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January  
 2019

# FOREST PARK OAK PARK RIVER FOREST

INVESTMENT PROPERTY REPORT

Prepared Especially for  
**JONATHAN AND ANGELA-MARIE WILLIAMS**

**PRESENTED BY SAM TARARA**  
 Your Local Real Estate Specialist  
 & Neighbor



May every day of the New Year  
 sparkle with happiness and  
 prosperity for you and yours!

I look forward to being your real estate  
 expert. No matter what your real estate  
 goals are for 2019, I am here to help you  
 achieve them.

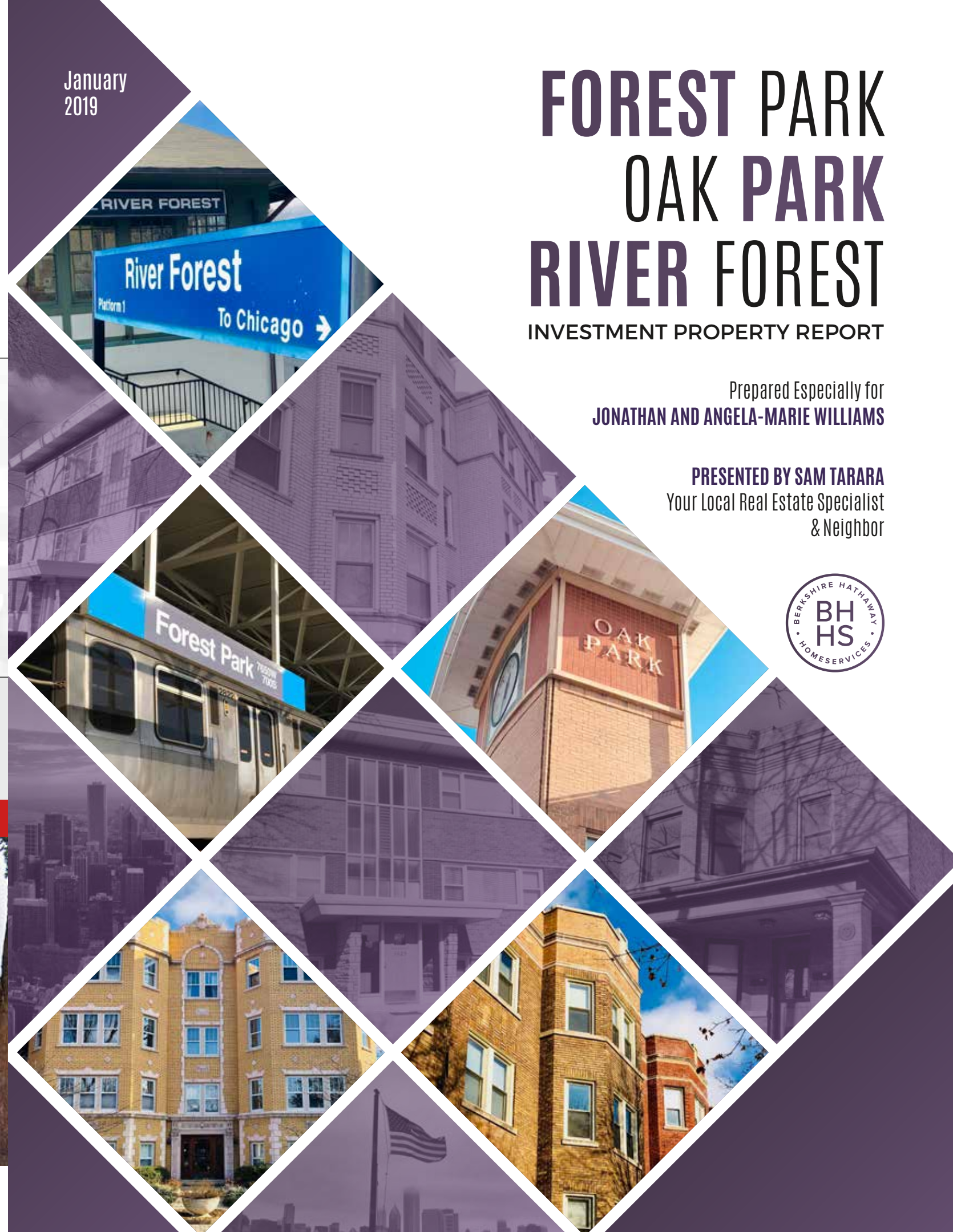
Call me at **312-375-7111** to start your journey  
 to success.

## FOREST PARK RECENT SUCCESS

517-521 Jackson Boulevard

**SOLD | Brought the Buyer**

Dear Jonathan and Angela-Marie,  
 I bought this property and have  
 another property in the area! Use  
 my knowledge of local investment  
 properties to your advantage. If you  
 have any interest in selling your  
 property, I would love to meet with  
 you and talk to you about what your  
 home may sell for.





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**LIVING, LOVING, & PROTECTING OUR COMMUNITY VALUES SINCE 2004**

Let's face it, buying real estate is one of the largest investments you will make - it's serious business. You deserve to know what to expect when buying or selling your property, and what's happening in the our local real estate market. Most importantly, you should have access to someone whose focus is about getting you successful results. As your Forest Park, Oak Park, & River Forest expert, I feel that keeping you informed of market activity in our neighborhood is one of the best services I can provide.

I am prepared to help you in all aspects of your investment with services to stage and sell your property, marketing strategies to gain exposure, and expert negotiating skills to close the deal. Thank you for reading my report. When the time comes for you to make an real estate investment change, you have an expert on your side.

- Sam Tarara

**FOREST PARK | OAK PARK | RIVER FOREST**

**INVESTMENT PROPERTY REPORT**

**Dear Jonathan and Angela-Marie,**  
 If you want to know what your home would sell for in today's market, contact me today at **312-375-7111**.

**2-4 UNIT PROPERTIES CURRENTLY LISTED**

Status	Street Name	Subdivision	# of Units	Year Built	Parking Type(s)	List Price
Active	Harlem Avenue	Forest Park	2	1924	Exterior Space(s)	\$249,000
Active	Thomas Avenue	Forest Park	3	1928	Garage, Exterior Space(s)	\$419,000
Active	Harlem Avenue	Forest Park	2	1924	None	\$419,000
Active	Elgin Avenue	Forest Park	2	1918	Garage	\$425,000
Active	Lathrop Avenue	Forest Park	2	1956	Exterior Space(s)	\$439,900
Active	Marengo Avenue	Forest Park	2	1912	Exterior Space(s)	\$447,500
Active	Ferdinand Avenue	Forest Park	3	1927	Garage	\$479,000
Active	Humphrey Avenue	Oak Park	2	1894	Exterior Space(s)	\$275,000
Active	Austin Boulevard	Oak Park	2	1911	Exterior Space(s)	\$329,000
Active	Austin Boulevard	Oak Park	2	1923	Garage	\$329,000
Active	Lombard Avenue	Oak Park	2	1907	Exterior Space(s)	\$359,000
Active	Oak Park Avenue	Oak Park	2	1917	Garage, Exterior Space(s)	\$369,900
Active	Superior Street	Oak Park	2	1903	Garage	\$409,000
Active	Erie Street	Oak Park	2	1911	Garage, Exterior Space(s)	\$485,000
Active	Forest Avenue	Oak Park	2	1893	Garage	\$495,000
Active	Home Avenue	Oak Park	2	N/A	None	\$525,000
Active	Jackson Boulevard	Oak Park	2	1903	Exterior Space(s)	\$575,000
Active	Oak Park Avenue	Oak Park	2	1903	Garage, Exterior Space(s)	\$575,000
Active	Washington Boulevard	Oak Park	2	1921	Garage	\$599,000
Active	Ridgeland Avenue	Oak Park	2	1910	Garage	\$625,000
Active	Lathrop Avenue	River Forest	2	1897	Exterior Space(s)	\$700,000

**5+ UNIT PROPERTIES CURRENTLY LISTED**

Status	Street Name	Subdivision	# of Units	Parking	List Price	List Price
Active	Circle Avenue	Forest Park	7	1-5 Spaces	\$450,000	\$249,000
Active	Ferdinand Avenue	Forest Park	7	N/A	\$490,000	\$419,000
Active	Harrison Street	Oak Park	6	1-5 Spaces, Fee Parking	\$989,000	\$419,000
Active	Austin Boulevard	Oak Park	13	N/A	\$1,199,000	\$425,000
Active	Harrison Street	Oak Park	34	19-30 Spaces	\$5,999,999	\$439,900
Active	Harlem Avenue	River Forest	6	6-12 Spaces	\$750,000	\$447,500

**There is One 2-4 Unit Property Pending and No Pending 5+ Units**  
 Please call me at 312-375-7111 for up-to-date information.

**2-4 UNIT PROPERTIES SOLD IN THE LAST 60 DAYS**

Status	Address	Subdivision	# of Units	Year Built	Parking	List Price	List Date	Sold Price	Sold Date
Active	819 Marengo Avenue	River Forest	2	1909	Garage	\$330,000	08/22/18	\$326,000	11/19/18
Active	1023 Marengo Avenue	River Forest	2	1909	Garage	N/A	10/03/18	\$144,375	11/15/18
Active	132 Circle Avenue	River Forest	4	1899	Exterior Space(s)	\$410,000	11/15/18	\$410,000	11/15/18
Active	7421 Washington Street	River Forest	2	1894	Garage, Exterior Space(s)	\$384,000	07/09/18	\$375,000	10/26/18
Active	1238 Marengo Avenue	River Forest	2	N/A	Exterior Space(s)	\$254,900	07/26/18	\$230,000	10/22/18
Active	622 N East Avenue	Oak Park	2	1894	Garage, Exterior Space(s)	\$695,000	03/02/18	\$675,000	12/13/18
Active	323 S Taylor Avenue	Oak Park	2	1914	Garage, Exterior Space(s)	\$497,500	09/06/18	\$483,263	12/04/18
Active	233 N Elmwood Avenue	Oak Park	2	1909	Garage	\$875,000	11/13/17	\$810,000	11/28/18
Active	525 N Harvey Avenue	Oak Park	2	1911	Garage, Exterior Space(s)	\$550,000	09/10/18	\$540,000	11/27/18
Active	428 S Humphrey Avenue	Oak Park	4	1917	Garage, Exterior Space(s)	\$725,000	09/03/18	\$725,000	11/02/18

**There are were no 5+ Unit Properties Sold in the Last 60 Days**  
 Please call me at 312-375-7111 for up-to-date information.

**2018 YEAR IN REVIEW**



YEAR-END	2-4 Units	5+ Units
<b>Total Sales</b>	34	1
<b>Average Sold Price</b>	\$331,993	\$730,000
<b>Average Days on Market</b>	42	5
<b>Average SP/LP Ratio</b>	97.5%	92.0%



YEAR-END	2-4 Units	5+ Units
<b>Total Sales</b>	38	1
<b>Average Sold Price</b>	\$436,000	\$3,000,000
<b>Average Days on Market</b>	76	211
<b>Average SP/LP Ratio</b>	98.0%	88.3%



YEAR-END	2-4 Units	5+ Units
<b>Total Sales</b>	2	N/A
<b>Average Sold Price</b>	\$557,000	N/A
<b>Average Days on Market</b>	8	N/A
<b>Average SP/LP Ratio</b>	96.6%	N/A

Reflects data from MRED MLS from January 1st, 2018 to December 20th, 2018.

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