

7342 S Damen Ave

Chicago, IL 60636 · Duplex

ASKING PRICE	EST. ARV	EST. REHAB
$189,000	$265,000	$62,000

EST. CASH LEFT IN DEAL **$56,750**

5	2	2,200	1925	15 yrs ago
BEDS	BATHS	SQ FT	BUILT	RENOVATED

About This Property

Brick two-flat on a quiet block near Hermosa Park. Both units are 2–3 bed layouts with separate utilities; lower unit is occupied at below-market rent. Solid masonry shell — the work is inside.

Investment Strategies

BRRRR | Buy & Hold

Investment Summary

Est. As-Is Value	**$165,000**	Total Basis	**$251,000**
75% Refi (of ARV)	**$198,750**	Est. Closing Costs on Refi	**($4,500)**
Est. Market Rent	**$1,300 / unit**	Est. Monthly NOI	**$1,180**
Est. Cash-on-Cash (Year 1)	**11.2%**		

Well-located two-flat with a sound brick shell. A mid-level rehab of both units brings rents to market and supports a BRRRR refi near the comps.