








Multi-Family Properties Available

291	8418	2016COTD004140	25-22-308-006-0000	11619 S MICHIGAN AVE	CHICAGO	2016 1st	\$1,425	Frame, 2 flat. Exterior is average to good. Siding, roof are good. Gutter mostly good except for slight damage by the front door. Windows are updated, mostly average to good except for shattered window in front of the 1st floor unit.	\$16,000 ----- \$23,000	 <small>2522308006000 07/22/2007</small>
295	8541	2016COTD004137	26-06-104-040-0000	8752 S SAGINAW AVE	CHICAGO	2015 2nd - 2016 1st	\$2,617	Occupied. Spoke to 1st floor tenant, would like to stay if we take ownership. Pays \$700 for a 3/1. Said interior is fine, no issues, owners fixed something inside a couple of weeks ago and no complaints so far. Also said the 2nd floor tenants pay \$900 but didn't know room count.	\$27,000 ----- \$34,000	 <small>2606104040000 08/24/2007</small>
418	10233	2016COTD004189	20-08-107-020-0000	4727 S ELIZABETH ST	CHICAGO	2016	\$1,744	Frame/masonry 2 flat. Occupied. Exterior is fair to average. Frame and masonry average. Roof is fair to poor large holes on the south side. Windows upgraded, average to good. Front staircase fair to average looks code but starting to rot in some places, needs a coat of paint. No central air.	\$26,000 ----- \$31,000	 <small>2008107020000 12/07/2007</small>
418	10238	2016COTD004212	20-08-111-012-0000	4829 S BISHOP ST	CHICAGO	2016	\$3,000	Frame 2 flat. Each unit 3/2. Occupied. Subject is mostly average. Siding is average except for some debts on the south side. Roof and updated windows average. No garage, pad only.	\$30,000 ----- \$36,000	 <small>2008111012000 12/07/2007</small>
419	10336	2016COTD004243	20-08-425-014-0000	5437 S ABERDEEN ST	CHICAGO	2013; 2015 2nd and 2016 1st	\$6,500	Exterior is average. Grey stone and siding is mostly average to good. Brick on sides fair needs some tuck pointing. Windows are fair to average, portion of window casing in rear is missing, 2nd floor windows at front is open. Front and rear fence are good. No garage or central air. Area is fair with improvements several Greystone's look recently rehabbed.	\$23,000 ----- \$35,000	 <small>2008425014000 12/13/2007</small>
419	10288	2016COTD004240	20-08-311-021-0000	5255 S BISHOP ST	CHICAGO	2013 - 2016 1st	\$11,000	Brick 2 flat. Both units occupied. Both units are 3/1. Exterior is fair to average except the back. Masonry is fair needs tuck pointing on north side. Windows are mostly upgraded, average. Rear fence is propped up by 2x4s. No garage. No central air. Out of 3 electrical meters, only one is in place.	\$19,000 ----- \$0	 <small>2008311021000 12/29/2007</small>
419	10303	2016COTD004263	20-08-404-013-0000	929 W 51ST ST	CHICAGO	2016	\$2,730	Frame 2 flat. Boarded. Doors locked, no access. Roof looks good. Siding is fair to average- some panels loose, some cracks or holes. Windows boarded on 1st floor, 2nd floor looks updated, average. No garage or central air. Area is fair.	\$17,000 ----- \$24,000	 <small>2008404013000 01/29/2008</small>









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419	10305	2016COTD004219	20-08-407-004-0000	845 W 51ST PL	CHICAGO	2016	\$1,514	Frame 2 flat. Overall fair. Roof is fair- deteriorating near gutters. Some gutters missing. Siding is mostly average except for loose panels on side and missing sections in the rear. Back door is boarded. Rear staircase is poor- steps to 2nd floor is hanging on for dear life. Front staircase is average to fair- water logged.	\$12,000 ----- \$19,000	
419	15791	2016COTD005589	20-08-416-009-0000	5325 S MAY ST	CHICAGO	2015 - 2016	\$4,200	Boarded 2 flat. Building is fair. Masonry is fair- bricks above front porch, and the front steps, and both sides need tuck pointing. Chimney is poor- bricks missing or falling off. Lintel another front porch is severely rusted. Back porch average.	\$30,000 ----- \$39,000	
422	10451	2016COTD004376	20-16-400-015-0000	342 W 59TH PL	CHICAGO	2015 - 2016	\$4,352	Frame, 2 Flat. Tenant occupied. Mostly average to fair, including siding and upgraded windows. Roof is fair- missing shingles. Porch roof is fair- deteriorating wood. No garage, no sign of central air.	\$14,000 ----- \$23,000	
423	10528	2016COTD004294	20-17-218-039-0000	5738 S CARPENTER ST	CHICAGO	2016	\$2,649	Brick 2 flat. Unoccupied as seen through main unit door. Interior of main unit is fair- ceiling in living room is falling off, rug is covered in debris. Exterior is fair. Masonry is fair to average. Windows are older, single pane, fair. Rear balcony fair to average. There is a one car garage/large shed in the back, fair condition.	\$17,000 ----- \$26,000	
423	10508	2016COTD004755	20-17-206-010-0000	5531 S PEORIA ST	CHICAGO	2016 1st	\$1,508	Brick 2 flat still occupied. Masonry on porch needs work, gas meters are on a/c units on windows, older windows fair to average. Rear enclosed frame porch needs new siding and has broken windows in disrepair. Mostly brick multi (2) units, a couple frame multi's- properties look up kept on block no boarded property	\$19,000 ----- \$26,000	
424	10606	2016COTD004222	20-17-414-020-0000	6047 S PEORIA ST	CHICAGO	2016 1st	\$1,840	Boarded Greystone 2 or 3 unit. Subject is fair. Grey stone facade is average to good. Masonry on sides needs tuckpointing, some work already done near the front. Windows are upgraded, first floor windows boarded. Rear stairs average. Front concrete steps poor- severely damaged. Garage is fair to average- some damage to overhead frame. some siding peeling off. No central air.	\$21,000 ----- \$28,000	
424	10614	2016COTD004859	20-17-425-007-0000	6219 S MAY ST	CHICAGO	2013 - 2014; 2016 2nd	\$13,500	2 unit 2 flat brick, looks unoccupied no curtains on windows 2nd level, 1st completely blocked out. Door handles broken off. Looks in good condition outside and what can be seen from street in windows.	\$13,000 ----- \$30,000	
425	10636	2016COTD004457	20-18-202-005-0000	1847 W GARFIELD BLVD	CHICAGO	2016 1st	\$1,536	Brick 3 unit. Garden level vacant. 2nd and 3rd floor occupied. Subject is fair to average, most windows upgraded, brick is mostly average except for deterioration in rear near roofline and chimney. Front door and fence need repair or replacement. Garage is fair- masonry is deteriorating and frame around doors rotting.	\$30,000 ----- \$40,000	



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427	10757	2016COTD004822	20-19-224-028-0000	6628 S WINCHESTER AVE	CHICAGO	2016 2nd	\$1,105	Occupied, but unsure what they can afford in rent. Subject is 2 flat, 3/1 each. Subject is fair to average. Roof and siding average. Older windows fair to average, some updated, some older. Rear windows boarded, front attic window open. Rear staircase fair to average—some missing rails. Front porch is fair- older, deteriorating wood.	\$17,000 ----- \$23,000	
429	10814	2016COTD004709	20-20-119-006-0000	6617 S BISHOP ST	CHICAGO	2016	\$3,523	Brick 2 flat. Vacant. Subject is fair to average, including masonry and windows. Rear siding is fair to poor. Garage is fair to poor. No central air.	\$19,000 ----- \$25,000	
429	10829	2016COTD004860	20-20-212-007-0000	6421 S MORGAN ST	CHICAGO	2015 2nd - 2016	\$4,600	Unoccupied brick 2 flat. Exterior is fair to average. Masonry fair to average except for a few spots that need tuck pointing along side at base and near roof line. Most windows were upgraded, casing is missing on front window, some broken, others are boarded on 1st level, some 2nd floor windows original.	\$20,000 ----- \$27,000	
430	10859	2016COTD005366	20-20-312-014-0000	6841 S LOOMIS ST	CHICAGO	2016	\$4,042	Subject is a brick, 3 unit. 2nd floor (3/1) and garden unit (2/1) are both occupied. 1st floor is 3/1 and unoccupied. Exterior is average. Windows upgraded, average. Masonry also average. Rear staircase is average to good. No garage, pad only. No central air. Both tenants pay \$600 and \$500 and want to stay.	\$32,000 ----- \$42,000	
435	11020	2016COTD004397	20-29-202-045-0000	7158 S CARPENTER ST	CHICAGO	2013 - 2016	\$23,000	Three buildings on the PIN. 7158 S Carpenter, Brick Bungalow, 4/1. 7156 S Carpenter, brick 2 flat with a 2/1 and 3/1. 1048 W 72nd Street, 2 unit with 1/1 each and a garage. Two rental units are unoccupied, one in each 2 flat. Bungalow exterior condition is fair. Two flat exterior condition is fair. Coach exterior condition is fair to average.	\$40,000 ----- \$65,000	
435	11043	2016COTD004747	20-29-213-017-0000	7241 S SANGAMON ST	CHICAGO	2013 and 2016	\$5,000	Owner occupied, Frame 2 flat. Subject is fair. Siding is fair- old, cracked and deteriorating. Windows fair- single pane, older. Rear staircase average. No garage or central air.	\$15,000 ----- \$23,000	
435	11059	2016COTD004758	20-29-223-015-0000	7337 S GREEN ST	CHICAGO	2013 - 2016 1st	\$9,500	Brick 2 unit. Boarded, no access. Subject is fair. Masonry is fair—needs tuck pointing on south side. Windows are boarded but look like they were updated. Front porch is poor—structural pillar is damaged, wood is rotting, roof above staircase is damaged. No garage or central air. Block is mostly fairly maintained SFR and 2 units.	\$9,000 ----- \$0	
441	11300	2016COTD004824	20-32-414-032-0000	8446 S GREEN ST	CHICAGO	2013 - 2014; 2016 2nd	\$12,000	Brick 2 story flat roof multi unit, looks like 4 units. Completely boarded. Not occupied. Good street, brick multi and bungalows on east side, frame SFR and brick bungalows on west side looks well kept. Masonry in good condition all around building. Three board ups on block, the rest of the block fair to well maintained. Building court case	\$50,000 ----- \$62,000	

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449	11431	2016COTD004724	25-04-406-019-0000	9218 S LAFAYETTE AVE	CHICAGO	2015 2nd and 2016 2nd	\$3,000	Brick two unit. 1st floor occupied. Second floor occupancy unknown. Masonry is mostly average. Siding in. Rear is poor- almost entirely stripped. Some windows updated, average, some windows older, single pane, fair to average. Garage is average.	\$25,000 ----- \$31,000	
458	11752	2016COTD004725	25-16-212-063-0000	258 W 106TH PL	CHICAGO	2016	\$1,762	Frame 2 flat- two doorbells, one mailbox. Subject is fair. Roof is average. Siding is fair- some missing panels, older. Updated windows fair to average. Area is mostly fairly maintained SFR.	\$16,000 ----- \$22,000	
459	11837	2016COTD004830	25-16-424-003-0000	251 W 110TH ST	CHICAGO	2015 - 2016	\$5,200	\$7,500 Receivers Lien. Frame 2 unit. Both units have exterior unit doors. The 2nd floor entryway is boarded from the inside. Exterior of subject is fair. Roof is older but average. Windows are fair- older, frames rotting, one is boarded. Siding is mostly average. No garage or central air.	\$11,000 ----- \$29,000	
467	12089	2016COTD004468	25-21-207-004-0000	59 W 111TH PL	CHICAGO	2015 - 2016	\$4,500	Frame 2 unit. Main door unlocked. 1st floor unit door locked. 2nd floor unit door unlocked. 2/1. Mostly average with some updates. Most floors are shiny hardwood, kitchen floor is older tiles, some tiles missing. Kitchen has tile backsplash bathroom is average, slightly updated. Walls and ceilings average. Exterior is fair to average.	\$15,000 ----- \$25,000	
549	14253	2016COTD005479	16-09-206-040-0000	4910 W HURON ST	CHICAGO	2015 2nd - 2016	\$5,000	Frame 2 flat. 3/1 each. Occupied. Subject is fair. Siding is crumbling off. Windows fair to poor- frames falling off or deteriorating. Rear staircase crooked. No garage.	\$16,000 ----- \$25,000	
551	14381	2016COTD004889	16-10-317-027-0000	4450 W MAYPOLE AVE	CHICAGO	2015 2nd; 2016 2nd	\$4,500	Brick 2 unit. Subject has a 1/1 on 2nd level and a 2/1 on 1st level. 2nd floor tenant pays \$600. 1st floor tenant, pays \$700. Subject is fair. Roof is poor- old, past useful life. Masonry is average. Some windows upgraded, fair to average. No garage, no central air.	\$22,000 ----- \$30,000	
551	14368	2016COTD005303	16-10-107-034-0000	4628 W OHIO ST	CHICAGO	2016 2nd	\$1,443	Subject is a 2 unit with a 2/1 and a 3/1. Occupied. Subject is fair. Siding is fair to average- dents on sides. Windows fair to average. Roof over the front door fair to poor. No garage. Area is mostly fairly maintained SFR and 2 flats.	\$24,000 ----- \$29,000	
553	14496	2016COTD004985	16-11-302-013-0000	358 N AVERS AVE	CHICAGO	2016 2nd	\$1,792	Brick 2-flat. Appears occupied. Subject is fair. Masonry is fair- needs tuckpointing throughout. Upgraded windows average. Siding in rear is average. Garage is poor- missing overhead door, roof is fair with deteriorating shingles.	\$29,000 ----- \$35,000	

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569	15165	2016COTD005611	16-23-229-019-0000	1551 S SAWYER AVE	CHICAGO	2013 - 2016	\$9,000	Agreed order of demolition recorded 1/27/14. Subject is a Greystone 3 unit with a 3/1, 4/1 and 4/1 and unfinished basement. Greystone facade is mostly average except near the roof line- deteriorating. Siding in rear average. Windows were updated but some boarded, others shattered or left open. Garage is fair/ roof is fair to poor, siding needs repairs.	\$41,000 ----- \$0	
571	15226	2016COTD005633	16-23-420-008-0000	1921 S CHRISTIANA AVE	CHICAGO	2013 - 2016	\$21,000	Boarded. Brick 2 flat with a 2 unit coach in the back. Grey stone facade is average. Brick is fair- needs tuck pointing. Some windows updated, some old. Rear staircase has some repairs but not code. Exterior of coach is fair.	\$10,000 ----- \$0	

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