

712 & 718 S Aberdeen St, Chicago, IL 60607

Sale Price \$4,500,000
Number Of Units 16
Price Per Unit \$281,250.00
Square Footage 14,950
Price Per Square Foot \$301
Age
Gross Operating Income \$338,374
Net Income \$259,574
Capitalization Rate 5.77%
Gross Rent Multiplier 13.30

Close Of Escrow 2/17/2017
Escrow Opened 10/11/2016
Market Time 4 months 4 days

AGENTS:

List Side Daniel Mantis, Broker
List Side Michael D'Agostino, Director
Buy Side Aaron Sklar, Broker

Unit Type	Number	SF	Rent	
2bd/1ba	5		\$ 1,420.00	31%
3bd/1ba	6		\$ 1,720.00	38%
4bd/2ba	5		\$ 2,300.00	31%

Comments:

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For additional information, please call Kiser Group, at (773) 293-5000.



2001 W Birchwood Ave, Chicago IL 60645

Sale Price		\$800,000
Number Of Units		10
Price Per Unit		\$80,000.00
Square Footage		7,950
Price Per Square Foot		\$100.63
Age		1906
Gross Scheduled Rent		\$93,972
Other Income		
Vacancy	5.00%	\$4,699
Gross Operating Income		\$89,273
Property Tax	11.05%	\$10,387
Expenses	40.87%	\$38,408
Expense Per Unit		\$4,880
Expense Per Unit Without Tax		\$3,840.80
Net Income		\$40,478
Capitalization Rate		5.06%
Gross Rent Multiplier		8.96

Close Of Escrow	11/18/2016
Escrow Opened	9/12/2016
Market Time	67 Days

AGENTS:

List Side	Noah Birk, Director
List Side	Michael D'Agostino, Director
List Side	Stevens Haen, Broker Associate
Buy Side	Noah Birk, Director
Buy Side	Michael D'Agostino, Director
Buy Side	Stevens Haen, Broker Associate

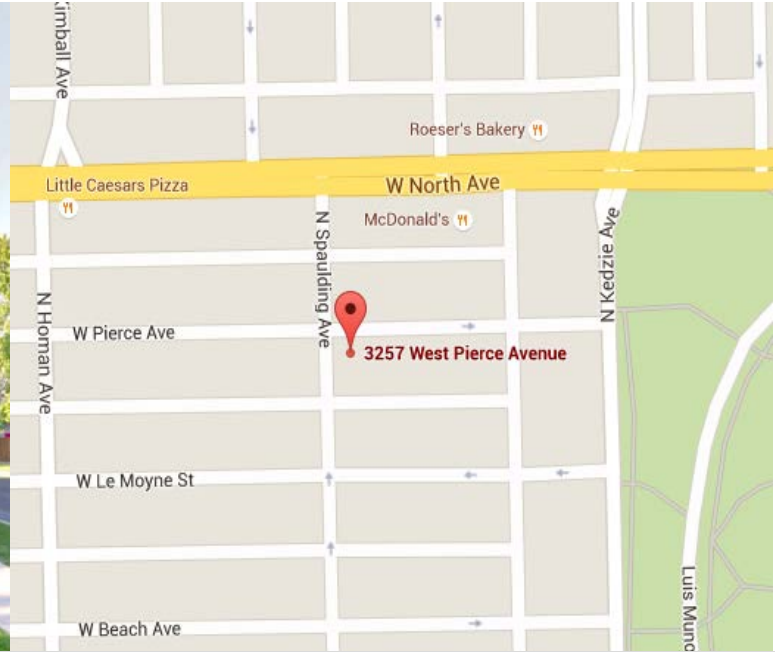
UNIT MIX:

<u>Unit Type</u>	<u>Number</u>	<u>SF</u>	<u>Rent</u>	
2br/1ba	9	795	\$783	90%
2br/1ba G	1	795	\$783	10%

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3257 W. Pierce, Chicago, IL 60615

Sale Price		\$935,000
Number Of Units		6
Price Per Unit		\$155,833.33
Square Footage		5,400
Price Per Square Foot		\$173.15
Age		
Gross Scheduled Rent		\$85,200
Other Income		\$2,100
Vacancy	3.00%	\$2,556
Gross Operating Income		\$84,744
Property Tax	4.15%	\$3,536
Expenses	20.90%	\$17,810
Expense Per Unit		\$3,558
Expense Per Unit Without Tax		\$2,968.33
Net Income		\$63,398
Capitalization Rate		6.78%
Gross Rent Multiplier		11.03

Close Of Escrow	7/29/2016
Escrow Opened	6/2/2016
Market Time	4 Months 1 Day

AGENTS:

List Side	Ben Smith, Broker Associate
List Side	Lee Kiser, Managing Broker
Buy Side	Aurora Real Estate, LLC

UNIT MIX:

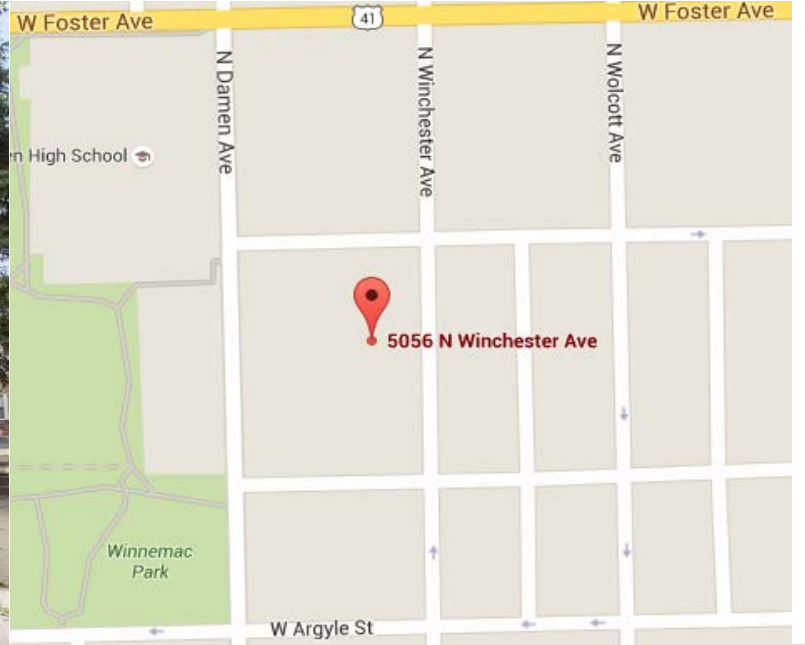
Unit Type	Number	SF	Rent	
2bd/1ba	6	750	\$1,183	100%

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RECENT SALE DATA



5056 N. Winchester, Chicago, IL 60640

Sale Price	\$4,750,000
Number Of Units	19
Price Per Unit	\$250,000.00
Square Footage	13,245
Price Per Square Foot	\$358.63
Age	
Gross Scheduled Rent	\$350,700
Other Income	\$7,899
Vacancy	\$10,758
Gross Operating Income	\$347,841
Property Tax	\$8,318
Expenses	\$52,453
Expense Per Unit	\$3,198
Expense Per Unit Without Tax	\$2,760.68
Net Income	\$287,070
Capitalization Rate	6.04%
Gross Rent Multiplier	13.66

Close Of Escrow	5/10/2016
Escrow Opened	2/2/2016
Market Time	88 Days

AGENTS:

List Side	Lee Kiser - Managing Broker
Buy Side	Lee Kiser - Managing Broker

UNIT MIX:

<u>Unit Type</u>	<u>Number</u>	<u>SF</u>	<u>Rent</u>
1BR/1BA	15	588	\$ 1,423.00
Duplex 2+DEN/1 1/2	1	1,150	\$ 1,995.00
Duplex 2BR/1 3/4B	1	1,100	\$ 2,100.00
Duplex 2BR/1 1/4B	1	1,100	\$ 1,550.00
2BR/2BA GDN	1	1,075	\$ 1,800.00

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RECENT SALE DATA



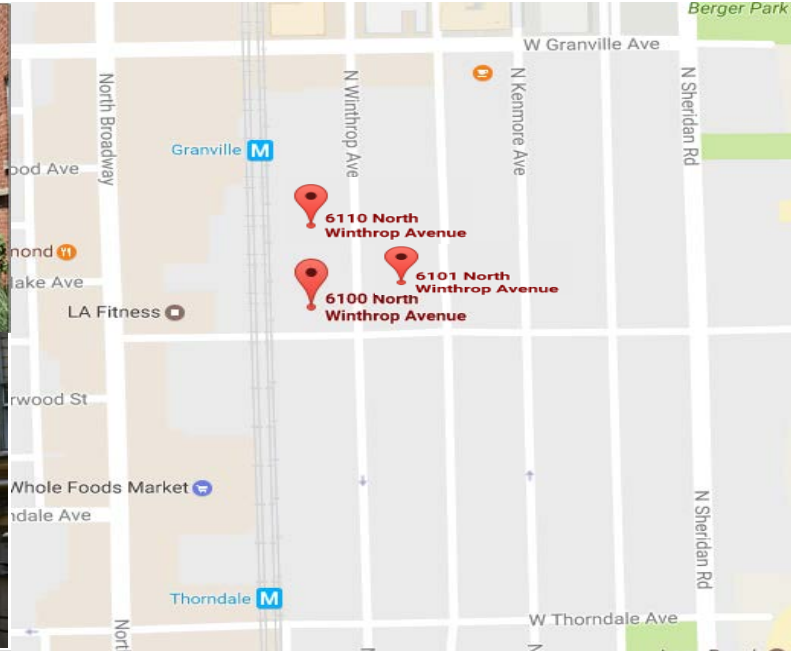
6900 N. Sheridan Rd, Chicago, IL 60626

Sale Price	\$3,150,000	Close Of Escrow	9/12/2016
Number Of Units	6	Escrow Opened	6/16/2016
Price Per Unit	\$525,000.00	Market Time	88 days
Square Footage			
Price Per Square Foot			
Age		AGENTS:	
Gross Scheduled Rent		Buy Side	Aaron Sklar, Broker
Other Income		Buy Side	Noah Birk, Director
Vacancy			
Gross Operating Income			
Property Tax			
Expenses		UNIT MIX:	
Expense Per Unit			
Expense Per Unit Without Tax		Unit Type	Number SF Rent
Net Income			
Capitalization Rate			
Gross Rent Multiplier			

Comments:

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6100, 6101, & 6110 N Winthrop Avenue, Chicago, IL 60660

Sale Price	\$15,315,000
Number Of Units	109
Price Per Unit	\$140,504.59
Square Footage	87,825
Price Per Square Foot	\$174.38
Age	
Gross Operating Income	\$1,305,334
Net Income	\$806,354
Capitalization Rate	5.27%
Gross Rent Multiplier	11.73

Close Of Escrow	1/6/2017
Escrow Opened	8/25/2016
Market Time	17 Days

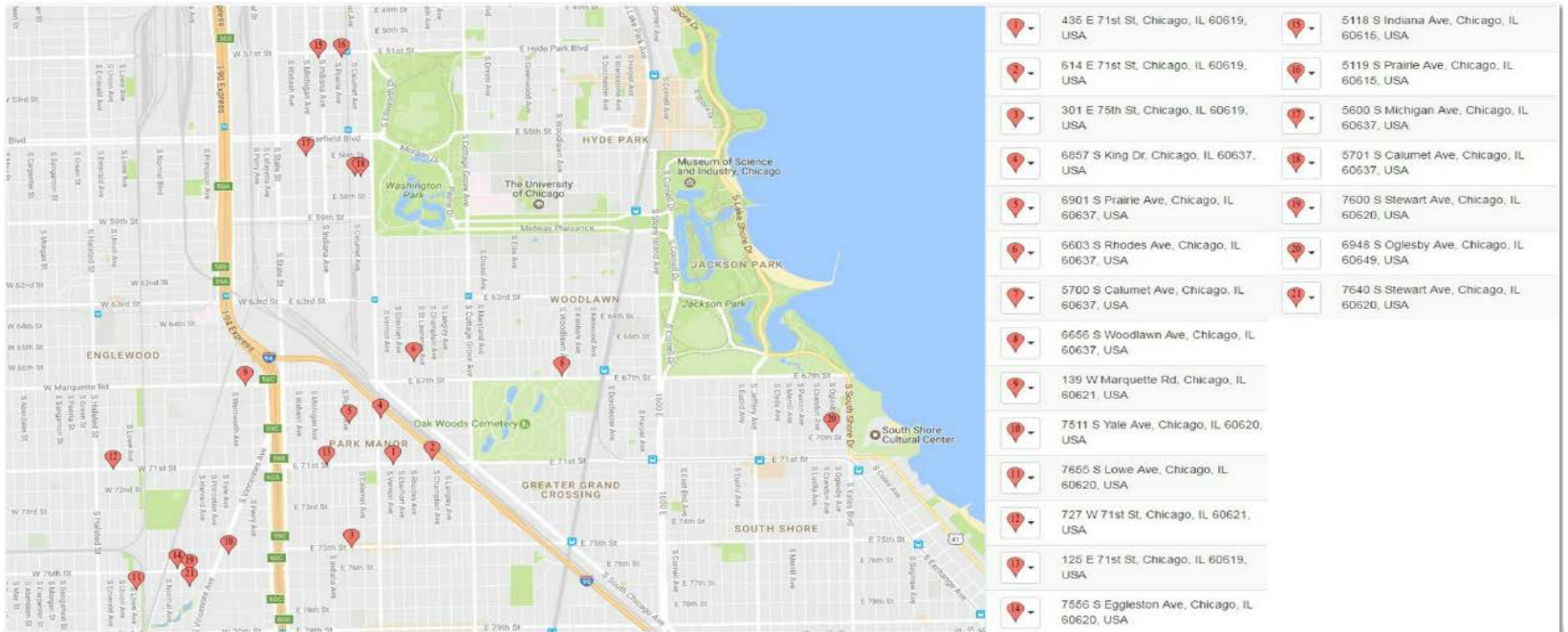
AGENTS:

List Side	Lee Kiser, Managing Broker
List Side	Luke Lesniewski, Broker Associate
List Side	Michael Feldstein, Broker Associate
List Side	Stevens Haen, Broker Associate
Buy Side	Lee Kiser, Managing Broker
Buy Side	Luke Lesniewski, Broker Associate
Buy Side	Michael Feldstein, Broker Associate
Buy Side	Stevens Haen, Broker Associate

Comments:

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WPD Portfolio

Sale Price	\$28,825,000
Number Of Units	373
Price Per Unit	\$77,278.82
Square Footage	
Price Per Square Foot	
Age	
Gross Operating Income	\$3,788,487
Net Income	\$2,868,642
Capitalization Rate	9.95%
Gross Rent Multiplier	7.61

Close Of Escrow	5/19/2017
Escrow Opened	10/21/2016
Market Time	

AGENTS:

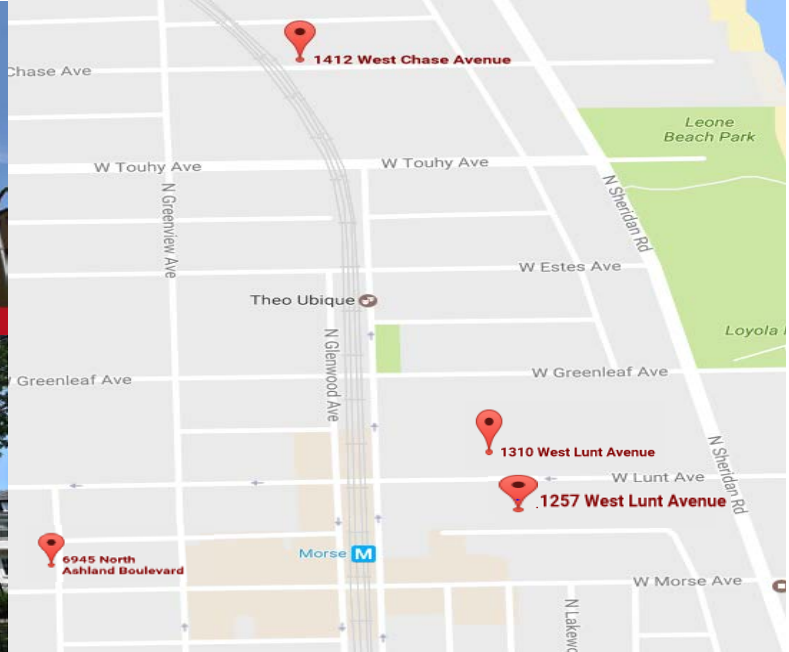
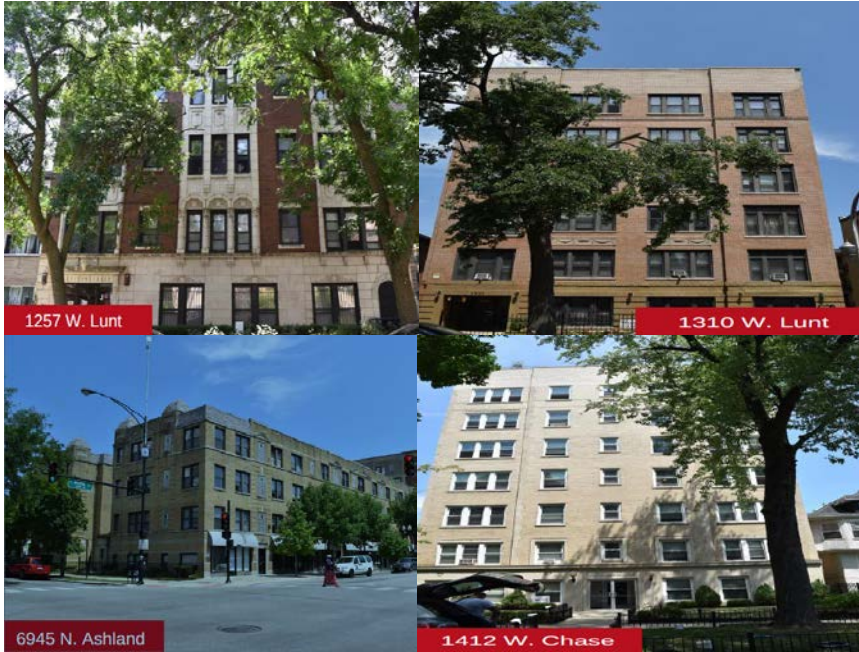
List Side	Noah Birk, Director
List Side	Aaron Sklar, Broker
Buy Side	Noah Birk, Director
Buy Side	Aaron Sklar, Broker

Unit Type	Number	SF	Rent
Retail	19		5%
Studio	7		2%
1bd/1ba	43		12%
2bd/1ba	210		56%
3bd/1ba	84		23%
4bd/1ba	10		3%

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1257 & 1310 W Lunt, 1412 W Chase, 6945 N Ashland, Chicago, IL 60626

Sale Price	\$20,000,000
Number Of Units	220
Price Per Unit	\$90,909.09
Square Footage	117,425
Price Per Square Foot	\$170.32
Age	
Gross Operating Income	\$1,915,614
Net Income	\$1,134,258
Capitalization Rate	5.67%
Gross Rent Multiplier	10.44

Close Of Escrow	12/15/2016
Escrow Opened	9/22/2016
Market Time	69 Days

AGENTS:

List Side	Lee Kiser, Managing Broker
List Side	Luke Lesniewski, Broker Associate
List Side	Stevens Haen, Broker Associate
List Side	Michael Feldstein, Broker Associate
Buy Side	Lee Kiser, Managing Broker
Buy Side	Luke Lesniewski, Broker Associate
Buy Side	Stevens Haen, Broker Associate
Buy Side	Michael Feldstein, Broker Associate

Comments:

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North Shore Portfolio, Winnetka & Wilmette, IL

Sale Price	\$7,225,000	Close Of Escrow	3/24/2016
Number Of Units	27	Escrow Opened	1/26/2016
Price Per Unit	\$267,592.59	Market Time	105 Days
Square Footage	41,198		
Price Per Square Foot	\$175.37		
Age		AGENTS:	
Gross Scheduled Rent	\$633,180	List Side	John Meyer, Director
Other Income	\$0	Buy Side	John Meyer, Director
Vacancy	3.00% \$18,995		
Gross Operating Income	\$614,185	UNIT MIX:	
Property Tax	15.23% \$96,427	Unit Type	Number
Expenses	22.40% \$141,811	3bd/2.5ba	25 93%
Expense Per Unit	\$8,824	2bd/1.5ba	2 7%
Expense Per Unit Without Tax	\$5,252.26		
Net Income	\$375,947		
Capitalization Rate	5.20%		
Gross Rent Multiplier	11.76		

Comments:

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