

# ON THE MARKET

RARE NOBLE SQUARE 3-FLAT OPPORTUNITY



**Great Addition To Your Portfolio!**

Income potential of \$80,000!



## 1523 W AUGUSTA BOULEVARD

Offered at \$824,999

Presenting a small income property that's worth your attention! This legal 3-unit has income potential of \$80k per year and a location that simply can't be beat. The top-floor unit is perfect for the live-in owner/investor. Each unit contains 2-beds and 1-bath, individual heating and cooling units, washer-dryer setups, and hot water tanks. Tenants pay cooking gas, heating gas and electric utilities. Have confidence knowing this property has been cared for. A major renovation in 2016-2017 included new baths and kitchens, new mechanical systems, refinished floors, new lighting, and a new garage roof and door. Additional repairs and upgrades since include a new rear porch, front and back doors, and sidewalk. Centrally located in West Town's Noble Square area, retail and transit options are plenty. Just blocks away from top-rated restaurants and bars, Eckhart Park, the Division and Chicago Blue Line stops, and the Kennedy Expressway.



### DAMIAN ALBERT

Principal & Managing Broker

312.879.9887

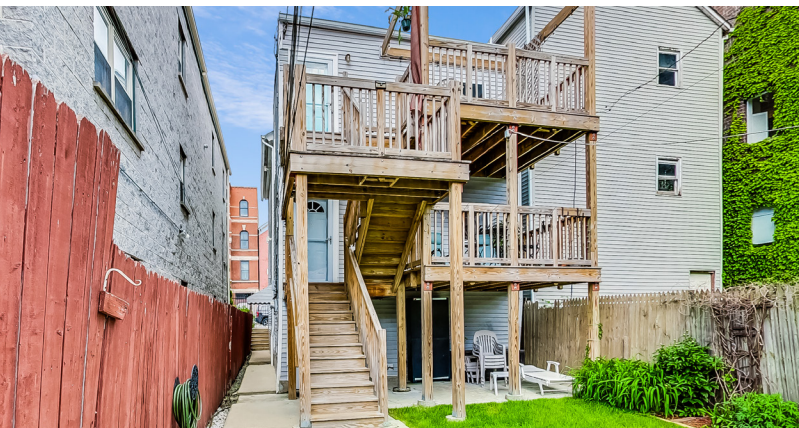
damian@albertrealtyadvisors.com

[albertrealtyadvisors.com](http://albertrealtyadvisors.com)

#### ADDITIONAL INFORMATION

	Bed / Bath	Occupancy	Current Rent	Sec. Deposit
Unit 1	2 / 1	Month-to-Month	\$2,000	-
Unit 2	2 / 1	May 2024	\$2,275	\$2,200
Unit 3	2 / 1	Owner	\$2,300	-

All information deemed reliable but not guaranteed.



# HISTORICAL LIST OF RENOVATION/UPGRADES

1523 W AUGUSTA BOULEVARD

## 2016 RENOVATIONS

- New bathrooms and new kitchens (gutted) in units 2 and 3. All new appliances and systems.
- A/C install in all units
- New hot water tank in Unit 2
- Replaced Unit 2 front door
- Redid all floors in Units 2 and 3. Bedroom and kitchen received luxury vinyl plank. Rest of units had hard wood floors refinished and stained.
- Added baseboard in Units 2 and 3
- Replaced garage roof and siding
- Replaced garage door
- Added dishwashers in Units 2 and 3
- Replaced washer/dryer in all units
- All new lighting and ceiling fans in Units 2 and 3
- Redid all landscaping

## ADDITIONAL WORK

- New Furnaces/ductwork in units 1 and 2 (2017/2018)
- Replace back door / added storm door in Unit 3 (2021)
- Replace back door / added storm door in Unit 2 (2023)
- New front sidewalk (2019)
- Top floor window treatment (2018)
- Added stove hood that vents out in basement (2023)
- Front door replaced (2024)
- Rear Deck and front steps install (2020)

## AGE OF SYSTEMS AND APPLIANCES

### Building Roof

Predates owner; likely 8 to 10 years old

### Unit 1

Furnace 2017, A/C 2016, Water Heater 2024, Washer/Dryer 2016, Kitchen Appliances 2016

### Unit 2

Furnace 2018, A/C 2016, Water Heater 2016, Washer/Dryer 2016, Kitchen Appliances 2016

### Unit 3

Furnace N/A, A/C 2016, Water Heater 2010, Washer/Dryer 2016, Kitchen Appliances 2016



For more information, visit:  
[albertrealtyadvisors.com](http://albertrealtyadvisors.com) 



[Virtual Tour](#) [Other Media](#)

**Two to Four Units**

MLS #: **12057767**  
 Status: **NEW** List Date: **05/16/2024**  
 Area: **8024** List Dt Rec: **05/16/2024**  
 Address: **1523 W Augusta Blvd , Chicago, IL 60642**  
 Directions: **From Ashland Ave, head east on Augusta Blvd for 1/2 block to 1523**  
 Closed: Contract:  
 Off Mkt: Financing:  
 Year Built: **1878** Blt Before 78: **Yes**  
 Dimensions: **3072** Subdivision:  
 Ownership: **Fee Simple** Township: **West Chicago**  
 Corp Limits: **Chicago**  
 Coordinates: **N:1000 W:1523**

List Price: **\$824,999**  
 Orig List Price: **\$824,999**  
 Sold Price:  
 Contingency Flag:  
 Lst. Mkt. Time: **1**  
 Concessions:  
 Contingency:  
 County: **Cook**  
 Model:  
 Parking: **Garage**  
 # Spaces: **Gar:2**

Acreage: Total Units: **3**  
 Total Rooms: **12** Total Baths **3/0**  
 (Full/Half):  
 Total Bedrooms: **6** Basement: **None**

Parking Incl.  
 In Price:  
 3 BR Unit: **No**  
 Zoning:  
 Waterfront: **No**

Utility Costs:  
 Buyer Ag. Comp.: **2.0% (% of Net Sale Price)**  
 Mobility Score: -

Remarks: **Presenting a small income property that's worth your attention! This legal 3-unit has income potential of \$80k per year and a location that simply can't be beat. The top-floor unit is perfect for the live-in owner/investor. Each unit contains 2-beds and 1-bath, individual heating and cooling units, washer-dryer setups, and hot water tanks. Tenants pay cooking gas, heating gas and electric utilities. Have confidence knowing this property has been cared for. A major renovation in 2016-2017 included new baths and kitchens, new mechanical systems, refinished floors, new lighting, and a new garage roof and door. Additional repairs and upgrades since include a new rear porch, front and back doors, and sidewalk. Centrally located in West Town's Noble Square area, retail and transit options are plenty. Just blocks away from top-rated restaurants and bars, Eckhart Park, the Division and Chicago Blue Line stops, and the Kennedy Expressway.**

**School Data**

Elementary: **Otis (299)**  
 Junior High: **Otis (299)**  
 High School: **Wells Community Academy Senior (299)**

**Taxes/Assessments**

PIN: **17053140220000**  
 Mult PINs:  
 Tax Amount: **\$11,843**  
 Tax Year: **2022**  
 Exemptions: **Homeowner**  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**

Total Rental Income: **80,400**  
 Net Operating Income:  
 Gross Income:  
 Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		4	2	1/0		0	2000	N/A
Unit #2	2		4	2	1/0		2200	2275	05/25
Unit #3	3		4	2	1/0		0	2300	OWNER
Unit #4					/				

Age: **100+ Years**  
 Type-Multi Unit: **3 Flat**  
 Style:  
 Const Opts:  
 General Info: **Commuter Bus, Commuter Train, Interstate Access**  
 Amenities:  
 Ext. Bldg. Type: **Vinyl Siding, Frame**  
 Lot Size: **Less Than .25 Acre**  
 Lot Size Source: **County Records**  
 Lot Desc:  
 Roof: **Asphalt/Glass (Shingles)**  
 Foundation: **Concrete**  
 Ext Bas/Fnd:  
 Ext Prop Feats: **Rear Porch, Brick Paver Patio**  
 Conversion:  
 Deconversion:  
 Relist:

Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details: **Garage Door Opener(s)**  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Central Air Conditioner**  
 Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Central Air Conditioner**  
 Appliances/Features (3): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Central Air Conditioner**  
 Appliances/Features (4):  
 Bath Amn:  
 Basement Details: **Slab**  
 Additional Rooms:  
 Building Unit Info:

Tenancy Type:  
 Tenant Pays (1): **Electric, Gas, Heat**  
 Tenant Pays (2): **Electric, Gas, Heat, Parking**  
 Tenant Pays (3): **Electric, Gas, Heat, Parking**  
 Tenant Pays (4):  
 Water: **Public**  
 Sewer: **Sewer-Public**  
 Heating: **Gas, Forced Air**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Srce:  
 Green Feats:  
 Possession: **Closing**  
 Sale Terms:  
 Addl. Sales Info.: **List Broker Must Accompany**  
 Broker Owned/Interest: **No**

Janitor Expense (\$/src): /	Fuel Expense (\$/src): /	Electricity Expense (\$/src): /
Water Expense (\$/src): /	Trash Expense (\$/src/yr): //	Insurance Expense (\$/src): /
Repairs/Decor Expense (\$/src): /	Manager Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:		

Broker: **Albert Realty Advisors, LLC (87289) / (312) 879-9887**  
 List Broker: **Damian Albert (875265) / (312) 879-9887 / damian@albertrealtyadvisors.com**  
 CoList Broker: **Marisol Puentes (887134) / (773) 647-8586** More Agent Contact Info:

Copyright 2024 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.  
 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12057767

Prepared By: Damian Albert | Albert Realty Advisors, LLC | Direct: (312) 879-9887 | 05/16/2024 11:53 AM