



POWERED BY KWILL ADVISORS

Student Housing Investment Opportunity Hyde Park / Woodlawn (Chicago)

6156 S. Kenwood Ave

6156 S Kenwood is a 40-bed upscale student housing property one block south of the esteemed University of Chicago. The property is configured in eight over-sized community pods with shared living and kitchen quarters, and three bathrooms, but private, secured bedrooms (ensuite options available). There are eight indoor secured parking spaces and ample, free nearby street parking is available.

Most units are recently remodeled, and all common areas are refreshed and comfortable. The property is fenced and well-lighted and has multiple points of secured entry. All pods have balconies.

The Hyde Park / Woodlawn area is fifteen minutes south of Downtown Chicago along its famed lakefront, minutes from the University and generously served by expressways and public transportation. The area is rapidly appreciating thanks to numerous economic drivers including the University, the Obama Presidential Library and countless cultural landmarks, new residential construction and commercial business investments.

PROPERTY HIGHLIGHTS

Pricing Guidance

Call for Information

PGI - NOI

\$420,480

Units

100% Student Housing and STR

Current Occupancy

Consistent to School Schedule

Other Benefits

Current rents are at or below market, leaving room for income growth without the need for further capital investment.

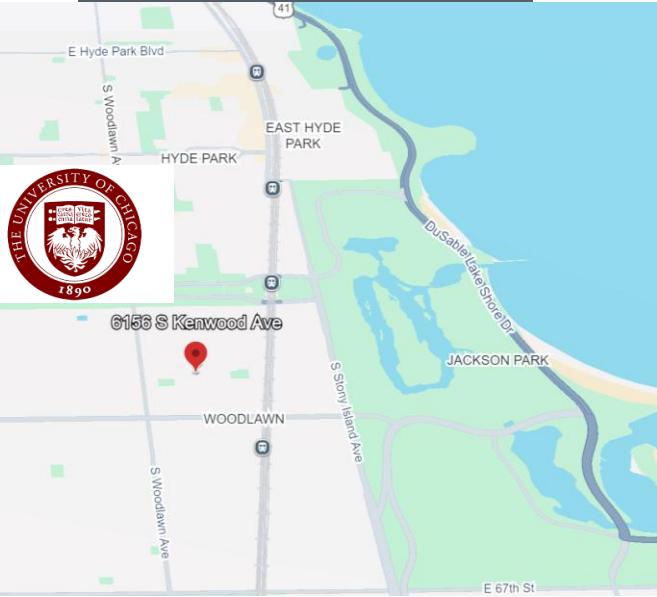
Another similar project a few blocks away and under common ownership could be available to investors seeking greater scale and market share.



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OPERATING STATEMENT		
	TOTALS	PER BED/MO
POTENTIAL GROSS INCOME	\$700,800	\$1,460
LOSS TO MARKET	20%	
ADJUSTED POTENTIAL GROSS INCOME	\$560,640	\$1,168
EXPENSES	\$140,160	\$292
NET OPERATING INCOME	\$420,480	\$876

Opportunity Highlights:

- Recently remodeled – limited capital required
- Immediate rent growth available
- Five Minutes from U of C, Lake Michigan

PLEASE CONTACT FOR MORE INFORMATION:

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