



5232 W Fulton St

Chicago, IL 60644 · 4-Flat

ASKING PRICE

\$245,000

EST. ARV

\$410,000

EST. REHAB

\$48,000

EST. CASH-OUT AT REFI

\$5,000

8

BEDS

4

BATHS

3,600

SQ FT

1918

BUILT

15 yrs ago

RENOVATED

About This Property

Brick 4-flat two blocks from the Green Line, three units occupied and one vacant for immediate value-add. Separate utilities, full basement, four parking spaces off the alley. New tuckpointing on the north wall (2025). Rent roll and current leases available on request.

Investment Strategies

Buy & Hold

BRRRR

Multi-Family

Investment Summary

Est. As-Is Value	\$252,000	Total Basis	\$293,000
75% Refi (of ARV)	\$307,500	Est. Closing Costs on Refi	(\$9,500)
Est. Market Rent	\$1,150 / unit	Est. Monthly NOI	\$3,050
Est. Cash-on-Cash (Year 1)	11.2%		

A rare fully-plumbed 4-flat trading below replacement cost. Three units are rented and current; the fourth is vacant and dated, which is where the upside sits — bringing it to market rent lifts gross income roughly 46%. Tuckpointing on the north elevation was done last summer, so the envelope is sound and the rehab budget is interior-only. We rate confidence medium rather than high because the vacant unit has not been scoped by a contractor and the 1918 systems will need verifying.

Property Details

Interior

Attic	Finished	Has Basement	Unfinished
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Heating

Heating	Electric
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Parking

Parking	Yes	Parking Spaces	4
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