

1133 N WINCHESTER AVE

Chicago, Illinois



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This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein. It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment. eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum.

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**Property
Information**

EXECUTIVE SUMMARY

Exceptional turn key property on one of the best blocks in East Village/Wicker park area. Two Beautiful buildings on one site that you will be proud to own. Comprise of six units between two buildings - four units in front and 2 units in rear. The property consists of two 2 bed 2 bath, one 2 bed 1 bath, one 4 bed 2 bath duplexes, one 1 bed 1 bath, and one 1 bed 1 bath with a den. The vintage units received a complete gut renovation in 2022 but still retain their charm. Each apartment features new kitchens, bathrooms, hardwood floors, stainless steel appliances, HVAC, and in-unit laundry. Clean and cared for, thoughtfully managed with plenty upside left for next owner. Landmarked building on Landmarked block - East Village District. Located at just a stones throw to Division St and all the attractions that tenants love.

<u>PRICE</u>	<u>\$2,070,000</u>
<u>UNIT COUNT</u>	<u>6 UNITS (2 BUILDINGS)</u>
<u>CAP RATE</u>	<u>6.8%</u>
<u>TOTAL BEDROOMS</u>	<u>12</u>
<u>TOTAL BATHROOMS</u>	<u>9</u>



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Investment & Building Highlights

Investment Highlights

- Attractive 6.8% in place CAP rate
- \$16,000+ monthly gross income
- A Class location - East Village/Wicker Park Area
- Attractive amenities for modern tenants
- In place RUBS fees to reduce common utility expense

Building Highlights - Rehab scope

EXTERIOR

- New Roof
- New Rooftop deck
- New Windows
- New tucking /façade
- New steel deck
- New rear parking
- New paGo and fence
- New front/rear doors
- New masonry walkway
- New electrical service
- Sump/Drain System
- Added lower level-duplex down

INTERIOR

- Custom kitchen cabinets
- Granite countertops
- Stainless appliances
- In unit Laundry
- New hot water tanks
- New furnace/AC/Duct
- All new electrical/panels
- All new doors/trim/casing
- New breakers/panel
- All new plumbing
- Custom bathroom tile
- Designer light fixtures
- Exposed brick
- All new hardwood flooring
- All new drywall













3 BD/ 2 BA LAYOUT #1
UNIT 1R DUPLEX DOWN



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
Below Ground: 313 sq. ft, FLOOR 2: 509 sq. ft
TOTAL: 822 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

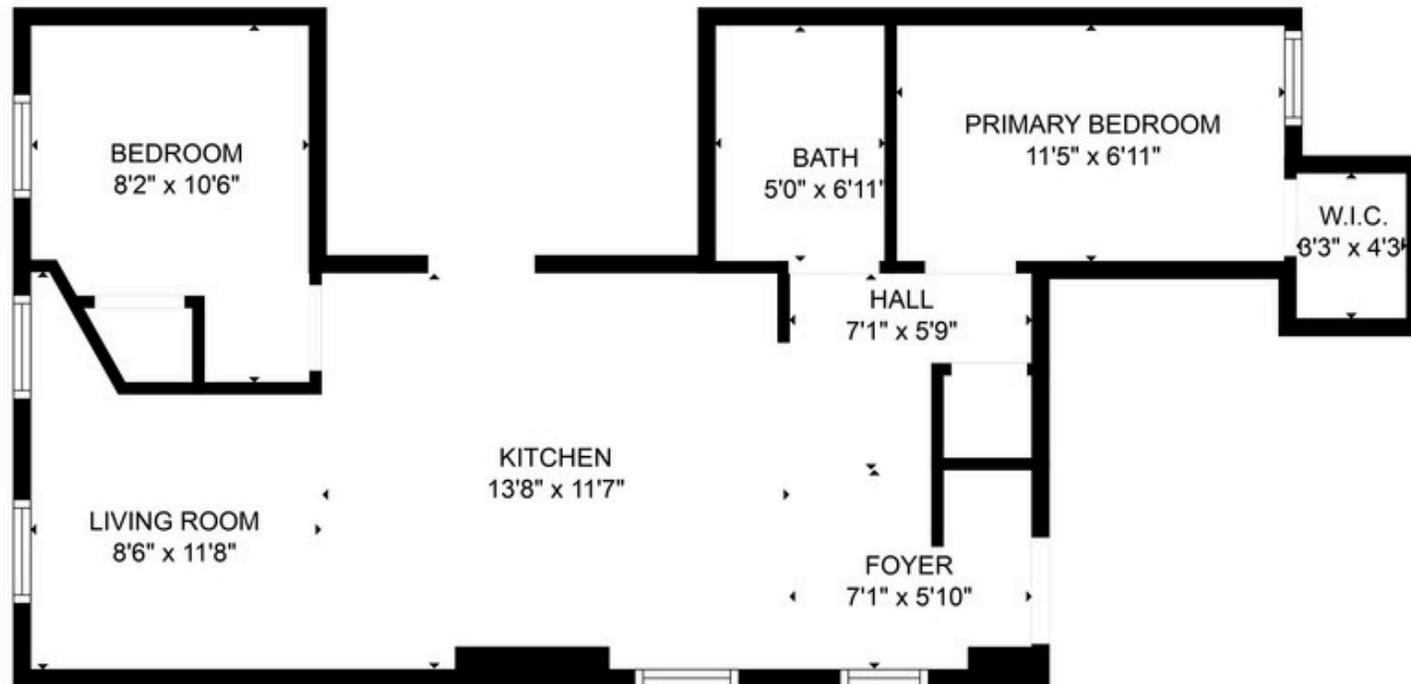
3 BD/ 2 BA LAYOUT #2
UNIT 1F DUPLEX DOWN



GROSS INTERNAL AREA
FLOOR 1: 507 sq. ft, FLOOR 2: 544 sq. ft
TOTAL: 1051 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

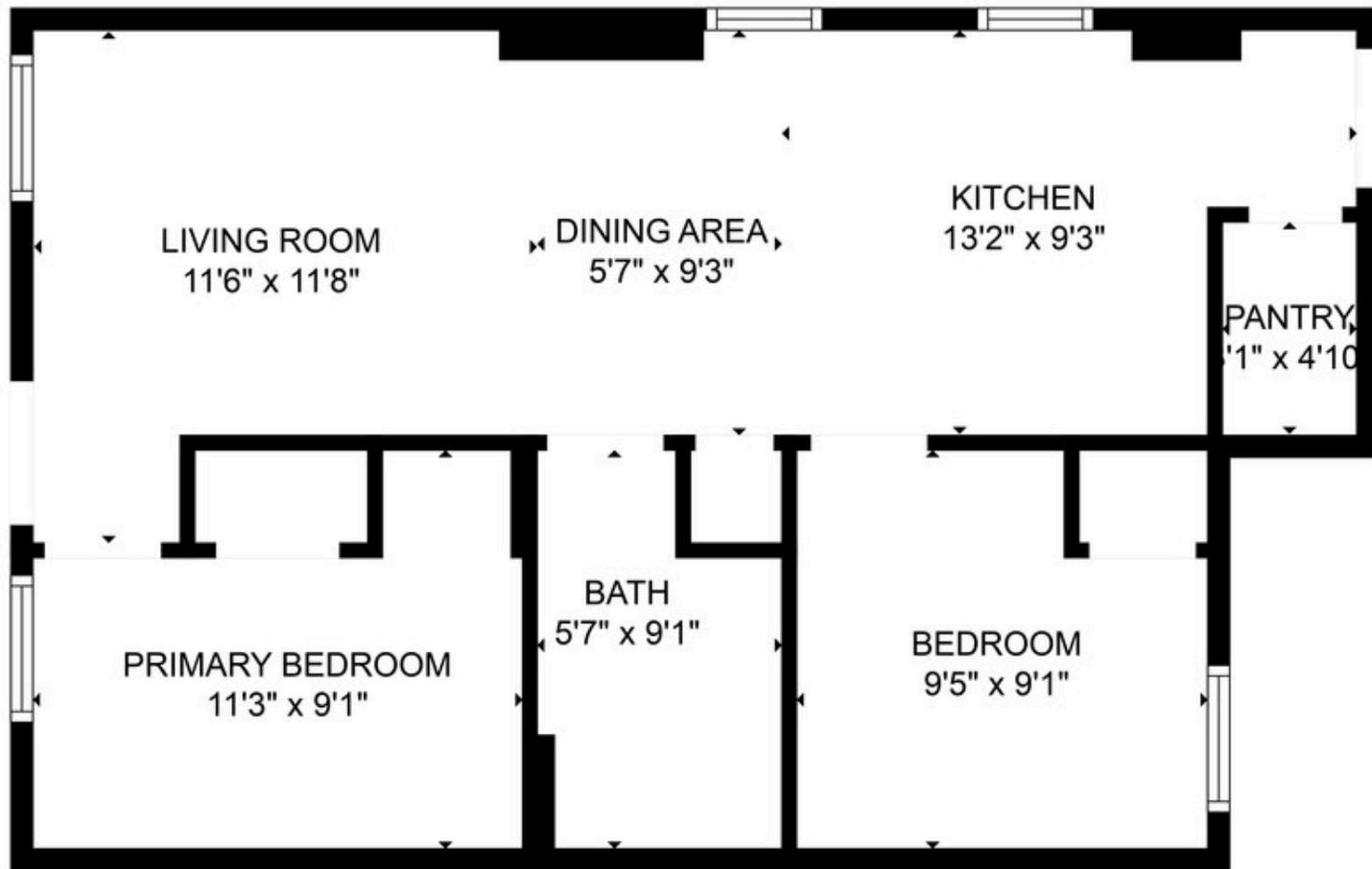
2 BED / 1 BATH LAYOUT #1
UNIT 2F AND 3F



GROSS INTERNAL AREA
FLOOR 1: 529 sq. ft
TOTAL: 529 sq. ft

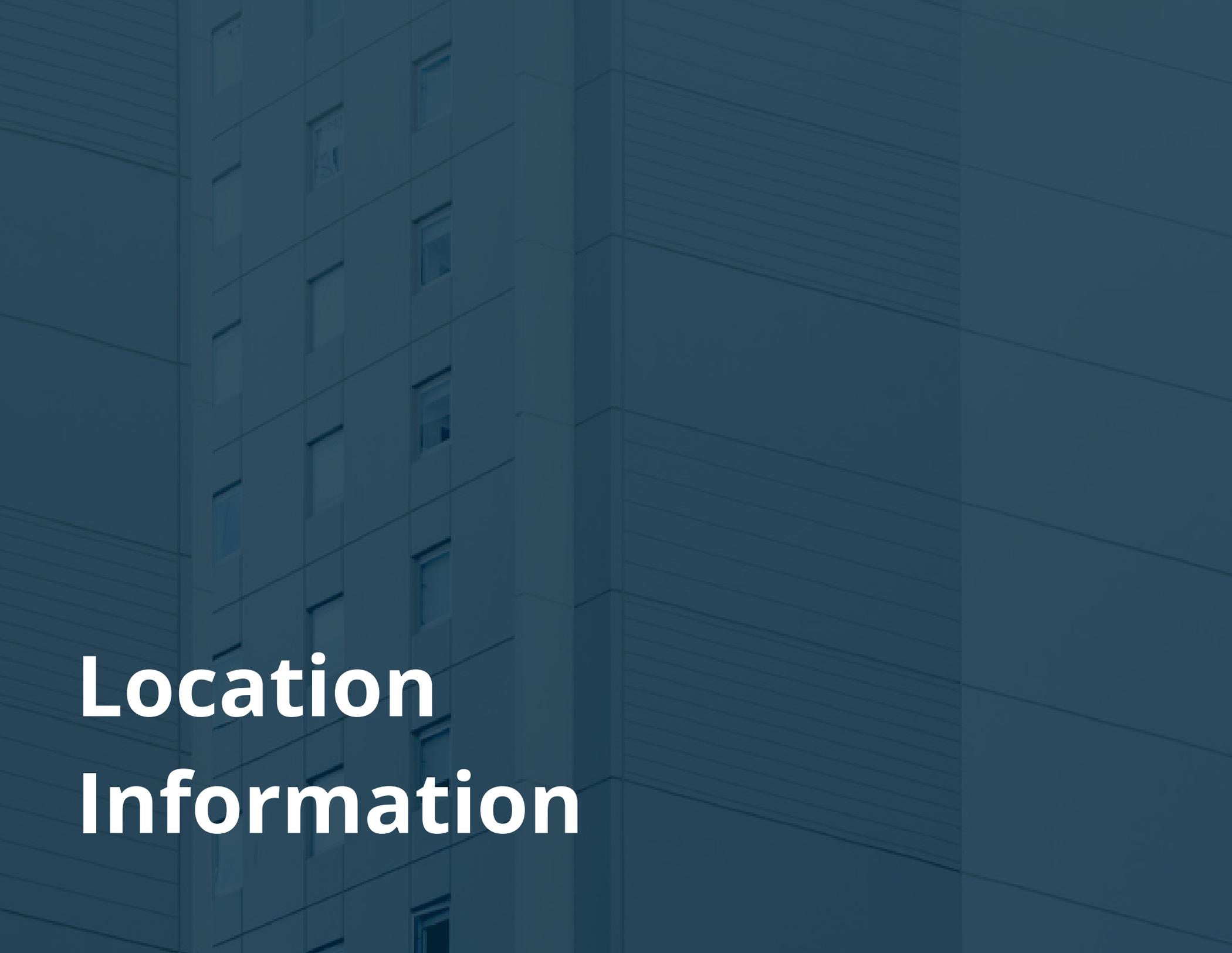
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

2 BED / 1 BATH LAYOUT #2
UNIT 2R AND 3R



GROSS INTERNAL AREA
FLOOR 1: 535 sq. ft
TOTAL: 535 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



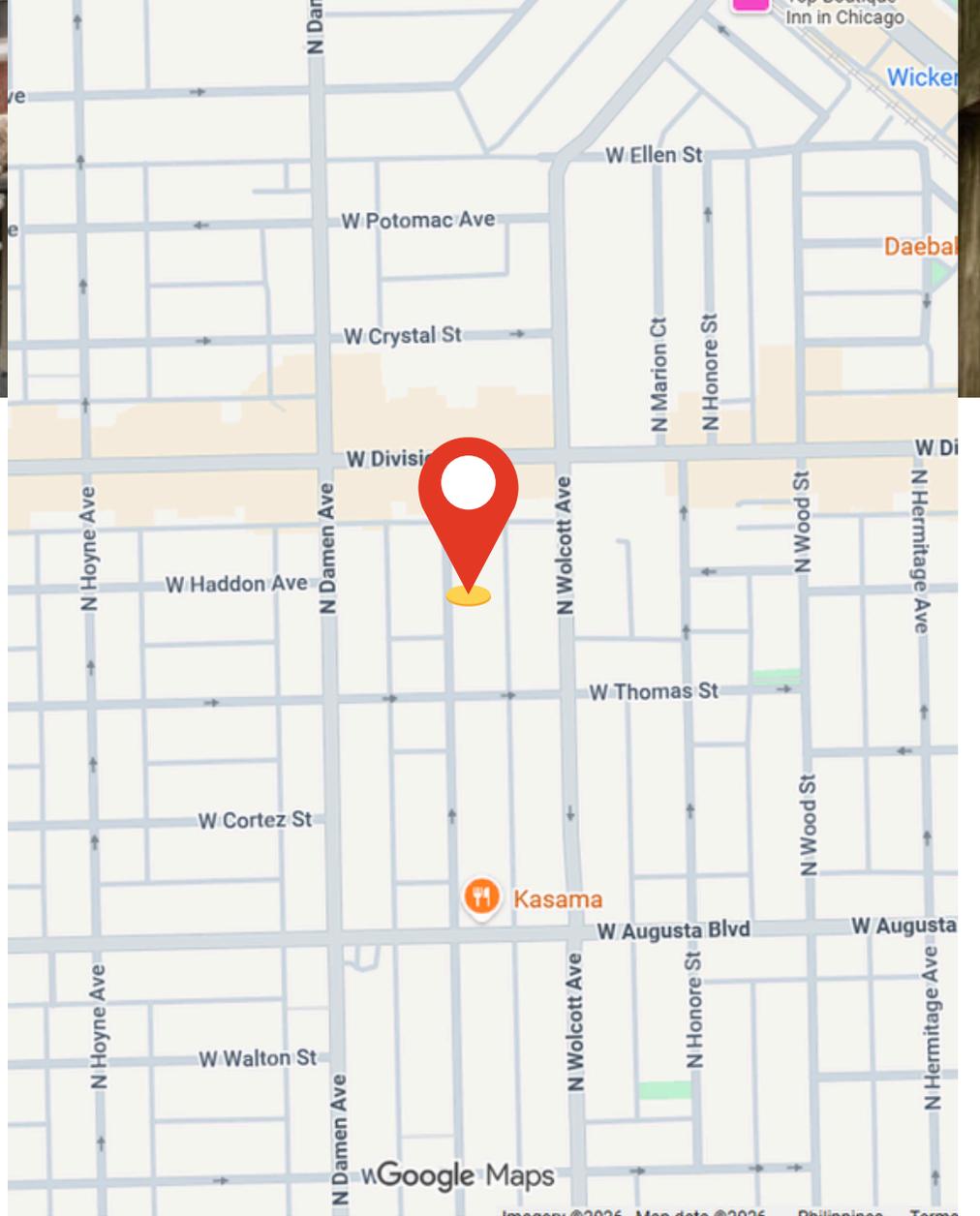
Location Information



NEIGHBORHOOD OVERVIEW

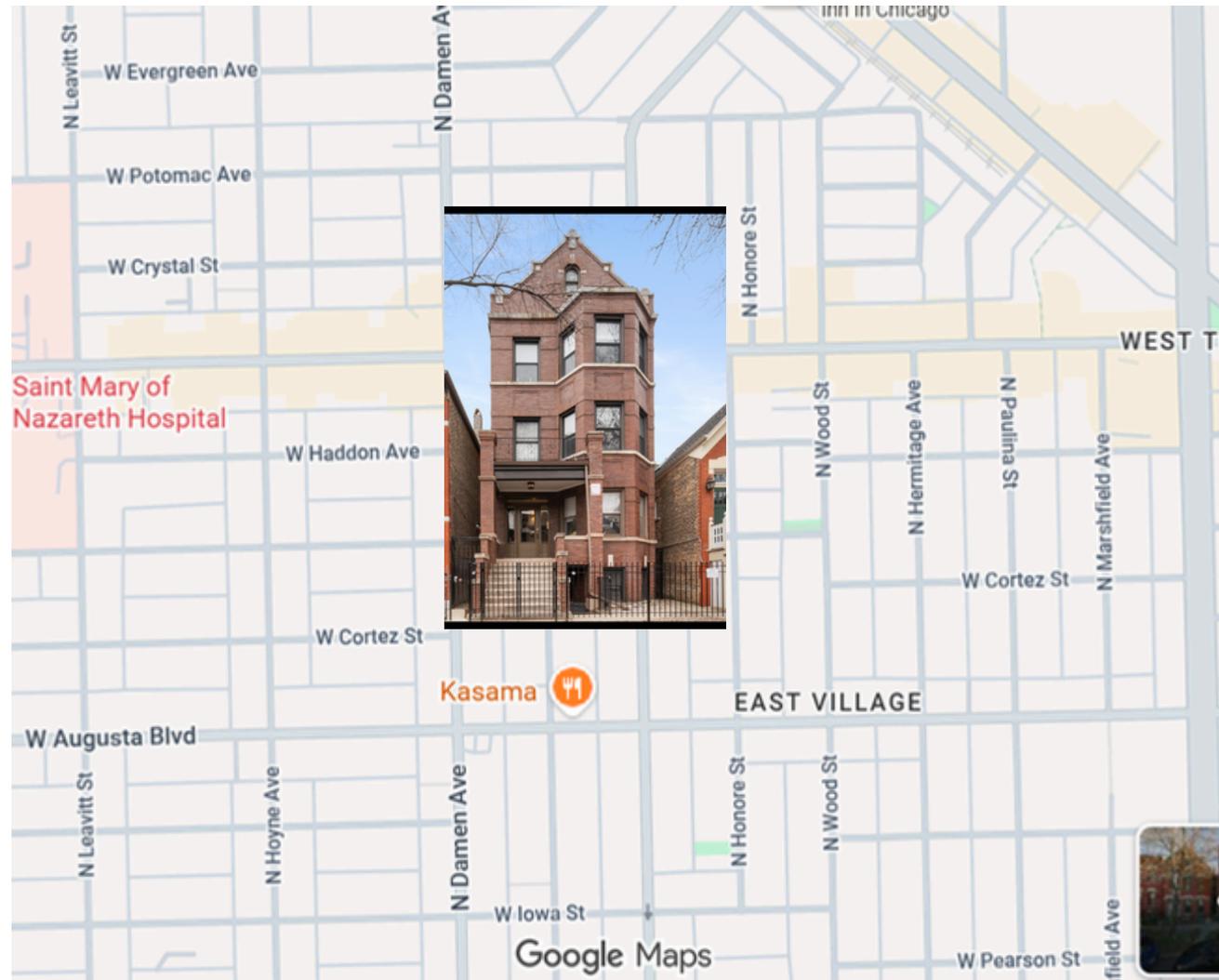
East Village/Wicker park area

East Village and Wicker Park are vibrant Chicago neighborhoods known for historic charm, great dining, nightlife, and easy Blue Line access to downtown. East Village is quieter and more residential, while Wicker Park is trendier and busier. Housing is in high demand and typically more expensive, making the area popular with young professionals and creatives.



Location Highlights

- Short walk to the CTA Blue Line at Chicago Ave/Milwaukee for quick downtown access
- Just a few blocks from the Chicago Avenue retail, dining, and café corridor
- Approximately 1 mile to Fulton Market and the West Loop's bustling restaurant and business scene
- About a 15-minute walk to Google's Chicago headquarters
- Convenient access to I-90/94 ramps less than ½ mile away for easy commuting and travel
- Located in the heart of East Village/Wicker Park, surrounded by parks, shops, and nightlife





Financial Analysis

1133 N Winchester Ave

Chicago, Illinois

RENT ROLL - CURRENT

UNIT	TYPE	SQ FOOTAGE	CURRENT RENT	RUBS FEES*	LEASE DATES
1133 - 1A	2BD / 1BA	700	\$2,225	\$80	7/31/2026
1133 - 1F	2BD / 2BA	900	\$2,495	\$70	5/31/2026
1133 - 2F	2BD / 2BA	900	\$2,895	\$70	4/1/2027
1133 - 3F	4BD / 2BA	1400	\$4,350	\$160	8/31/2026
1133 - CH1	1BD / 1BA	550	\$1,895	\$40	5/31/2026
1133 - CH2	1BD+DEN / 1BA	550	\$1,995	\$40	4/30/2026
TOTAL MONTHLY INCOME			\$15,855	\$460	

*Tenants pays own gas and electric utilities plus a RUBS fee of \$35-40/BD per month, which covers common electric, water, and trash removal.

RENT ROLL - PRO FORMA

UNIT	TYPE	SQ FOOTAGE	MARKET RENT	RUBS FEES*	LEASE DATES
1133 - 1A	2BD / 1BA	700	\$2,500	\$80	
1133 - 1F	2BD / 2BA	900	\$2,995	\$70	
1133 - 2F	2BD / 2BA	900	\$2,895	\$70	
1133 - 3F	4BD / 2BA	1400	\$4,500	\$160	
1133 - CH1	1BD / 1BA	550	\$2,100	\$40	
1133 - CH2	1BD+DEN / 1BA	550	\$2,200	\$40	
TOTAL MONTHLY INCOME			\$17,190	\$460	

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FINANCIAL SUMMARY

PRICE	\$2,070,000
CAP RATE	6.86%
GRM	10.7
PROJECTED IRR	19.4%
NOI	\$142,176

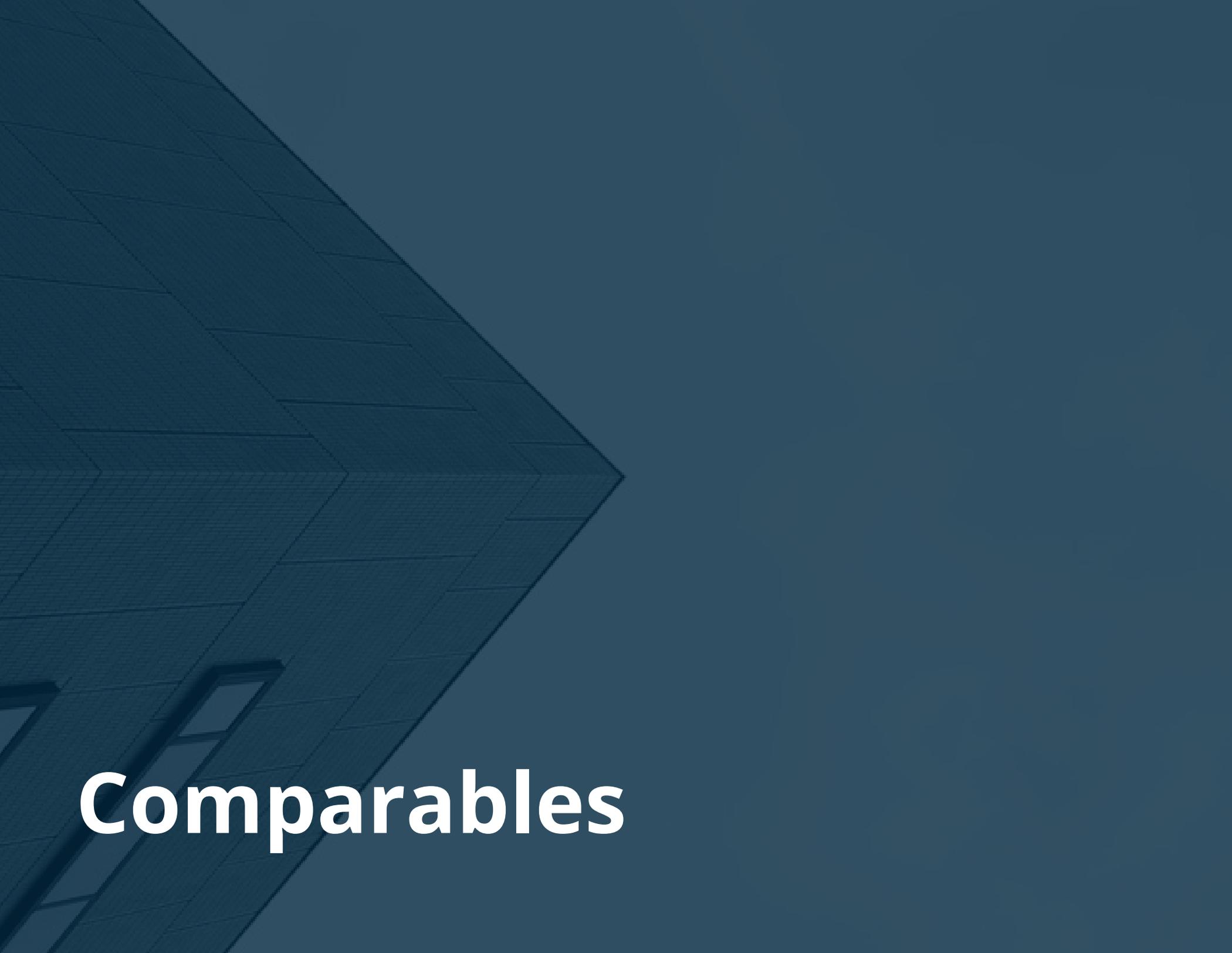
OPERATING INCOME

INCOME ANALYSIS	CURRENT ANNUAL	MONTHLY	NOTES
RENTAL INCOME	\$190,260	\$15,855	
RUBS FEES	\$5,520	\$460	
MOVE IN FEES	\$2,500	--	
VACANCY EXPENSE	(\$5,707)	--	3%

EFFECTIVE GROSS INCOME \$192,573

OPERATING EXPENSES

EXPENSES	CURRENT ANNUAL	MONTHLY	NOTES
REAL ESTATE TAXES	\$27,001	\$2,250.08	2024 ACTUAL
INSURANCE	\$5,000	264.17	BROKER ESTIMATE
WATER / SEWER	\$2,154	\$179.5	\$60/UNIT/MO
GARBAGE / SCAVANGER	\$3,168	\$21	ACTUAL
MANAGEMENT	\$8,874	\$739.5	ACTUAL (5% OF GROSS)
REPAIRS AND MAINTAINENCE	\$3,000	\$250	\$500/UNIT /YR
JANITORIAL + SNOW REMOVAL	\$1,200	\$100	BROKER ESTIMATE
TOTAL OPERATING EXPENSES	\$50,397	\$3,523	
% OF GROSS INCOME	26%		
NET OPERATING INCOME	\$142,176		



Comparables

1133 N Winchester Ave

Chicago, Illinois

Sales Comparables

1101 N Damen



PRICE (SOLD)	\$2,100,000
UNIT COUNT	5
GROSS RENT	\$14,550/MO
NEIGHBORHOOD	WICKER PARK
DESCRIPTION	BRICK REHAB

1418 W Blackhawk St



PRICE (SOLD)	\$2,150,000
UNIT COUNT	7
GROSS RENT	\$17,180/MO
NEIGHBORHOOD	WEST TOWN
DESCRIPTION	BRICK REHAB

846 N Hoyne



PRICE (Under Contract)	\$2,000,000
UNIT COUNT	6
GROSS RENT	\$14,600/MO
NEIGHBORHOOD	UK VILLAGE
DESCRIPTION	BRICK REHAB



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Real Estate Taxes

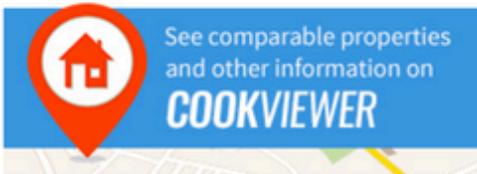
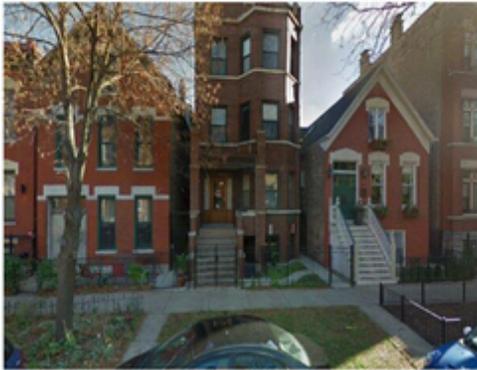


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Chicago, Illinois

Property Taxes

17-06-401-014-0000



PROPERTY ADDRESS

1133 N WINCHESTER AVE
CHICAGO
60622
Township: WEST CHICAGO

MAILING ADDRESS

WICKER PARK ALPHA SUB
1030 W CHICAGO AVE#300
CHICAGO, IL 60642

[Update Name or Mailing Address](#)

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:

(2023 Assessor Certified)

Assessment Information: 159,296
Estimated Property Value: \$1,592,960

[Assessed Value History](#)

Lot Size (SqFt): 3,125
Building (SqFt): 3,613
Property Class: 2-11

[Property Class Description](#)

Tax Rate : 6.638

[Tax Rate History](#)

Tax Code : 77162

[Taxing Districts' Financial Statements](#)

[Tax Rate Information](#)

TAX BILLED AMOUNTS & TAX HISTORY

2025: Not Available
2024: \$27,001.87 Paid in Full
2023: \$23,193.07 Paid in Full
2022: \$32,764.39 Payment History
2021: \$34,587.59 Payment History
2020: \$17,222.49 Payment History

EXEMPTIONS

2025: Not Available
2024: 0 Exemptions Received
2023: 0 Exemptions Received
2022: 0 Exemptions Received
2021: 0 Exemptions Received
2020: 0 Exemptions Received

APPEALS

2025: Not Available
2024: Not Available
2023: Not Available
2022: Not Available
2021: Not Available
2020: Appeal Information



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OFFERING TERMS

All offers must be presented with proof of funds showing amount and client/entity name. Please include a brief description of the client's investing experience.

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