

963-72 E. 61ST

Sale Price: \$3,250,000

Price Per Unit: \$180,555

Number Of Units: 18

Close Of Escrow: 2/19/2016 Escrow Opened: 12/14/2015

Market Time: 26 Days Square Footage: 16,800

Price Per Square Foot: \$193.45

Age: 1912

Gross Scheduled Rent: \$263,760

Other Income: \$7,420 Vacancy: 3.00% \$7,913

Gross Operating Income: \$263,267

Property Tax: 6.12% \$16,148 Expenses: 18.35% \$48,406

Expense Per Unit: \$3,586

Expense Per Unit Without Tax: \$2,689

Net Income: \$198,713

Capitalization Rate: 6.11%

Gross Rent Multiplier: 12.34

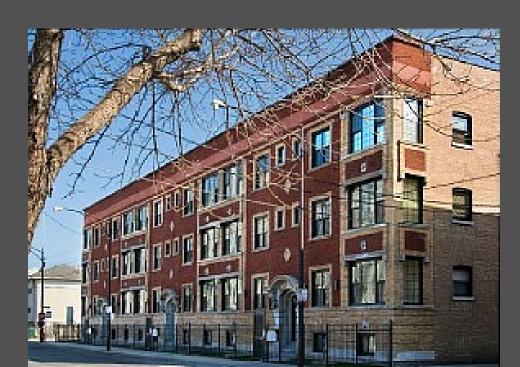
AGENTS:

List Side: Noah Birk, Broker

Lee Kiser, Managing Broker

Buy Side: Bill Baumann, Senior Equity Director

Unit Type	Number	SF	Rent	
1bd/ba	12	800	\$1,138	67%
2bd/1ba	6	1,200	\$1,388	33%



5056 N. WINCHESTER

Sale Price: \$4,750,000

Price Per Unit: \$250,000.00

Number Of Units: 19

Close Of Escrow: Pending Escrow Opened: 2/2/2016

Market Time: 57 Days Square Footage: 13,245

Price Per Square Foot: \$358.63

Gross Scheduled Rent: \$350,700

Other Income: \$7,899

Vacancy: 3.07% \$10,758

Gross Operating Income: \$347,841

Property Tax: 2.37% \$8,318 Expenses: 14.96% \$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

AGENT:

List Side: Lee Kiser, Managing Broker Buy Side: Lee Kiser, Managing Broker

Unit Type	Number	SF	Rent	
1bd/ba	15	588	\$1,423	79%
Duplex 2+Den/1.5ba	1	1,150	\$1,995	5%
Duplex 2bd/1 3/4ba	1	1,100	\$2,100	5%
Duplex 2bd/1 1/4ba	1	1,100	\$1,550	5%
2bd/2ba GDN	1	1,075	\$1,800	5%



1545 S. STATE

Sale Price: \$20,250,000

Price Per Unit: \$250,000

Number Of Units: 81

Closed Date: 10/12/2015 Square Footage: 121,408

Price Per Square Foot: \$166.79

\$/SF Land Gross: \$1,106.85

Age: 1898

% Improved: 91.1%

Gross Operating Income: \$263,267

Trans Tax: \$30,375 Parking Spaces: 80

Parking Ratio: 0.99/Unit

AGENT:

List Side: Brian Semel, Senior Director

Buy Side: Brian Semel, Senior Director

Unit Type	Number	SF	Rent
1bd/ba	47	675	58%
2bd/2ba	27	1,200	33.3%
3bd/2ba	7	1,395	8.6%



5701 W. MELROSE

Sale Price: \$1,132,000

Price Per Unit: \$75,466.67

Number Of Units: 15

Close Of Escrow: 12/3/2015 Escrow Opened: 10/8/2015

Market Time: 2 Months and 2 Days

Square Footage: 10,075

Price Per Square Foot: \$112.36 Gross Scheduled Rent: \$135,000

Other Income: \$4,800

Vacancy: \$0

Gross Operating Income: \$139,800

Property Tax: 11.31% \$15,264

Expenses: 41.67% \$56,256

Expense Per Unit: \$4,768

Expense Per Unit Without Tax: \$3,750.40

Net Income: \$68,280

Capitalization Rate: 6.03% Gross Rent Multiplier: 8.10



AGENTS:

List Side: Mike Anguiano, Director

Luke Lesniewski, Analyst

Buy Side: Brian Mond, Broker

Unit Type	Number	SF	Rent	
1bd (4Rm)-5701	2	675	\$750	13%
1bd (3.5Rm)-5701	6	650	\$750	40%
1bd(4Rm)-3403	2	650	\$750	13%
2bd(Rm)-3403	1	725	\$750	7%
2bd(3.5Rm)-3403	4	700	\$750	27%

6748 N. ASHLAND

Sale Price: \$8,300,000

Price Per Unit: \$106,410.26

Number Of Units: 78

Close Of Escrow: 1/12/2015 Escrow Opened: 7/23/2014 Market Time: 1 Year 22 Days

Square Footage: 44,000

Price Per Square Foot: \$188.64 Gross Scheduled Rent: \$550,356

Other Income: \$17,800

Vacancy: 3.00% \$16,510.68

Gross Operating Income: \$551,645

Property Tax: 6.27% \$34,532 Expenses: 30.29% \$166,683

Expense Per Unit: \$2,580

Expense Per Unit Without Tax: \$2,136.96

Net Income: \$350,430

Capitalization Rate: 4.22% Gross Rent Multiplier: 15.05 AGENT:

List Side: Brian Semel, Senior Director

Buy Side: Brian Semel, Senior Director

Unit Type	Number	SF	Rent	
1bd/1ba	66	600	\$616	85%
studio	12	400	\$450	15%



Sale Price: \$5,875,000

Price Per Unit: \$81,597

Number Of Units: 72

Close Of Escrow: 3/8/2016

Escrow Opened: 10/23/2015

Market Time: 48Days

Square Footage: 54,000

Price Per Square Foot: \$108.80

Gross Scheduled Rent: \$727,800

Other Income: \$26,400

Vacancy: 4.15% \$30,167

Gross Operating Income: \$724,033

Property Tax: 23.00% \$167,386

Expenses: 19.93% \$145,035

Expense Per Unit: \$2,580

Expense Per Unit Without Tax: \$2,014

Net Income: \$411,612

Capitalization Rate: 7.01%

Gross Rent Multiplier: 8.11

AGENT:

List Side: John Meyer, Director

Brian Mond, Broker

Buy Side: John Myer, Director

Brian Mond, Broker

ROSEMONT PORTFOLIO

Unit Type	Number	SF	Rent	
1bd/1ba	36	700	\$775	50%
2bd/1ba	36	800	\$910	50%



3524 N. MARSHFIELD

Sale Price: \$2,000,000 Price Per Unit: \$66,667

Number Of Units: 30

Close Of Escrow: 6/3/2002 Escrow Opened: 3/18/2003

Market Time: 5 Months Square Footage: 16,000 Price per SF: \$125.00 Gross Income\$228,662 Gross Rent Multiplier: 8.75 Vacancy: 4.00% \$9,146

Property Tax: 9.45% \$21,606 Expenses: 22.98% \$52,541 Expense Per Unit: \$2,472

Expense Per Unit Without Tax: \$1,751

Net Income: \$145,369

Capitalization Rate: 7.27%

UNIT MIX

Unit Type	Number	SF	Rent	
Studio	18	350	\$525-585	60%
1bd/1ba-GDN	l 5	600	\$650-750	20%
1bd/1ba	6	650	\$615-715	17%
3bd/2ba	1	1500	\$2,000	3%

2002

AGENT:

List Side: Lee Kiser, Principal & Managing Broker Buy Side: Lee Kiser, Principal & Managing Broker



In

2008

Sale Price: \$2,400,000

Price Per Unit: \$80,000

Number Of Units: 30

Close Of Escrow: 1/3/2008 Escrow Opened: 8/1/2007

Market Time: 78 Days

Square Footage: 14,700

Price per SF: \$163.27

Gross Operating Income\$228,408

Gross Rent Multiplier: 10.51 Vacancy: 5.00% \$11,832

Property Tax: 13.12% \$31,054

Expenses: 25.03% \$59,231

Expense Per Unit: \$3,010

Expense Per Unit Without Tax: \$1,974

Net Income: \$138,123

Capitalization Rate: 5.76%

UNIT MIX

Unit Type	Number	SF	Rent	
Studio	18	350	\$525-585	60%
1bd/1ba-GDN	5	600	\$650-675	17%
1bd/1ba	6	650	\$675-825	20%
3bd/2ba	1	1500	\$2,100	3%

AGENT:

List Side: Lee Kiser, Principal & Managing Broker Buy Side: Lee Kiser, Principal & Managing Broker



2015

Sale Price: \$4,615,000

Price Per Unit: \$153,833

Number Of Units: 30

Close Of Escrow: 1/3/2008 Escrow Opened: 8/1/2007

Market Time: 78 Days Square Footage: 12,030 Price per SF: \$383.62

Gross Scheduled Rent: \$371,832

Other Income: \$19,593

Gross Operating Income\$379,682

Gross Rent Multiplier: 12.15 Vacancy: 3.16% \$11,743

Property Tax: 7.47% \$27,764 Expenses: 19.23% \$71,503

Expense Per Unit: \$3,309

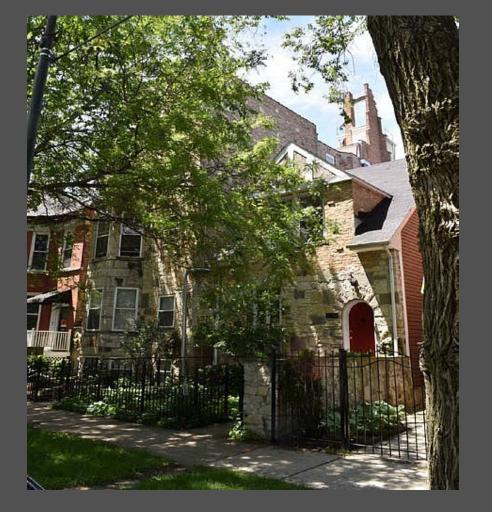
Expense Per Unit Without Tax: \$2,383

Net Income: \$280,415

Capitalization Rate: 6.08%

AGENT:

List Side: Lee Kiser, Principal & Managing Broker Buy Side: Lee Kiser, Principal & Managing Broker



Number	SF	Rent	
9	250	\$817	30%
9	260	\$837	30%
1	400	\$1,090	3%
5	415	\$960	17%
3	420	\$1,145	10%
2	535	\$1,250	7%
1	2500	\$3,720	3%
	9 9 1 5 3 2	9 250 9 260 1 400 5 415 3 420 2 535	9 250 \$817 9 260 \$837 1 400 \$1,090 5 415 \$960 3 420 \$1,145 2 535 \$1,250

Contact Information

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