remarks

BRICK 2-UNIT IN SOUTH SHORE, 2 BEDROOMS IN EACH UNIT, FORMAL DINING ROOM, TANDEM ROOM, INDIVIDUAL

HEAT AND WATER BOILER UPDATE PLUMBING. 1ST FLOOR MONTH TO MONTH LEASE, 2ND FLOOR TENANT CAN BE RELOCATED IF NEEDED.MUST SEE...

7717 South East End Avenue

CHICAGO, IL 60649

MLS #10429550

\$220,000

ACTIVE 6/25/19

4 Beds 3/0 Baths

Year Built 1918

Days on market: 19



7804 South Bennett Avenue

CHICAGO, IL 60649

MLS #10432033

\$175,000**CONTINGENT** 7/5/19**4 Beds 2/0 Baths****Year Built 1923****Days on market: 16**

Details

Source: MRED**Prop Type:** Two to Four Units**County:** Cook**Area:** CHI - South Shore**Full baths:** 2**Lot Dim:** 31 X 126**Garages:** 2**List date:** 6/27/19**Active date:** 7/5/19**Updated:** Jul 9, 2019 11:20 PM**List Price:** \$175,000**Orig list price:** \$175,000**Taxes:** \$3,786**School District:** 299**Sq ft:** 1783

Features

Waterfront: No**Heat/Fuel:** Gas**Zoning:** MULTI**Sewer:** Sewer-Public**Water:** Public**Garage:****Exterior:****Interior:****Lot:** Fenced Yard**Basement:** Full**Basement Desc:** Unfinished**Appliances:****Area Amenities:** Gated Entry**Virtual Tour:**
<https://tours.databasesdads.com/3552410/7804-S-Bennett-Ave-Chicago-IL?u=1>
Number Of Rooms: 12**Tax Amount:** 3786**Type:** 2 Flat**Number Of Fireplaces:****Parking Included In Price:** Yes**Parking Type:****Parking Spaces:****Garage Spaces:** 2**Additional Rooms:** Enclosed Porch**Assessments:****Assessments Frequency:****Assessments Include:****Common Area Amenities:****Pet Info:****Total Number Of Units:** 2**Unit Floor Level:****Gross Rental Income:****Annual Net Operating Income:****Electricity:**

Remarks

Large well-maintained solid brick 2 flat on beautiful tree-lined street. Family owned for 40 years. Over-sized fenced lot. Each unit has 2 bedrooms plus enclosed heated porches and large living and dining rooms, eat-in kitchens and big baths. Hardwood under carpeting. Decorative fireplaces. Recent improvements include: Building tuck-pointed in 2013. New roof in 2012. Rebuilt brick garage 2010. Kitchens and baths remodeled in 2008. New windows in 2003. New boiler 2016. Full tall basement has great potential for expansion. Close to bus, train, schools, shopping. Make an offer.

7804 South Bennett Avenue

CHICAGO, IL 60649

MLS #10432033

\$175,000

CONTINGENT 7/5/19

4 Beds 2/0 Baths

Year Built 1923

Days on market: 16



7627 South Cornell Avenue

CHICAGO, IL 60649

MLS #10443920

\$272,000
NEW 7/9/19

5 Beds 3/0 Baths
Year Built 1919
Days on market: 6


Details

Source: MRED

Prop Type: Two to Four Units

County: Cook

Area: CHI - South Shore

Full baths: 3

Acres: .08

Lot Dim: 25X125

Lot Size: .08

Garages: 2

List date: 7/9/19

Updated: Jul 9, 2019 2:24 PM

Sq ft:-
List Price: \$272,000

Orig list price: \$272,000

Taxes: \$3,455

School District: 299

Features

Waterfront: No

Heat/Fuel: Forced Air

Zoning:
Sewer: Sewer-Public

Water: Public

Garage:
Exterior: Patio, Porch

Interior:
Lot:
Basement: Full, Walkout

Basement Desc: Other

Appliances:
Area Amenities:
Virtual Tour:
Number Of Rooms: 8

Tax Amount: 3455

Type: 2 Flat

Number Of Fireplaces:
Parking Included In Price:
Parking Type:
Parking Spaces:
Garage Spaces: 2

Additional Rooms:
Assessments:
Assessments Frequency:
Assessments Include:
Common Area Amenities:
Pet Info:
Total Number Of Units: 2

Unit Floor Level:
Gross Rental Income:
Annual Net Operating Income:
Electricity:

Remarks

Meticulously renovated 2 flat with impeccable garden unit. Building was remodeled 4 years ago and owners are deciding

to move on. Entire, electric, plumbing, heating and cooling, drywall, molding, kitchens and baths areas have been updated. High efficiency furnaces and hot water tank. Hardwood floors are four years old (not refinished) . Ceramic and porcelain tiles throughout. Three laundry hook ups (one on each floor). Granite and laminate countertops, over the range microwaves and so much more. Owners did not cut any corners on this one.

7627 South Cornell Avenue

CHICAGO, IL 60649

MLS #10443920

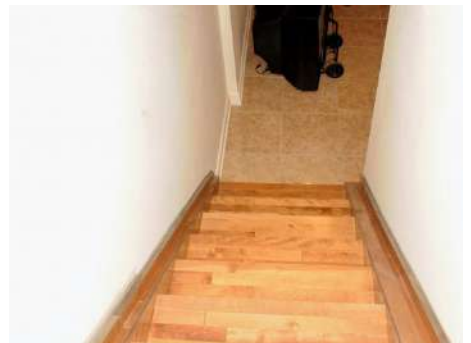
\$272,000

NEW 7/9/19

5 Beds 3/0 Baths

Days on market: 6

Year Built 1919



Comparable Property Statistics

S

Sold Listings

HIGHEST PRICE

\$218,225

AVERAGE PRICE

\$198,531

AVG DOM

291

LOWEST PRICE

\$161,000

SOLD LISTINGS

4

P

Pending Listings

HIGHEST PRICE

\$165,000

AVERAGE PRICE

\$165,000

AVG DOM

104

LOWEST PRICE

\$165,000

PENDING LISTINGS

1

A

Active Listings

HIGHEST PRICE

\$272,000

AVERAGE PRICE

\$199,050

AVG DOM

73

LOWEST PRICE

\$173,000

ACTIVE LISTINGS

8

Sold Property Analysis

Averages

97.8%

Homes sold for an average of 97.8% of their list price.

291 Days on market

It took an average of 291 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM
1305 East 73rd Street	\$169,999	\$161,000	94.7%	908
7823 South Woodlawn Avenue	\$227,000	\$215,000	94.7%	173
1328 East 73rd Street	\$215,000	\$218,225	101.5%	77
1613 East 74th Place	\$199,900	\$199,900	100.0%	6
Averages	\$202,975	\$198,531	97.8%	291

Suggested List Price

Analysis of the comparable properties suggests a list price of:

\$215,000

Comparable Averages *per Status*

<div><div>S</div>4 Sold</div> <div>\$198,531</div> <div>291 Days on Market</div>	<div><div>P</div>1 Pending</div> <div>\$165,000</div> <div>104 Days on Market</div>	<div><div>A</div>8 Active</div> <div>\$199,050</div> <div>73 Days on Market</div>
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Additional Notes

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.