



6837 S Clyde Ave , Chicago, IL 60649
South Shore



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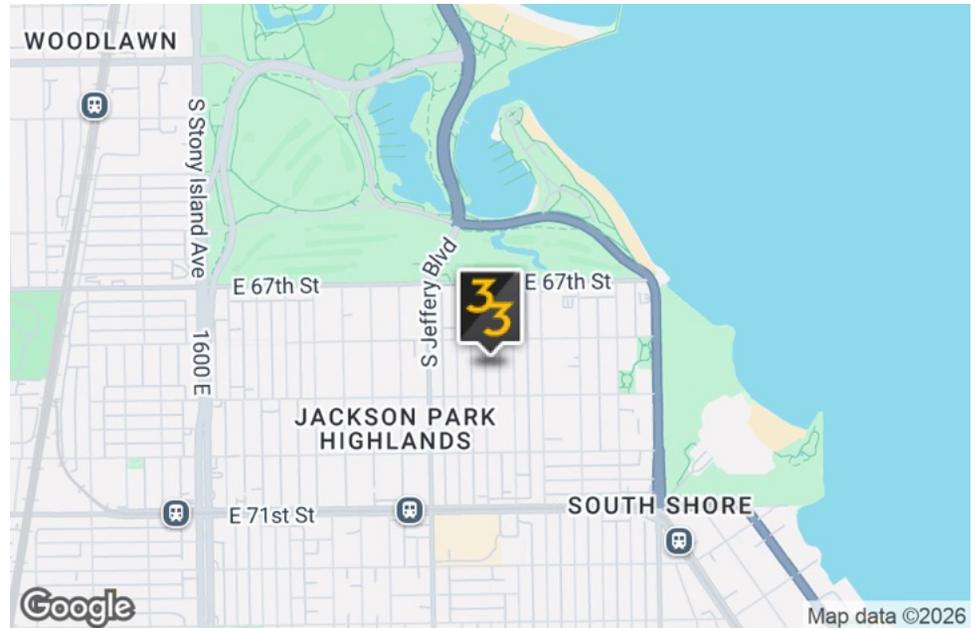
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Contents

| | | | |
|----|-------------------------------|----|---------------------------------|
| 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: | \$1,000,000 |
| Number of Units: | 8 |
| Cap Rate: | 8.01% |
| Pro Forma NOI: | 10.1% |

PROPERTY OVERVIEW

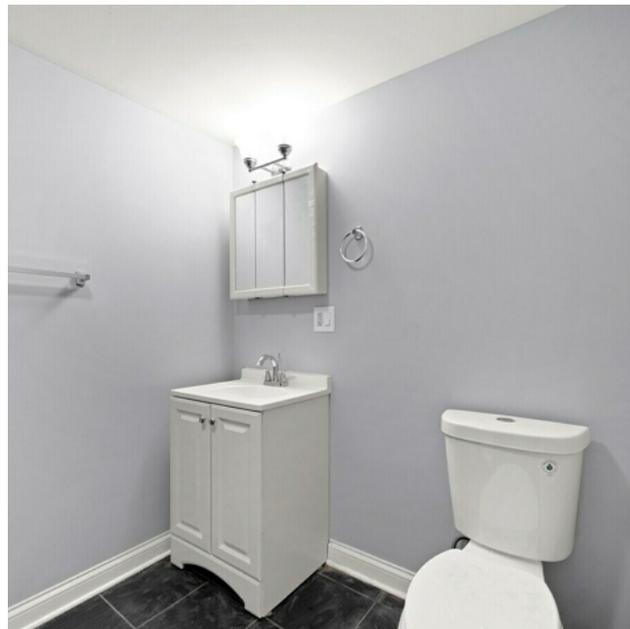
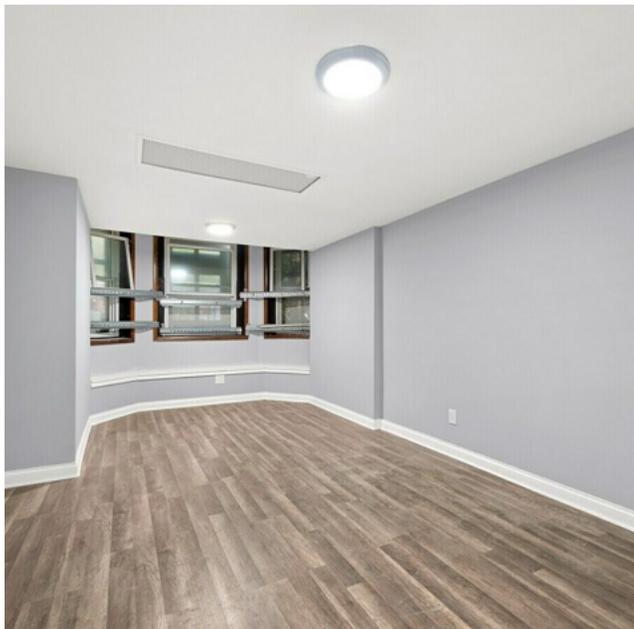
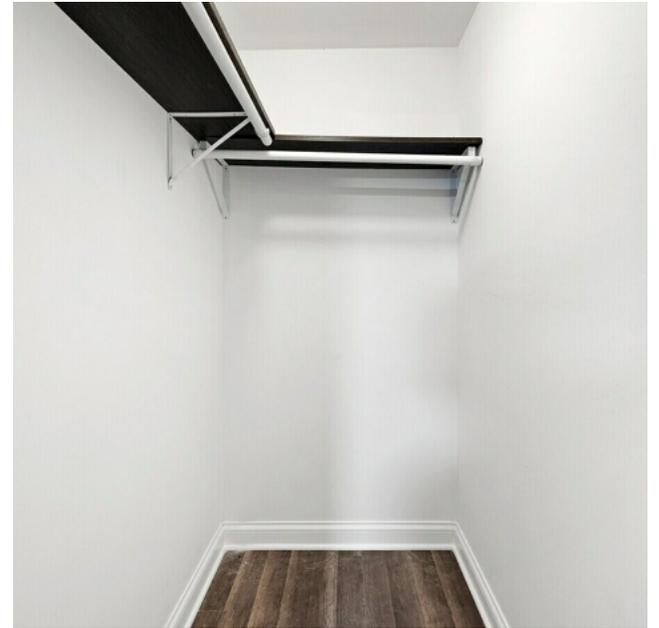
6837 S Clyde Avenue is an 8-unit multifamily building located near Jackson Park and in close proximity to the Obama Presidential Center. The property features a well-balanced unit mix consisting of two one-bedroom units and six three-bedroom units, supporting broad tenant appeal within the surrounding area experiencing significant public infrastructure investment.

The building offers investors the opportunity to own a multifamily asset with current income positioned near one of the South Side's most impactful long-term redevelopment initiatives. With continued reinvestment throughout the surrounding neighborhood, 6837 S Clyde Avenue is well suited for buyers seeking stable income with location-driven appreciation potential.

**PROPERTY HIGHLIGHTS**

- 8-unit brick multifamily asset
- Immediate proximity to Jackson Park
- Located near The Obama Presidential Center
- Positioned within a high-visibility redevelopment corridor
- Stable in-place occupancy
- Long-term appreciation





Section 2 | Location Information



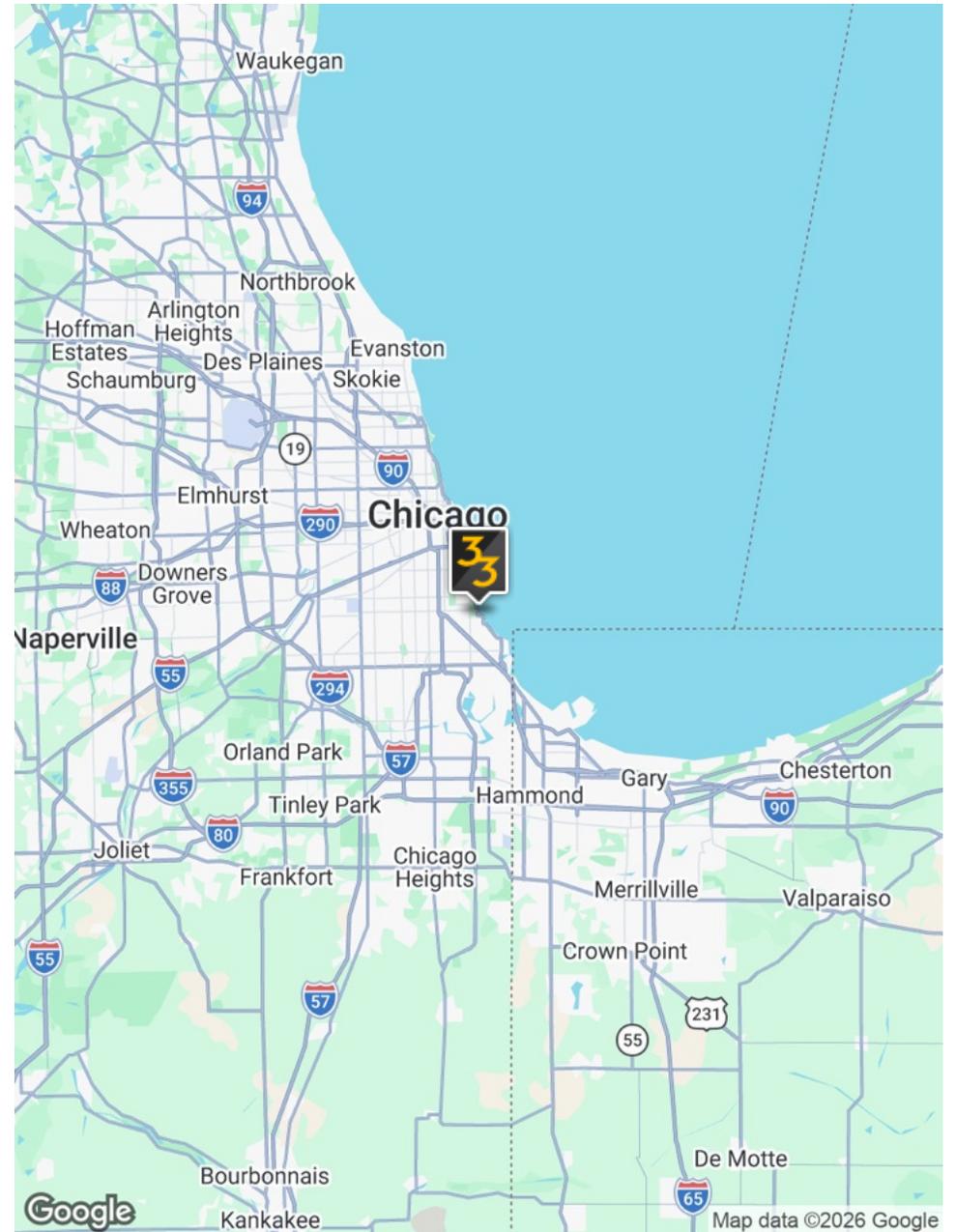
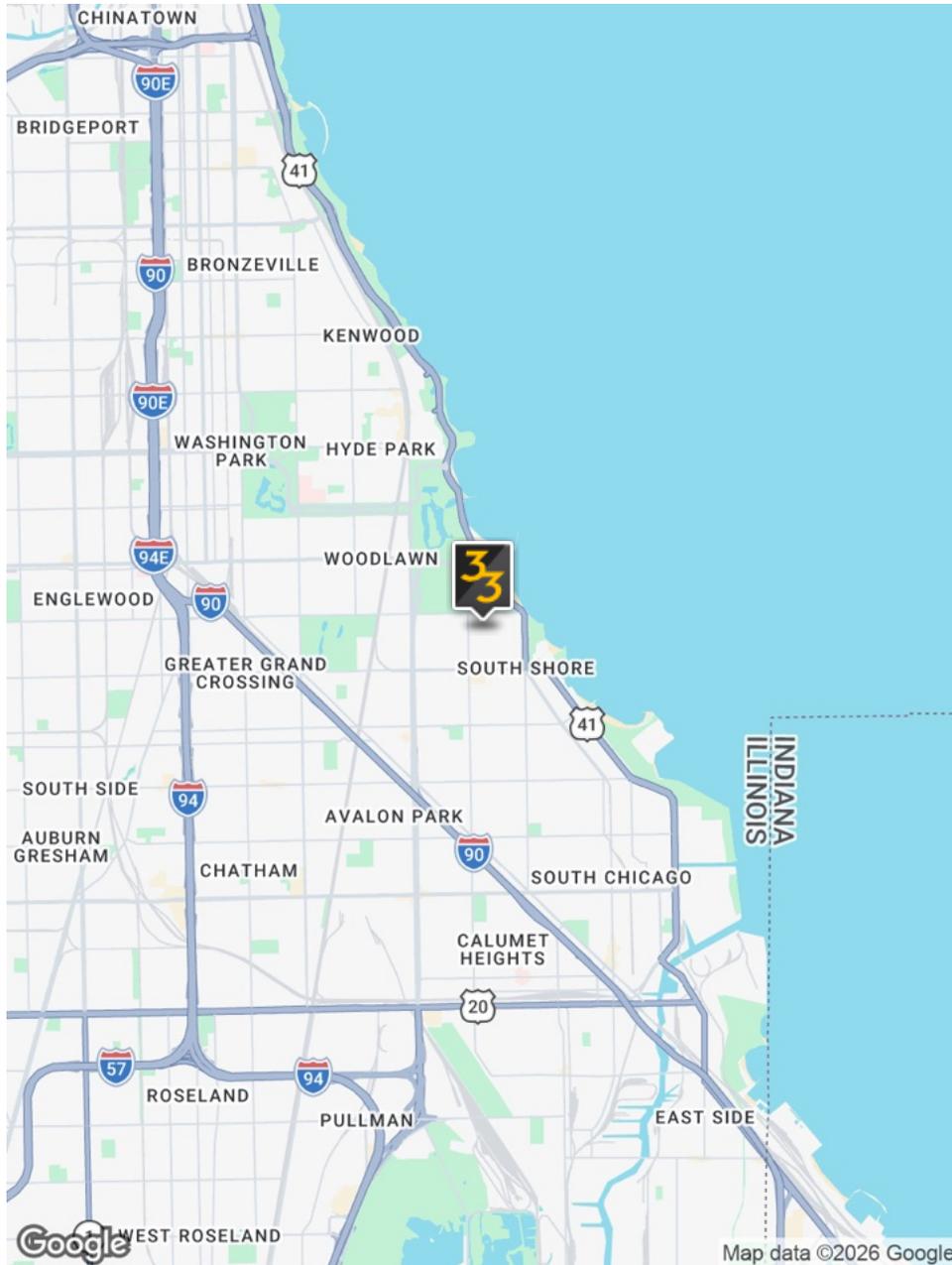


LOCATION DESCRIPTION

6837 S Clyde Avenue 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 |
|------------------------|----------|-----------|-----------------|-----------------|
| 6837-G | 1 | 1 | \$1,300 | \$1,450.00 |
| 6841-G | 1 | 1 | \$1,200 | \$1,450.00 |
| 6837-1 | 3 | 2 | \$1,595 | \$2,000.00 |
| 6837-2 | 3 | 2 | \$1,800 | \$2,000.00 |
| 6837-3* | 3 | 2 | \$1,700 | \$2,000.00 |
| 6841-1 | 3 | 2 | \$1,400 | \$2,000.00 |
| 6841-2 | 3 | 2 | \$1,600 | \$2,000.00 |
| 6841-3 | 3 | 2 | \$1,800 | \$2,000.00 |
| TOTALS/AVERAGES | | | \$12,395 | \$14,900 |

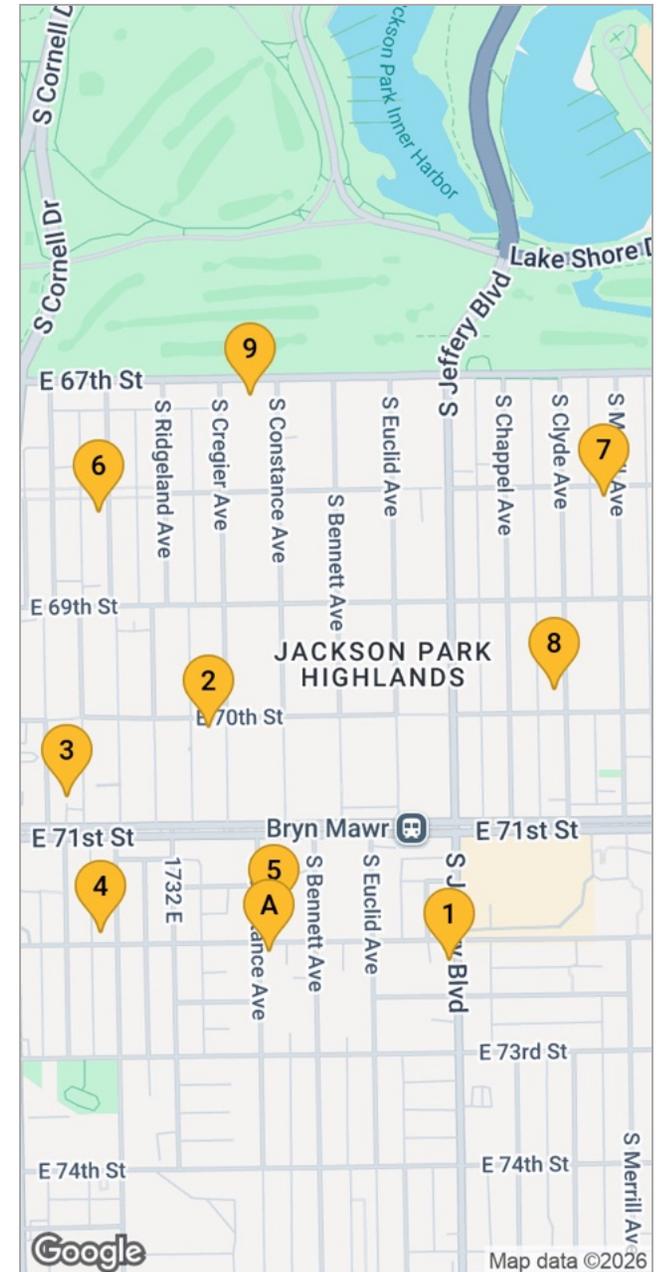
| INCOME SUMMARY | CURRENT | PRO FORMA |
|-----------------------------|------------------|------------------|
| Gross Scheduled Income | \$148,740 | \$178,800 |
| Move In Fee | - | \$680 |
| Vacancy Cost | -\$7,437 (5%) | -\$8,940 (5%) |
| GROSS INCOME | \$141,303 | \$170,540 |
| EXPENSES SUMMARY | CURRENT | PRO FORMA |
| Taxes | \$10,883 | \$14,866 |
| Insurance | \$3,557 | \$3,663 |
| Gas | \$12,251 | \$12,618 |
| Electric | \$3,101 | \$3,194 |
| Water | \$20,481 | \$21,095 |
| Scavenger | \$3,752 | \$3,865 |
| Pest Control | \$1,000 | \$1,236 |
| Management | \$4,125 | \$4,955 |
| Landscaping & Snow | \$2,100 | \$4,223 |
| OPERATING EXPENSES | \$61,250 | \$69,715 |
| NET OPERATING INCOME | \$80,053 | \$100,825 |

| INVESTMENT OVERVIEW | CURRENT | PRO FORMA |
|----------------------------|----------------|------------------|
| Price | \$1,000,000 | \$1,000,000 |
| Price per Unit | \$125,000 | \$125,000 |
| GRM | 6.7 | 5.6 |
| CAP Rate | 8.0% | 10.1% |
| Cash-on-Cash Return (yr 1) | 10.44 % | 18.75 % |
| Total Return (yr 1) | \$35,303 | \$56,075 |
| Debt Coverage Ratio | 1.48 | 1.87 |
| OPERATING DATA | CURRENT | PRO FORMA |
| Gross Scheduled Income | \$148,740 | \$178,800 |
| Other Income | - | - |
| Total Scheduled Income | \$148,740 | \$179,480 |
| Vacancy Cost | \$7,437 | \$8,940 |
| Gross Income | \$141,303 | \$170,540 |
| Operating Expenses | \$61,249 | \$69,715 |
| Net Operating Income | \$80,053 | \$100,825 |
| Pre-Tax Cash Flow | \$26,093 | \$46,865 |
| FINANCING DATA | CURRENT | PRO FORMA |
| Down Payment | \$250,000 | \$250,000 |
| Loan Amount | \$750,000 | \$750,000 |
| Debt Service | \$53,960 | \$53,960 |
| Debt Service Monthly | \$4,496 | \$4,496 |
| Principal Reduction (yr 1) | \$9,210 | \$9,210 |

Section 4 | Sales Comparables



| | NAME/ADDRESS | PRICE | NO. UNITS | CAP RATE | PRICE/UNIT |
|-----------------|--|--------------------|-----------|--------------|-----------------|
| 1 | 7200-7210 S Jeffery Blvd Chicago, IL 60649 | \$1,000,000 | 25 | 10.11% | \$40,000 |
| 2 | 7000 S Cregier Ave Chicago, IL 60649 | \$475,000 | 9 | - | \$52,778 |
| 3 | 7044 S Cornell Ave Chicago, IL 60649 | \$403,750 | 11 | - | \$36,705 |
| 4 | 7152 S East End Ave Chicago, IL 60649 | \$1,575,417 | 29 | - | \$54,325 |
| 5 | 7147 S Constance Ave Chicago, IL 60649 | \$805,000 | 13 | - | \$61,923 |
| 6 | 6808 S East End Ave Chicago, IL 60649 | \$400,000 | - | - | - |
| 7 | 6800-6810 S Merrill Ave Chicago, IL 60649 | \$1,375,000 | 22 | - | \$62,500 |
| 8 | 6952 S Clyde Ave Chicago, IL 60649 | \$1,553,450 | 25 | - | \$62,138 |
| 9 | 6700 S Constance Ave Chicago, IL 60649 | \$4,100,000 | 78 | 0.01% | \$52,564 |
| A | 7201 S Constance Ave Chicago, IL 60649 | \$2,087,227 | 37 | - | \$56,412 |
| AVERAGES | | \$1,377,484 | 27 | 5.06% | \$53,261 |



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



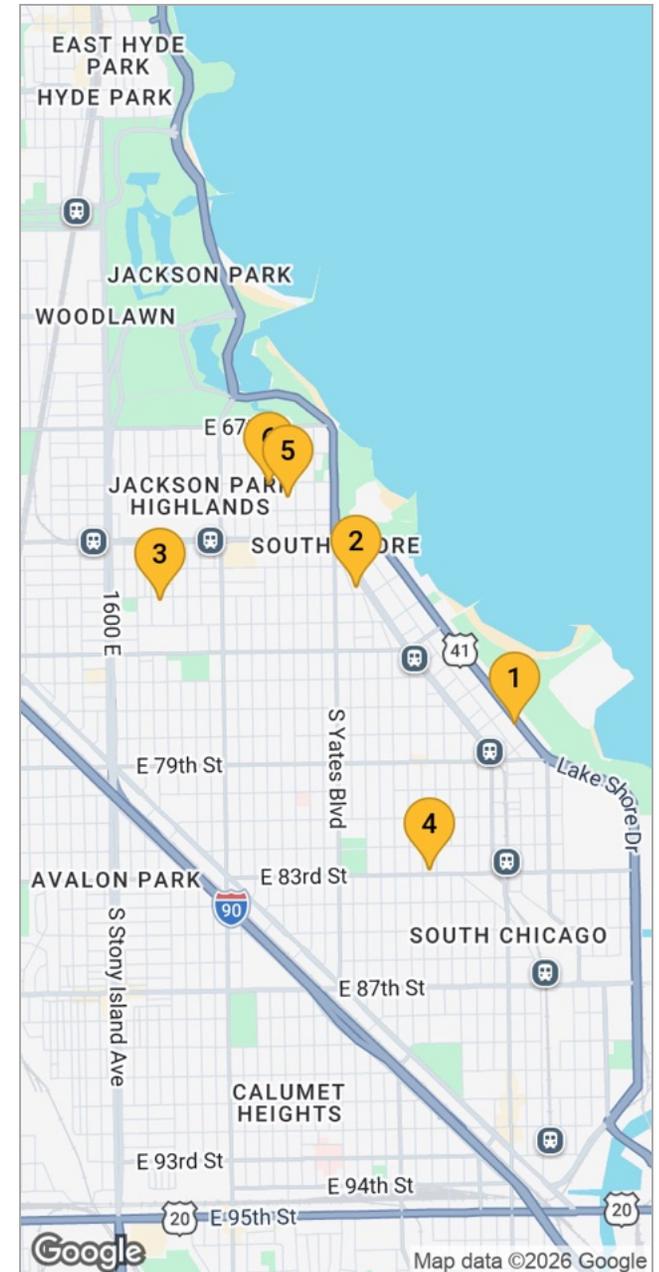
UNIT MIX

| 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 | 7818-7820 S South Shore Dr Chicago, IL 60649 | 24 | \$1,635 |
| 2 | 7251-7261 S Phillips Ave Chicago, IL 60649 | 36 | \$1,410 |
| 3 | 1751-1761 E 73rd Pl Chicago, IL 60649 | 25 | \$1,491 |
| 4 | 2710 E 83rd St Chicago, IL 60617 | 11 | \$1,395 |
| 5 | 6930-6942 S Crandon Ave Chicago, IL 60649 | 43 | \$1,410 |
| 6 | 6901 S Merrill Ave Chicago, IL 60649 | 30 | \$1,380 |
| AVERAGES | | 28 | \$1,454 |





1

7818-7820 S SOUTH SHORE DR

Chicago, IL 60649

| UNIT TYPE: | COUNT: | RENT: |
|---------------|-----------|-----------------|
| 1 BR / 1 BA | 19 | \$1,596 |
| 2 BR / 1 BA | 5 | \$1,782 |
| TOTALS | 24 | \$39,234 |



2

7251-7261 S PHILLIPS AVE

Chicago, IL 60649

| UNIT TYPE: | COUNT: | RENT: |
|---------------|-----------|-----------------|
| Studio / 1 BA | 18 | \$1,193 |
| 1 BR / 1 BA | 9 | \$1,433 |
| 2 BR / 1 BA | 9 | \$1,821 |
| TOTALS | 36 | \$50,760 |



3

1751-1761 E 73RD PL

Chicago, IL 60649

| UNIT TYPE: | COUNT: | RENT: |
|---------------|-----------|-----------------|
| 1 BR / 1 BA | 13 | \$1,419 |
| 2 BR / 2 BA | 12 | \$1,569 |
| TOTALS | 25 | \$37,275 |

4



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 |

5



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 |

6



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 | 4,321 | 13,916 | 34,481 |
| Average Age | 41 | 42 | 41 |
| Average Age (Male) | 40 | 40 | 39 |
| Average Age (Female) | 42 | 43 | 42 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 2,215 | 7,429 | 17,126 |
| # of Persons per HH | 2 | 1.9 | 2 |
| Average HH Income | \$66,886 | \$61,673 | \$58,462 |
| Average House Value | \$403,932 | \$334,424 | \$322,060 |

Demographics data derived from AlphaMap

