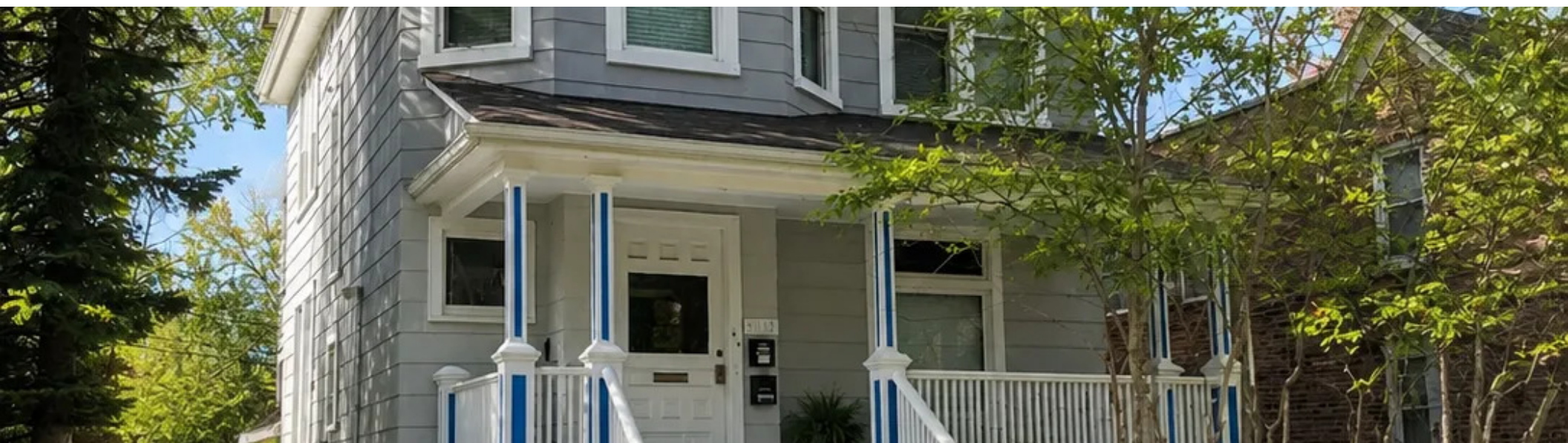




PROPERTY HIGHLIGHTS

- 7% In-Place Cap Rate with Strong Upside Potential
- Flexible Two-Unit Layout with Value-Add Rental Opportunities
- Prime Evanston Location Just Minutes from Northwestern University

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,004	3,783	12,515
Total Population	2,445	8,396	31,920
Average HH Income	\$92,977	\$103,876	\$153,229

OFFERING SUMMARY

Sale Price:	\$1,008,000
Number of Units:	3
Building Size:	±5,300 SF
Parking Spot:	3
NOI:	\$70,583.07
Cap Rate:	7.0%



YOU MU VENTURES LLC
312.888.5486
236 S. Racine Ave Suite A, Unit A, Chicago, IL 60607
yomuventures.com

SAFWAN PATEL
safwan@yomuventures.com
312.843.4997

TONY LIU
tony@yomuventures.com
312.888.5486

ADDITIONAL PHOTOS

2108 WESLEY



YOU MU VENTURES LLC

312.888.5486

236 S. Racine Ave Suite A, Unit A, Chicago, IL 60607
yomuventures.com

SAFWAN PATEL

safwan@yomuventures.com

312.843.4997

TONY LIU

tony@yomuventures.com

312.888.5486