



STABILIZED NEW CONSTRUCTION TRIPLEX PORTFOLIO

Bronzeville (Chicago)



KWILL RE presents three newly constructed triplexes located at 4153, 4155, and 4157 S Prairie Avenue, representing a rare, stabilized investment opportunity in the heart of Bronzeville. Each building features three modern 3-bedroom, 2-bathroom units with in-unit laundry, enclosed parking, and high-end contemporary finishes. Constructed between 2023 and 2024, the assets are fully leased and performing, providing investors with immediate cash flow and minimal operational friction.

The opportunity for a purchaser is: 1) enjoy immediate cash flow from 100% occupied units; 2) new construction requires little capital requirements; and 3) in-place rents are at or below comparable properties, meaning rent growth is immediately available.

Ten minutes south of Downtown, Bronzeville is a rapidly appreciating neighborhood situated along Chicago's famed Lakefront and blocks away from Washington Park, numerous cultural landmarks, and public transportation. It is bordered by Kenwood and Hyde Park, home to the prestigious University of Chicago.

PROPERTY HIGHLIGHTS

Pricing Guidance Call for Information

PGI/NOI \$196,494

Units All Market Rate

Current Occupancy 100%

Address	Units	Bd	Ba	Area
4153 S Prairie	3	3	2	1,350 SF
4155 S Prairie	3	3	2	1,350 SF
4157 S Prairie	3	3	2	1,350 SF

In-Place Rent	Market Rent
\$2,350	\$2,844 for New Construction
\$2,675	Highest Rent Achieved So Far



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OPERATING STATEMENT		
	TOTALS	PER UNIT/MO
POTENTIAL GROSS INCOME	\$288,900	\$2,675
NATURAL VACANCY	3%	
ADJUSTED CURRENT GROSS INCOME	\$280,233	\$2,595
EXPENSES	\$83,779	\$775
NET OPERATING INCOME	\$196,454	\$1,819



PLEASE CONTACT FOR MORE INFORMATION:

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