



6933 S Jeffery Blvd, Chicago, IL 60649
South Shore



Confidentiality & Disclaimer

All materials and information received or derived from 33 Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither 33 Realty, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. 33 Realty, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. 33 Realty, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. 33 Realty, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

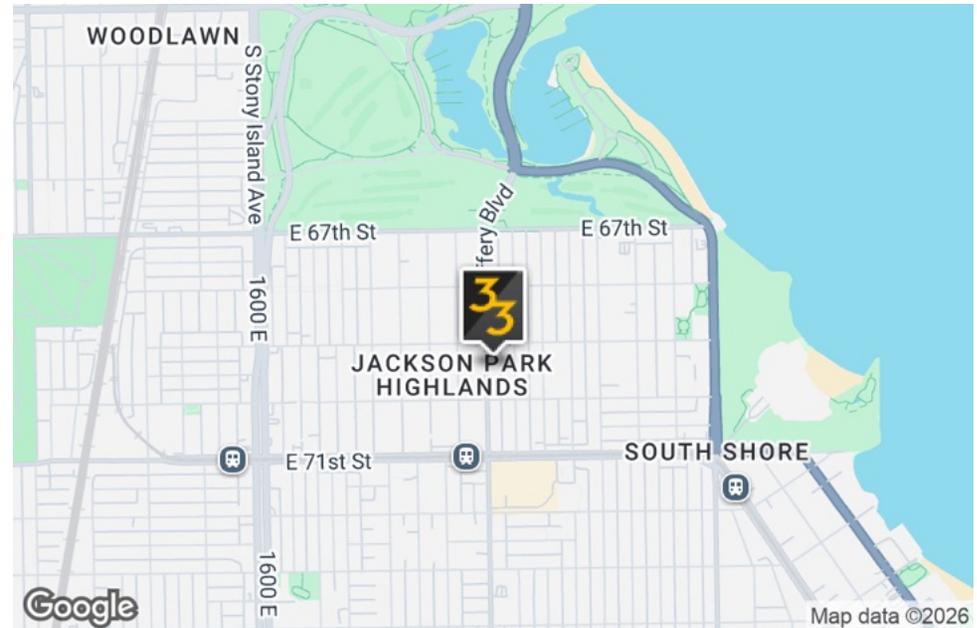
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 33 Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

2	TABLE OF CONTENTS	3	SECTION 1: PROPERTY INFORMATION
4	EXECUTIVE SUMMARY	5	COMPLETE HIGHLIGHTS
6	UNIT PHOTOS	7	SECTION 2: LOCATION INFORMATION
8	LOCATION DESCRIPTION	9	LOCATION MAP
10	SECTION 3: FINANCIAL ANALYSIS	11	RENT ROLL
12	INCOME & EXPENSES	13	FINANCIAL SUMMARY
14	SECTION 4: SALES COMPARABLES	15	SALE COMPS MAP & SUMMARY
16	SALE COMPS	26	SECTION 5: LEASE COMPARABLES
27	LEASE COMPS MAP & SUMMARY	28	LEASE COMPS
30	DEMOGRAPHICS MAP & REPORT		

Section 1 | Property Information





OFFERING SUMMARY

Sale Price:	\$850,000
Number of Units:	12
Pro Forma Cap Rate:	11.20%
Pro Forma NOI:	\$95,172

PROPERTY OVERVIEW

6933 S Jeffery Blvd is a 12-unit multifamily building located along the Jeffery Boulevard corridor with convenient access to public transportation. The property features a unit mix of nine one-bedroom units and three two-bedroom units, supporting consistent tenant demand along a primary neighborhood thoroughfare.

The building offers investors the opportunity to acquire a well-located multifamily asset with immediate performance and long-term value potential. Its unit configuration and corridor positioning allow for stable operations while maintaining exposure to ongoing investment activity throughout the surrounding area.



PROPERTY HIGHLIGHTS

- Jeffery Boulevard corridor exposure
- South Shore residential location
- 12-unit multifamily asset
- Transit-supported rental demand
- Stabilized in-place cash flow
- Efficient operating scale
- Long-term South Side hold



Section 2 | Location Information



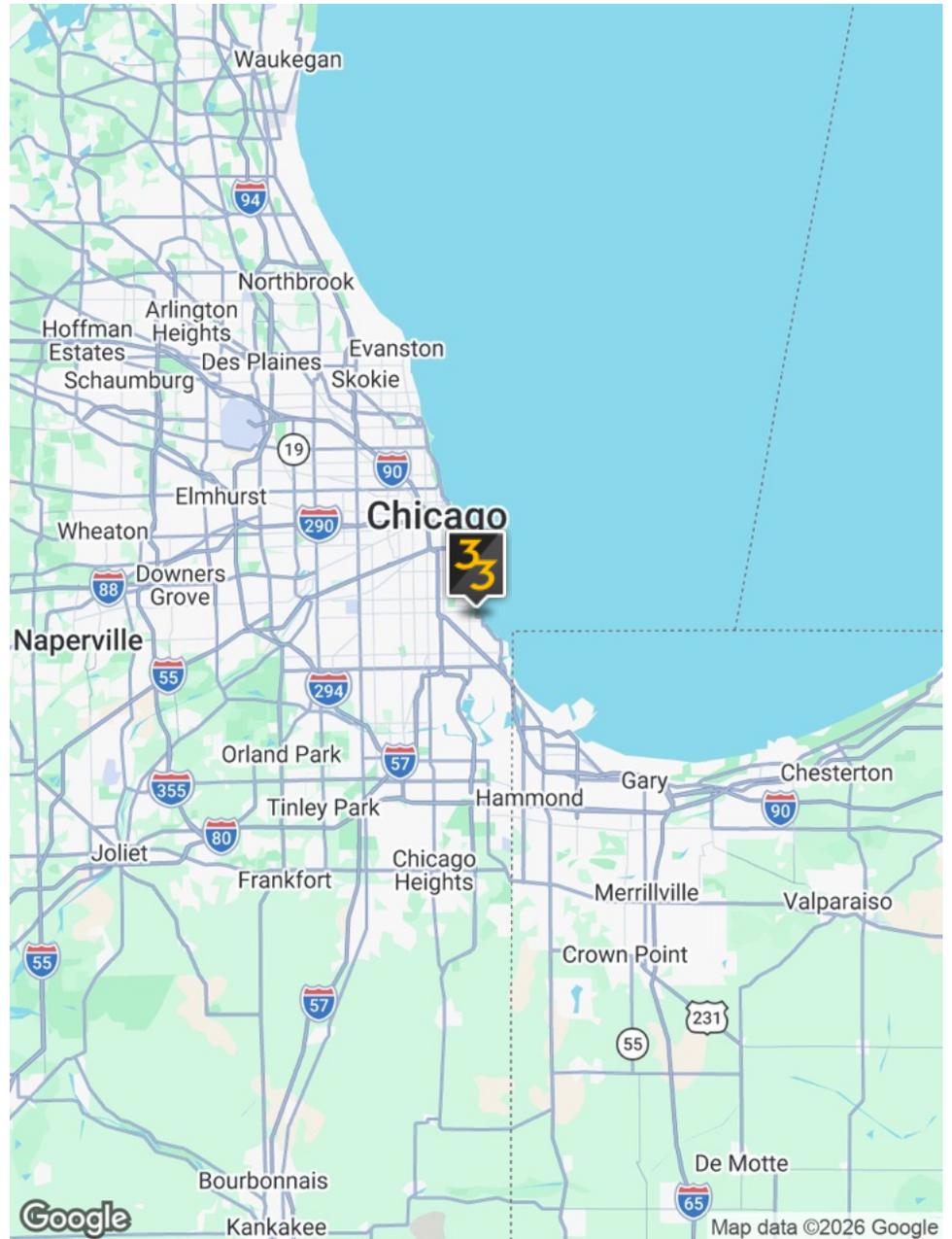
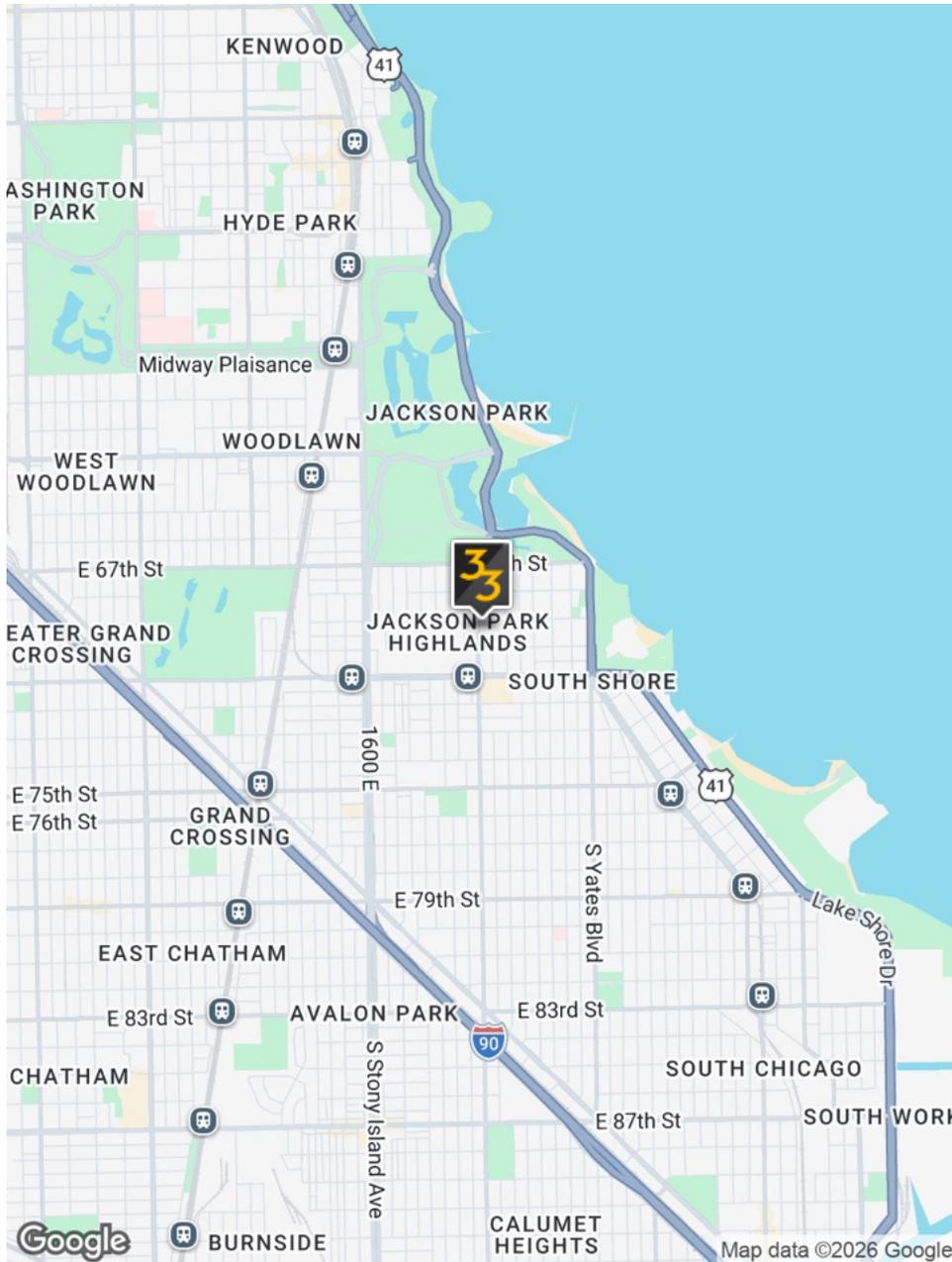


LOCATION DESCRIPTION

6933 S Jeffery Blvd sits in the heart of South Shore, one of Chicago's most scenic lakefront neighborhoods—where Lake Michigan and skyline views create a rare blend of coastal calm and city energy. Stretching roughly from 67th to 79th Street and from Lake Michigan west to Stony Island Avenue, South Shore is defined by its shoreline setting, historic character, and strong community identity, offering residents a lifestyle that feels both relaxed and distinctly Chicago. With its mix of lakefront scenery and classic neighborhood streets, South Shore delivers a setting that feels both peaceful and connected.

The neighborhood is anchored by standout destinations that make everyday living feel elevated. Rainbow Beach is one of Chicago's largest lakefront beaches, featuring a pier, courts, and community garden spaces, while the South Shore Cultural Center—a Chicago historic landmark—offers a solarium, butterfly park, golf courses, and arts programming for all ages. For live entertainment and community gatherings, The Quarry hosts weekly jazz nights and serves as a locally celebrated venue that reflects the area's creative spirit. Whether you're looking for an easy beach day, a cultural outing, or a night of live jazz, South Shore keeps it all close to home.

South Shore also shines through its architectural beauty and accessibility. The South Shore Bungalow District showcases early 1900s historic homes, with nearby highlights like the Allan Miller House and Jackson Park Highlands adding to the neighborhood's landmark appeal. With convenient public transit options including the South Shore Metra and Windsor Park Metra, plus multiple bus routes and close access to Lake Shore Drive, perfectly positioned for residents who want lakefront views, cultural depth, and easy connectivity to the rest of the city. The area's diversity and strong local pride add to its everyday livability, creating a community that feels authentic and welcoming.



Section 3

Financial Analysis



UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
6933-102	1	1	\$975	\$1,350.00
6933-103	1	1	\$1,191	\$1,350.00
6933-104	1	1	\$1,144	\$1,350.00
6933-202	1	1	\$1,150	\$1,350.00
6933-203	1	1	\$1,050	\$1,350.00
6933-204	1	1	\$1,144	\$1,350.00
6933-302	1	1	\$1,191	\$1,350.00
6933-303	1	1	\$1,050	\$1,350.00
6933-304	1	1	\$1,155	\$1,350.00
6933-101	2	1	\$1,050	\$1,500.00
6933-201	2	1	\$1,200	\$1,500.00
6933-301	2	1	\$1,076	\$1,500.00
TOTALS/AVERAGES			\$13,376	\$16,650

INCOME SUMMARY	CURRENT	PRO-FORMA
Gross Scheduled Income	\$160,512	\$199,800
Vacancy Cost	-\$8,026 (5%)	-\$9,990 (5%)
GROSS INCOME	\$152,486	\$189,810
EXPENSES SUMMARY	CURRENT	PRO-FORMA
Taxes	\$14,349	\$14,349
Insurance	\$6,000	\$6,000
Gas	\$6,702	\$6,702
Electric	\$2,966	\$2,966
Water	\$22,984	\$22,984
Scavenger	\$6,771	\$6,771
Pest Control	\$950	\$950
Management	\$7,384	\$7,384
Janitorial	\$1,500	\$1,500
Landscaping & Snow	\$4,600	\$4,600
OPERATING EXPENSES	\$74,206	\$74,206
NET OPERATING INCOME	\$78,280	\$115,604

INVESTMENT OVERVIEW	CURRENT	PRO-FORMA
Price	\$850,000	\$850,000
Price per Unit	\$70,833	\$70,833
GRM	5.3	4.3
CAP Rate	9.2%	13.6%
Cash-on-Cash Return (yr 1)	15.25 %	32.82 %
Total Return (yr 1)	\$40,243	\$77,566
Debt Coverage Ratio	1.71	2.52
OPERATING DATA	CURRENT	PRO-FORMA
Gross Scheduled Income	\$160,512	\$199,800
Other Income	-	-
Total Scheduled Income	\$160,512	\$199,800
Vacancy Cost	\$8,025	\$9,990
Gross Income	\$152,486	\$189,810
Operating Expenses	\$74,206	\$74,206
Net Operating Income	\$78,280	\$115,604
Pre-Tax Cash Flow	\$32,414	\$69,738
FINANCING DATA	CURRENT	PRO-FORMA
Down Payment	\$212,500	\$212,500
Loan Amount	\$637,500	\$637,500
Debt Service	\$45,866	\$45,866
Debt Service Monthly	\$3,822	\$3,822
Principal Reduction (yr 1)	\$7,828	\$7,828

Section 4 | Sales Comparables



1



7200-7210 S JEFFERY BLVD

Chicago, IL 60649

Sold 2/12/2025

DETAILS

Price:	\$1,000,000
No. Units:	25
Cap Rate:	10.11%
Year Built:	1918
Price/Unit:	\$40,000

UNIT MIX

UNIT TYPE:

- 1 BR / 1 BA
- 2 BR / 1 BA

TOTALS

COUNT:

- 22
- 3
- 25**

7000 S CREGIER AVE

Chicago, IL 60649

Sold 8/1/2024

DETAILS

Price:	\$475,000
No. Units:	9
Year Built:	1964
Price/Unit:	\$52,778



UNIT MIX

UNIT TYPE:	COUNT:
1 Bed / 1 Bath	1
2 Beds / 1 Bath	6
3 Beds / 1 Bath	2
TOTALS	9

3



7044 S CORNELL AVE

Chicago, IL 60649

Sold 8/1/2024

DETAILS

Price:	\$403,750
No. Units:	11
Price/Unit:	\$36,705

UNIT MIX

UNIT TYPE:

- 1 Bed / 1 Bath
- 2 Beds / 1 Bath

COUNT:

- 8
- 3
- 11**

TOTALS

7152 S EAST END AVE

Chicago, IL 60649

Sold 8/1/2024

4



DETAILS

Price:	\$1,575,417
No. Units:	29
Price/Unit:	\$54,325

UNIT MIX

UNIT TYPE:	COUNT:
1 Bed / 1 Bath	6
2 Beds / 1 Bath	20
3 Beds / 1 Bath	3
TOTALS	29

5



7147 S CONSTANCE AVE

Chicago, IL 60649

Sold 3/1/2025

DETAILS

Price:	\$805,000
No. Units:	13
Price/Unit:	\$61,923

UNIT MIX

UNIT TYPE:

- 1 Bed / 1 Bath
- 2 Beds / 1 Bath

COUNT:

- 6
- 7

TOTALS

13

6808 S EAST END AVE

Chicago, IL 60649

Sold 6/1/2025

DETAILS

Price: \$400,000



UNIT MIX

UNIT TYPE:

2 Beds / 1 Bath

TOTALS

COUNT:

6

6

7



6800-6810 S MERRILL AVE

Chicago, IL 60649

Sold 2/1/2025

DETAILS

Price:	\$1,375,000
No. Units:	22
Price/Unit:	\$62,500

UNIT MIX

UNIT TYPE:

- Studio
- 1 Bed / 1 Bath
- 2 Beds / 1 Bath
- 2 Beds / 1.5 Bath

COUNT:

- 3
- 6
- 7
- 6

TOTALS

22

6952 S CLYDE AVE

Chicago, IL 60649

Sold 8/1/2023

DETAILS

Price:	\$1,553,450
No. Units:	25
Price/Unit:	\$62,138



UNIT MIX

UNIT TYPE:	COUNT:
2 Beds / 1 Bath	25
TOTALS	25

9



6700 S CONSTANCE AVE

Chicago, IL 60649

Sold 3/21/2023

DETAILS

Price:	\$4,100,000
No. Units:	78
Cap Rate:	0.01%
Year Built:	1920
Price/Unit:	\$52,564

UNIT MIX

UNIT TYPE:

Studio / 1 BA
1 BR / 1 BA

COUNT:

38
40
78

TOTALS

7201 S CONSTANCE AVE

Chicago, IL 60649

Sold 6/1/2023

DETAILS

Price:	\$2,087,227
No. Units:	37
Price/Unit:	\$56,412

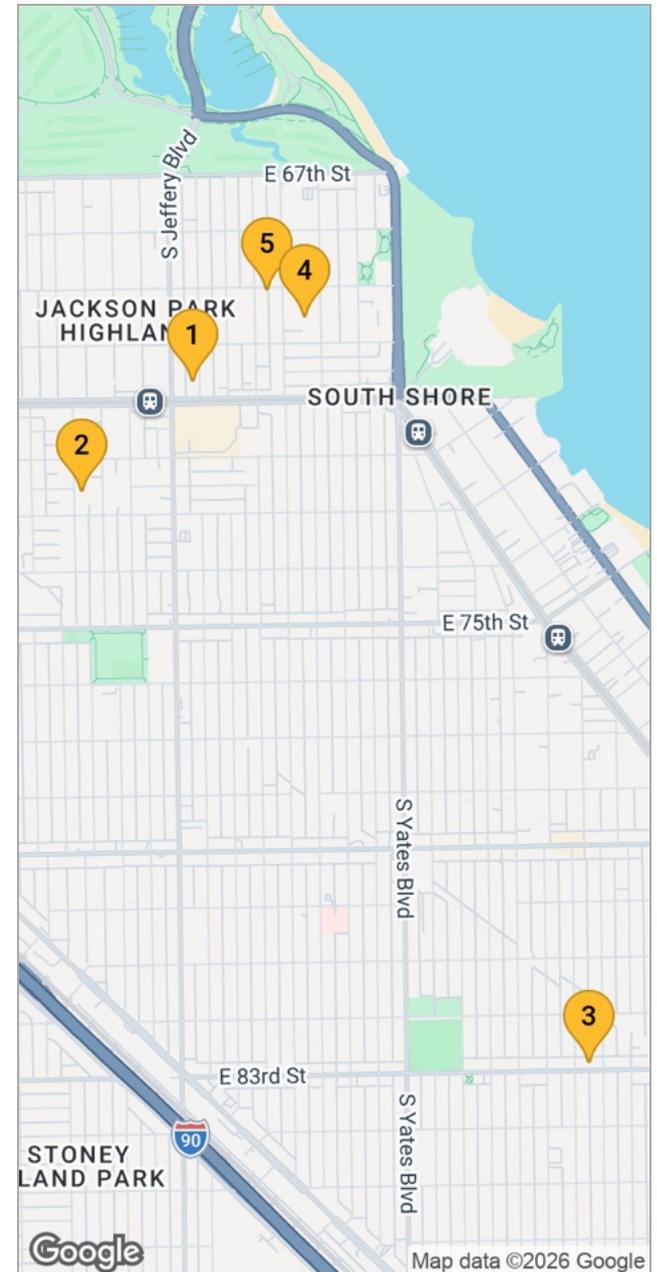
**UNIT MIX**

UNIT TYPE:	COUNT:
Studio	10
1 Bed / 1 Bath	23
2 Beds / 1 Bath	4
TOTALS	37

Section 5 | Lease Comparables



	NAME/ADDRESS	NO. UNITS	AVG RENT
1	7038 S Chappel Ave Chicago, IL 60649	25	\$1,384
2	7234 S Constance Ave Chicago, IL 60649	25	\$1,254
3	2710 E 83rd St Chicago, IL 60617	11	\$1,395
4	6930-6942 S Crandon Ave Chicago, IL 60649	43	\$1,410
5	6901 S Merrill Ave Chicago, IL 60649	30	\$1,380
	AVERAGES	26	\$1,365





1

7038 S CHAPPEL AVE

Chicago, IL 60649

UNIT TYPE:	COUNT:	RENT:
2 BR / 1 BA	13	\$1,264
3 BR / 1 BA	12	\$1,513
TOTALS	25	\$34,588



2

7234 S CONSTANCE AVE

Chicago, IL 60649

UNIT TYPE:	COUNT:	RENT:
1 BR / 1 BA	1	\$1,126
2 BR / 1 BA	20	\$1,229
3 BR / 1 BA	4	\$1,414
TOTALS	25	\$31,362



3

2710 E 83RD ST

Chicago, IL 60617

UNIT TYPE:	COUNT:	RENT:
1 BR / 1 BA	6	\$1,230
2 BR / 1 BA	5	\$1,592
TOTALS	11	\$15,340

4



6930-6942 S CRANDON AVE

Chicago, IL 60649

UNIT TYPE:	COUNT:	RENT:
1 BR / 1 BA	20	\$1,210
2 BR / 1 BA	15	\$1,512
3 BR / 2 BA	8	\$1,717
TOTALS	43	\$60,616

5



6901 S MERRILL AVE

Chicago, IL 60649

UNIT TYPE:	COUNT:	RENT:
1 BR / 1 BA	15	\$1,200
2 BR / 1 BA	10	\$1,506
3 BR / 2 BA	5	\$1,668
TOTALS	30	\$41,400

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,428	16,665	39,372
Average Age	40	40	41
Average Age (Male)	39	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,183	8,402	19,208
# of Persons per HH	2	2	2
Average HH Income	\$62,612	\$59,771	\$58,620
Average House Value	\$407,358	\$352,786	\$314,992

Demographics data derived from AlphaMap

