



JAMESON.

OFFERING
MEMORANDUM

1533 N. WIELAND ST.

CHICAGO, IL

NICOLE LINARES

SENIOR VICE PRESIDENT

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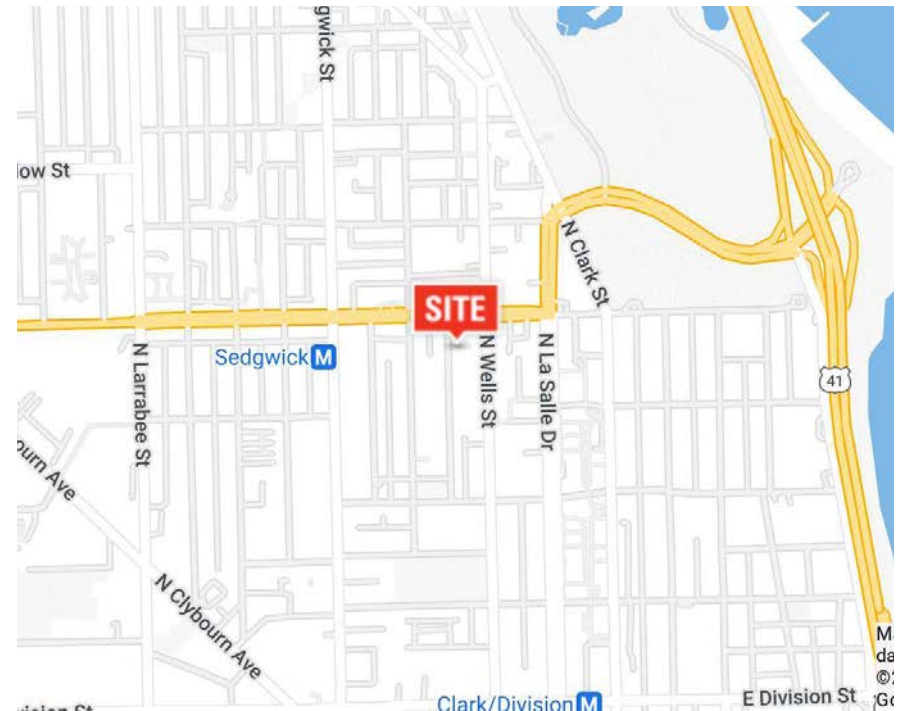
PROPERTY
INFORMATION

EXECUTIVE SUMMARY

Introducing an exclusive opportunity from Jameson Commercial located at 1533-1537 North Wieland St in Chicago's vibrant Old Town neighborhood. This impressive 10,740 SF multi-family building, fully renovated in January 2023 and originally built in 1968, stands prominently near the intersection of N Wieland St and W North Ave. The property features a total of 20 units across five stories, offering a mix of 8 studio apartments with one bathroom each and 12 one-bedroom apartments with one bathroom each.

Each unit at 1533-1537 North Wieland St boasts modern amenities including stainless steel appliances, dishwashers, and elegantly tiled bathrooms. Central heating and air conditioning ensure year-round comfort, while the convenience of in-unit laundry adds to the appeal for tenants. Residents benefit from proximity to the Sedgwick Brown Line CTA stop, providing easy access to transportation. Garage parking is available on-site, further enhancing convenience for tenants. This fully renovated property presents an attractive investment opportunity, positioned for strong returns with its desirable location and modern amenities.

SALES PRICE:	\$6,595,000
NUMBER OF UNITS:	20
PRICE PER UNIT:	\$348,750
NOI:	\$382,148

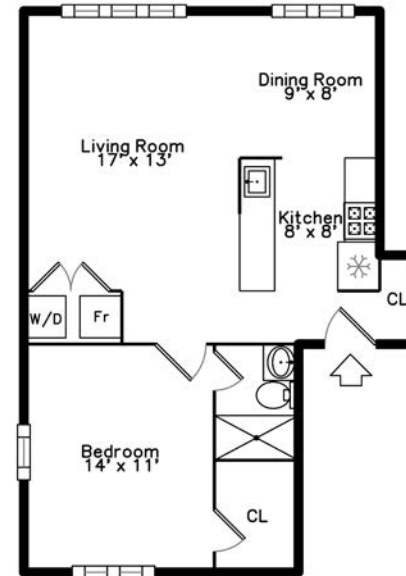
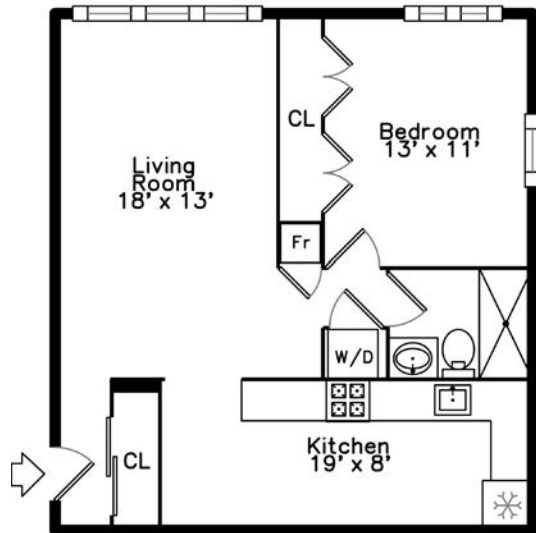
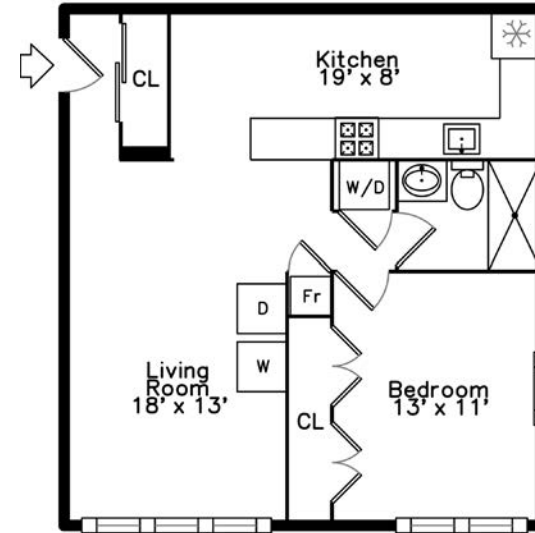
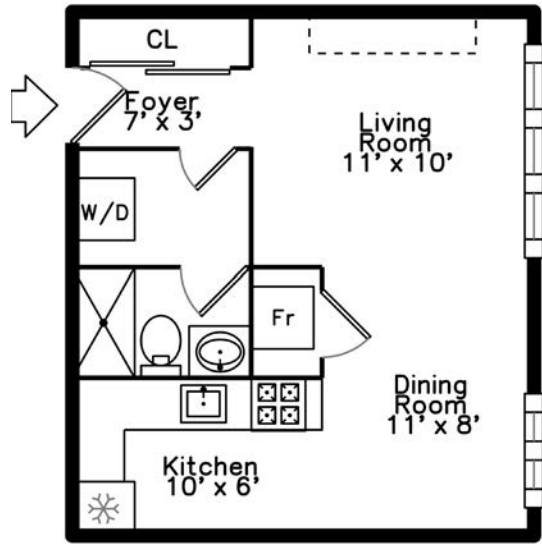


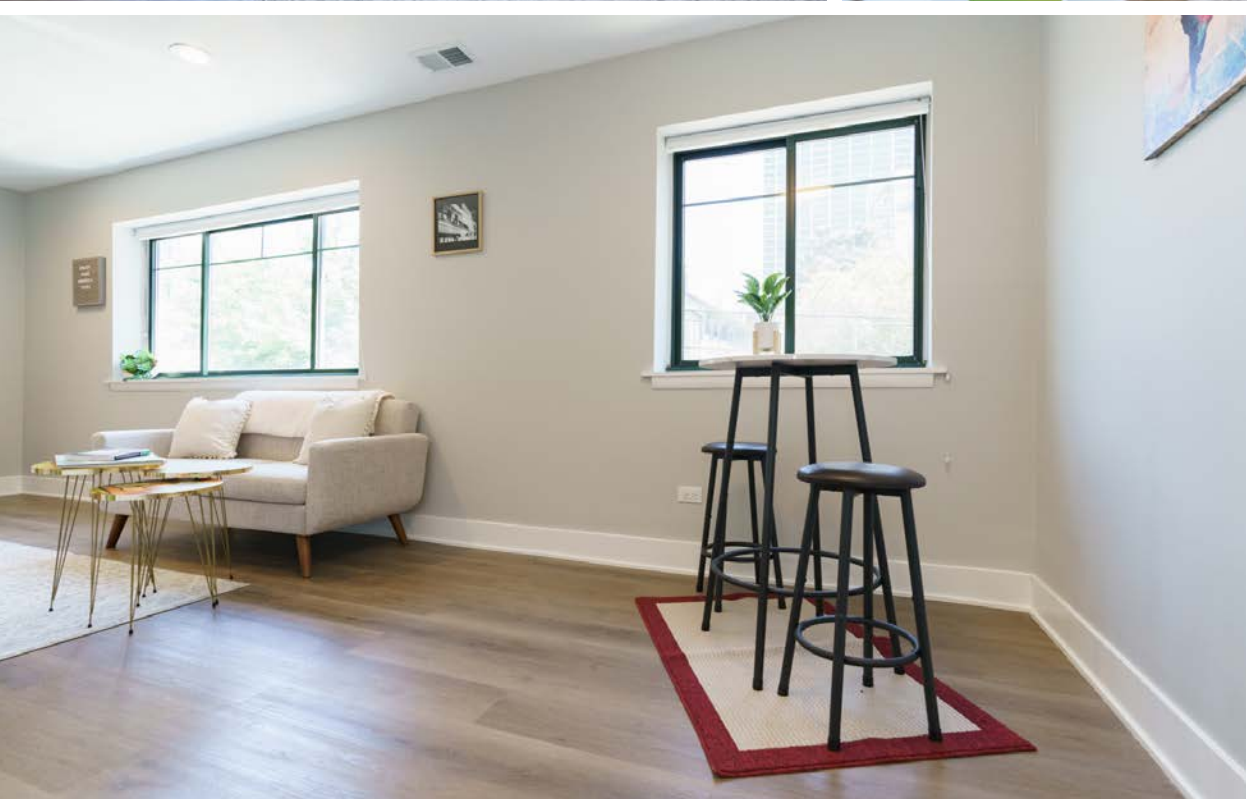
PROPERTY HIGHLIGHTS

PROPERTY GLA:	10,740 SF	NUMBER OF UNITS:	20
STORIES:	5	PRICE PER UNIT:	\$348,750
YEAR BUILT:	1968	CAP RATE:	5.48%
YEAR RENOVATED:	2022	NOI:	\$382,148
ZONING:	RM-5	STABILIZED CAP RATE:	6.78%
PROPERTY MIX:	8 STUDIOS, 12 ONE BED/ONE BATH	STABILIZED NOI:	\$407,222

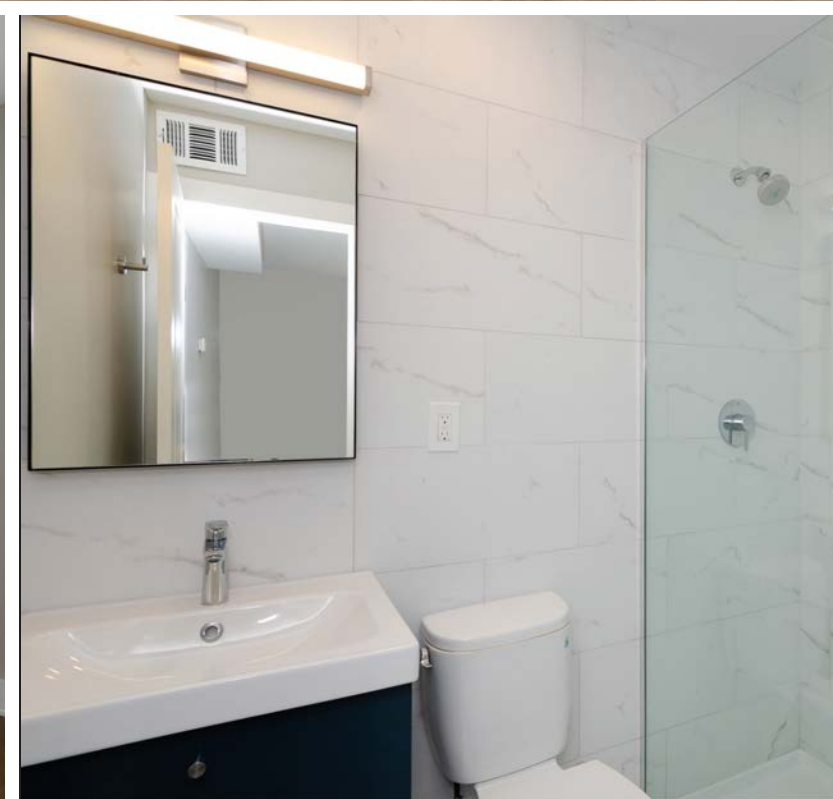


PROPERTY FLOORPLANS





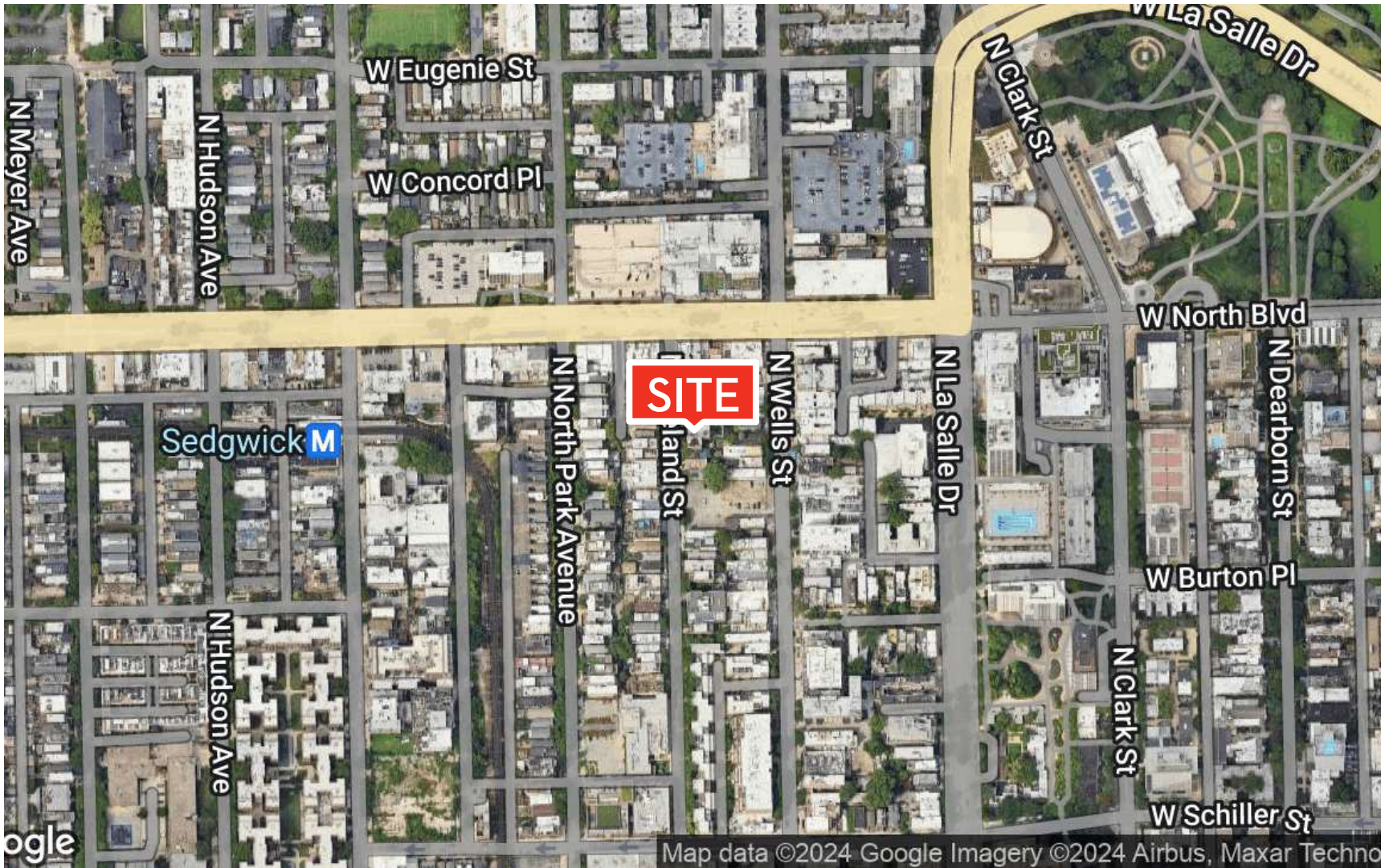






LOCATION
INFORMATION

REGIONAL MAP



TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
Belmont Station (Brown, Purple, & Red Lines)	2 min	11 min	0.6 mi
Wellington Station (Brown & Purple Lines)	3 min	13 min	0.6 mi
Diversey Station (Brown & Purple Lines)	3 min	17 min	
Addison Station (Red Line)	3 min	19 min	

COMMUTER RAIL	DRIVE	DISTANCE
Clybourn Station Commuter Rail <i>(Union Pacific North & Northwest)</i>	6 min	2.7 mi
Ravenswood Station Commuter Rail <i>(Union Pacific North)</i>	7 min	3.0 mi

AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	25 min	14.9 mi
Chicago Midway International Airport	25 min	16.7 mi

POINTS OF INTEREST





MARKET
INFORMATION

CHICAGOLAND MARKET DATA

9.5 MILLION+

population - 3rd largest in the United States

3RD LARGEST

gross metropolitan product exceeding \$680 BN

4.5 MILLION+

employees-3rd largest labor pool in the U.S.

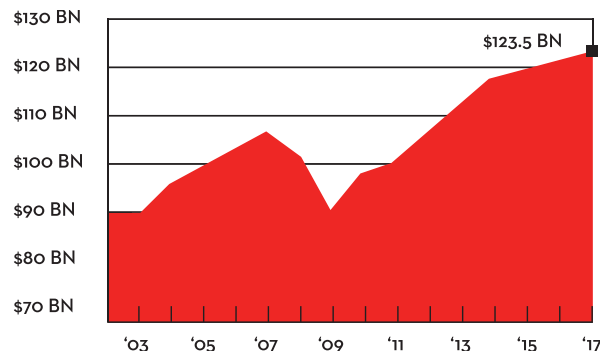
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



12%
DIVERSIFIED WORKFORCE

the largest portion of the workforce employed by any single industry

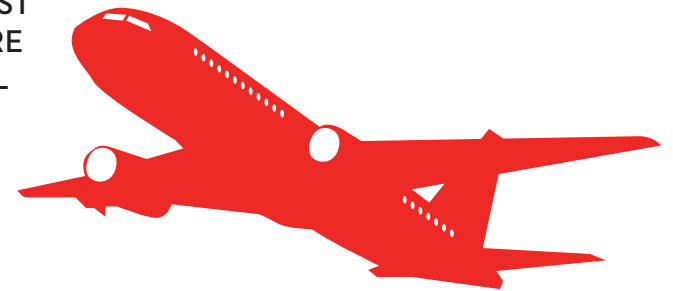
EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

WORLD'S BUSIEST AIRPORT: O'HARE INTERNATIONAL AIRPORT

79,828,183 passengers

903,000 flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

303 MILES OF BIKE LANES

2nd highest percentage of commuters riding their bikes to work

714K



people with bachelor's degrees or greater live in the City of Chicago

145K



annual graduates from 138 degrees-granting colleges & universities

CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

more than any other city in the United States

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX
3 World series



CHICAGO CUBS
3 World series



CHICAGO BEAR
9 Championships

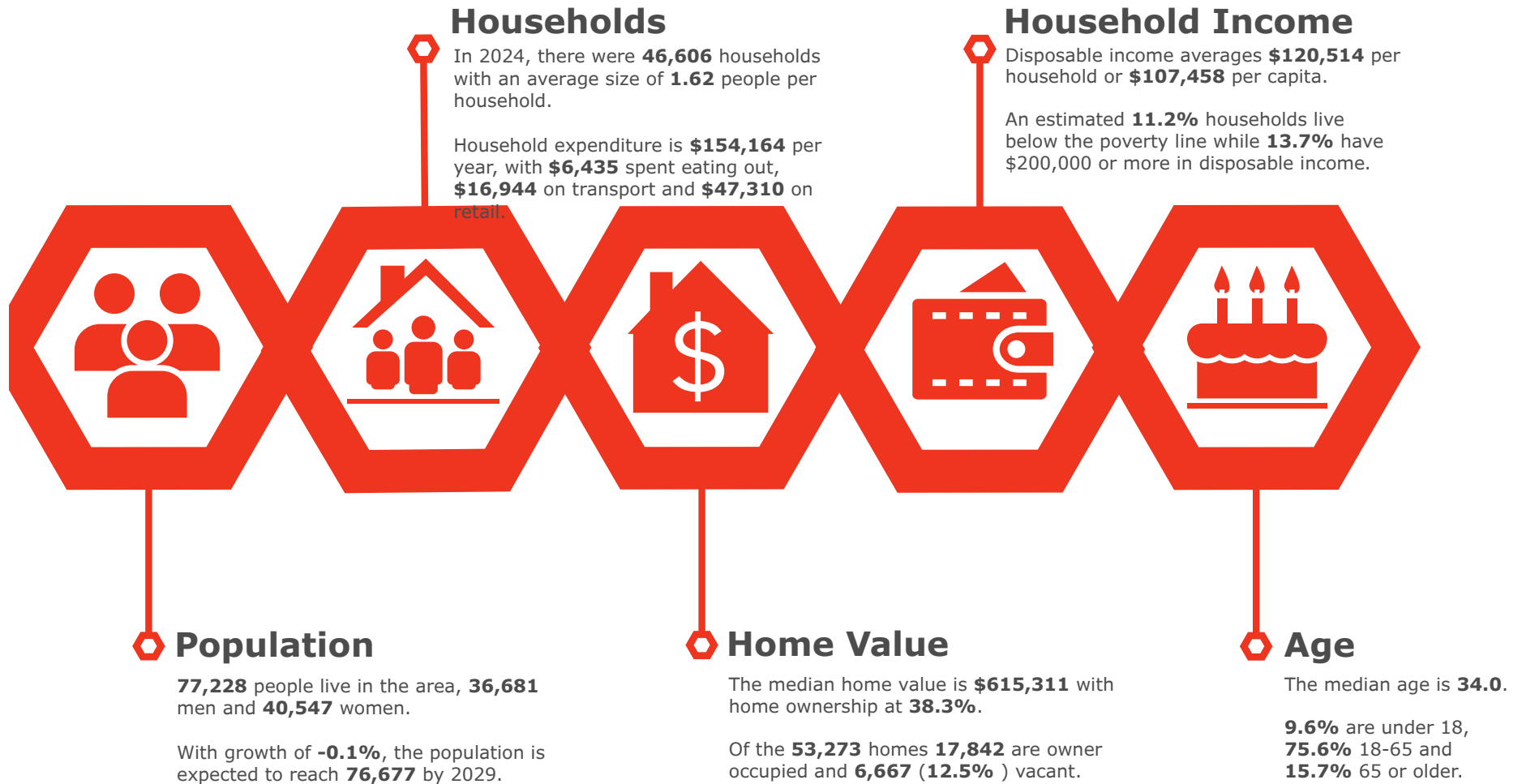


CHICAGO BLACKHAWKS
9 Stanley Cups



CHICAGO BULLS
6 NBA Championships

DEMOGRAPHIC INSIGHTS





FINANCIAL ANALYSIS

UNIT MIX

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
Studio / 1 BA	8	40.0	375	\$1,694	\$4.52	\$1,750	\$4.67
1 BR / 1 BA	12	60.0	645	\$2,328	\$3.61	\$2,450	\$3.80
TOTALS/AVERAGES	20	100%	10,740	\$41,488	\$3.86	\$43,400	\$4.04

RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
1A	0	1	375	\$1,625	\$4.33	\$1,695.00	\$4.52
1B	1	1	645	\$2,245	\$3.48	\$2,295.00	\$3.56
1C	1	1	645	\$2,395	\$3.71	\$2,395.00	\$3.71
1E	1	1	645	\$2,295	\$3.56	\$2,395.00	\$3.71
1D	0	1	375	\$1,795	\$4.79	\$1,795.00	\$4.79
2A	0	1	375	\$1,700	\$4.53	\$1,775.00	\$4.73
2B	1	1	645	\$2,295	\$3.56	\$2,395.00	\$3.71
2C	1	1	645	\$2,245	\$3.48	\$2,395.00	\$3.71
2D	0	1	375	\$1,595	\$4.25	\$1,695.00	\$4.52
2E	1	1	645	\$2,445	\$3.79	\$2,495.00	\$3.87
3A	0	1	375	\$1,650	\$4.40	\$1,750.00	\$4.67
3B	1	1	645	\$2,145	\$3.33	\$2,395.00	\$3.71
3C	1	1	645	\$2,270	\$3.52	\$2,395.00	\$3.71
3D	0	1	375	\$1,595	\$4.25	\$1,695.00	\$4.52
3E	1	1	645	\$2,450	\$3.80	\$2,495.00	\$3.87
4A	0	1	375	\$1,900	\$5.07	\$1,850.00	\$4.93
4B	1	1	645	\$2,395	\$3.71	\$2,495.00	\$3.87
4C	1	1	645	\$2,280	\$3.53	\$2,495.00	\$3.87
4D	0	1	375	\$1,695	\$4.52	\$1,750.00	\$4.67
4E	1	1	645	\$2,475	\$3.84	\$2,595.00	\$4.02
TOTALS/AVERAGES			10,740	\$41,490	\$3.86	\$43,245	\$4.13

INVESTMENT OVERVIEW

INVESTMENT OVERVIEW	CURRENT	STABILIZED
Price	\$6,975,000	\$6,975,000
Price per Unit	\$348,750	\$348,750
GRM	14.0	12.3
CAP Rate	5.5%	5.9%

OPERATING DATA	CURRENT	STABILIZED
Gross Scheduled Income	\$497,880	\$566,400
Other Income	\$49,140	\$44,613
Total Scheduled Income	\$536,020	\$583,740
Vacancy Cost	\$14,936	\$16,992
Gross Income	\$521,083	\$566,748
Operating Expenses	\$138,935	\$156,470
Net Operating Income	\$382,148	\$410,277

PROPERTY INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PER UNIT	STABILIZED	PER UNIT
Rental Income	\$497,880	\$24,894.00	\$518,940	\$25,947.00
Bundled Services	\$20,640	\$1,032.00	\$24,000	\$1,200.00
Parking	\$16,500	\$825.00	\$28,800	\$1,440.00
Other Income	\$1,000	\$50.00	\$12,000	\$600.00
GROSS INCOME	\$536,020	\$26,801.00	\$583,740	\$29,187.00
EXPENSE SUMMARY	CURRENT	PER UNIT	STABILIZED	PER UNIT
Taxes	\$42,542	\$2,127.10	\$55,000	\$2,750.00
Insurance	\$14,153	\$707.65	\$14,153	\$707.65
Snow Removal	\$1,040	\$52.00	\$1,040	\$52.00
Landscape	\$240	\$12.00	\$240	\$12.00
Electric	\$1,903	\$95.17	\$1,903	\$95.17
Gas	\$1,896	\$94.83	\$1,896	\$94.83
Phone & Internet	\$8,690	\$434.53	\$8,690	\$434.53
Water & Sewer	\$2,249	\$112.50	\$2,250	\$112.50
Trash Removal	\$2,911	\$145.57	\$2,911	\$145.57
Leasing Commissions (40% Turnover)	\$16,596	\$829.80	\$17,298	\$864.90
Turnover	\$2,437	\$121.85	\$2,500	\$125.00
Janitor	\$4,800	\$240.00	\$5,000	\$250.00
Elevator Service	\$3,000	\$150.00	\$3,000	\$150.00
Maintenance & Repairs (3%)	\$15,632	\$781.60	\$15,220	\$761.02
Management (5%)	\$20,843	\$1,042.15	-	-
Management (5%)	-	-	\$25,367	\$1,268.37
GROSS EXPENSES	\$138,935	\$6,946.75	\$156,470	\$7,823.54
NET OPERATING INCOME	\$382,148	\$19,107.43	\$410,277	\$20,513.86



COMPARABLES

SALES COMPARABLES



	UNIT TYPE	PRICE	NO. UNITS	CAP RATE	PRICE/UNIT
1.	1900-1916 N. Lincoln Park W	\$9,600,000	28	4.78%	\$342,857
2.	159 W. Goethe Street	\$4,600,000	14	4.75%	\$328,571
3.	227 E. Walton Place	\$10,500,000	25		\$420,000
4.	1951 N. Fremont Street	\$2,465,000	7	3.10%	\$352,143



ADDITIONAL
INFORMATION

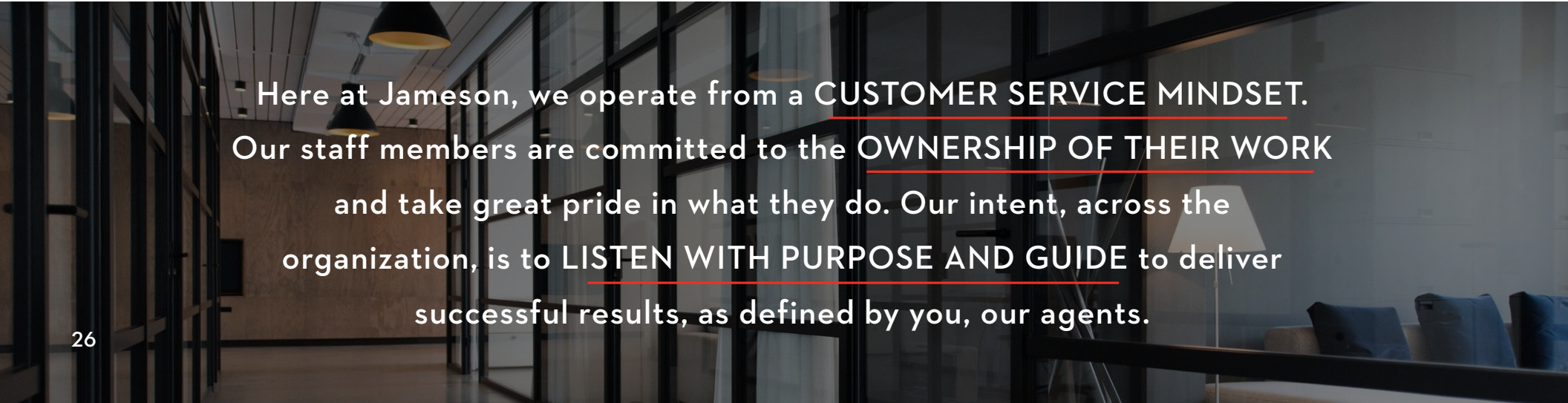
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

WHY WORK WITH US

1

THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

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