

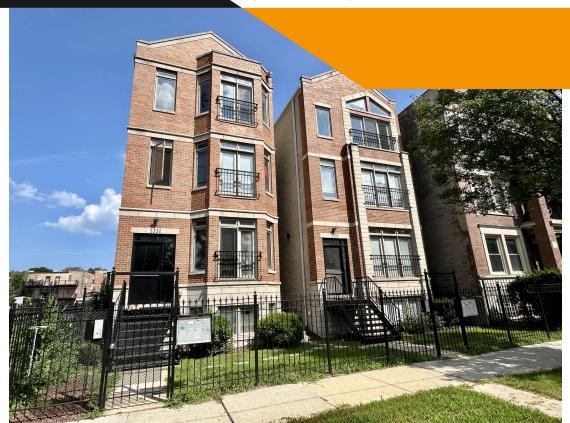


5331 S Calumet - Four-Unit Apartment Building in Washington Park A Multifamily Investment Offering

Presented by: **GENE**

HART

Broker 219.465.8584 gene.hart@33realty.com



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





OFFEDINIC CLIMANA DV

Submarket:

OFFERING SUMMARY	
Sale Price:	\$1,125,000
Building Size:	6,148 SF
Lot Size:	5,131 SF
Number of Units:	4
Price / SF:	\$182.99
Cap Rate:	7.6%
NOI:	\$89,588
As-Stabilized Cap Rate:	8.2%
As-Stabilized NOI:	\$96,750
Year Built:	2007
Renovated:	2025
Zoning:	RM-5

PROPERTY OVERVIEW

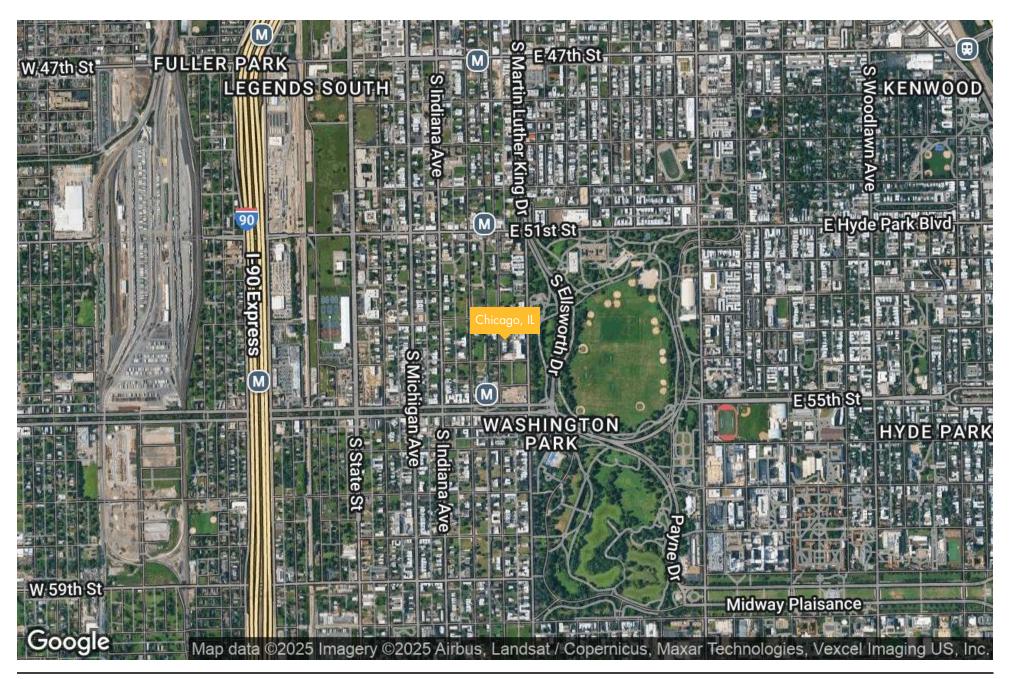
Fantastic four-unit, 2007 construction, owner-occupant investment opportunity in appreciating east Washington Park! Unit 4 has been rehabbed to feature modern improvements to be comparable to other new construction (in the area.

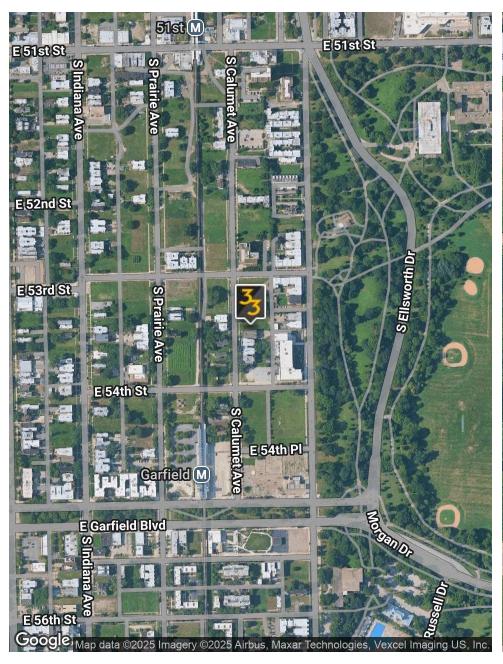
All four units are 3-bed / 2-bath and three units have in-unit laundry hook-ups. All units have hardwood and tile throughout, modern appliances, gas-forced-heat / central air, granite counter tops, in-unit hot water tanks, and individual utilities. The residences are larger than most of the new construction in the area, ranging in size between 1,200 and 1,400 SF and feature separate dining & living areas.

The property has had extensive improvements in the last year to the interior and exterior (see detailed building improvement list from broker). Other notable features: steel porches with individual outdoor spaces, sump pump and grinder pump, breaker panels in-unit, five exterior parking spaces with automatic gate, common coin laundry, new carpet and paint in common hallway, granite countertops and islands, separate living and dining areas, and updated lighting and bathroom fixtures. All kitchens have refrigerators, dishwashers, gas stoves, built-in microwaves, garbage disposals, and condo-quality cabinetry.

The current leases are below market: Unit 1 - \$2000, Unit 2 - \$2,300 (April 1 lease at 5333 \$ Calumet unit 2 recently signed to highly qualified tenant at \$2250), Unit 3 - \$2350, and Unit 4 - \$2850. This is a fantastic opportunity for an owner-occupant to occupy one unit and benefit from the income from the other three units.

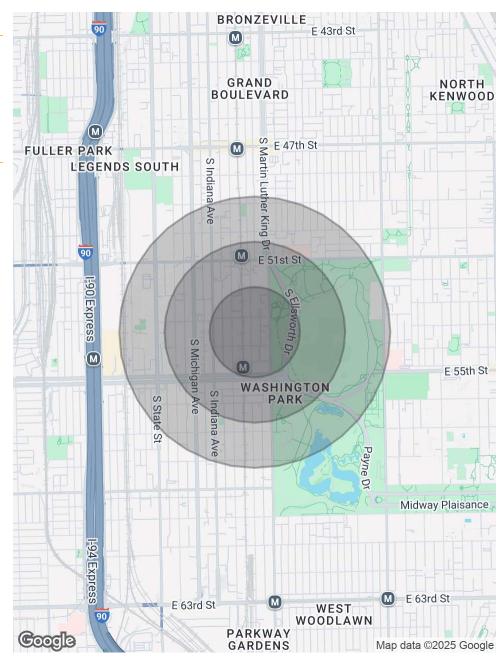
Washington Park 5333 S Calumet and 5644 S Prairie also available for sale.







POPULATION	0.2 MILES	0.4 MILES	0.6 MILES
Total Population	1,072	4,094	9,057
Average Age	36	36	37
Average Age (Male)	34	35	35
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.2 MILES	0.4 MILES	0.6 MILES
HOUSEHOLDS & INCOME Total Households	0.2 MILES 477	0.4 MILES 1,782	0.6 MILES 4,015
Total Households	477	1,782	4,015
Total Households # of Persons per HH	477 2.2	1,782 2.3	4,015 2.3



UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
1	3	2	1,150	8/1/24	7/31/26	\$1,900	\$1.65	\$2,000.00	\$1.74
2	3	2	1,250	MRKT	7/22/25	\$2,050	\$1.64	\$2,300.00	\$1.84
3	3	2	1,325	CHA-1	8/31/25	\$2,074	\$1.57	\$2,350.00	\$1. <i>77</i>
4	3	2	1,400	VACANT	VACANT	\$2,850	\$2.04	\$2,850.00	\$2.04
TOTALS/AVERAGES			5,125			\$8,874	\$1.73	\$9,500	\$1.85

INVESTMENT OVERVIEW	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
Price	\$1,125,000	\$1,125,000
Price per Unit	\$281,250	\$281,250
GRM	10.6	9.9
CAP Rate	8.0%	8.6%
Cash-on-Cash Return (yr 1)	13.82 %	17.0 %
Total Return (yr 1)	\$31,088	\$38,250
Debt Coverage Ratio	1.53	1.65
OPERATING DATA	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
Gross Scheduled Income	\$106,488	\$114,000
Other Income	\$500	\$500
Gross Income	\$106,988	\$114,500
Operating Expenses	\$17,400	\$1 <i>7,75</i> 0
Net Operating Income	\$89,588	\$96 <i>,75</i> 0
Pre-Tax Cash Flow	\$31,088	\$38,250
FINANCING DATA	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
Down Payment	\$225,000	\$225,000
Loan Amount	\$900,000	\$900,000
Debt Service	\$58,500	\$58,500
Debt Service Monthly	\$4,875	\$4,875
Principal Reduction (yr 1)	\$0	\$ 0

INCOME SUMMARY	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
In-Place Rental Income	\$106,488	\$114,000
Coin Laundry	\$500	\$500
GROSS INCOME	\$106,988	\$114,500
EXPENSE SUMMARY	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
Real Estate Taxes (Est.)	\$7,500	\$ <i>7,</i> 500
Insurance	\$2,400	\$2,750
Gas	\$1,000	\$1,000
Electric	\$500	\$500
Water (\$600/Unit/Year)	\$2,400	\$2,400
Repairs & Maintenance (\$600/Unit/Year)	\$2,400	\$2,400
Reserves (\$300/unit/year)	\$1,200	\$1,200
GROSS EXPENSES	\$17,400	\$17,750
NET OPERATING INCOME	\$89,588	\$96,750



Matterport Property Report:

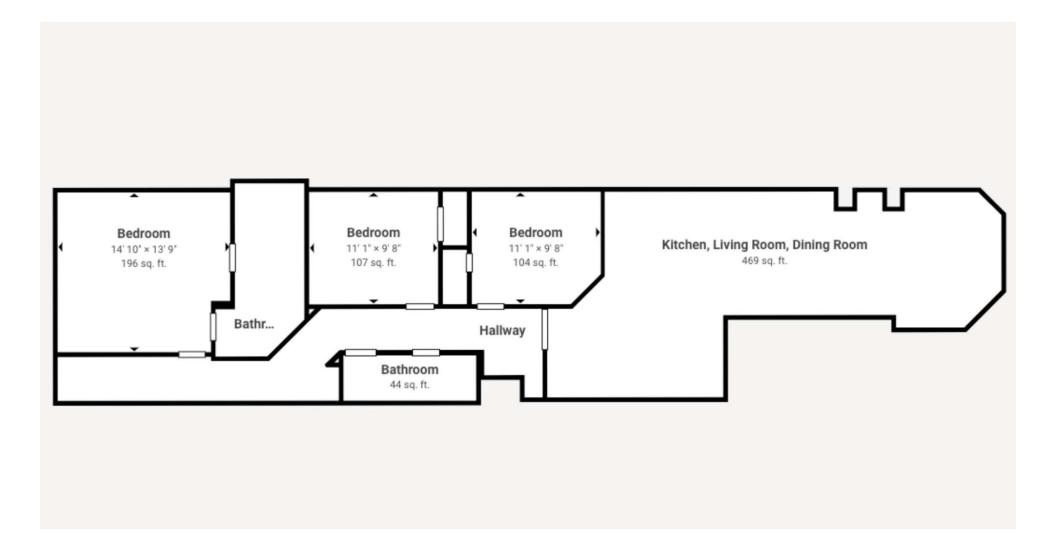
5331-1 S Calumet Ave

Indoor Scanned Area - Full Property 1,099 sq. ft. | Floor 1 1,099 sq. ft.

Sizes and dimensions are approximate, actual may vary









Matterport Property Report:

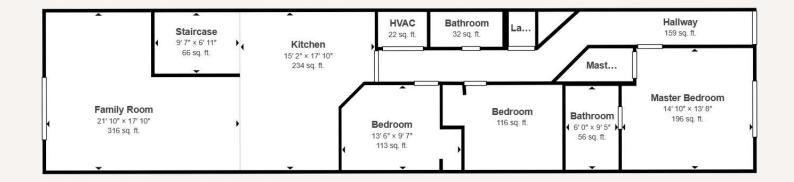
5333-3 S Calumet Ave

Indoor Scanned Area - Full Property 1,273 sq. ft. | Floor 1 1,273 sq. ft.

Sizes and dimensions are approximate, actual may vary



Page 13



5331-4 S Calumet Ave

Indoor Scanned Area - Full Property 1,356 sq. ft. | Floor 1 1,356 sq. ft.

Sizes and dimensions are approximate, actual may vary







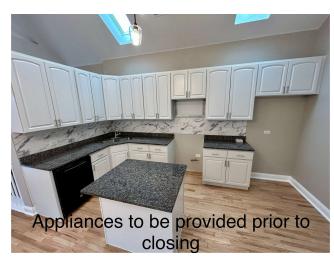




Unit 4 - Living Room

Unit 4 - Living Room

Unit 4 - Dining Area



Unit 4 - Kitchen



Unit 4 - Master Bathroom



Unit 4 - Master Bedroom







Unit 2 - Living Room

Unit 2 - Dining Area

Unit 2 - Kitchen



Unit 2 - Master Bedroom



Unit 2 - Master Bathroom



Unit 2 - Second Bathroom







Unit 1 - Dining Area



Unit 1 - Kitchen



Unit 1 - Master Bathroom



Unit 1 - Guest Bathroom



Unit 1 - Master Bedroom







Unit 3 - Dining Area



Unit 3 - Kitchen



Unit 3 - Kitchen



Unit 3 - Master Bedroom



Unit 3 - Master Bathroom



5331 S CALUMET – PERTINENT BUILDING INFORMATION

Building Improvements and Characteristics

- Gas-forced-heat and central air
- Individual hot water tanks in-unit
- Laundry hook-ups for units 2, 3, and 4 & common coin laundry room
- Steel porches extensive repairs and repainted. Individual outdoor spaces for units 2, 3, and 4
- Residents pay electric and gas (hot water, cooking, heat)
- Sump pump and grinder pit
- Electrical boxes in-unit
- New exterior lighting
- Cameras (1 front; 4 rear; each unit has control of their camera)
- New steel front stairs (2025)
- 5 parking spaces and automatic gate entry
- Common hallway paint, carpet, and lighting (2025)
- Landscaping (2025)
- Coin laundry machines (2025)
- Kitchens: granite countertops, condo-quality cabinets, garbage disposals, new faucets
- North exterior wall sealed in 2024
- Main sewer line hydro jetted (Fall 2024)

Unit 1

- Extensive rehab throughout in 2024 before move-in
- Fans, light fixtures, bathroom fixtures, garbage disposal, kitchen faucet, and paint throughout

Unit 2

- Extensive rehab throughout in 2024 before move-in
- Refinished floors, all new appliances, fans, paint throughout, bathroom fixtures, bathroom fans, kitchen faucet, garbage disposal, and light fixtures

Unit 3

- Long-term CHA resident
- Repairs to interior (2025)

Unit 4

- Ideal for owner-occupant

357 W. CHICAGO AVE CHICAGO IL, 60654 / 773.327.4975/ 33REALTY.COM



- Full rehab to modern condo / new construction standards
- Refinished floors, new trim throughout, closet systems (Rubbermaid), backsplash tile in kitchen, lighting fixtures, two bathroom vanities, LED mirrors in bathrooms, toilets, garbage disposal, ceiling fans (4), paint throughout, doors, bathtub and tile in rear (master) bedroom, bathroom fans, kitchen and bathroom faucets, refinished kitchen cabinets, LED can lighting, p-trap replacements throughout, entryway carpet, kitchen appliances, and stackable laundry

OTHER

- All units below market rent. Market rent: Unit 1 \$2000, Unit 2 \$2250 (recent lease at 5333 S Calumet for \$2,250 to highly qualified market tenant), Unit 3 \$2350, Unit 4 \$2850
- No delinquencies
- Units have larger floor plans than new 3-4 flats in Washington Park, Bronzeville, Woodlawn, large outdoor space, and parking spaces for each unit.
- 1.5 blocks to 55th/Garfield Green Line L
- Significant new development in immediate area with additional projects planned
- Adjacent to Burke Elementary School
- One block to Washington Park



GENE HART

Broker

gene.hart@33realty.com

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11 - Real Estate Program
DePaul University - Honors Program - Liberal Studies

33 Realty 357 W. Chicago Chicago, IL 60657 773.327.4975