



INVESTMENT OFFERING

**1636-42 N. North Park
Chicago, IL 60613**

**CHICAGO
REAL ESTATE
RESOURCES INC**

Presented by:

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■ CRER QUALIFICATIONS



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\$1 BILLION IN
TOTAL SALES

OVER 40 YEARS
OF COMBINED
EXPERIENCE

600 + COMMERCIAL
TRANSACTIONS

PROPERTY INFORMATION

PROPERTY ADDRESS:

**1636-42 N. North Park Ave,
CHICAGO, IL 60614**

PRICE: Subject to Offer

PROPERTY DESCRIPTION:

Incredible opportunity to own 4 adjacent landmark properties in the heart of Old Town!

Property addresses include:

- 1636 N. North Park Ave
- 1638 N. North Park Ave
- 1640 N. North Park Ave
- 1642 N. North Park Ave

Each building has been completely gut-rehabbed with new plumbing, electrical, hvac, windows, roofs, porches, in-unit laundry, granite and stainless steel kitchens, hardwood floors throughout.

Phenomenal location. Excellent unit mix of 1 and 2 bedrooms. Separate lot for each building.

Low interest non-recourse financing can be assumed.

AREA DESCRIPTION:

ZIP Code	60614
Township	North Township,
Neighborhood	Old Town Triangle
Cook County District	District 3, Commissioner Jerry "Iceman" Butler
Community Area	Lincoln Park
Chicago Police District	District 18 - Near North



AREA STATISTICS

KEY FACTS

68,885

Population



Average Household Size

34.8

Median Age

\$87,712

Median Household Income

3%

No High School Diploma



6%

High School Graduate



12%

Some College



79%

Bachelor's/Grad/Prof Degree

BUSINESS



3,323

Total Businesses



42,256

Total Employees

EMPLOYMENT



White Collar

88%

Blue Collar

4%



Services

8%



Unemployment Rate

INCOME



\$87,712

Median Household Income



\$79,440

Per Capita Income



\$67,555

Median Net Worth

Households By Income

The largest group: \$200,000+ (19.6%)

The smallest group: \$25,000 - \$34,999 (4.7%)

Indicator	Value	Difference	
<\$15,000	11.2%	-1.0%	<div style="width: 11.2%;"></div>
\$15,000 - \$24,999	5.5%	-4.4%	<div style="width: 5.5%;"></div>
\$25,000 - \$34,999	4.7%	-4.0%	<div style="width: 4.7%;"></div>
\$35,000 - \$49,999	7.9%	-4.5%	<div style="width: 7.9%;"></div>
\$50,000 - \$74,999	14.4%	-2.4%	<div style="width: 14.4%;"></div>
\$75,000 - \$99,999	11.1%	-0.9%	<div style="width: 11.1%;"></div>
\$100,000 - \$149,999	16.8%	+2.6%	<div style="width: 16.8%;"></div>
\$150,000 - \$199,999	8.9%	+2.6%	<div style="width: 8.9%;"></div>
\$200,000+	19.6%	+12.0%	<div style="width: 19.6%;"></div>

Bars show deviation from Cook County

RENT ROLL

Properties:

- 1636 N. North Park Ave
- 1638 N. North Park Ave
- 1640 N. North Park Ave
- 1642 N. North Park Ave

2015 Property Taxes \$38, 243

As of: 09/30/2017

UNIT	BD/BA	RENT
1642-3	2/1.00	\$2,290.00
1642-1	2/1.00	\$2,250.00
1642-G	2/1.00	\$2,000.00
1636-2	1/1.00	\$1,910.00
1638-2	1/1.00	\$1,900.00
1640-4	1/1.00	\$1,910.00
1640-3	1/1.00	\$1,895.00
1636-1	1/1.00	\$1,880.00
1638-1	1/1.00	\$1,880.00
1640-2	1/1.00	\$1,850.00
1640-1	1/1.00	\$1,750.00
1638-G	1/1.00	\$1,650.00
1636-G	1/1.00	\$1,580.00
1642-2	2/1.00	\$2,270.00

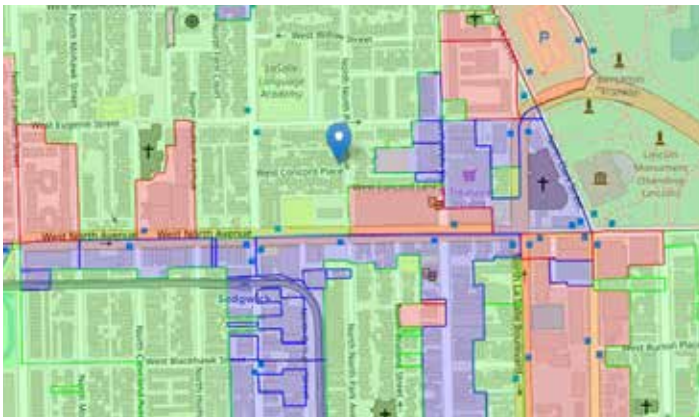
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW



AREA DEMOGRAPHICS

	2000	2010	2000-2010 Annual Rate
Population	71,120	66,551	-0.66%
Households	41,767	39,444	-0.57%
Housing Units	45,334	44,583	-0.17%
Population by Race			
		Number	Percent
Total		66,551	100.0%
Population Reporting One Race		65,279	98.1%
White		52,739	79.2%
Black		7,884	11.8%
American Indian		87	0.1%
Asian		3,840	5.8%
Pacific Islander		30	0.0%
Some Other Race		699	1.1%
Population Reporting Two or More Races		1,272	1.9%
Total Hispanic Population		3,035	4.6%
Population by Sex			
Male		30,298	45.5%
Female		36,253	54.5%
Population by Age			
Total		66,553	100.0%
Age 0 - 4		2,749	4.1%
Age 5 - 9		1,951	2.9%
Age 10 - 14		1,647	2.5%
Age 15 - 19		1,912	2.9%
Age 20 - 24		7,093	10.7%
Age 25 - 29		12,459	18.7%
Age 30 - 34		7,189	10.8%
Age 35 - 39		4,707	7.1%
Age 40 - 44		4,007	6.0%
Age 45 - 49		3,799	5.7%
Age 50 - 54		3,542	5.3%
Age 55 - 59		3,369	5.1%
Age 60 - 64		3,835	5.8%
Age 65 - 69		3,084	4.6%
Age 70 - 74		2,027	3.0%
Age 75 - 79		1,344	2.0%
Age 80 - 84		969	1.5%
Age 85+		869	1.3%
Age 18+		59,307	89.1%
Age 65+		8,293	12.5%

AREA DEMOGRAPHICS

Households by Type		
Total	39,443	100.0%
Households with 1 Person	22,763	57.7%
Households with 2+ People	16,680	42.3%
Family Households	11,491	29.1%
Husband-wife Families	8,876	22.5%
With Own Children	2,771	7.0%
Other Family (No Spouse Present)	2,615	6.6%
With Own Children	1,266	3.2%
Nonfamily Households	5,189	13.2%
All Households with Children	4,306	10.9%
Multigenerational Households	249	0.6%
Unmarried Partner Households	2,383	6.0%
Male-female	2,086	5.3%
Same-sex	297	0.8%
Average Household Size	1.64	
Family Households by Size		
Total	11,490	100.0%
2 People	7,086	61.7%
3 People	2,226	19.4%
4 People	1,509	13.1%
5 People	446	3.9%
6 People	144	1.3%
7+ People	79	0.7%
Average Family Size	2.63	
Nonfamily Households by Size		
Total	27,953	100.0%
1 Person	22,763	81.4%
2 People	4,352	15.6%
3 People	673	2.4%
4 People	138	0.5%
5 People	21	0.1%
6 People	5	0.0%
7+ People	1	0.0%
Average Nonfamily Size	1.22	
Population by Relationship and Household Type		
Total	66,551	100.0%
In Households	64,878	97.5%
In Family Households	30,655	46.1%
Householder	11,510	17.3%
Spouse	8,890	13.4%
Child	8,766	13.2%
Other relative	1,053	1.6%
Nonrelative	436	0.7%
In Nonfamily Households	34,223	51.4%
In Group Quarters	1,673	2.5%
Institutionalized Population	284	0.4%
Noninstitutionalized Population	1,389	2.1%

AREA DEMOGRAPHICS

Family Households by Age of Householder		
Total	11,491	100.0%
Householder Age 15 - 44	5,407	47.1%
Householder Age 45 - 54	1,969	17.1%
Householder Age 55 - 64	1,937	16.9%
Householder Age 65 - 74	1,434	12.5%
Householder Age 75+	744	6.5%
Nonfamily Households by Age of Householder		
Total	27,954	100.0%
Householder Age 15 - 44	17,632	63.1%
Householder Age 45 - 54	3,105	11.1%
Householder Age 55 - 64	3,086	11.0%
Householder Age 65 - 74	2,391	8.6%
Householder Age 75+	1,740	6.2%
Households by Race of Householder		
Total	39,444	100.0%
Householder is White Alone	32,273	81.8%
Householder is Black Alone	3,907	9.9%
Householder is American Indian Alone	52	0.1%
Householder is Asian Alone	2,251	5.7%
Householder is Pacific Islander Alone	12	0.0%
Householder is Some Other Race Alone	346	0.9%
Householder is Two or More Races	603	1.5%
Households with Hispanic Householder	1,613	4.1%
Husband-wife Families by Race of Householder		
Total	8,876	100.0%
Householder is White Alone	7,882	88.8%
Householder is Black Alone	357	4.0%
Householder is American Indian Alone	6	0.1%
Householder is Asian Alone	508	5.7%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	40	0.5%
Householder is Two or More Races	80	0.9%
Husband-wife Families with Hispanic Householder	265	3.0%
Other Families (No Spouse) by Race of Householder		
Total	2,616	100.0%
Householder is White Alone	1,145	43.8%
Householder is Black Alone	1,261	48.2%
Householder is American Indian Alone	4	0.2%
Householder is Asian Alone	111	4.2%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	34	1.3%
Householder is Two or More Races	59	2.3%
Other Families with Hispanic Householder	137	5.2%
Nonfamily Households by Race of Householder		
Total	27,952	100.0%
Householder is White Alone	23,246	83.2%
Householder is Black Alone	2,288	8.2%
Householder is American Indian Alone	42	0.2%
Householder is Asian Alone	1,632	5.8%
Householder is Pacific Islander Alone	7	0.0%
Householder is Some Other Race Alone	272	1.0%
Householder is Two or More Races	465	1.7%
Nonfamily Households with Hispanic Householder	1,211	4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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