7923-25 S. Wolcott Ave. I Chicago, IL 60620

6-UNIT VALUE-ADD INVESTMENT OPPORTUNITY

Asking Price	$649,900	**Unit Mix**	6 x 2BR / 1BA
Building Size	Approx. 8,499 SF	**Lot Size**	Approx. 6,200 SF
Current Occupancy	5 rented + 1 owner occupied	**Garage**	4-car brick garage

Investment Highlights

Below-market income: Five occupied units currently pay $900/month. **Sixth-unit opportunity:** Owner-occupied unit currently produces no rent. **Value-add strategy:** Potential to increase income as units turn over and rents are repositioned, subject to applicable law and market conditions. **Additional features:** newer boiler, enclosed rear porches, spacious unfinished basement, and 4-car brick garage.

Current Income & Illustrative Rent Scenarios

Scenario	Monthly Gross	Annual Gross	Increase vs. Current
Current: 5 @ $900 + owner unit	$4,500	$54,000	-
6 units @ $1,100	$6,600	$79,200	+$25,200
6 units @ $1,200	$7,200	$86,400	+$32,400
6 units @ $1,300	$7,800	$93,600	+$39,600

Illustrative Stabilized Pro Forma - $1,200/Unit

Gross Scheduled Rent	$86,400
Less: 5% Vacancy	($4,320)
Effective Rental Income	$82,080
Existing Operating Expenses	($15,090)
Estimated Future Property Taxes*	($8,550)
Maintenance / Reserve (5% of gross)	($4,320)
Management (5% of gross)	($4,320)
Illustrative NOI	**$49,800**
Illustrative Cap Rate @ $649,900	**7.66%**

* Current 2025 tax bill is $2,064.48 and reflects Homeowner, Senior, and Senior Freeze exemptions. The $8,550 future-tax figure is an estimate for underwriting purposes only and is not a prediction or guarantee of a purchaser's future tax bill.

Investor Opportunity: Current annual rental income is $54,000. At an illustrative $1,200 per unit across all six units, gross scheduled rent would be $86,400 - a potential $32,400 increase in annual gross income before expenses.