

2435 S California

Ave Chicago, IL 60608



THE AXON GROUP AT EXP REALTY

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This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein. It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment. eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum.

eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or noninfringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net. The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived. The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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Property Information

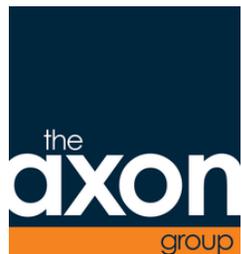
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EXECUTIVE SUMMARY

Large brick 6-unit overlooking California Boulevard. In place 7% CAP rate with rental upside. Plus potential to add 2 more garden units with existing city approved plans conveyed in price. Great corner building with 3 full floor units, plus a coach house with 3 additional units. The property was gut renovated in 2017 and still has a great value add opportunity through bringing rents to market. The modern units feature granite, hardwood, central forced air HVAC, dishwashers, in-unit W/D and spacious bedrooms and bathrooms. Long time professional property management is willing to stay in place making this a true turn key investment in a rapidly appreciating sub market.

PRICE	\$1,100,000
UNIT COUNT	6 TOTAL (2 BUILDINGS)
CURRENT CAP RATE PRO FORMA	6.8% 8.7%
TOTAL BEDROOMS	15
TOTAL BATHROOMS	10



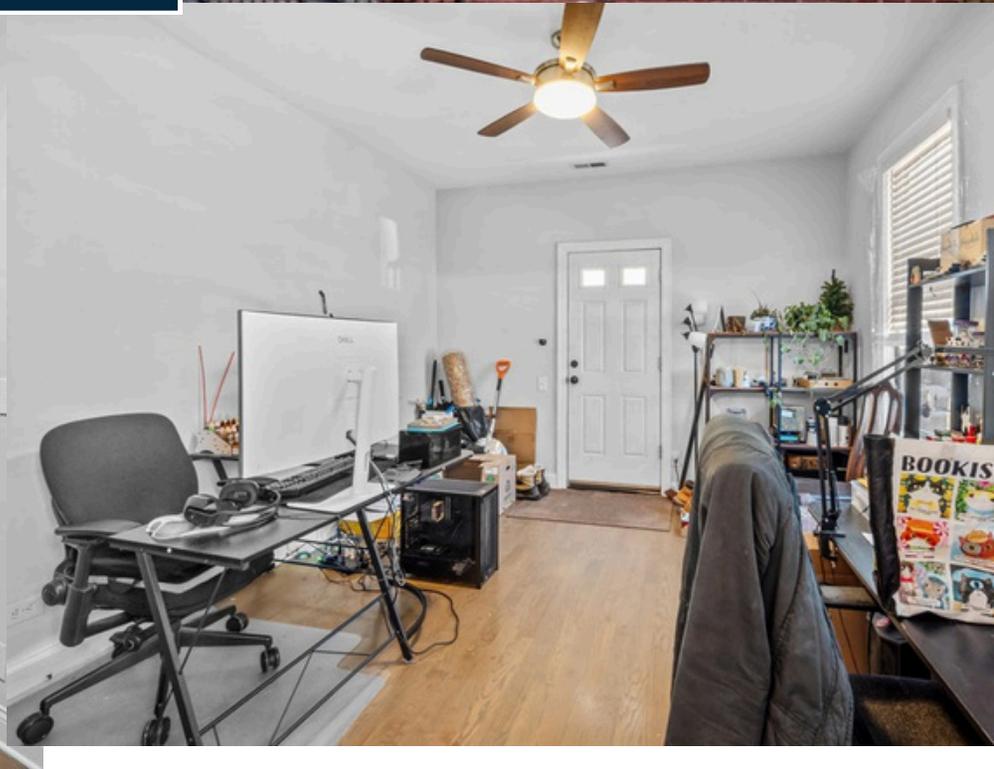
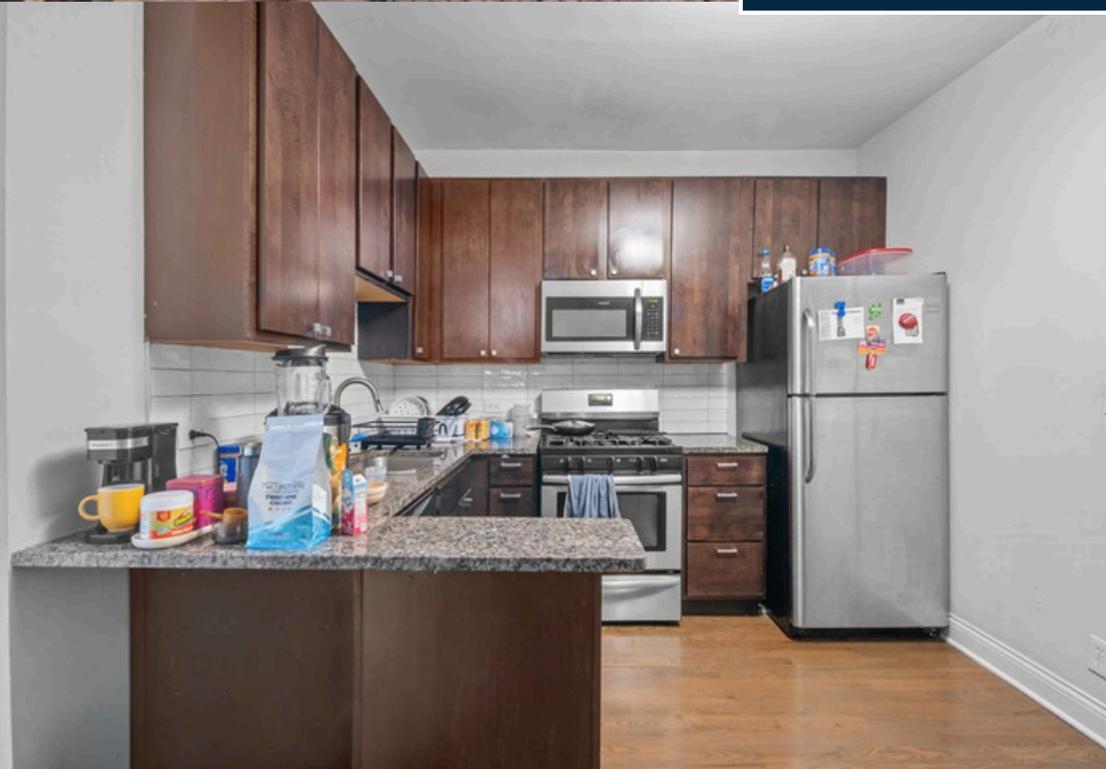
Michael Scanlon & Jake Fugman
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The background is a solid dark blue color. A faint, light blue grid pattern is visible, consisting of vertical and horizontal lines. A curved line, resembling a portion of a circle or a dome, is drawn across the right side of the image, starting from the bottom and curving upwards and to the right. The word "Photos" is written in a bold, white, sans-serif font in the lower-left corner.

Photos



PHOTOS





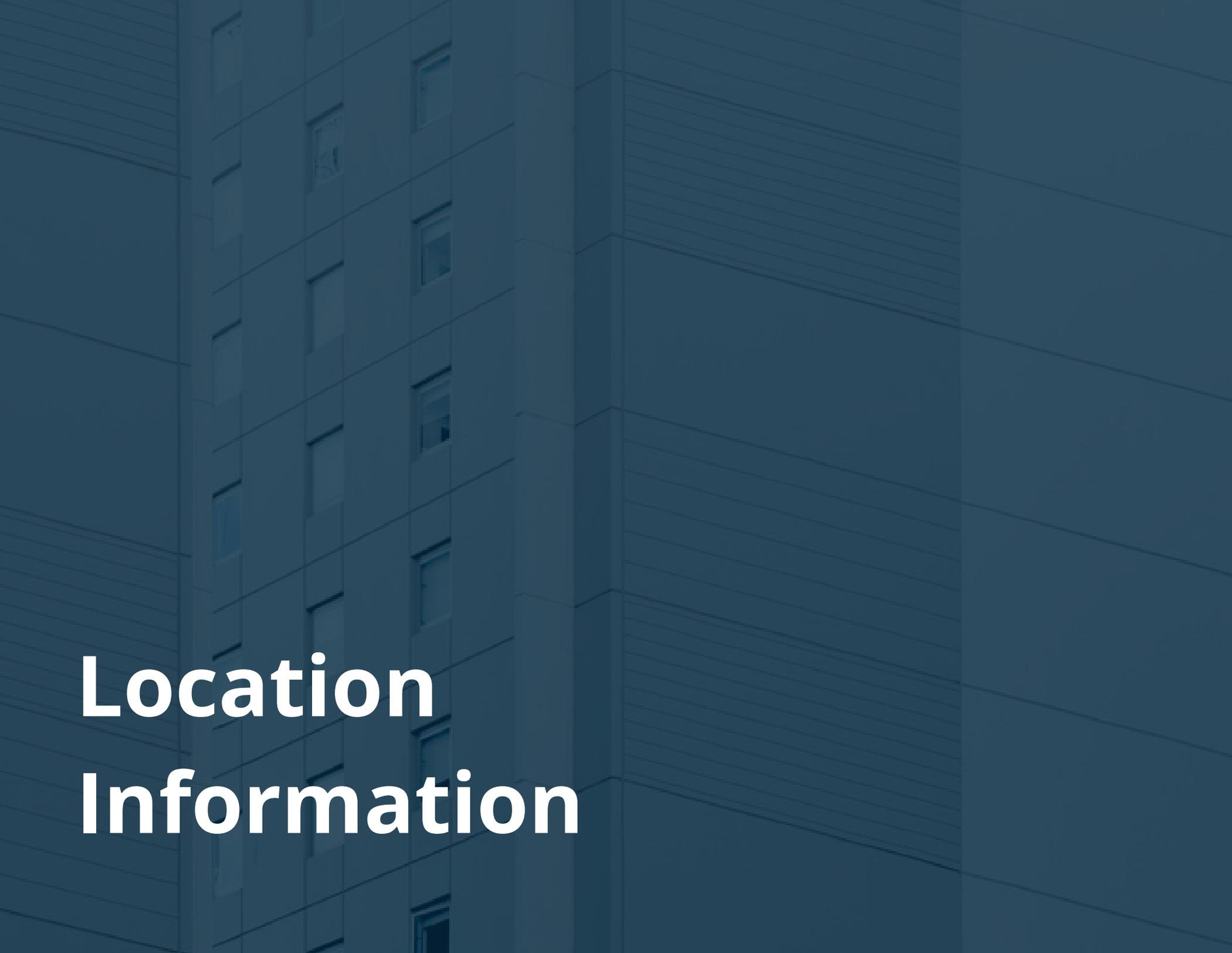
ADDITIONAL
PHOTOS





ADDITIONAL
PHOTOS





Location Information

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NEIGHBORHOOD OVERVIEW

2435 S California Ave is located in Marshall Square, a vibrant neighborhood between Pilsen and Little Village wand culturally rich neighborhood on Chicago's Southwest Side. Known for its strong Mexican-American and Latino heritage, the area is full of family-owned restaurants, shops, and community businesses, especially along 26th Street. The neighborhood is highly walkable, with convenient access to groceries, services, and public transit, including CTA buses and the Pink Line. Residents enjoy a close-knit, lively community with local festivals and events, though some caution is advised regarding safety at night. Nearby parks like Douglas Park and McKinley Park offer recreational space, making the area, convenient, and culturally immersive urban area that balances community charm with typical city life.

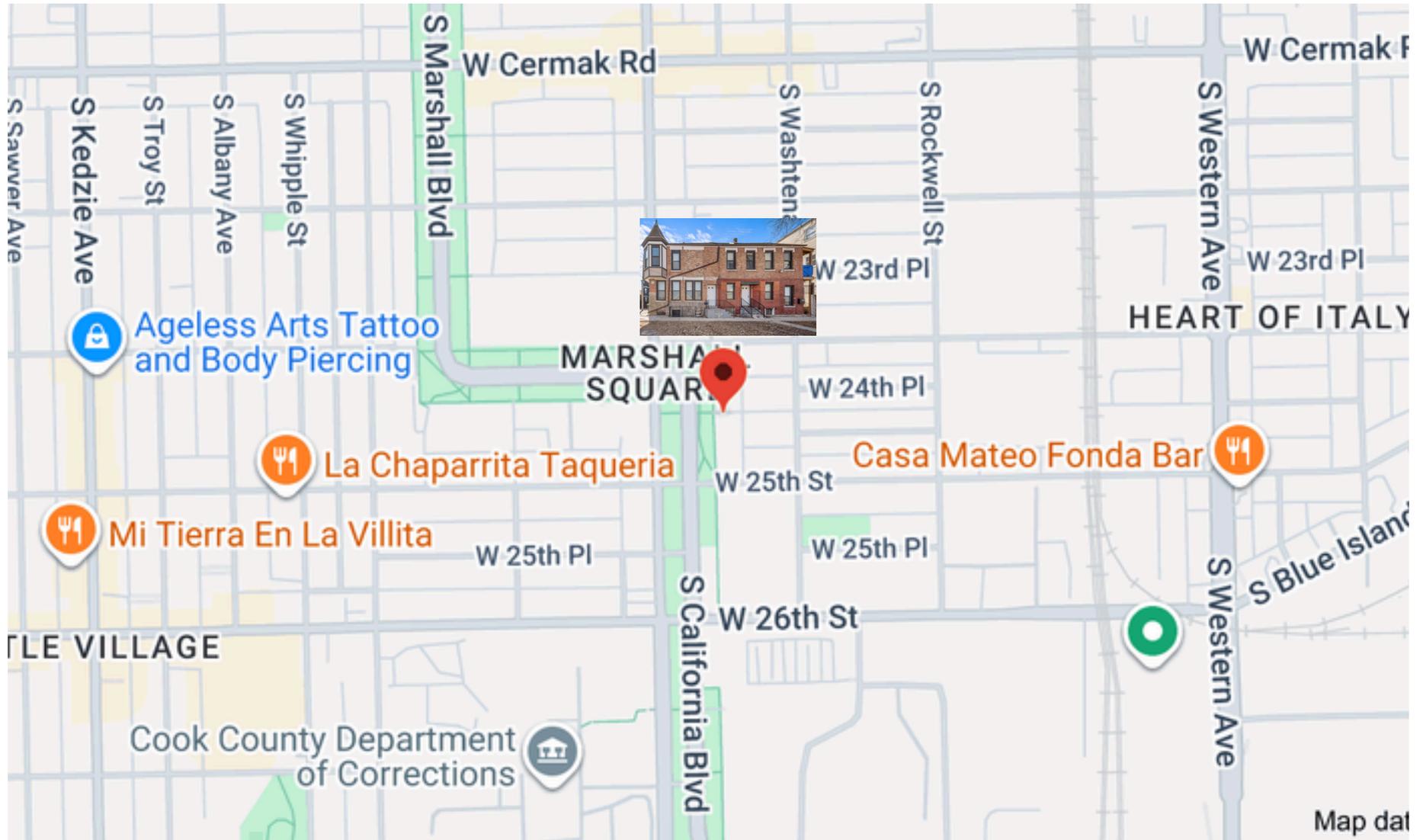


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AREA MAP



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Property Highlights

Property Highlights

- Fully gut-rehabbed in 2017
- Strong upside with value add potential
 - Existing natural upside of \$1000+/-mo to bring units to market
 - Zoning allows addition of two garden units to add \$32,000+/-yr gross rent
- Condo-quality units with top-of-the-line finishes
 - Hardwood flooring throughout
 - Stainless steel appliances (including dishwashers)
 - In-unit laundry
 - Central A/C
- Located in the heart of Chicago's desirable West Pilsen neighborhood
- Walking distance to shops, cafes, and local amenities
- Excellent transit access near Pink Line, I-290, and bus routes
- Street parking available nearby for tenants





Financial Analysis

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RENT ROLL - CURRENT

UNIT	TYPE	SQ FOOTAGE	CURRENT RENT	MARKET RENT	LEASE DATES
1F	3BD / 2BA	1050	\$1,700	\$1,900	05/01/2021 - 06/30/2026
2F	3BD / 2BA	1100	\$1,745	\$2,000	06/01/2025 - 05/31/2026
3F	3BD / 2BA	1100	\$1,595	\$2,000	09/01/2020 - 05/31/2026
CH2	3BD / 2BA	1200	\$1,845	\$2,100	05/15/2024 - 05/31/2026
CH1F	2BD / 1BA	920	\$1,440	\$1,600	11/15/2023 - 06/30/2026
CH1R	1BD / 1BA	600	\$1,195	\$1,300	11/01/2024 - 06/30/2026
TOTAL MONTHLY INCOME			\$9,520	\$10,900	

*Tenants pays own gas and electric utilities

RENT ROLL - PRO FORMA WITH BUILT OUT BASEMENT UNITS

UNIT	TYPE	SQ FOOTAGE		MARKET RENT	
1F	3BD / 2BA	1050		\$1,900	
2F	3BD / 2BA	1100		\$2,000	
3F	3BD / 2BA	1100		\$2,000	
CH2	3BD / 2BA	1200		\$2,100	
CH1F	2BD / 1BA	920		\$1,600	
CH1R	1BD / 1BA	600		\$1,300	
G1	1BD / 1BA	550	-	\$1,300	GARDEN BUILD OUT \$75,000
G2	1BD / 1BA	550		\$1,300	GARDEN BUILD OUT \$75,000
TOTAL MONTHLY INCOME				\$13,500	

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FINANCIAL SUMMARY

PRICE	\$1,100,000
CAP RATE	6.7%
GRM	10.38
PROJECTED IRR	19.79%
NOI	\$73,230

OPERATING INCOME

INCOME ANALYSIS	ANNUAL	MONTHLY	NOTES
RENTAL INCOME	\$114,240	\$9,520	
MOVE IN FEES	\$2,000		
VACANCY EXPENSE	(\$5,712)		5% OF RENT
EFFECTIVE GROSS INCOME	\$110,528		

OPERATING EXPENSES

EXPENSES	CURRENT ANNUAL	MONTHLY	NOTES
REAL ESTATE TAXES	\$14,168	\$1,180	ACTUAL
INSURANCE	\$5,000	\$416	BROKER ESTIMATE
WATER / SEWER / GARBAGE	\$7,529	\$627	ACTUAL
ELECTRIC	\$975	\$81	ACTUAL
MANAGEMENT	\$5,426	\$437	ACTUAL (5% OF GROSS)
REPAIRS AND MAINTAINENCE	\$3,000	\$200	\$500/UNIT /YR
JANITORIAL + SNOW REMOVAL	\$1,200	\$100	BROKER ESTIMATE
TOTAL OPERATING EXPENSES	\$37,298	\$3,523	
% OF GROSS INCOME	33%		
NET OPERATING INCOME	\$73,230		

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PRO FORMA WITH \$150,000 BUILD OUT**FINANCIAL SUMMARY**

PRICE	\$1,100,000
BUILD OUT	\$150,000
VALUE @ 7% CAP	\$1,618,000

OPERATING INCOME

INCOME ANALYSIS	ANNUAL	MONTHLY	NOTES
RENTAL INCOME	\$162,000	\$13,500	
MOVE IN FEES	\$2,000		
VACANCY EXPENSE	(\$8,100)		5% OF RENT

EFFECTIVE GROSS INCOME	\$155,900
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OPERATING EXPENSES

EXPENSES	CURRENT ANNUAL	MONTHLY	NOTES
REAL ESTATE TAXES	\$15,584	\$1,180	PRO FORMA 10% INCREASE
INSURANCE	\$5,000	\$416	PRO FORMA
WATER / SEWER / GARBAGE	\$8,000	\$627	PRO FORMA
ELECTRIC	\$1,000	\$81	PRO FORMA
MANAGEMENT	\$7,795	\$437	PRO FORMA
REPAIRS AND MAINTAINENCE	\$4,000	\$200	PRO FORMA
JANITORIAL + SNOW REMOVAL	\$1,200	\$100	
TOTAL OPERATING EXPENSES	\$42,579	\$3,523	
% OF GROSS INCOME	27%		
NET OPERATING INCOME	\$113,321		

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OFFERING TERMS

All offers must be presented with proof of funds showing amount and client/entity name. Please include a brief description of the client's experience.



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