4742-4748 S. Drexel Blvd.
Chicago, IL 60615

43-Unit Courtyard Building in Premier Kenwood Location

ESSEX
REALTY GROUP


4748-42

Disclaimer

This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent and therefore may be subject to material and adverse variations. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Memorandum. An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any other oral or written information provided by any of them, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or such other information. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk t o pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller ’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB’s, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

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STATE OF ILLINOIS DUAL AGENCY DISCLOSURE
The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, LLC is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, LLC is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:
1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:
1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller;3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY.

CONTEMPORANEOUS OFFERS
Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Essex Designated Agent.

REPRESENTATION OF MULTIPLE BUYERS:
At Essex Realty Group, LLC, our primary goal is to provide exceptional service to all our clients. Due to the competitive nature of the investment real estate market, there will be instances where our designated agents represent multiple buyers interested in the same property.

Please be advised of the following:

Potential Conflict of Interest: By representing multiple buyers, a potential conflict of interest may arise. Our designated agents are committed to maintaining impartiality and providing equal representation to all clients.

Confidentiality: Each client's information and negotiation strategies will be kept confidential. Our agents will not disclose any client's financial details, offer amounts, or other personal information to any other client.

Fair Negotiation: Our agents will strive to negotiate the best possible terms for each client independently. However, it is important to understand that in a multiple-offer situation, the property seller ultimately decides which offer to accept.

Client Options: Clients have the right to seek representation from another agent within our firm if they are uncomfortable with the potential conflict of interest.

By continuing to work with Essex Realty Group, LLC, clients acknowledge and accept the potential for their designated agent to represent multiple buyers for the same property and understand the measures in place to handle such situations professionally and ethically.

For any questions or concerns regarding this policy, please contact our managing broker at briankochendorfer@essexrealtygroup.com.

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Property Information

Executive Summary

Essex Realty Group, LLC has been exclusively engaged to market for sale 4742-4748 S. Drexel Blvd., a stately 43-unit courtyard building ideally situated along the historic Boulevard in the highly sought-after Kenwood neighborhood, surrounded by lush green space and single-family homes valued well in excess of $1,000,000.

The well-maintained property has been under the same ownership for 26 years. Its unit mix consists of (12) Studios, (30) One-Bedrooms and (1) One-Bedroom Garden apartment. More than 40% of the units have been renovated over time, and the property has benefited from numerous capital improvements, including replacement of all hot water lines with copper piping and the installation of a new, high-efficiency boiler in April 2026.

The property maintains a long-term tenant base, with nearly half of the units occupied by tenants who have lived at the property for three (3) or more years. Accordingly, apartment rents remain materially below market. For example, the property's One-Bedroom units currently average $1,256 per month, while comparable units in the immediate area are achieving rents of $1,450 or more. The opportunity to increase Studio and One-Bedroom rents to current market levels could translate to approximately $90,000 in additional annual income.

CLASS-9 TAX DESIGNATION

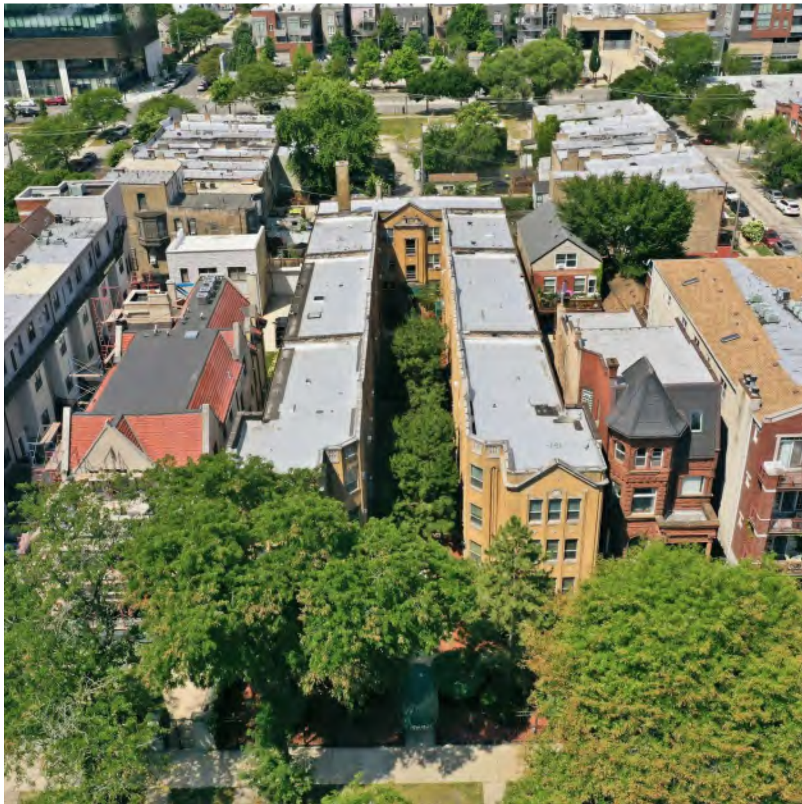
The property is designated Class 9 under the Cook County Property Tax Incentive Program, providing significant real estate tax savings and reduced exposure to future tax fluctuations. Combined with its premier Kenwood location, long-term ownership history, significant capital improvements, and favorable tax treatment, 4742–4748 S. Drexel Blvd. presents investors with a rare opportunity to acquire a well-maintained asset with stable in-place income and meaningful rental upside.

Note: Essex Realty Group, LLC is not a tax professional. All interested parties are encouraged to consult with their own tax advisors regarding the Property's tax designation, applicable tax programs, and potential tax benefits.

Offering Summary

SALE PRICE:	$5,150,000
NUMBER OF UNITS:	43
PRICE PER UNIT:	$119,767
CAP RATE (CURRENT / STABILIZED):	6.96% / 8.49%
GRM (CURRENT / STABILIZED):	8.44 / 7.36
CASH-ON-CASH (CURRENT / STABILIZED):	5.69% / 11.81%

- Premier Kenwood location
- Same Ownership for 26 Years
- Well-Maintained & Many Capital Improvements
- Reduced Class-9 Taxes
- Long-Term Tenant Base
- Materially Below Market Rents



Building Fact Sheet

PROPERTY DETAILS

PROPERTY ADDRESS	4742-4748 S Drexel Blvd Chicago, IL 60615
PIN NUMBER	20-11-100-046-0000
NUMBER OF UNITS	43
YEAR BUILT	1925
NRSF	Approx. 23,400 SF
AVERAGE UNIT SF	544 SF
AVERAGE MONTHLY RENT	$1,162

MECHANICALS

HEATING	New 28 Smith High-Efficiency Cast Iron Boiler w/R&D Sensors (April 2026)
ELECTRIC	800 Amps
HOT WATER	New Laars (2) Hot Water Tanks (2025 & 2026)
PLUMBING	Hot Water – All Copper; Cold Water – Galvanized
WINDOWS	Vinyl (2000)
ROOF	Complete Tear-Off (1999); New Silver Coat (2019)
LAUNDRY	Speed Queen – 4 Washers & 4 Dryers (Owned)
PORCHES	Wood (2006)
SECURITY	10’ Iron Gates (Refinished 2026); Intercom to Tenant Phones

Northwestern Medicine Opens New Outpatient Center in Bronzeville

Just one block from the property, Northwestern Medicine's new 120,000-square-foot Bronzeville Outpatient Center represents one of the neighborhood's most significant recent institutional investments, enhancing long-term employment and housing demand.

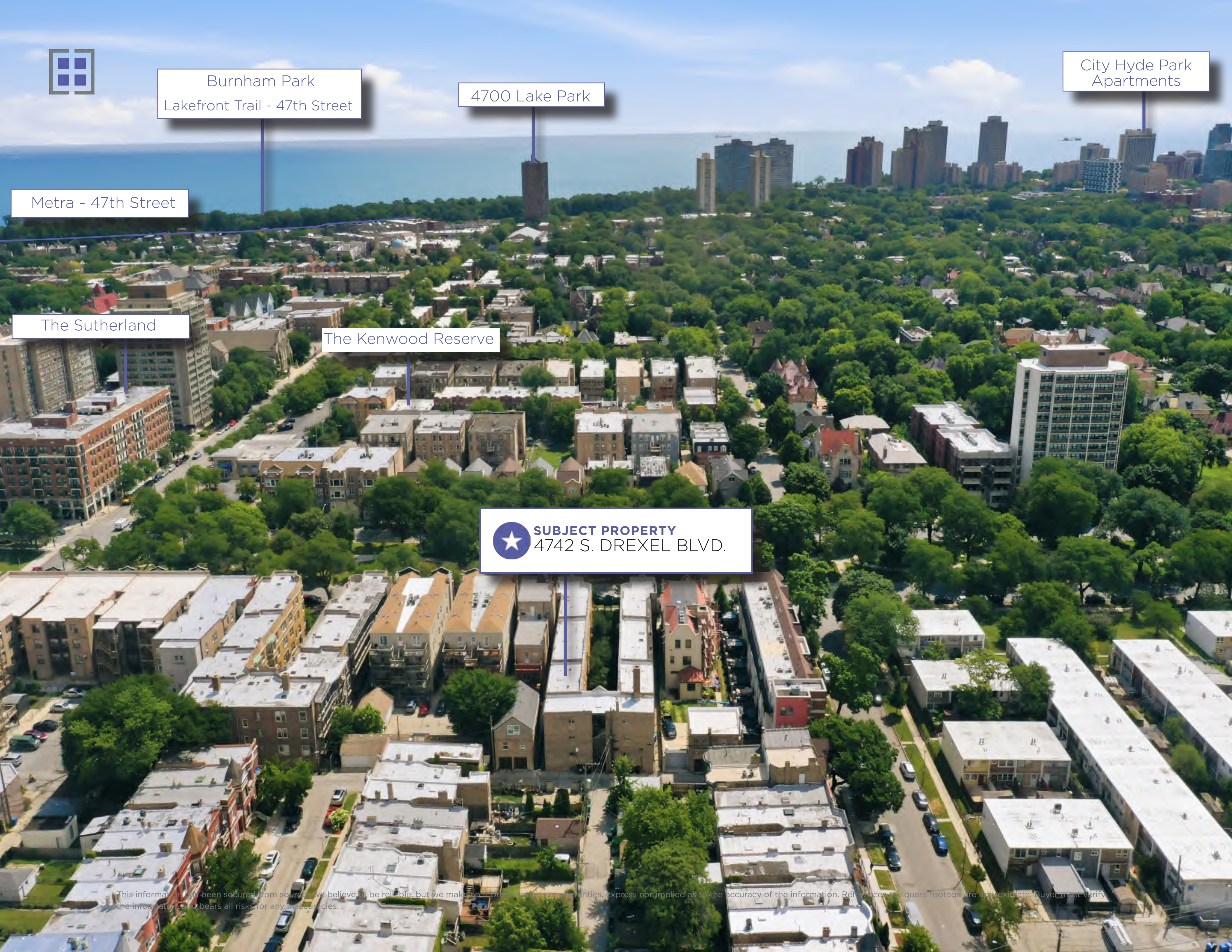
The Bronzeville Outpatient Center is expected to serve more than 50,000 patients and their families each year. This $100 million development expands access to comprehensive healthcare services for local residents, making high quality care more convenient while supporting improved health outcomes. The center is designed to be a lasting healthcare resource for Bronzeville and the surrounding communities.

Northwestern Medicine Bronzeville Outpatient Center Statistics

- Opened in September 2025
- $100M Development
- 120,000 SF
- 14+ medical specialties
- 50,000+ annual patients


Washington Park
UChicago
Northwestern Medicine
New Outpatient Center
$100M Development
120,000 sq. ft.
SUBJECT PROPERTY
4742 S. DREXEL BLVD.

Obama Presidential Center
Campus North Residential Commons
University of Chicago
UChicago Medicine
Washington Park
SUBJECT PROPERTY
4742 S. DREXEL BLVD.


Burnham Park
Lakefront Trail - 47th Street
4700 Lake Park
City Hyde Park Apartments
Metra - 47th Street
The Sutherland
The Kenwood Reserve
SUBJECT PROPERTY
4742 S. DREXEL BLVD.

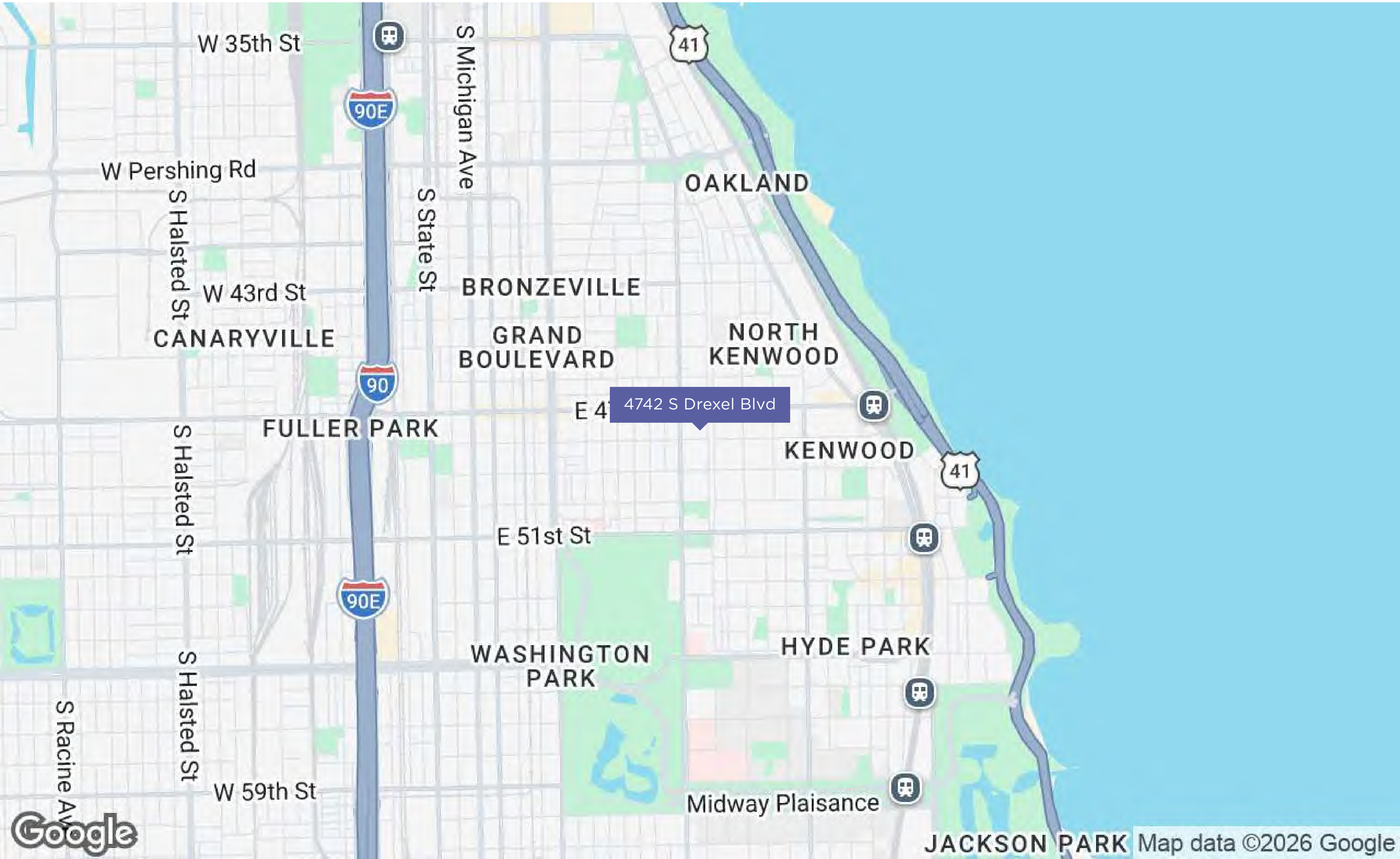


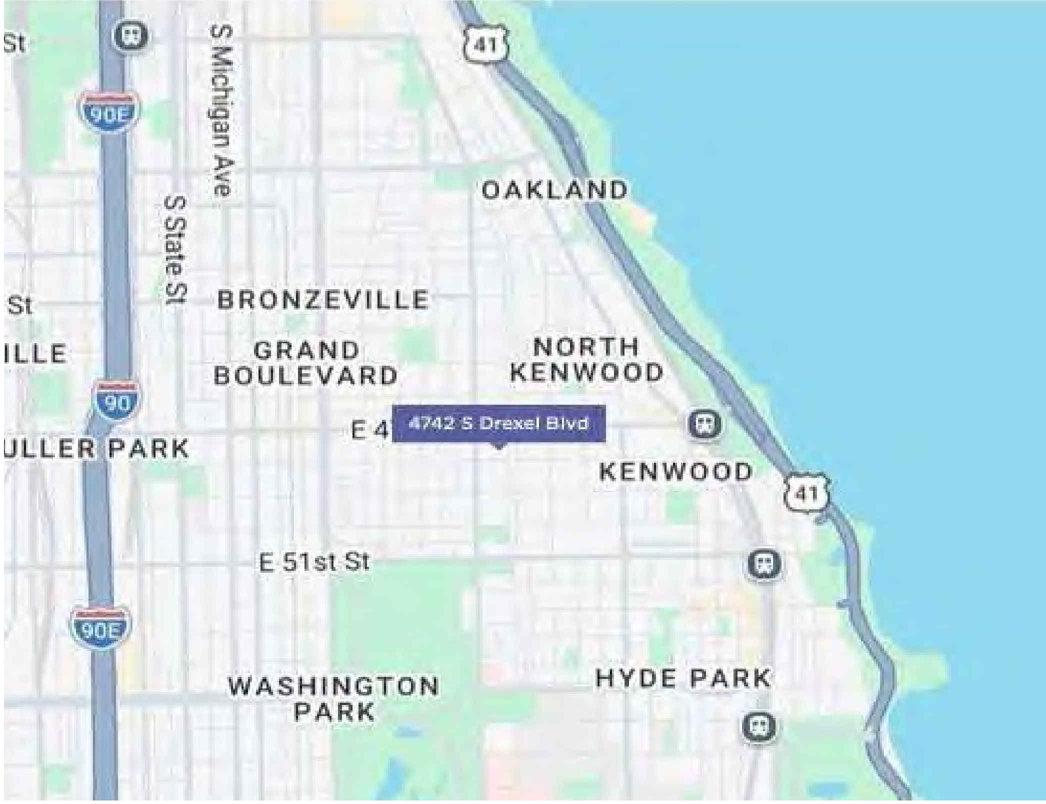




Location Information

Regional Map





Location Overview

NEIGHBORHOOD DESCRIPTION

Located along Chicago's lakefront just south of Downtown, Kenwood is one of the city's most desirable and supply-constrained neighborhoods, known for its historic architecture, tree-lined streets, and strong rental demand. The neighborhood offers a unique mix of vintage apartment buildings, stately homes, and a quiet residential atmosphere while remaining just minutes from Hyde Park.

Residents enjoy convenient access to the University of Chicago, the Museum of Science and Industry, Lake Michigan, neighborhood parks, restaurants, and retail amenities. Excellent connectivity via Lake Shore Drive, the Metra Electric Line, CTA bus routes, and nearby CTA rail service provides easy access to Downtown Chicago and surrounding neighborhoods.

With its premier location, historic character, and proximity to major employers and educational institutions, Kenwood remains one of Chicago's most attractive neighborhoods for both residents and multifamily investors.

4742 S. DREXEL BLVD.
BRONZEVILLE WINERY
ROSS DRESS FOR LESS
planet fitness
LA|FITNESS
Stan's Donuts & COFFEE
Nando's
Giordano's
CHIPOTLE MEXICAN GRILL
sweetgreen
rōti MODERN MEDITERRANEAN
FIVE GUYS BURGERS and FRIES
ULTA BEAUTY
COOK COUNTY HEALTH
Northwestern Medicine
Marshalls
WHOLE FOODS MARKET
Office DEPOT
TRADER JOE'S
ACE Hardware
UNITED STATES POSTAL SERVICE
AT THE FOREFRONT UChicago Medicine
THE UNIVERSITY OF CHICAGO
SUBWAY
Jewel-Osco
ups
cta
BRONZEVILLE
GRAND BOULEVARD
KENWOOD
FULLER PARK
WASHINGTON PARK
HYDE PARK
WOODLAWN
JACKSON PARK
Cleo's - Bronzeville
Taylor Dental Center
Armstrong (Lillian Hardin) Park
Louisiana Kitchen
8pc Butterfly Shrimp
4851 South Champlain Ave Apartments
Studio, 1 & 2 Bedroom Apts
Blackstone Branch, Chicago Public Library
Kenwood Community Park
KAM Isaiah Israel Congregation
2Sisters Apartments
Luxury Apartments Evanston
51st/53rd St. (Hyde Park)
Nichols (John Fountain) Park
Smart Museum of Art
Temporarily closed
DuSable Black History Museum and...
Frederick C. Robie House
55th - 56th - 57th St.
Griffin Museum of Science and Industry
57th Street Beach
Bynum Island
Fountain of Time - George Washington Park
Midway Plaisance
Obama Presidential Center
Jackson Park Driving Range
Wooded Island
Jackson Park Athletic Field
63rd Street Beach
Jackson Park
47th
Garfield
63rd
King Dr
Cottage Grove

Barack Obama Presidental Library

The Barack Obama Presidential Center is one of the most anticipated cultural and historical projects in Chicago. Located in Jackson Park on the city's South Side, the 19-acre campus was designed to serve as more than a traditional presidential library. Instead, it was envisioned as a community-centered destination featuring a museum, public library branch, athletic facilities, gardens, and gathering spaces that celebrate leadership, civic engagement, and the legacy of the Obama presidency.

The Obama Presidential Center will officially open to the public on **June 19, 2026**, coinciding with Juneteenth. A dedication ceremony is scheduled for June 18, 2026, followed by a weekend of public celebrations and community events throughout June 20–21. The center's museum will feature exhibits chronicling Obama's presidency, campaign memorabilia, interactive digital experiences, a replica Oval Office, and artwork commissioned from dozens of contemporary artists. Unlike previous presidential libraries, the Obama Presidential Library will be the first fully digital presidential archive.

Built at an estimated cost of roughly $850 million, the center represents a major investment in Chicago's South Side and is expected to attract hundreds of thousands of visitors annually. The campus includes a branch of the Chicago Public Library, outdoor green spaces, a community basketball court, and educational programming designed to inspire future generations of leaders. Supporters describe the project as a symbol of hope, inclusion, and public service, while also serving as a lasting tribute to the historic presidency of Barack Obama and Michelle Obama.

Historicial Significance

Architecturally Innovative

Community-Focused

Financial Analysis

Rent Roll

NUMBER	UNIT	TYPE	APPROX. SF	LEASE RENT	RENT/SF	LEASE START [3]	LEASE END
1	4742 - 1E	1 Bd/1 Ba (Rhbd)	600	$1,200	$2.00	1/1/17	6/30/27
2	4742 - 2E	1 Bd/1 Ba	600	$1,200	$2.00	6/1/16	6/30/27
3	4742 - 3E	1 Bd/1 Ba (Rhbd)	600	$1,350	$2.25	10/12/25	9/30/27
4	4742 - 1W [1]	1 Bd/1 Ba (Rhbd)	600	$1,300	$2.17	9/1/25	8/31/26
5	4742 - 2W	1 Bd/1 Ba (Rhbd)	600	$1,300	$2.17	6/9/24	6/30/27
6	4742 - 3W	1 Bd/1 Ba	600	$1,200	$2.00	5/1/15	6/30/27
7	4742 BSMT	1 Bd/1 Ba Gdn	600	$1,000	$1.67	8/20/25	8/31/27
8	4742.5 - 1E	1 Bd/1 Ba	600	$1,200	$2.00	4/18/07	6/30/27
9	4742.5 - 2E	1 Bd/1 Ba (Rhbd)	600	$1,200	$2.00	12/1/21	6/30/27
10	4742.5 - 3E	1 Bd/1 Ba	600	$1,200	$2.00	5/1/18	6/30/27
11	4742.5 - 1W [1]	1 Bd/1 Ba	600	$1,500	$2.50	6/15/26	6/30/27
12	4742.5 - 2W	1 Bd/1 Ba (Rhbd)	600	$1,400	$2.33	8/15/26	8/31/27
13	4742.5 - 3W	1 Bd/1 Ba (Rhbd)	600	$1,200	$2.00	9/9/22	6/30/27
14	4744 - 1E	Studio	400	$901	$2.25	1/1/23	7/31/26
15	4744 - 2E	Studio (Rhbd)	400	$1,100	$2.75	8/15/26	8/31/27
16	4744 - 3E	Studio	400	$876	$2.19	9/1/22	8/31/27
17	4744 - 1W	Studio	400	$900	$2.25	10/6/23	9/30/27
18	4744 - 2W	Studio (Rhbd)	400	$950	$2.38	3/1/25	5/31/27
19	4744 - 3W	Studio	400	$950	$2.38	3/1/25	5/31/27
20	4744.5 - 1N	1 Bd/1 Ba	600	$1,300	$2.17	11/1/25	10/31/27
21	4744.5 - 2N	1 Bd/1 Ba (Rhbd)	600	$1,133	$1.89	7/17/17	7/31/27
22	4744.5 - 3N	1 Bd/1 Ba	600	$1,160	$1.93	10/1/24	9/30/27
23	4744.5 - 1S [1]	1 Bd/1 Ba (Rhbd)	600	$1,500	$2.50	8/15/26	8/31/27
24	4744.5 - 2S	1 Bd/1 Ba (Rhbd)	600	$1,300	$2.17	5/1/25	5/31/27
25	4744.5 - 3S	1 Bd/1 Ba	600	$1,300	$2.17	3/30/26	3/31/27

Rent Roll

NUMBER	UNIT	TYPE	APPROX. SF	LEASE RENT	RENT/SF	LEASE START [3]	LEASE END
26	4746 - 1E	Studio (Rhbd)	400	$925	$2.31	5/1/24	6/30/27
27	4746 - 2E	Studio	400	$900	$2.25	7/6/20	6/30/27
28	4746 - 3E	Studio	400	$850	$2.13	6/1/21	7/31/27
29	4746 - 1W	Studio	400	$910	$2.28	12/9/23	12/31/26
30	4746 - 2W [2]	Studio	400	$1,050	$2.63	Management	Management
31	4746 - 3W	Studio	400	$995	$2.49	7/1/26	6/30/27
32	4746.5 - 1E	1 Bd/1 Ba	600	$1,200	$2.00	6/1/24	6/30/27
33	4746.5 - 2E	1 Bd/1 Ba (Rhbd)	600	$1,250	$2.08	10/1/24	9/30/27
34	4746.5 - 3E	1 Bd/1 Ba (Rhbd)	600	$1,250	$2.08	8/1/25	7/31/27
35	4746.5 - 1W	1 Bd/1 Ba	600	$1,133	$1.89	4/30/22	7/31/27
36	4746.5 - 2W	1 Bd/1 Ba	600	$1,200	$2.00	11/8/19	5/31/27
37	4746.5 - 3W	1 Bd/1 Ba (Rhbd)	600	$1,350	$2.25	5/1/25	5/31/27
38	4748 - 1E	1 Bd/1 Ba (Rhbd)	600	$1,185	$1.97	12/1/17	7/31/27
39	4748 - 2E	1 Bd/1 Ba	600	$1,133	$1.89	6/1/20	7/31/27
40	4748 - 3E	1 Bd/1 Ba	600	$1,300	$2.17	2/1/26	1/31/27
41	4748 - 1W	1 Bd/1 Ba (Rhbd)	600	$1,450	$2.42	11/1/25	10/31/27
42	4748 - 2W	1 Bd/1 Ba	600	$1,133	$1.89	3/21/10	7/31/27
43	4748 - 3W	1 Bd/1 Ba	600	$1,150	$1.92	10/18/23	10/31/27
	Total		**23,400**	**$49,983**			

[1] Unit 4742-1W is subsidized through Of Color, Inc., and Units 4742.5-1W and 4744.5-1S are subsidized through Renaissance.

[2] Broker applied Market Rent to vacant unit.

[3] Lease Start Dates highlighted in green denote tenancies of three (3) or more years.

Rental Analysis

APARTMENT	UNIT COUNT	APPROX. SF/UNIT	CURRENT LOW RENT	CURRENT HIGH RENT	CURRENT AVG. RENT	CURRENT AVG. PSF	CURRENT MO.	CURRENT ANN.	MARKET AVG. PSF	MARKET MO.	CURRENT ANN.
Studio	9	400	$850	$1,050	$926	$2.31	$8,332	$99,981	$1,050	$9,450	$113,400
Studio (Rhbd)	3	400	$925	$1,100	$992	$2.48	$2,975	$35,700	$1,100	$3,300	$39,600
1 Bd/1 Ba Gdn	1	600	$1,000	$1,000	$1,000	$1.67	$1,000	$12,000	$1,100	$1,100	$13,200
1 Bd/1 Ba	15	600	$1,133	$1,500	$1,221	$2.03	$18,309	$219,708	$1,400	$21,000	$252,000
1 Bd/1 Ba (Rhbd)	15	600	$1,133	$1,500	$1,291	$2.15	$19,368	$232,410	$1,500	$22,500	$270,000
TOTAL / WEIGHTED AVG	43	544	$1,056	$1,366	$1,162	$2.14	$49,983	$599,799	$1,334	$57,350	$688,200

Operating Statement

INCOME	CURRENT	% OF SGI	PER UNIT	PER SF	STABILIZED	% OF SGI	PER UNIT	PER SF
Apartment Income	$599,799	98.28%	$13,949	$25.63	$688,200	98.37%	$16,005	$29.41
Laundry Income [1]	$4,515	0.74%	$105	$0.19	$4,515	0.65%	$105	$0.19
Other (Move-in, Pet, Misc. Fees) [1]	$5,998	0.98%	$139	$0.26	$6,882	0.98%	$160	$0.29
SCHEDULED GROSS INCOME	$610,312	100.00%	$14,193	$26.08	$699,597	100.00%	$16,270	$29.90
Market Vacancy	-$30,516	-5.00%	-$710	-$1.30	-$34,980	-5.00%	-$813	-$1.49
COLLECTED GROSS INCOME	$579,796	95.00%	$13,484	$24.78	$664,617	95.00%	$15,456	$28.40

EXPENSES	CURRENT	% OF SGI	PER UNIT	PER SF	STABILIZED	% OF SGI	PER UNIT	PER SF
Real Estate Taxes [2]	$44,862	7.35%	$1,043	$1.92	$44,862	6.41%	$1,043	$1.92
Insurance	$22,984	3.77%	$535	$0.98	$22,984	3.29%	$535	$0.98
Gas [3]	$25,800	4.23%	$600	$1.10	$25,800	3.69%	$600	$1.10
Electric	$2,335	0.38%	$54	$0.10	$2,335	0.33%	$54	$0.10
Water & Sewer [3]	$19,350	3.17%	$450	$0.83	$19,350	2.77%	$450	$0.83
Scavenger	$7,625	1.25%	$177	$0.33	$7,625	1.09%	$177	$0.33
Intercom	$788	0.13%	$18	$0.03	$788	0.11%	$18	$0.03
Leasing Commissions [1]	$12,496	2.05%	$291	$0.53	$14,338	2.05%	$333	$0.61
Management [1]	$28,990	4.75%	$674	$1.24	$33,231	4.75%	$773	$1.42
Janitorial [1]	$21,500	3.52%	$500	$0.92	$21,500	3.07%	$500	$0.92
Maintenance/Decorating [1]	$17,200	2.82%	$400	$0.74	$17,200	2.46%	$400	$0.74
Misc. & Reserves [1]	$17,200	2.82%	$400	$0.74	$17,200	2.46%	$400	$0.74
TOTAL EXPENSES	$221,130	36.23%	$5,143	$9.45	$227,212	32.48%	$5,284	$9.71
NET OPERATING INCOME	$358,667	58.77%	$8,341	$15.33	$437,405	62.52%	$10,172	$18.69

[1] Broker Pro-Forma

[2] Class-9 Real Estate Taxes per Cook County Treasurer.

[3] Broker Pro-Forma. An old and inefficient steam boiler contributed to elevated Gas and Water utility expenses, and ultimately failed in 2026. Current ownership installed a new, more efficient boiler and Sensor System in April 2026.

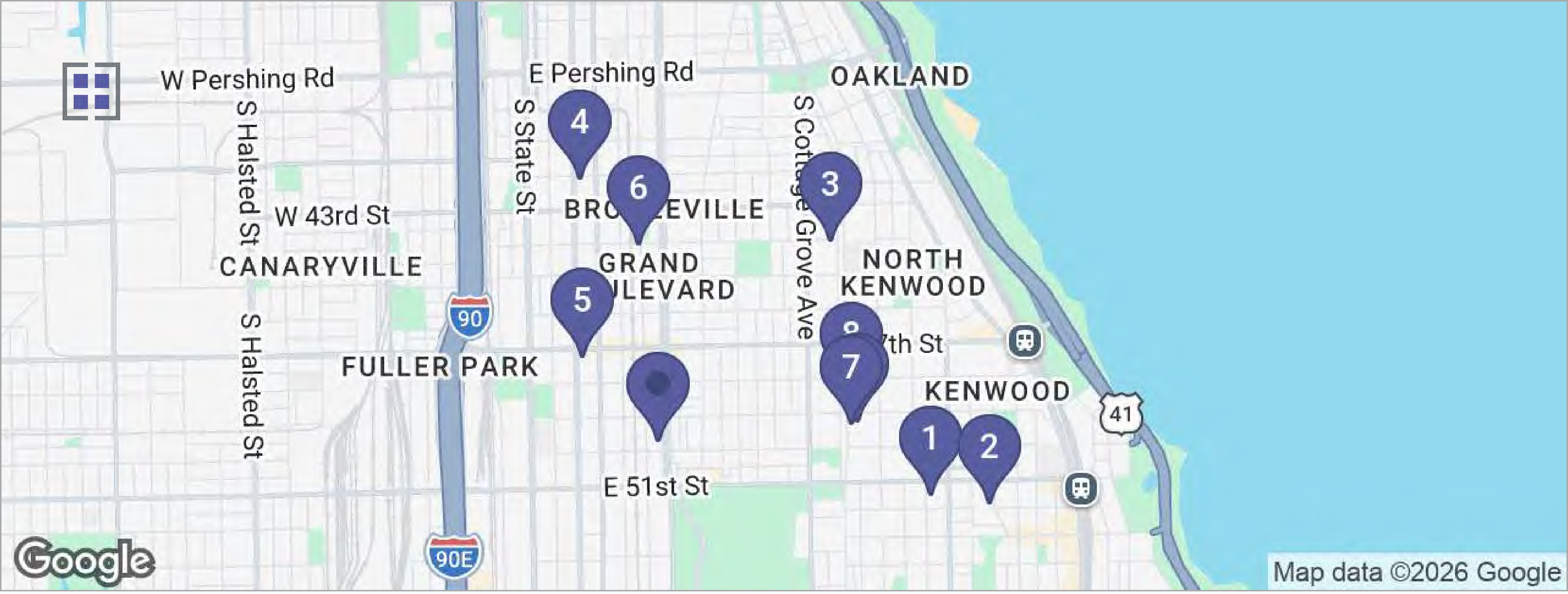
Financial Summary

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	$5,150,000	$5,150,000
Price per Unit	$119,767	$119,767
GRM	8.44	7.36
CAP Rate	6.96%	8.49%
Cash-on-Cash Return (YR 1)	5.69%	11.81%
Total Return (YR 1)	9.2%	15.3%
Debt Coverage Ratio	1.26	1.53

OPERATING DATA	CURRENT	MARKET
Total Scheduled Income	$610,312	$699,597
Vacancy Cost	$30,516	$34,980
Collected Income	$579,796	$664,617
Operating Expenses	$221,130	$227,212
Net Operating Income	$358,666	$437,405

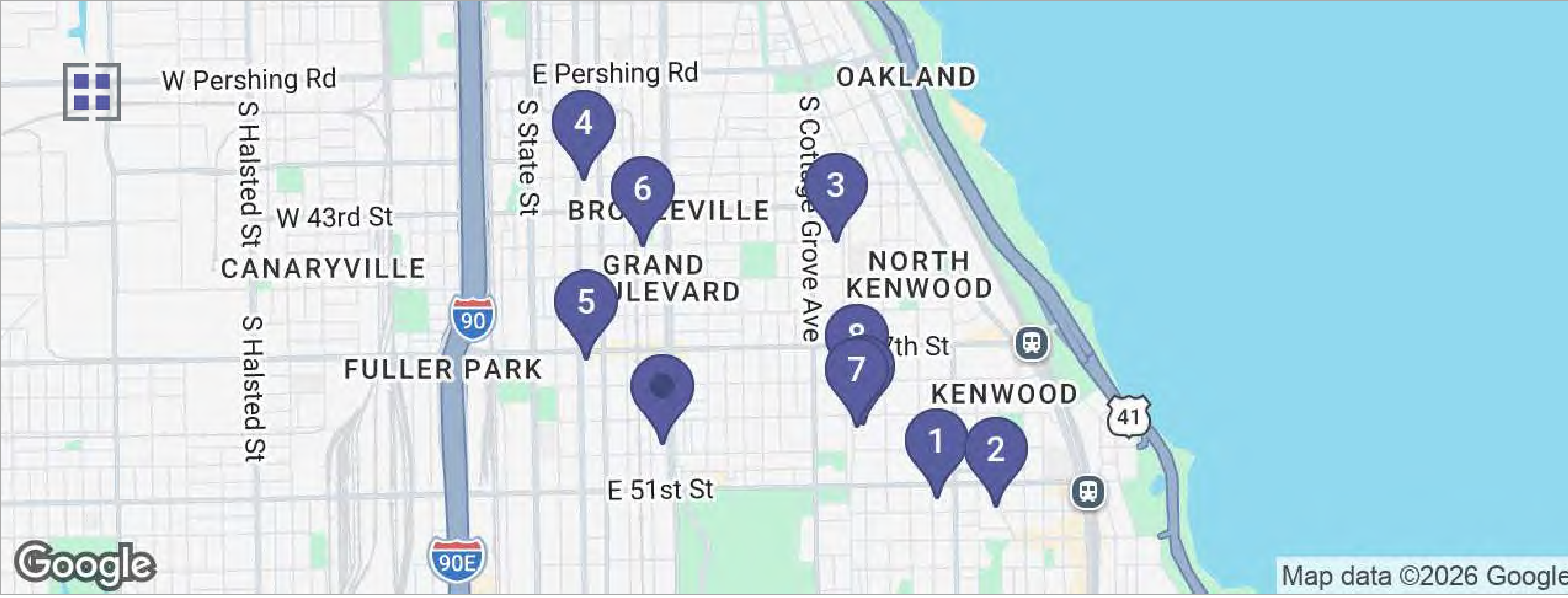
FINANCING DATA		CURRENT		MARKET
Down Payment	25%	$1,287,500	25%	$1,287,500
Loan Amount	75%	$3,862,500	75%	$3,862,500
Debt Service	6.25%/30 YRS	$285,385	6.25%/30 YRS	$285,385
Cash Flow		$73,281		$152,020
Principal Reduction (YR 1)		$45,260		$45,260
Total Return (YR 1)		$118,541		$197,280

Sale Comparables



Sold Comps Map

1	5123-5135 S University Ave Chicago, IL 60615	2	5140 S Kenwood Ave Chicago, IL 60615	3	4400-4404 S Drexel Blvd Chicago, IL 60653
4	4201 S Michigan Ave Chicago, IL 60653	5	4711-4715 S Michigan Ave Chicago, IL 60615	6	Two Building Portfolio (4400 S Calumet & 4501 S Calumet Ave) 4400 S Calumet Ave
7	4917 S Drexel Chicago, IL 60615	8	4825 S Drexel Blvd Chicago, IL 60615	9	4915 S Drexel Blvd Chicago, IL 60615



Sold Comps Map

10	4950 S King Dr Chicago, IL 60615

Sold Comparables

5123-5135 S University Ave
Chicago IL 60615

- Vintage 43-Unit Courtyard Building
- Value-Add Opportunity
- Boiler Building
- Low In-Place Rents

SALE PRICE:	$5,750,000
NUMBER OF UNITS:	43
PRICE PER UNIT:	$133,720
CLOSED DATE:	May 14, 2026
GRM:	10.32
CAP RATE:	5.95%
UNIT MIX:	(6) Studio
	(30) 1Bd/1Ba
	(7) 2Bd/1Ba

5140 S Kenwood Ave
Chicago IL 60615

- Central Heat and Air Conditioning
- In-Unit Laundry
- Six (6) Exterior Parking Spaces
- Mix of Studios, One, and Two-Bedroom Apartments

SALE PRICE:	$3,070,000
NUMBER OF UNITS:	20
PRICE PER UNIT:	$153,500
CLOSED DATE:	Mar 25, 2026
GRM:	10.83
CAP RATE:	6%
UNIT MIX:	(4) Studio
	(13) 1Bd/1Ba
	(6) 2Bd/1Ba

4400-4404 S Drexel Blvd
Chicago IL 60653

- Rehabbed in 2021-2022
- 100% CHA Voucher Tenant Base
- In-Unit Laundry
- Upgraded MEP Systems

SALE PRICE:	$11,700,000
NUMBER OF UNITS:	46
PRICE PER UNIT:	$254,347
CLOSED DATE:	Feb 12, 2026
GRM:	11.00
CAP RATE:	6.9%
UNIT MIX:	(15) Studio
	(31) 1Bd/1Ba

Sold Comparables

4

4201 S Michigan Ave
Chicago IL 60653

- 4.95% Assumable Debt, Maturing 4/29
- Rehabbed Units
- Individual Furnaces & Hot Water Tanks
- In-Unit Washer/Dryer
- New Electrical Service, Roof, and Porches

SALE PRICE:	$4,070,000
NUMBER OF UNITS:	21
PRICE PER UNIT:	$193,809
CLOSED DATE:	Jan 07, 2026
CAP RATE:	7.83%
UNIT MIX:	(15) 2Bd/2Ba
	(6) 3Bd/2Ba

5

4711-4715 S Michigan Ave
Chicago IL 60615

- Rehabbed Units
- Individual Furnaces & Hot Water Heaters
- In-Unit Washer/Dryer
- Three (3) Exterior Parking Spaces

SALE PRICE:	$1,692,000
NUMBER OF UNITS:	10
PRICE PER UNIT:	$169,200
CLOSED DATE:	Dec 04, 2025
UNIT MIX:	(4) 2Bd/2Ba
	(4) 3Bd/2Ba
	(2) 4Bd/2.5Ba

6

Two Building Portfolio (4400 S Calumet & 4501 S Calumet Ave)
4400 S Calumet Ave Chicago, IL 60653

- Rehabbed Units
- In-Unit Washer/Dryers

SALE PRICE:	$10,000,000
NUMBER OF UNITS:	51
PRICE PER UNIT:	$196,078
CLOSED DATE:	Nov 13, 2025
GRM:	8.72
CAP RATE:	7.45%
UNIT MIX:	(8) 1Bd/1Ba
	(30) 2Bd/1Ba
	(13) 3Bd/1Ba

Sold Comparables

7

4917 S Drexel
Chicago IL 60615

- Sold As A Portfolio Including 4825 S Drexel Blvd
- Affordable Housing Property

SALE PRICE:	$12,436,468
NUMBER OF UNITS:	59
PRICE PER UNIT:	$210,787
CLOSED DATE:	Dec 12, 2024
UNIT MIX:	(59) 2Bd/1Ba

8

4825 S Drexel Blvd
Chicago IL 60615

- Sold As A Portfolio Including 4917 S Drexel Blvd
- Affordable Housing Property

SALE PRICE:	$18,563,532
NUMBER OF UNITS:	77
PRICE PER UNIT:	$241,084
CLOSED DATE:	Dec 12, 2024
UNIT MIX:	(12) 1Bd/1Ba
	(44) 2Bd/1Ba
	(21) 3Bd/1Ba

9

4915 S Drexel Blvd
Chicago IL 60615

- Spacious Layouts
- Boiler Building
- Plumbing & Window Replacements
- Laundry Facilities On-Site

SALE PRICE:	$4,070,000
NUMBER OF UNITS:	31
PRICE PER UNIT:	$131,290
CLOSED DATE:	Oct 04, 2024
GRM:	9.02
CAP RATE:	6.82%
UNIT MIX:	(8) 1 Bd / 1 Ba
	(16) 3 Bd / 1 Ba
	(7) 4 Bd / 1 Ba

Sold Comparables

10

4950 S King Dr
Chicago IL 60615

- Extensively Renovated Asset
- In-Unit Laundry
- Individual HVAC
- Fully Stabilized Turnkey Asset
- 10 Parking Spots Included

SALE PRICE:	$3,820,000
NUMBER OF UNITS:	24
PRICE PER UNIT:	$159,166
CLOSED DATE:	May 12, 2023
GRM:	8.64
CAP RATE:	7.52%
UNIT MIX:	(12) 1Bd/1Ba
	(12) 2Bd/1Ba

Sold Comps Summary

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	5123-5135 S University Ave Chicago, IL 60615	$5,750,000	48,632 SF	$118	$133,720	5.95%	10.32	43	05/14/2026
2	5140 S Kenwood Ave Chicago, IL 60615	$3,070,000	11,750 SF	$261	$153,500	6.00%	10.83	20	03/25/2026
3	4400-4404 S Drexel Blvd Chicago, IL 60653	$11,700,000	45,400 SF	$257	$254,347	6.90%	11.00	46	02/12/2026
4	4201 S Michigan Ave Chicago, IL 60653	$4,070,000	28,575 SF	$142	$193,809	7.83%	-	21	01/07/2026
5	4711-4715 S Michigan Ave Chicago, IL 60615	$1,692,000	19,527 SF	$86	$169,200	-	-	10	12/04/2025
6	Two Building Portfolio (4400 S Calumet & 4501 S Calumet Ave) 4400 S Calumet Ave Chicago, IL 60653	$10,000,000	53,808 SF	$185	$196,078	7.45%	8.72	51	11/13/2025
7	4917 S Drexel Chicago, IL 60615	$12,436,468	84,942 SF	$146	$210,787	-	-	59	12/12/2024
8	4825 S Drexel Blvd Chicago, IL 60615	$18,563,532	72,330 SF	$256	$241,084	-	-	77	12/12/2024
9	4915 S Drexel Blvd Chicago, IL 60615	$4,070,000	28,000 SF	$145	$131,290	6.82%	9.02	31	10/04/2024
10	4950 S King Dr Chicago, IL 60615	$3,820,000	24,578 SF	$155	$159,166	7.52%	8.64	24	05/12/2023
	TOTALS/AVERAGES	**$7,517,200**	**41,754 SF**	**$180**	**$184,298**	**6.92%**	**9.76**	**38**	

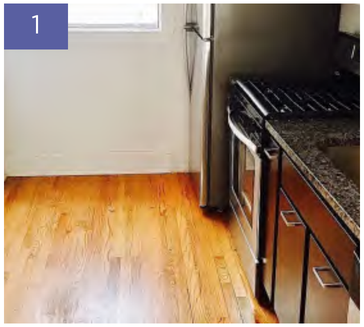
Lease Comparables

Rent Comps Map

1	4744 S Woodlawn Chicago, IL 60615
2	4721 S Ellis Chicago, IL 60615
3	4901 S Drexel Chicago, IL 60615
4	4748 S Woodlawn Chicago, IL 60623
5	5018 S Blackstone Chicago, IL 60615
6	4742 S Woodlawn Chicago, IL 60615
7	4408 S Drexel Chicago, IL 60615

Rent Comparables

1



4744 S Woodlawn
Chicago IL 60615

Hardwood Floors
Stainless Steel Appliances
Boiler Building
Shared Laundry
$52 RUBS package

UNIT TYPE	APPROX. SF	MONTHLY RENT
1Bd/1Ba	545	$1,495

Landlord Paid Utilities:

- Water, Heat, Scavenger, Maintenance

2

4721 S Ellis
Chicago IL 60615

Hardwood Floors
Boiler Building
Vintage Kitchen

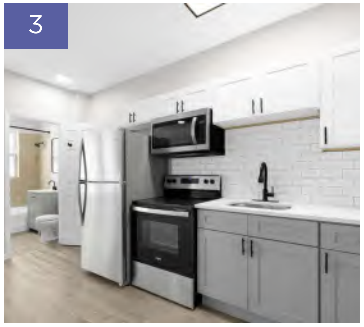
UNIT TYPE	APPROX. SF	MONTHLY RENT
1 Bd / 1 Ba	440	$1,435

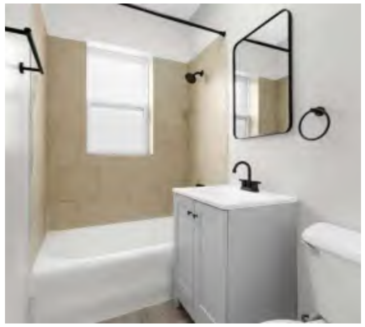
Landlord Paid Utilities:

- Water, Heat, Scavenger, Maintenance

Rent Comparables

3





4901 S Drexel
Chicago IL 60615

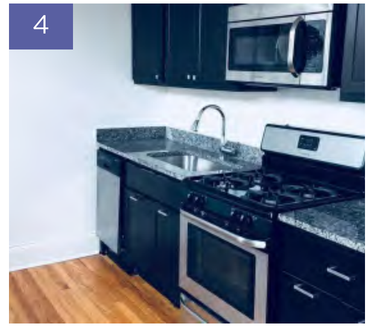
Newly Renovated
LVP Flooring
Stainless Steel Appliances
Boiler Building

UNIT TYPE	APPROX. SF	MONTHLY RENT
1Bd/1Ba	425	$1,400

Landlord Paid Utilities:

- Water, Heat, Scavenger, Maintenance

4



4748 S Woodlawn
Chicago IL 60623

Hardwood Floors
Marble Countertops
Stainless Steel Appliances
$35 RUBS for Studio Apartments

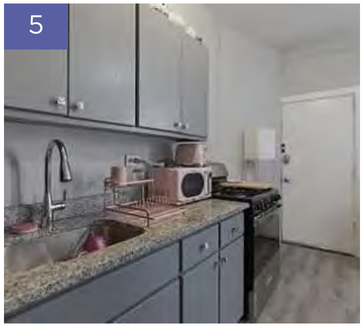
UNIT TYPE	APPROX. SF	MONTHLY RENT
Studio	355	$1,345

Landlord Paid Utilities:

- Water, Heat, Scavenger, Maintenance

Rent Comparables

5



5018 S Blackstone
Chicago IL 60615

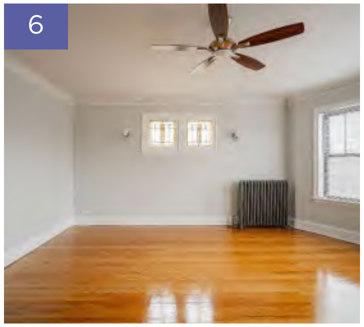
Recently Renovated
Individual Furnaces
LVP Flooring
Shared Laundry

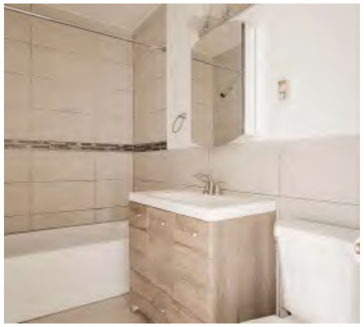
UNIT TYPE	APPROX. SF	MONTHLY RENT
Studio	400	$1,345

Landlord Paid Utilities:

- Water, Scavenger, Maintenance

6





4742 S Woodlawn
Chicago IL 60615

Hardwood Floors
Boiler Building
Shaker Style Cabinetry
Stainless Steel Appliances
$35 RUBS package for Studio Apartments

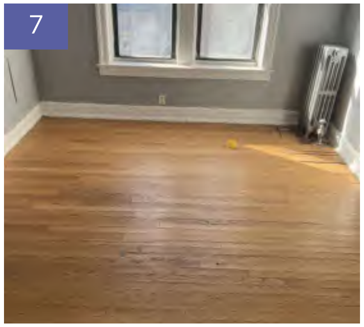
UNIT TYPE	APPROX. SF	MONTHLY RENT
Studio	355	$1,295

Landlord Paid Utilities:

- Water, Heat, Scavenger, Maintenance

Rent Comparables

7



4408 S Drexel
Chicago IL 60615

Hardwood Floors
Boiler Building
Shaker Style Cabinetry
Granite Countertops
Stainless Steel Appliances

UNIT TYPE	APPROX. SF	MONTHLY RENT
Studio	475	$1,225

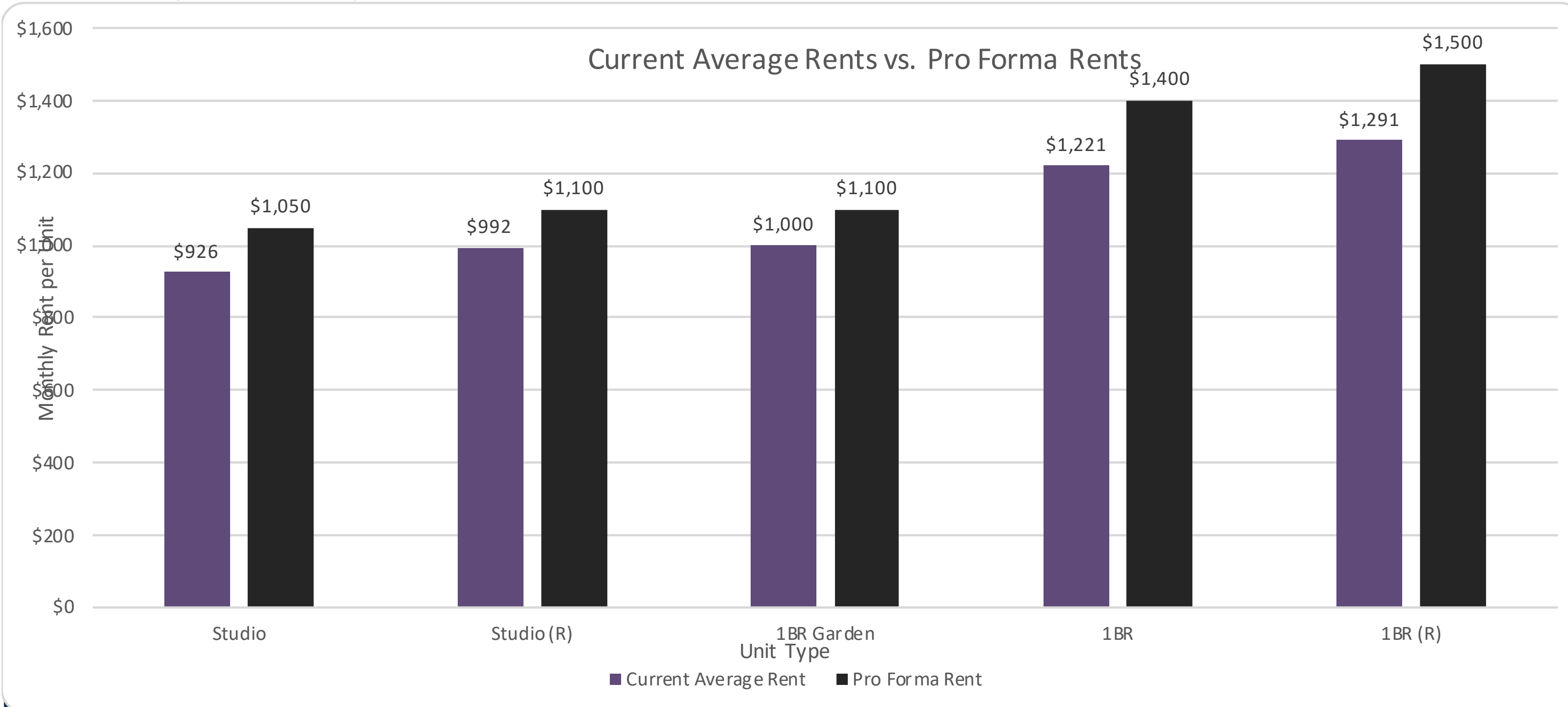
Landlord Paid Utilities:

- Water, Heat, Scavenger, Maintenance

IN-PLACE RENT UPSIDE BY UNIT TYPE

Current average rents compared with projected stabilized rents

Current Average Rents to Projected Stabilized Rents



RENT UPSIDE SUMMARY

Unit Type	Current	Pro Forma	$ Upside	% Upside
Studio	**$926**	**$1,050**	**$124**	**13.4%**
Studio (R)	**$992**	**$1,100**	**$108**	**10.9%**
1BR Garden	**$1,000**	**$1,100**	**$100**	**10.0%**
1BR	**$1,221**	**$1,400**	**$179**	**14.7%**
1BR (R)	**$1,291**	**$1,500**	**$209**	**16.2%**
Weighted Average	**$1,163**	**$1,334**	**$171**	**14.7%**

Additional Information

COOK COUNTY ASSESSOR'S OFFICE
2026 CLASS 9 AFFIDAVIT

CLASS 9 RENT AND TENANT INCOME SCHEDULE

EFFECTIVE JULY 2026

At least 35% of the apartments in a building having the Class 9 Incentive must be leased to low and moderate income households at affordable rents, The Class 9 allowable month rents and tenants household are listed below.

CLASS 9 ALLOWABLE MONTHLY RENTS

Size of Unit	Class 9 Rents
Single Room Occupancy (SRO)	$1,110
0 Bedroom	$1,480
1 Bedroom	$1,581
2 Bedroom	$1,781
3 Bedroom	$2,294
4 Bedroom	$2,653

UTILITY ALLOWANCES FOR LIGHTING AND GAS COOKING

Monthly utility allowance for electrical lighting and cooking gas are as follows:

Size of Unit	Class 9 Rents
0 Bedroom	$33
1 Bedroom	$42
2 Bedroom	$51
3 Bedroom	$60
4 Bedroom	$74

INCOME LIMITS

Income limits have historically been defined as "low-income" by United States Department of Housing and Urban Development (HUD), at 80% of the MSA median income.

Number in Household	Class 9 Income Limit
1	$68,050
2	$77,800
3	$87,500
4	$97,200
5	$105,000
6	$112,800

Current Real Estate Taxes

20-11-100-046-0000

PROPERTY ADDRESS

4742 S DREXEL BLVD
CHICAGO
60615
Township: HYDE PARK

MAILING ADDRESS

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
(2023 Assessor Certified)

Assessment Information:	152,294
Estimated Property Value:	$1,522,940
Lot Size (SqFt):	16,125
Building (SqFt):	
Property Class:	9-15
Tax Rate :	6.639
Tax Code :	70131

TAX BILLED AMOUNTS & TAX HISTORY

2025: $24,673.86*
2024: $44,861.58 Paid in Full
2023: $32,247.14 Paid in Full
2022: $31,323.97 Payment History
2021: $30,624.71 Payment History
2020: $35,174.16 Payment History
*=(1st Install Only)

EXEMPTIONS

2025: Not Available
2024: 0 Exemptions Received
2023: 0 Exemptions Received
2022: 0 Exemptions Received
2021: 0 Exemptions Received
2020: 0 Exemptions Received

APPEALS

2025: Not Available
2024: Not Available
2023: Not Available
2022: Not Available
2021: Not Available
2020: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2025: Tax Sale Has Not Occureed
2024: Tax Sale Has Not Occurred
2023: Tax Sale Has Not Occurred
2022: No Tax Sale
2021: No Tax Sale
2020: No Tax Sale

DOCUMENTS, DEEDS & LIENS

2228746170 - ASSIGNMENT - 10/14/2022
2228746169 - MORTGAGE - 10/14/2022
2110520503 - ASSIGNMENT - 04/15/2021
2110520502 - MORTGAGE - 04/15/2021
2110520501 - RELEASE - 04/15/2021

Tax Assessment

PIN & Address

PIN	20-11-100-046-0000
ADDRESS	4742 S DREXEL BLVD
CITY	CHICAGO
TOWNSHIP	Hyde Park Read about Reassessments

Tax Details

PROPERTY CLASSIFICATION	915
SQUARE FOOTAGE (LAND)	16,125
NEIGHBORHOOD	10
TAXCODE	70131
NEXT SCHEDULED REASSESSMENT	2027

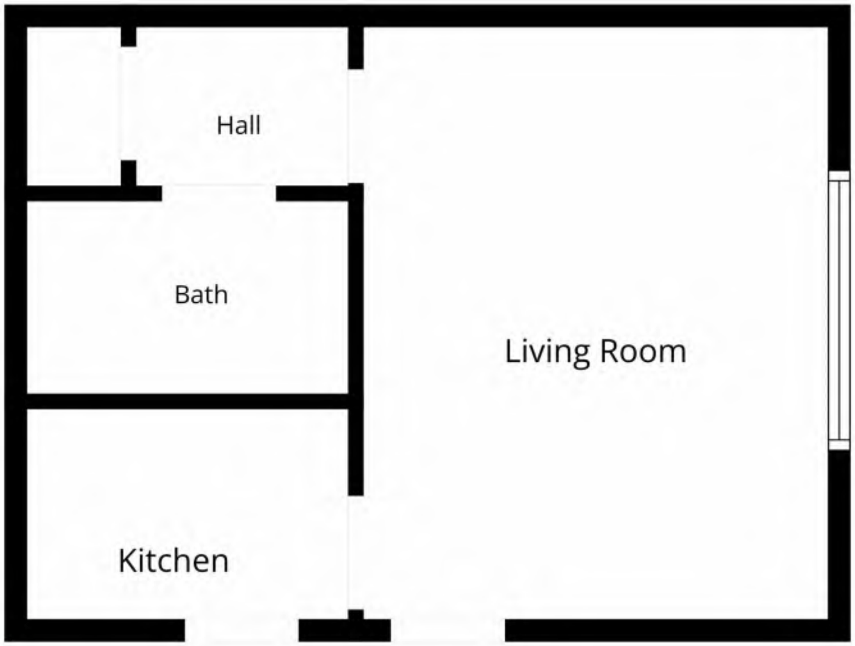
Assessed Valuation

	2025 Board of Review Certified	2024 Board of Review Certified
Total Estimated Market Value	$2,226,010	$2,226,010
Total Assessed Value	$222,601	$222,601
Land Assessed Value	$56,438	$56,438
Building Assessed Value	$166,163	$166,163

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request


Living Room
Eat-in Kitchen
Foyer
Bedroom
Hall
Bath


Hall
Bath
Living Room
Kitchen


Bath
Bedroom
Hall
Dining Area
Living Room
Kitchen

Floor Plan Created By Prestige Real Estate Images. Measurements Deemed Highly Reliable But Not Guaranteed.

Floor Plan Created By Prestige Real Estate Images. Measurements Deemed Highly Reliable But Not Guaranteed.