

# THE CLOISTERS

5801-11 S. DORCHESTER AVENUE, CHICAGO, IL 60637

86 Units



OFFERING MEMORANDUM



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**INTERRA REALTY**

T | 312.361.3140

info@interrarealty.com

350 N. Clark Street, Suite 500 Chicago, IL 60654 | [www.interrarealty.com](http://www.interrarealty.com)

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# INVESTMENT SUMMARY



Interra Realty has been exclusively engaged to market 5801 S. Dorchester Avenue, “The Cloisters”, for sale. The subject investment property is a 13 story, 86 unit multifamily property in a prime Hyde Park location. The property offers unparalleled curb appeal and vintage finishes throughout the units and common areas.

The unit mix is comprised of extremely large layouts, ranging up to six bedroom / four bathroom units. The units are serviced by semi-private elevators. Units are appointed with herringbone wood flooring, immaculately maintained vintage woodwork and rental quality finishes in the kitchens and bathrooms. Many offer striking Lake Michigan and Chicago skyline views. Currently, the property is managed by the University of Chicago and leased to faculty and staff. A new investor may elect to appeal to student or market tenants to broaden the prospective tenant base.

The property is being offered for sale for the first time since 1961. A new investor has the rare opportunity to acquire a building of this scale in an unmatched Hyde Park location. The property is available free-and-clear of existing financing.

Prospective purchasers are on notice that Interra Realty LLC is not acting nor shall it be deemed to be acting as agent for any prospective purchaser. All parties should seek independent legal counsel and undertake financial or other analysis in determining the suitability of the Property for their intended purpose.



# OFFERING SUMMARY

<b>SALE PRICE</b>	Subject to Offer
<b>BUILDING SIZE</b>	144,729 Rentable SF
<b>LOT SIZE</b>	33,980 SF
<b>NUMBER OF UNITS</b>	86
<b>NUMBER OF PARKING SPACES</b>	13
<b>AVERAGE UNIT SIZE</b>	1,683 SF
<b>YEAR BUILT</b>	1928
<b>SUBMARKET</b>	Hyde Park
<b>PINS</b>	20-14-221-016-0000 20-14-217-021-0000
<b>PIN</b>	20-14-221-016-0000   20-14-217-021-0000

## PROPERTY HIGHLIGHTS

- First Time for Sale Since 1961
- Massive Apartments Rich with Vintage Character
- Prime Hyde Park Location Steps from U of Chicago Campus
- Multiple Value Add Strategies to Broaden Tenant Base
- Fee Simple Interest Offered Free-and-Clear of Existing Financing





## HYDE PARK

5801 S. Dorchester Avenue is located in the Hyde Park Neighborhood of Chicago. Hyde Park is most famously known as the home to the University of Chicago, which was recently named the third best university in the country by US News and World Reports. The University has a significant enrollment in its graduate and professional programs as well. In addition to the University and associated Medical Center, the neighborhood offers a diverse culture, a well-rounded offering of retail, dining and entertainment amenities and high-quality, architecturally significant building stock.

The subject property is located in a prime location within Hyde Park, overlooking the University of Chicago campus. The property is a short walk from the Metra Station at 59th Street, the lakefront, the U of Chicago Medical Center, Museum of Science and Industry and numerous convenient retailers. The property also benefits from the University's campus security.



## SCORES



WALK  
SCORE

86



BIKE  
SCORE

91



# PROPERTY DETAILS

## LOCATION INFORMATION

BUILDING NAME	The Cloisters
STREET ADDRESS	5801-11 S. Dorchester Avenue
CITY, STATE, ZIP	Chicago, IL 60637
COUNTY	Cook
SUB-MARKET	Hyde Park
CROSS-STREETS	Dorchester and 58th

## BUILDING INFORMATION

BUILDING SIZE	144,729 Rentable SF
NUMBER OF FLOORS	13
YEAR BUILT	1928
ROOF	Flat Rubber

## PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
ZONING	RS-3
PROPERTY SUBTYPE	High-Rise
LOT SIZE	33,980 SF (Property: 28,725 SF   Parking: 5,255 SF)
APN #	20-14-221-016-0000   20-14-217-021-0000
PARKING	13 Exterior Spaces

## UTILITIES & AMENITIES

ELEVATORS	4 Passenger (All Modernized) & 4 Freight (1/4 Modernized)
HEAT & A/C	Steam Boilers (2) w/ Window A/C
ELECTRIC SERVICE	~4000 AMP Main & ~100 AMP/Unit
PLUMBING	Mostly Galvanized





## ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS



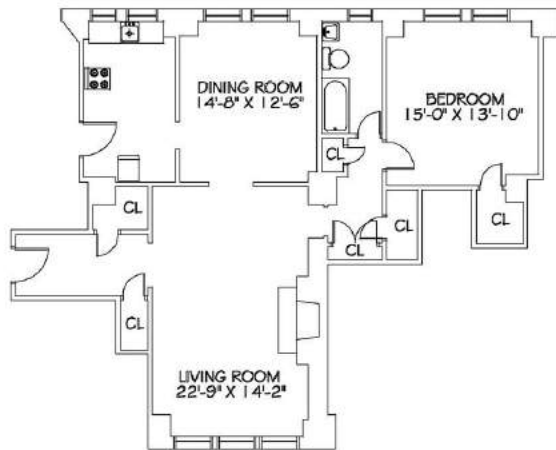


## ADDITIONAL PHOTOS

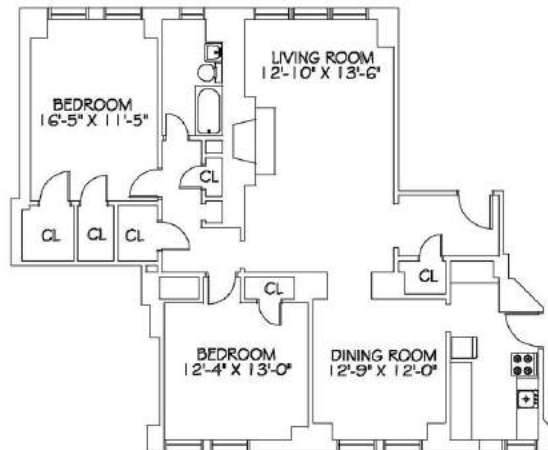




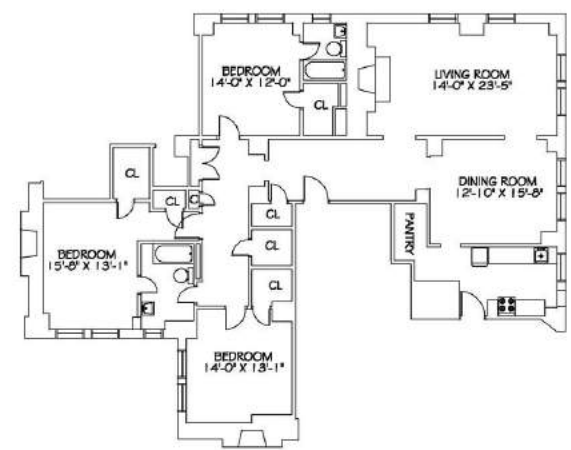
# FLOORPLANS



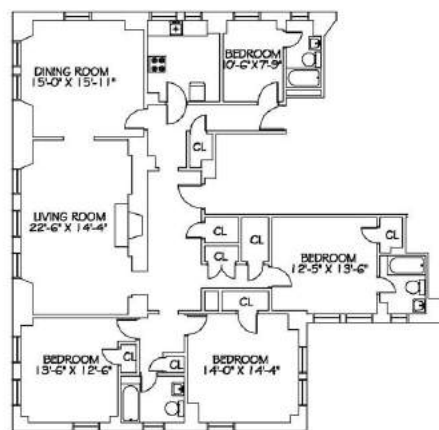
1 Bedroom / 1 Bathroom



2 Bedroom / 1 Bathroom



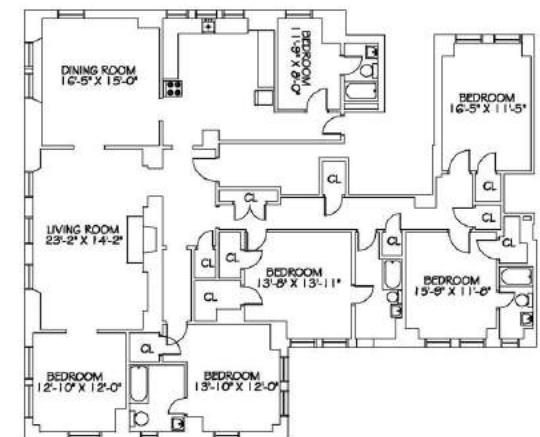
3 Bedroom / 2 Bathroom



4 Bedroom / 3 Bathroom



5 Bedroom / 4 Bathroom



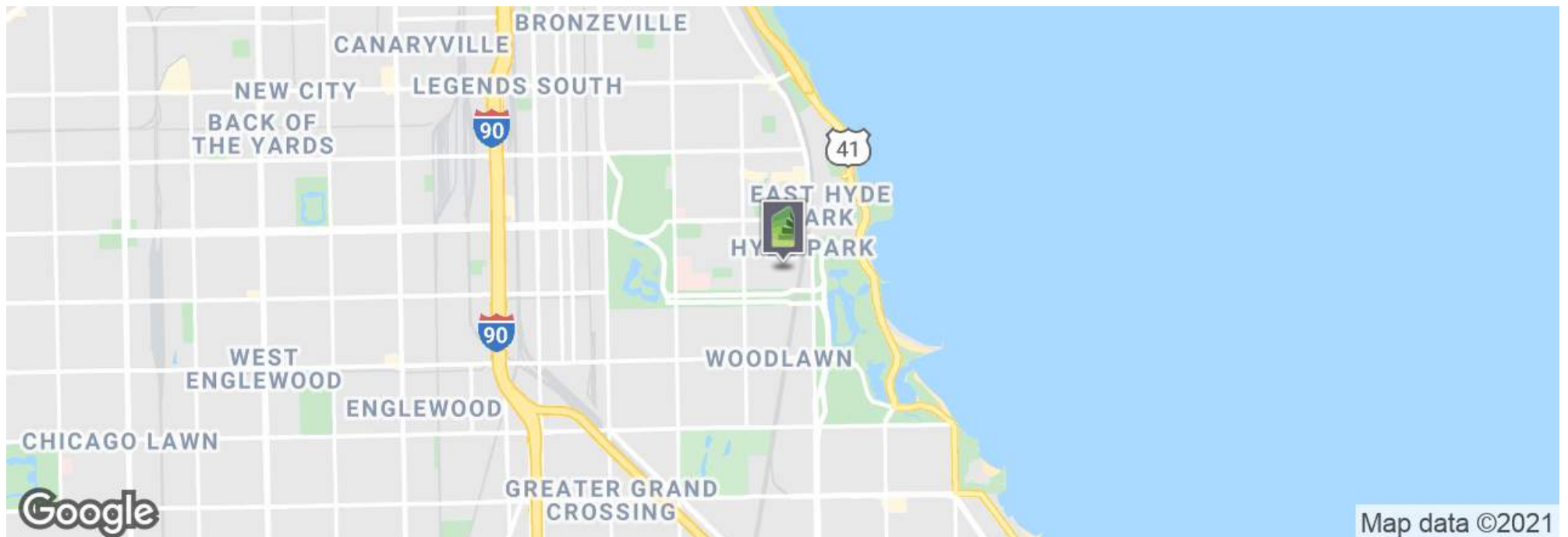
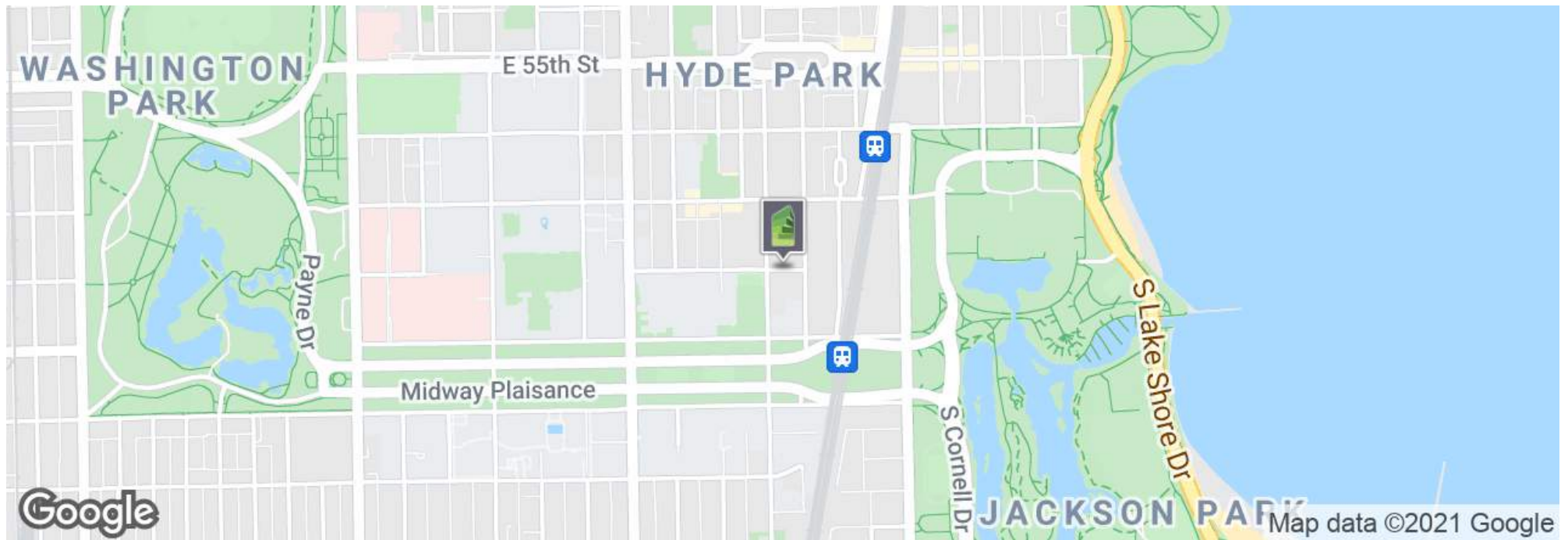
6 Bedroom / 4 Bathroom

\*Actual floorplan may vary | 2 Bedroom / 2 bathroom and 3 bedroom / 3 bathroom floorplans not shown

THE CLOISTERS | OFFERING MEMORANDUM



## LOCATION MAP





## POINTS OF INTEREST





## UNIT MIX SUMMARY

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
1BD/1BA	22	25.6	1,181	\$1,913	\$1.62	\$2,000	\$1.69
2BD/1BA	11	12.8	1,418	\$2,358	\$1.66	\$2,500	\$1.76
2BD/2BA	8	9.3	1,335	\$2,472	\$1.85	\$2,550	\$1.91
3BD/2BA	11	12.8	1,985	\$3,125	\$1.57	\$3,100	\$1.56
3BD/3BA	10	11.6	1,556	\$2,879	\$1.85	\$3,150	\$2.02
4BD/3BA	13	15.1	2,052	\$3,248	\$1.58	\$3,300	\$1.61
5BD/4BA	9	10.5	2,535	\$3,843	\$1.52	\$3,800	\$1.50
6BD/4BA	2	2.3	2,790	\$4,143	\$1.48	\$4,000	\$1.43
<b>TOTALS/AVERAGES</b>	<b>86</b>	<b>100%</b>	<b>144,726</b>	<b>\$236,062</b>	<b>\$1.63</b>	<b>\$242,600</b>	<b>\$1.68</b>

\*Vacant unit rent backfilled with highest rent being achieved for given unit type



# RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	LEASE START	LEASE END
5801 - 1A	1	1	1,220	\$1,499	\$1.23	11/1/2018	6/30/2021
5801 - 2A	4	3	2,028	\$3,212	\$1.58	9/25/2009	6/30/2021
5801 - 3A	4	3	2,028	\$3,291	\$1.62	10/7/2000	6/30/2021
5801 - 4A	4	3	2,035	\$3,320	\$1.63	VACANT	VACANT
5801 - 5A	4	3	2,035	\$3,320	\$1.63	VACANT	VACANT
5801 - 6A	4	3	2,035	\$3,288	\$1.62	4/1/2016	6/30/2021
5801 - 7A	4	3	2,028	\$3,289	\$1.62	10/16/2002	6/30/2021
5801 - 8A	4	3	2,035	\$3,320	\$1.63	VACANT	VACANT
5801 - 9A	4	3	1,787	\$2,795	\$1.56	10/16/2012	6/30/2021
5801 - 10A	4	3	2,035	\$3,320	\$1.63	9/16/2001	6/30/2021
5801 - 11A	4	3	2,028	\$3,228	\$1.59	1/16/2002	6/30/2021
5801 - 12A	4	3	2,035	\$3,204	\$1.57	5/15/2006	6/30/2021
5801 - TA	4	3	2,028	\$3,320	\$1.64	VACANT	VACANT
5801 - 2B	1	1	1,220	\$1,751	\$1.44	8/27/2018	6/30/2021
5801 - 3B	1	1	1,220	\$1,917	\$1.57	7/9/2004	6/30/2021
5801 - 4B	1	1	1,217	\$1,930	\$1.59	2/3/2021	6/30/2021
5801 - 5B	1	1	1,217	\$2,048	\$1.68	VACANT	VACANT
5801 - 6B	1	1	1,217	\$1,966	\$1.62	7/1/2020	6/30/2021
5801 - 7B	1	1	1,220	\$1,791	\$1.47	10/16/2006	6/30/2021
5801 - 8B	1	1	1,217	\$1,941	\$1.59	9/1/2001	6/30/2021
5801 - 9B	2	1	1,465	\$2,515	\$1.72	7/1/2014	6/30/2021
5801 - 10B	1	1	1,217	\$1,928	\$1.58	9/1/2015	6/30/2021
5801 - 11B	1	1	1,220	\$1,899	\$1.56	1/1/1997	6/30/2021
5801 - 12B	1	1	1,217	\$1,889	\$1.55	12/19/2017	6/30/2021
5801 - TB	1	1	1,220	\$1,954	\$1.60	6/7/2017	6/30/2021
5805 - 2C	3	2	1,987	\$2,981	\$1.50	12/10/2015	6/30/2021
5805 - 3C	3	2	1,987	\$3,169	\$1.59	VACANT	VACANT

\*Vacant unit rent backfilled with highest rent being achieved for given unit type



# RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	LEASE START	LEASE END
5805 - 4C	3	2	1,984	\$3,169	\$1.60	VACANT	VACANT
5805 - 5C	2	1	1,984	\$2,515	\$1.27	VACANT	VACANT
5805 - 6C	3	2	1,984	\$3,169	\$1.60	VACANT	VACANT
5805 - 7C	3	2	1,987	\$2,939	\$1.48	5/1/2015	6/30/2021
5805 - 8C	3	2	1,984	\$3,169	\$1.60	6/20/1994	6/30/2021
5805 - 9C	3	2	1,984	\$3,169	\$1.60	VACANT	VACANT
5805 - 10C	3	2	1,984	\$3,115	\$1.57	9/21/2015	6/30/2021
5805 - 11C	3	2	1,987	\$3,169	\$1.59	VACANT	VACANT
5805 - 12C	3	2	1,984	\$3,156	\$1.59	8/1/2008	6/30/2021
5805 - TC	3	2	1,987	\$3,169	\$1.59	VACANT	VACANT
5805 - 2D	1	1	1,138	\$2,048	\$1.80	VACANT	VACANT
5805 - 3D	1	1	1,138	\$1,867	\$1.64	7/1/1989	6/30/2021
5805 - 4D	1	1	1,144	\$2,048	\$1.79	VACANT	VACANT
5805 - 5D	2	2	1,144	\$2,392	\$2.09	11/13/2001	6/30/2021
5805 - 6D	1	1	1,144	\$1,729	\$1.51	9/1/1986	6/30/2021
5805 - 7D	1	1	1,138	\$2,048	\$1.80	VACANT	VACANT
5805 - 8D	2	2	1,407	\$2,572	\$1.83	VACANT	VACANT
5805 - 9D	1	1	1,144	\$1,961	\$1.71	8/1/1997	6/30/2021
5805 - 10D	2	2	1,407	\$2,550	\$1.81	7/1/2020	6/30/2021
5805 - 11D	1	1	1,138	\$1,988	\$1.75	5/1/2017	6/30/2021
5805 - 12D	2	2	1,407	\$2,274	\$1.62	12/1/2002	6/30/2021
5805 - TD	1	1	1,138	\$2,048	\$1.80	9/1/2010	6/30/2021
5807 - 2E	3	3	1,579	\$2,796	\$1.77	6/15/2016	6/30/2021
5807 - 3E	3	3	1,579	\$2,690	\$1.70	2/16/2000	6/30/2021
5807 - 4E	3	3	1,572	\$2,912	\$1.85	6/30/2014	6/30/2021
5807 - 5E	3	3	1,572	\$2,998	\$1.91	VACANT	VACANT
5807 - 6E	3	3	1,572	\$2,998	\$1.91	VACANT	VACANT

\*Vacant unit rent backfilled with highest rent being achieved for given unit type



# RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	LEASE START	LEASE END
5807 - 7E	3	3	1,579	\$2,791	\$1.77	5/1/1973	6/30/2021
5807 - 8E	2	2	1,312	\$2,572	\$1.96	VACANT	VACANT
5807 - 9E	3	3	1,572	\$2,896	\$1.84	10/14/2005	6/30/2021
5807 - 10E	2	2	1,312	\$2,572	\$1.96	VACANT	VACANT
5807 - 11E	3	3	1,579	\$2,983	\$1.89	12/28/2013	6/30/2021
5807 - 12E	2	2	1,312	\$2,572	\$1.96	6/30/2014	6/30/2021
5807 - TE	3	3	1,579	\$2,998	\$1.90	2/2/2015	6/30/2021
5807 - 2F	2	1	1,378	\$2,515	\$1.83	VACANT	VACANT
5807 - 3F	2	1	1,378	\$2,320	\$1.68	8/15/1995	6/30/2021
5807 - 4F	1	1	1,122	\$1,895	\$1.69	6/27/2018	6/30/2021
5807 - 5F	3	3	1,378	\$2,725	\$1.98	6/8/2015	6/30/2021
5807 - 6F	1	1	1,122	\$1,930	\$1.72	1/7/2009	6/30/2021
5807 - 7F	2	1	1,378	\$2,515	\$1.83	VACANT	VACANT
5807 - 8F	2	1	1,378	\$2,334	\$1.69	9/14/2012	6/30/2021
5807 - 9F	2	1	1,378	\$2,515	\$1.83	VACANT	VACANT
5807 - 10F	2	1	1,378	\$2,433	\$1.77	9/10/2020	6/30/2021
5807 - 11F	2	2	1,378	\$2,270	\$1.65	12/15/2017	6/30/2021
5807 - 12F	2	1	1,378	\$2,388	\$1.73	6/14/2019	6/30/2021
5807 - TF	2	1	1,378	\$2,401	\$1.74	4/7/2017	6/30/2021
5811 - 1G	2	1	1,122	\$1,489	\$1.33	11/1/2018	6/30/2021
5811 - 2G	5	4	2,536	\$3,910	\$1.54	VACANT	VACANT
5811 - 3G	5	4	2,536	\$3,910	\$1.54	VACANT	VACANT
5811 - 4G	6	4	2,790	\$4,143	\$1.48	VACANT	VACANT
5811 - 5G	4	3	2,534	\$3,314	\$1.31	8/28/2018	6/30/2021
5811 - 6G	6	4	2,790	\$4,143	\$1.48	9/20/1999	6/30/2021
5811 - 7G	5	4	2,536	\$3,761	\$1.48	10/1/2018	6/30/2021
5811 - 8G	5	4	2,534	\$3,880	\$1.53	7/20/2020	6/30/2021

\*Vacant unit rent backfilled with highest rent being achieved for given unit type

# RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	LEASE START	LEASE END
5811 - 9G	5	4	2,534	\$3,910	\$1.54	VACANT	VACANT
5811 - 10G	5	4	2,534	\$3,608	\$1.42	2/1/2017	6/30/2021
5811 - 11G	5	4	2,536	\$3,910	\$1.54	6/11/2001	6/30/2021
5811 - 12G	5	4	2,534	\$3,786	\$1.49	9/1/2003	6/30/2021
5811 - TG	5	4	2,536	\$3,910	\$1.54	VACANT	VACANT
<b>TOTALS/AVERAGES</b>			<b>144,729</b>	<b>\$236,042</b>	<b>\$1.63</b>		

\*Vacant unit rent backfilled with highest rent being achieved for given unit type



# INCOME & EXPENSES

INCOME SUMMARY	BROKER YEAR 1	PER UNIT	%	BROKER PRO FORMA	PER UNIT	%	NOTES
GROSS POTENTIAL RENT	\$2,832,504	\$32,936	99.20%	\$2,911,200	\$33,851	99.22%	Annualized Current RR   Annualized Market Rents
PARKING REVENUE	\$22,965	\$267	0.80%	\$22,965	\$267	0.78%	2020 YE Financials
VACANCY FACTOR	(\$285,547)	(\$3,320)	-10.00%	(\$146,708)	(\$1,705)	-5.00%	10% Scheduled Income   5% Scheduled Income
MOVE-IN & APP FEES	\$0	\$0	0.00%	\$29,112	\$338	0.99%	N/A   1% of Gross Potential Rent
MISCELLANEOUS INCOME	\$42,940	\$499	1.50%	\$29,112	\$338	0.99%	2020 YE Financials   1% of Gross Potential Rent
GROSS INCOME	\$2,612,862	\$30,382	91.50%	\$2,845,681	\$33,089	96.98%	

EXPENSE SUMMARY	BROKER YEAR 1	PER UNIT	%	BROKER PRO FORMA	PER UNIT	%	NOTES
*TAXES	\$391,929	\$4,557	15.00%	\$426,852	\$4,963	15.00%	Broker Estimate 15% of Effective Gross Income
INSURANCE	\$60,201	\$700	2.30%	\$60,201	\$700	2.12%	2020 YE Financials
GAS	\$85,467	\$993	3.27%	\$85,467	\$993	3.00%	2020 YE Financials
ELECTRIC	\$37,194	\$432	1.42%	\$37,194	\$432	1.31%	2020 YE Financials
WATER	\$29,038	\$337	1.11%	\$29,038	\$337	1.02%	2020 YE Financials
TRASH/SCAVENGER	\$7,377	\$85	0.28%	\$7,377	\$85	0.26%	2020 YE Financials
ELEVATOR & FIRE SAFETY	\$45,749	\$531	1.75%	\$45,749	\$531	1.61%	2020 YE Financials
CRITICAL FAÇADE	\$24,000	\$279	0.92%	\$24,000	\$279	0.84%	Broker Estimate on an Annual Basis
PHONE & INTERNET	\$16,016	\$186	0.61%	\$16,016	\$186	0.56%	2020 YE Financials
LANDSCAPING & SNOW REMOVAL	\$430	\$5	0.02%	\$12,000	\$139	0.42%	2020 YE Financials   Broker Estimate on a Monthly Basis
MARKETING	\$12,000	\$139	0.46%	\$12,000	\$139	0.42%	Broker Estimate on a Monthly Basis
MANAGEMENT	\$78,386	\$911	3.00%	\$85,370	\$992	3.00%	3% of EGI
LEASING COMMISSIONS	\$47,208	\$548	1.81%	\$48,520	\$564	1.71%	20% of Monthly Rent Roll
ON-SITE PAYROLL	\$181,500	\$2,110	6.95%	\$181,500	\$2,110	6.38%	Manager (70K FT)   Janitor (60K FT   35K PT)   10% Benefits
REPAIRS & MAINTENANCE	\$25,800	\$300	0.99%	\$25,800	\$300	0.91%	Broker Estimate on a Per Unit Basis
CLEANING & TURNOVER	\$25,800	\$300	0.99%	\$25,800	\$300	0.91%	Broker Estimate on a Per Unit Basis
RESERVES & MISCELLANEOUS	\$25,800	\$300	0.99%	\$25,800	\$300	0.91%	Broker Estimate on a Per Unit Basis
GROSS EXPENSES	\$1,093,895	\$12,719	41.87%	\$1,148,684	\$13,356	40.37%	

NET OPERATING INCOME	\$1,518,967	\$17,662	58.13%	\$1,696,997	\$19,732	59.63%	
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\* Property is currently tax-exempt

# RENT COMPS

1

## 5550 S. DORCHESTER AVENUE CHICAGO IL 60637



<b>YEAR BUILT:</b> 1948	<b>BLDG SIZE:</b> 96,978 SF
<b>NO. UNITS:</b> 124	<b>AVG. RENT/SF:</b> \$2.25
<b>AVG. SIZE:</b> 788 SF	<b>AVG. RENT:</b> \$1,770

UNIT TYPE	SIZE SF	RENT	RENT SF
STUDIO	421	\$1,953	\$4.64
1BD/1BA	622	\$2,198	\$3.53
2BD/1BA	937	\$2,931	\$3.13
2BD/1BA - PENTHOUSE	1,173		

### NOTES:

-Updated unit  
 -Unit amenities include: plank flooring, updated kitchen with granite counters, white shaker style cabinets, SS appliances, tile backsplash, dishwasher, updated bath with new vanity and tiled tub/shower  
 -Building amenities include: FORTE Fitness discount, fitness center, on-site laundry facility, keyless/intercom entry, package room, grilling area with bean bag game set, storage lockers

2

## 937 E. 54TH PLACE CHICAGO IL 60615



<b>YEAR BUILT:</b> 1923	<b>BLDG SIZE:</b> 20,133 SF
<b>NO. UNITS:</b> 19	<b>AVG. RENT/SF:</b> \$2.43
<b>AVG. SIZE:</b> 1,030 SF	<b>AVG. RENT:</b> \$2,500

UNIT TYPE	SIZE SF	RENT	RENT SF
2BD/2BA	1,030	\$2,500	\$2.43

### NOTES:

-Updated unit  
 -Unit amenities include: in-unit laundry, central heat and A/C, exposed brick wall, updated kitchen with quartz counters, white shaker style cabinets, SS appliances, tile backsplash, dishwasher, updated bath with tile floor, new vanity and tiled tub/shower  
 -Building amenities include: Butterfly MX intercom system, Amazon HUB package system, on-site property manager  
 -Rent includes water, gas, and WiFi

3

## 5521 S. DORCHESTER AVENUE CHICAGO IL 60637



<b>YEAR BUILT:</b> 1888	<b>BLDG SIZE:</b> 3,072 SF
<b>NO. UNITS:</b> 2	<b>AVG. RENT/SF:</b> \$2.20
<b>AVG. SIZE:</b> 1,000 SF	<b>AVG. RENT:</b> \$2,200

UNIT TYPE	SIZE SF	RENT	RENT SF
2BD/2BA	1,000	\$2,200	\$2.20

### NOTES:

-Updated unit  
 -Unit amenities include: in-unit laundry, updated kitchen with quartz counters, white shaker style cabinets, SS appliances, tile backsplash, dishwasher, updated bath with new vanity and custom tiled walk-in shower or tub/shower  
 -Tenant pays utilities (except water)



# RENT COMPS

4

**5715-5725 S. KIMBARK AVENUE**  
CHICAGO IL 60637



<b>YEAR BUILT:</b> 1911	<b>BLDG SIZE:</b> 28,077 SF
<b>NO. UNITS:</b> 19	<b>AVG. RENT/SF:</b> \$2.08
<b>AVG. SIZE:</b> 1,682 SF	<b>AVG. RENT:</b> \$3,500

UNIT TYPE	SIZE SF	RENT	RENT SF
3BD/2BA	1,682	\$3,500	\$2.08

## NOTES:

- Vintage unit
- Unit amenities include: hardwood floors, sunroom, porches, vintage kitchen with granite counters, wood shaker style cabinets, white appliances, vintage bath with white shaker style vanity and tiled tub/shower
- Landscaped courtyard
- On-site laundry facility
- Parking lot a couple blocks away (\$100/month)
- \$550 move-in fee and \$50 application fee

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**5427-29 S. GREENWOOD AVENUE**  
CHICAGO IL 60615



<b>YEAR BUILT:</b> 1911	<b>BLDG SIZE:</b> 12,108 SF
<b>NO. UNITS:</b> 6	<b>AVG. RENT/SF:</b> \$1.78
<b>AVG. SIZE:</b> 1,623 SF	<b>AVG. RENT:</b> \$2,883

UNIT TYPE	SIZE SF	RENT	RENT SF
4BD/2BA	1,308	\$2,867	\$2.19
4BD/2BA	1,938	\$2,900	\$1.50

## NOTES:

- Updated unit
- Unit amenities include: hardwood and tiled floors, in-unit laundry, balcony, decorative fireplace, upgraded kitchen with granite counters, wood shaker style cabinets, SS appliances, dishwasher, vintage bath with wood vanity and tiled tub/shower
- Additional storage and heat included in rent

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**5533-5535 S. BLACKSTONE AVENUE**  
CHICAGO IL 60637



<b>YEAR BUILT:</b> 1899	<b>BLDG SIZE:</b> 12,189 SF
<b>NO. UNITS:</b> 6	<b>AVG. RENT/SF:</b> \$1.72
<b>AVG. SIZE:</b> 1,729 SF	<b>AVG. RENT:</b> \$2,975

UNIT TYPE	SIZE SF	RENT	RENT SF
4BD/2BA	1,729	\$2,975	\$1.72

## NOTES:

- Updated unit
- Unit amenities include: hardwood and plank floors, in-unit laundry, updated eat-in kitchen with solid stone breakfast bar/counters, custom cabinets, SS appliances, tile backsplash, dishwasher, vintage bath with dated vanity and tiled tub/shower

# RENT COMPS

7

**5409-5411 S. BLACKSTONE AVENUE**  
CHICAGO IL 60615



<b>YEAR BUILT:</b> 1913	<b>BLDG SIZE:</b> 6,123 SF
<b>NO. UNITS:</b> 11	<b>AVG. RENT/SF:</b> \$1.49
<b>AVG. SIZE:</b> 1,276 SF	<b>AVG. RENT:</b> \$1,898

UNIT TYPE	SIZE SF	RENT	RENT SF
1BD/1BA	984	\$1,405	\$1.43
3BD/2BA	1,569	\$2,392	\$1.52

## NOTES:

-Vintage unit  
-Unit amenities include: hardwood floors, sunroom, porch, vintage kitchen with stone counters, white appliances, white shaker style cabinets, vintage bath with dated vanity and tiled tub/shower  
-On-site laundry  
-Heat and water included  
-Move-in fee: \$300 for 1BD and \$500 for 3BD | Application fee: \$60/applicant

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**5623-25 S. DORCHESTER AVENUE.**  
CHICAGO IL 60637



<b>YEAR BUILT:</b> 1895	<b>BLDG SIZE:</b> 9,752 SF
<b>NO. UNITS:</b> 6	<b>AVG. RENT/SF:</b> \$1.78
<b>AVG. SIZE:</b> 1,625 SF	<b>AVG. RENT:</b> \$2,900

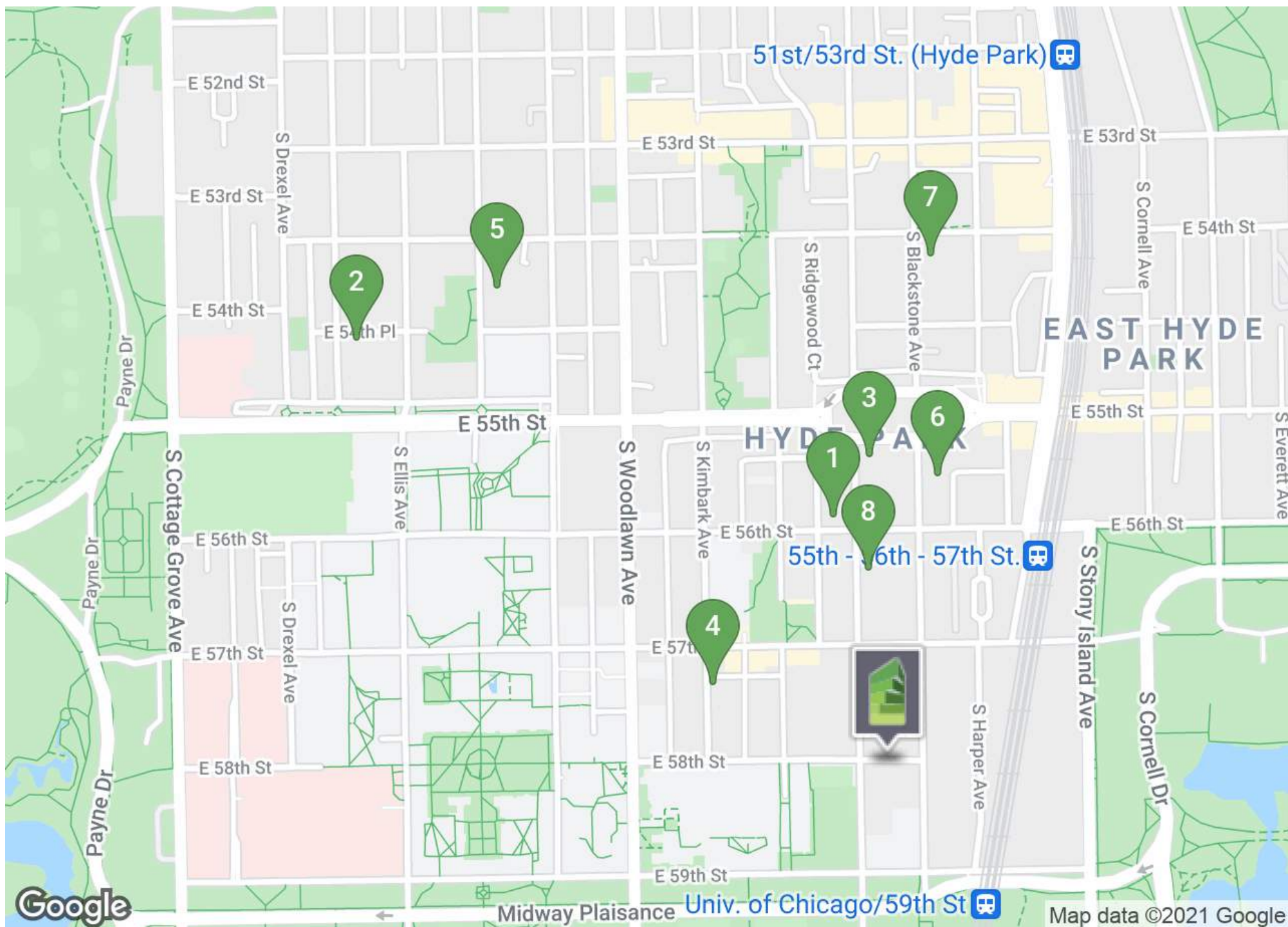
UNIT TYPE	SIZE SF	RENT	RENT SF
4BD/2BA	1,625	\$2,900	\$1.78

## NOTES:

-Updated unit  
-Unit amenities include: hardwood floors, porch, updated eat-in kitchen with quartz breakfast bar/counters, dark wood shaker style cabinets, SS appliances, subway tile backsplash, dishwasher, updated bath with shaker style vanity and tiled tub/shower  
-On-site laundry  
-Heat included in rent



# RENT COMPS MAP



## DEMOGRAPHICS



**31,623**

TOTAL HOUSEHOLDS



**2.2**

TOTAL PERSONS PER HH



**\$66,187**

AVERAGE HH INCOME



**\$359,431**

AVERAGE HOUSE VALUE

\* Shown demographics based on 1.5 miles radius.

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	9,000	34,208	68,025
MEDIAN AGE	35.7	33.8	34.7
MEDIAN AGE (MALE)	36.4	34.4	33.7
MEDIAN AGE (FEMALE)	35.7	33.8	35.6

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,139	16,000	31,623
TOTAL PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$99,300	\$73,624	\$66,187
AVERAGE HOUSE VALUE	\$575,224	\$379,502	\$359,431

\* Demographic data derived from 2010 US Census





## DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

**Lead Warning Statement:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### **Seller's Disclosure (initial) (All Sellers should initial)**

\_\_\_\_\_(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

\_\_\_\_\_ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_

\_\_\_\_\_ ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_(b) Records and Reports available to the seller (check one below):

\_\_\_\_\_ ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): \_\_\_\_\_

\_\_\_\_\_ ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### **Purchaser's Acknowledgement (initial) (All Purchasers should initial)**

\_\_\_\_\_(c) Purchaser has received copies of all information listed above.

\_\_\_\_\_(d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

\_\_\_\_\_(e) Purchaser has (check one below):

- \_\_\_\_\_ ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
- \_\_\_\_\_ ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### **Agent's Acknowledgement (initial) (Seller's Designated Agent)**

\_\_\_\_\_(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

### **Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Signed Copy on File with Interra Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_

Location of Property \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Keep a fully executed copy of this document for three (3) years from the date hereof.**

**This Disclosure Form should be attached to the Real Estate Sale Contract.**



For More Information, Please Contact:

**INTERRA REALTY**

T | 312.361.3140

[info@interrarealty.com](mailto:info@interrarealty.com)

