



# RECENT SALE DATA



1140 N. LaSalle Drive, Chicago, IL 60610

**Sale Price** \$38,000,000  
**Number Of Units** 250  
**Price Per Unit** \$152,000  
**Square Footage** 81,960  
**Price Per Square Foot** \$463.64  
**Age** 1924  
**Gross Operating Income** \$3,366,201  
**Net Income** \$2,013,701  
**Capitalization Rate** 5.30%  
**Gross Rent Multiplier** 11.29

**Close Of Escrow** 12/21/2018  
**Escrow Opened** 5/5/2018  
**Market Time** 33 Days

**Agents**

**List Side** Lee Kiser, Managing Director  
**List Side** Michael D'Agostino, Director  
**List Side** Jake Parker, Broker  
**Buy Side** Lee Kiser, Managing Director  
**Buy Side** Michael D'Agostino, Director  
**Buy Side** Jake Parker, Broker

<u>Unit Type</u>	<u>Number</u>	<u>SF</u>	<u>Rent</u>	
Studio	215	305	\$ 1,106	86%
Studio + Den	7	367	\$1,189	3%
1bd/1ba	28	495	\$1,345	11%

**Comments:**

*Note:* This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, income, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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



## RECENT SALE DATA



4875 N. Magnolia Avenue, Chicago, IL 60640

**Sale Price** \$9,000,000  
**Number Of Units** 74  
**Price Per Unit** \$121,621.62  
**Square Footage** 23,044  
**Price Per Square Foot** \$391  
**Age** 1925  
**Gross Operating Income** \$930,142  
**Net Income** \$653,746  
**Capitalization Rate** 7.26%  
**Gross Rent Multiplier** 9.68

**Close Of Escrow** 3/16/2018  
**Escrow Opened** 1/12/2018  
**Market Time** 4 Months

**AGENTS:**

**List Side** Lee Kiser, Managing Broker  
**List Side** Rick Ofman, Broker

Unit Type	Number	SF	Rent	
2bd/1.5ba	4	702	\$ 1,650.00	5%
2bd/1ba	3	567	\$ 1,570.00	4%
1bd/1ba	9	378-510	\$1,270-\$1,410	13%
Studio	58	234-257	\$835-\$930	78%

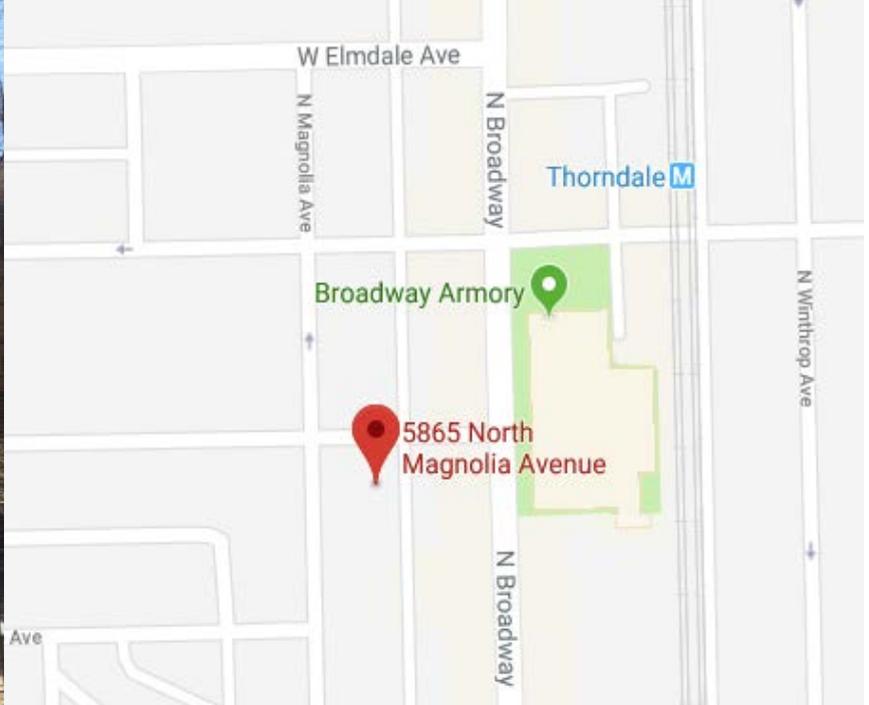
**Comments:**

Note: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, income, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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



# RECENT SALE DATA



5865 N. Magnolia Avenue, Chicago, IL 60660

**Sale Price** \$820,000  
**Number Of Units** 6  
**Price Per Unit** \$136,666.67  
**Square Footage** 4,450  
**Price Per Square Foot** \$184  
**Age**  
**Gross Operating Income** \$71,340  
**Net Income** \$43,045  
**Capitalization Rate** 5.25%  
**Gross Rent Multiplier** 11.49

**Close Of Escrow** 8/30/2018  
**Escrow Opened** 6/21/2018  
**Market Time** 60 Days

**AGENTS:**  
**List Side** Rick Ofman, Broker

<u>Unit Type</u>	<u>Number</u>	<u>SF</u>	<u>Rent</u>	
3bd/1.5ba	1	1,200	\$ 1,650	17%
2bd/1ba	1	950	\$ 1,000	17%
1bd/1ba	4	425-725	\$825-\$1,200	66%

**Comments:**

Note: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, income, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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



## RECENT SALE DATA



6916 S Clyde Ave, Chicago, IL 60649

<b>Sale Price</b>	\$3,725,000
<b>Number Of Units</b>	53
<b>Price Per Unit</b>	\$70,283.02
<b>Square Footage</b>	36,500
<b>Price Per Square Foot</b>	\$102.05
<b>Age</b>	
<b>Gross Operating Income</b>	\$504,005
<b>Net Income</b>	\$354,538
<b>Capitalization Rate</b>	9.52%
<b>Gross Rent Multiplier</b>	7.39

<b>Close Of Escrow</b>	1/31/2018
<b>Escrow Opened</b>	11/21/2017
<b>Market Time</b>	

**AGENTS:**

<b>List Side</b>	Noah Birk, Senior Director
<b>List Side</b>	Aaron Sklar, Director
<b>Buy Side</b>	Noah Birk, Senior Director
<b>Buy Side</b>	Aaron Sklar, Director

<b>Unit Type</b>	<b>Number</b>	<b>SF</b>	<b>Rent</b>	
1bd/1ba	50	700	\$ 865.00	94%
Studio	3	500	\$ 610.00	6%

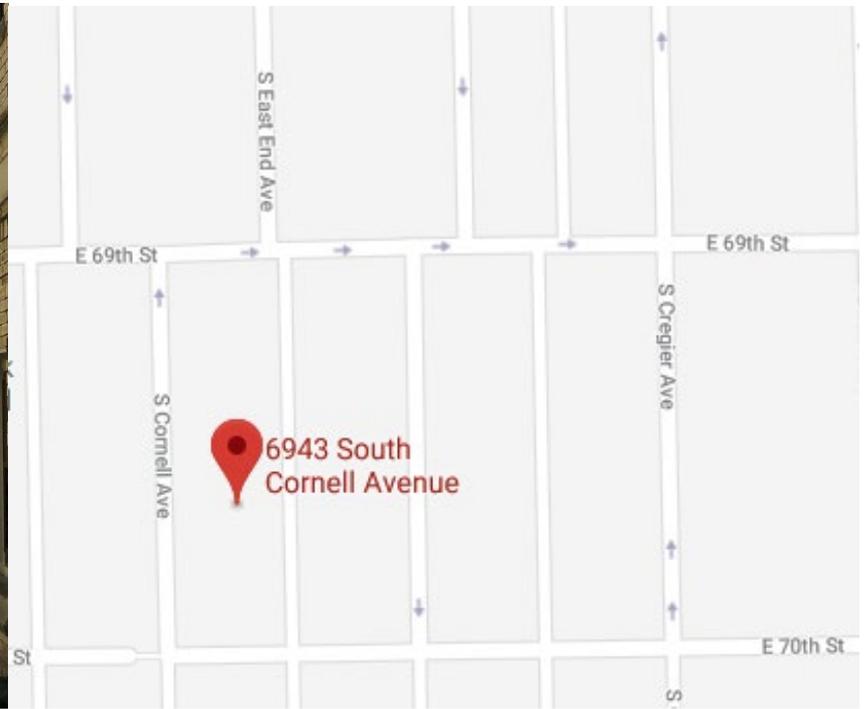
**Comments:**

Note: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, income, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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



# RECENT SALE DATA



6943 S. Cornell Avenue, Chicago, IL 60649

**Sale Price** \$1,500,000  
**Number Of Units** 43  
**Price Per Unit** \$34,883.72  
**Square Footage** 23,980  
**Price Per Square Foot** \$62.55  
**Age**  
**Gross Operating Income**  
**Net Income**  
**Capitalization Rate**  
**Gross Rent Multiplier**

**Close Of Escrow** 1/16/2019  
**Escrow Opened** 11/1/2018  
**Market Time** 51 Days

**Agents**

**List Side** Noah Birk, Senior Director  
**List Side** Aaron Sklar, Director  
**Buy Side** Noah Birk, Senior Director  
**Buy Side** Aaron Sklar, Director

<u>Unit Type</u>	<u>Number</u>	<u>SF</u>	<u>Rent</u>	
2bd/1ba	37	780	\$ 780.00	86%
1bd/1ba	6	522	\$ 570.00	14%

**Comments:**

**Note:** This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, income, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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



## RECENT SALE DATA



7001 S. Chappel Avenue, Chicago, IL 60649

<b>Sale Price</b>	\$2,500,000
<b>Number Of Units</b>	22
<b>Price Per Unit</b>	\$113,636.36
<b>Square Footage</b>	22,000
<b>Price Per Square Foot</b>	\$114
<b>Age</b>	
<b>Gross Operating Income</b>	\$273,771
<b>Net Income</b>	\$194,906
<b>Capitalization Rate</b>	7.80%
<b>Gross Rent Multiplier</b>	9.13

<b>Close Of Escrow</b>	2/26/2018
<b>Escrow Opened</b>	10/25/2017
<b>Market Time</b>	

**AGENTS:**

<b>List Side</b>	Noah Birk, Senior Director
<b>List Side</b>	Aaron Sklar, Director
<b>Buy Side</b>	Noah Birk, Senior Director
<b>Buy Side</b>	Aaron Sklar, Director

<b>Unit Type</b>	<b>Number</b>	<b>SF</b>	<b>Rent</b>	
2bd/2ba	22	1000	\$ 1,060.00	100%

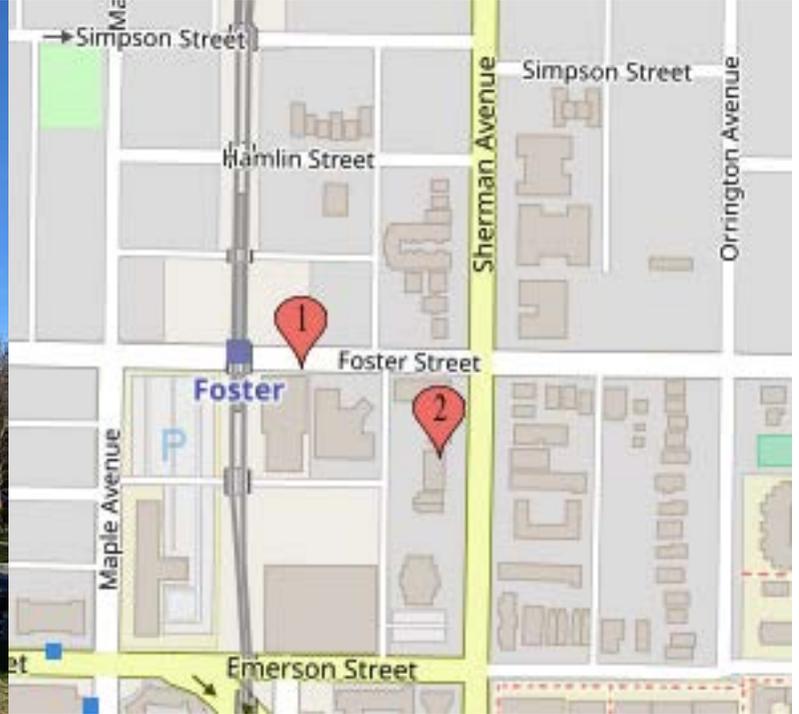
**Comments:**

Note: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, income, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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



# RECENT SALE DATA



829 Foster St. & 1940 Sherman Ave, Evanston, IL 60201

<b>Sale Price</b>	\$17,025,000
<b>Number Of Units</b>	87
<b>Price Per Unit</b>	\$195,689.66
<b>Square Footage</b>	58,971
<b>Price Per Square Foot</b>	\$289
<b>Age</b>	
<b>Gross Operating Income</b>	\$1,518,775
<b>Net Income</b>	\$983,543
<b>Capitalization Rate</b>	5.78%
<b>Gross Rent Multiplier</b>	11.21

<b>Close Of Escrow</b>	9/17/2018
<b>Escrow Opened</b>	7/3/2018
<b>Market Time</b>	69 Days

**AGENTS:**

<b>List Side</b>	Lee Kiser, Managing Broker
<b>List Side</b>	Danny Mantis, Broker

<u>Unit Type</u>	<u>Number</u>	<u>SF</u>	<u>Rent</u>
------------------	---------------	-----------	-------------

**Comments:**

Note: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, income, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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