6433 N California Ave

Chicago, Illinois

INFO@TheAxonGroup.com

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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

EXECUTIVE SUMMARY

The Axon Group has exclusively engaged to market for sale 6433 N California Ave, a well-positioned mixed-use property located in Chicago's established West Ridge neighborhood. The property offers a combination of residential and commercial income, providing multiple revenue streams within a well-established North Side location.

The property benefits from its proximity to Devon Avenue's shopping and dining corridor, nearby parks, CTA transportation, and other established neighborhood amenities, making it an attractive location for both residents and commercial tenants.

Price	$1,250,000
Property Type	Mixed Use
Number Of Units	6 units (2 retail/offce + 4 residential)
Neighborhood	West Ridge

Michael Scanlon & Jake Fugman
IL Lic 475188240 info@theaxongroup.com

BUILDING HIGHLIGHTS

- All residential units updated in last 10 yrs
- Large residential units with dining space and 2nd bathroom
- Central A/C and in unit washer dryer for all tenants
- Large open basement for storage
- 5 garage parking spots
- Additional income from retail CAM, garage, and billboard leases
- Convenient location near Devon Avenue shopping, dining & public parks
- Convenient CTA access and established North Side neighborhood amenities

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Building Systems & CapEx

MECHANICALS

HEATING/COOLING	Individual Furnaces; New (Approx. 2017) New Condensers in Apts. (Approx. 2018)
ELECTRIC	New Service & New Wiring (Approx. 2012); 200 AMP Bldg. Service
HOT WATER	Bldg. Hot Water; New 2026
PLUMBING	All Copper Sump-Pump; Regularly Maintained
WINDOWS	Aluminum
ROOF	As-Needed Maintenance; New Roof Flashing (Approx. 2021)
LAUNDRY	In-unit; Full Size Side-by-Side (All Units)
PORCHES	Updated Interior Rear Stairwell (Approx. 2014)
GARAGE	New Garage Doors (Approx. 2019)
BUILDING EXTERIOR	New Tuckpointing (Approx. 2017); Patch-work As-Needed New Lintels (Approx. 2017) Parapet Walls (Approx. 1994) Heated Gutter System
MISC.	New Bldg. Intercom System (Approx. 2022)

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RENT ROLL - Current

UNIT	SQ FT	CURRENT RENT	MARKET RENT	LEASE END DATES	NOTES
C1	1750	$2,596	$2,596	7/31/2027	Includes $54/mo CAM
C2	1500	$1,350	$1750	4/28/2028	
2N	1300	$1,775	$1,975	4/30/2027	
2S	1300	-	$1,975	-	Vacant - Previously $1900/mo
3N	1300	$1,770	$1,975	5/31/2027	
3S	1300	$1,735	$1,975	4/30/2027	
G1		$100	$250	MTM	GARAGE
G2		$150	$250	MTM	GARAGE
G3		$250	$250	MTM	GARAGE
G4		$250	$250	MTM	GARAGE
G5		-	$250	-	Vacant
Billboard		$75	$500	5/31/2030	$900 Annual
		***$12,276**	**$13,996**		

*With 2S and garage rented

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FINANCIAL SUMMARY

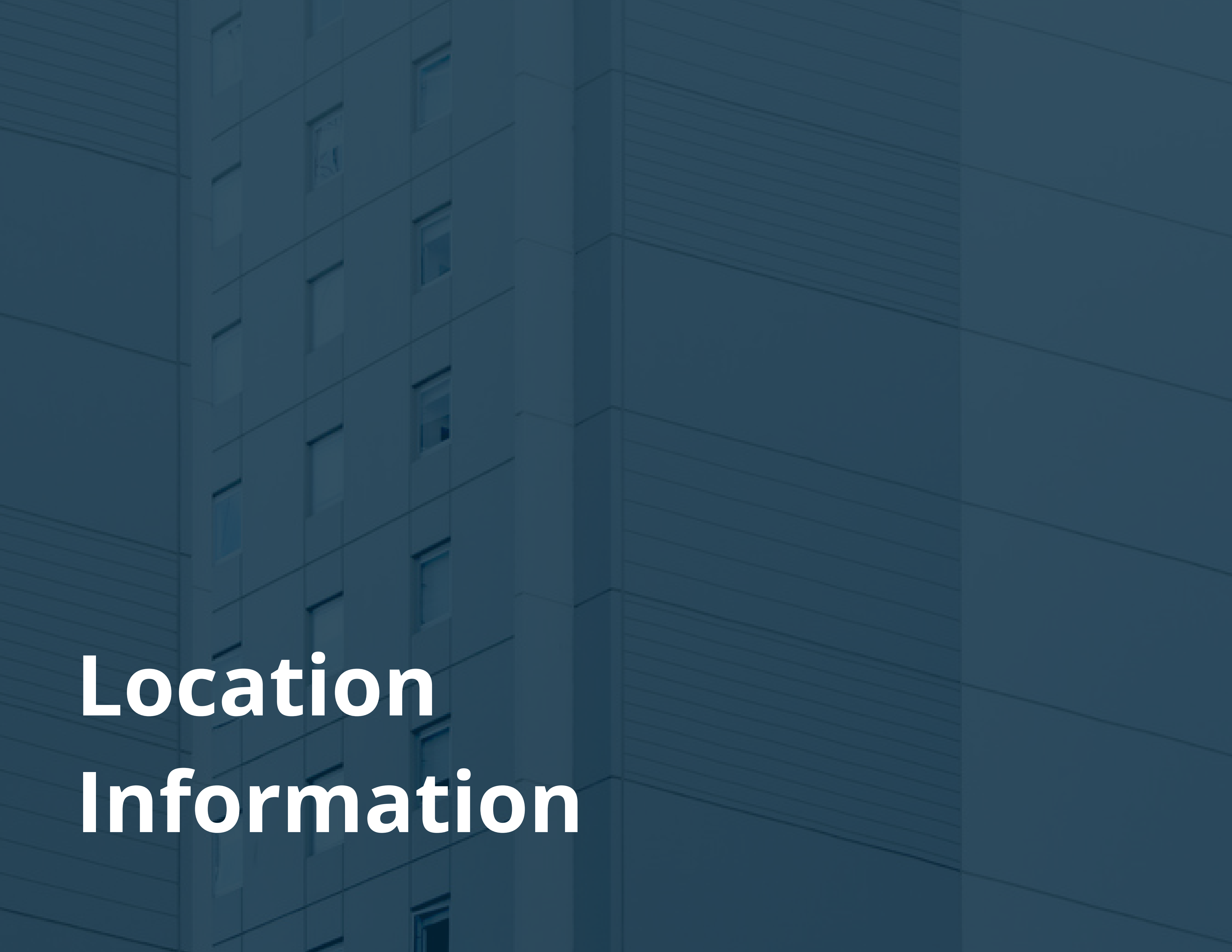
PRICE	$1,250,000
CAP RATE	7.1%
GRM	8.5
PROJECTED IRR	25%
NOI	$89,047

OPERATING INCOME

INCOME ANALYSIS	CURRENT ANNUAL	MONTHLY	NOTES
RENTAL INCOME	$146,664	$12,222	
CAM RECOVERY	$648	$54	
MOVE IN FEES	$1,200		
VACANCY	($7,333)		5%
EFFECTIVE GROSS INCOME	**$141,179**		

OPERATING EXPENSES

EXPENSES	CURRENT ANNUAL	NOTES
REAL ESTATE TAXES	$21,595	ACTUAL
INSURANCE	$6,537	ACTUAL
GARBAGE	$2,211	ACTUAL
WATER / SEWER	$6,300	ACTUAL
COMMON ELECTRIC + GAS	$3,956	ACTUAL
REPAIRS + TURN OVER	$3,000	BROKER ESTIMATE
MANAGEMENT	$7,333	5% OF RENT
JANITORIAL + SNOW REMOVAL	$1,200	BROKER ESTIMATE
TOTAL OPERATING EXPENSES	**$52,132**	
% OF GROSS INCOME	**35%**	
NET OPERATING INCOME	**$89,047**	



Location Information

NEIGHBORHOOD OVERVIEW

6433 N California Ave is located in Chicago's West Ridge neighborhood, a diverse and established North Side community with convenient access to shopping, dining, parks, schools, and public transportation. The property is near the Devon Avenue commercial corridor and close to Lincoln Square and North Park, providing residents with a broad range of everyday amenities and neighborhood attractions. Nearby parks such as Warren Park, Legion Park, and Indian Boundary Park offer recreational and green-space opportunities, while CTA bus service and nearby Metra stations provide convenient transportation options

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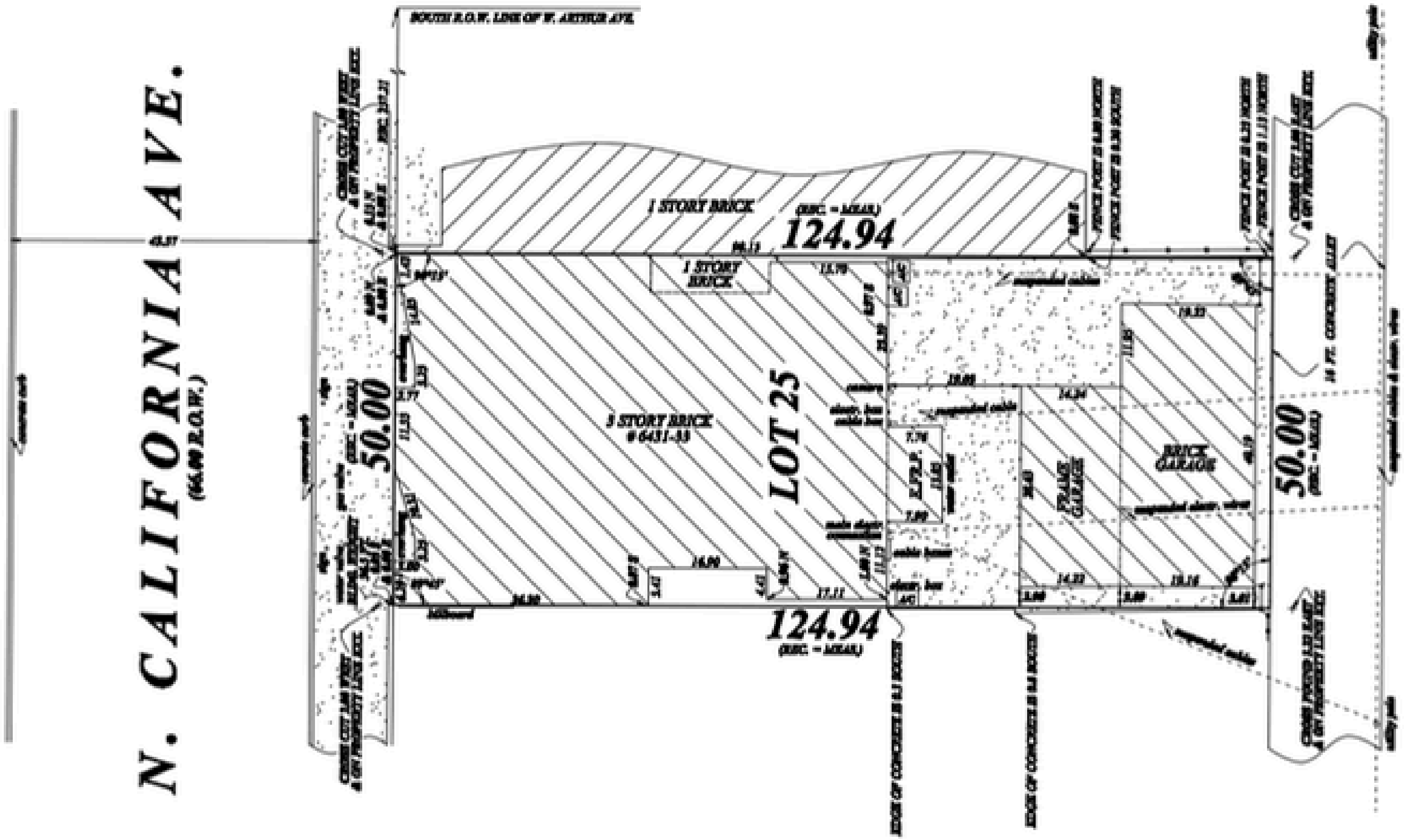
AREA HIGHLIGHTS

- ESTABLISHED WEST RIDGE NEIGHBORHOOD
- NEAR DEVON AVENUE SHOPPING & DINING
- CLOSE TO WARREN PARK & INDIAN BOUNDARY PARK

SURVEY


N. CALIFORNIA AVE.
(66.00 R.O.W.)
SOUTH R.O.W. LINE OF W. ARTHUR AVE.
1 STORY BRICK
124.94
(REC. = MEAS.)
3 STORY BRICK
6431-33
LOT 25
50.00
(REC. = MEAS.)
BRICK GARAGE
FRAME GARAGE
16 FT. CONCRETE ALLEY

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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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