MULTIFAMILY · VALUE ADD

5501 W Washington Blvd

172 Units

Chicago, IL 60644

ASKING PRICE

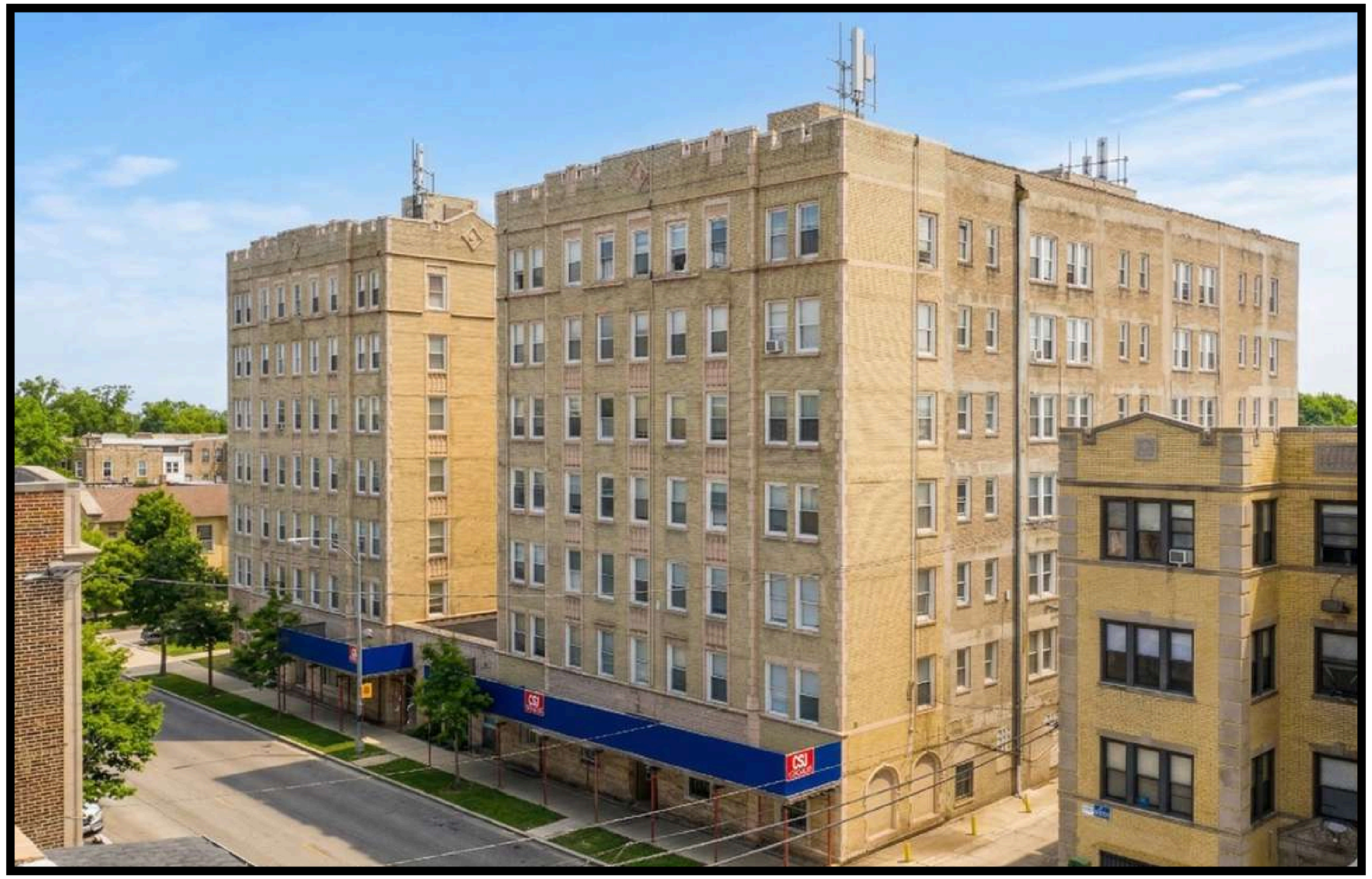
$12,000,000

Executive Summary

5501 W Washington Blvd is a 172-unit, 105,000 SF multifamily building in Chicago's Austin submarket — a 1928 brick masonry building in a designated Opportunity Zone. Other income includes T-mobile antenna lease revenue of $2,100/month.

A studio-forward mix — 128 studios, 43 one-bedrooms, and one two-bedroom — averaging 403 SF. In-place rents average $957/unit, well below the $1,386 submarket average.

98.8% occupied with significant mark-to-market upside; pro forma rents drive stabilized NOI to $1.2M, with three CTA Green Line stations within one mile.

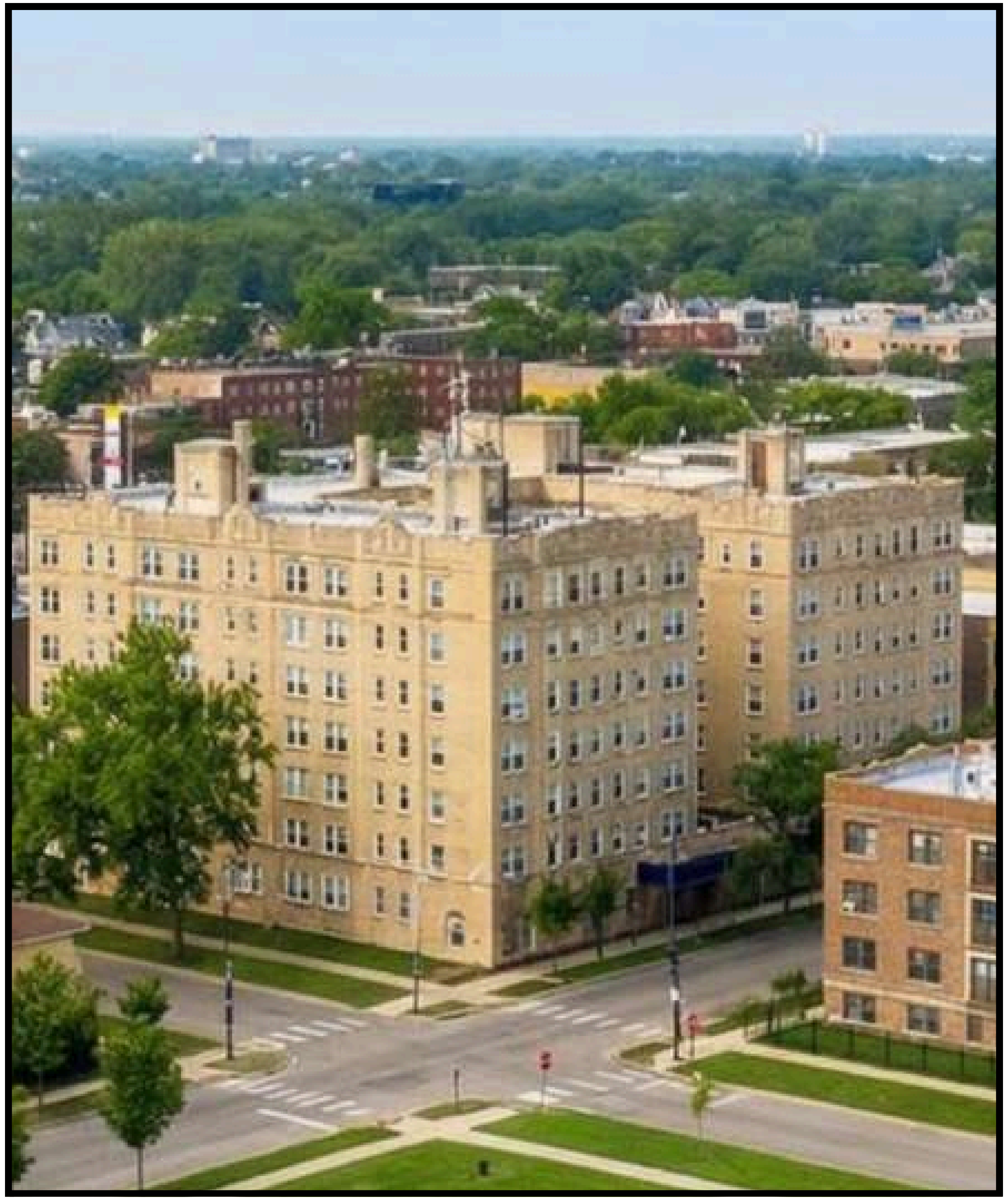


STABILIZED NOI	OCCUPANCY
$1,200,847	98.8%

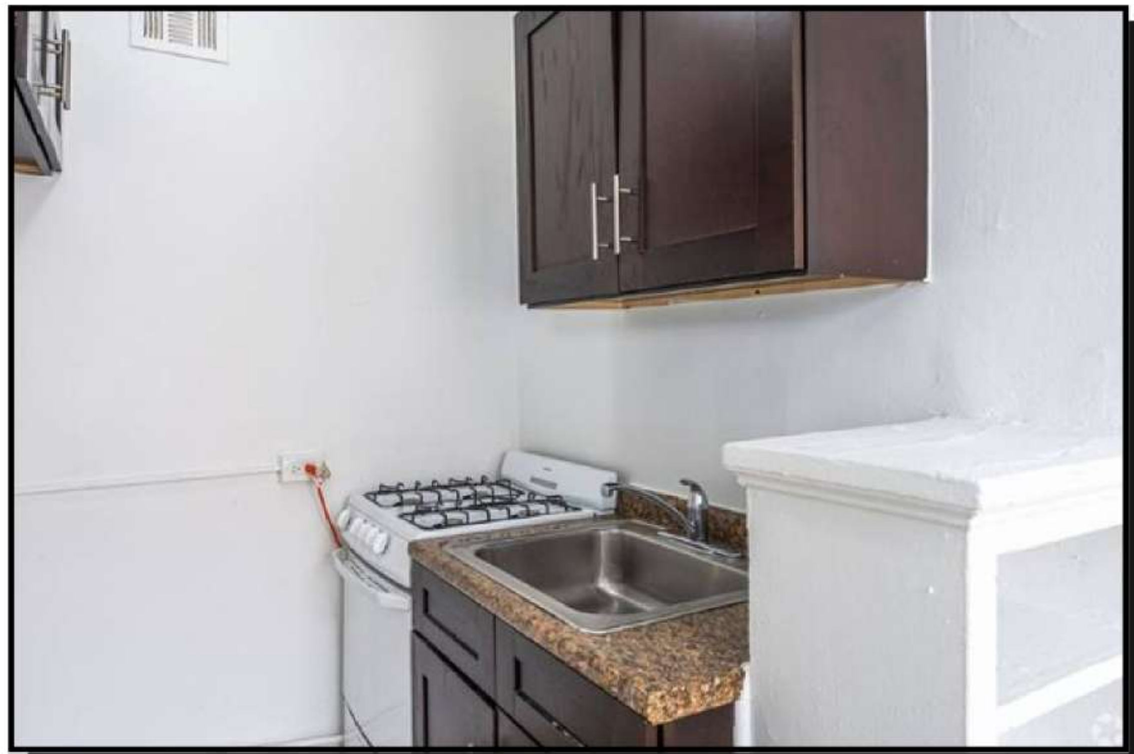
TOTAL UNITS	STABILIZED CAP RATE
172	10.01%

Site Details

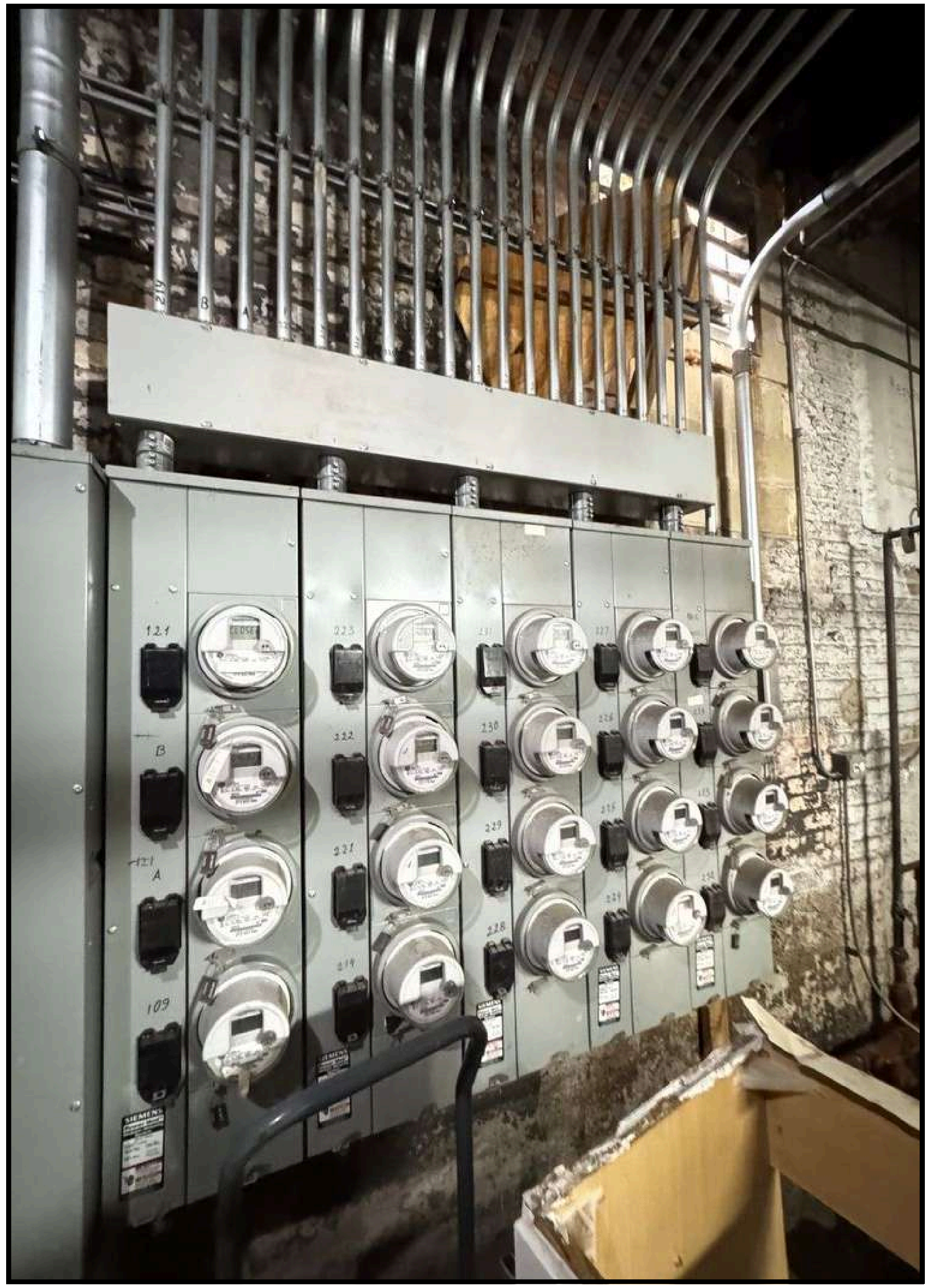
— ADDRESS	5501 W Washington Blvd, Chicago, IL
— UNIT MIX	128 × Studio · 43 × 1BR · 1 × 2BR
— BUILDING SF	105,000 SF · 24,394 SF Lot
— PIN	16-09-318-008-0000
— 2025 TAXES	$108,651
— OCCUPANCY	98.8% Occupied · 170 of 172 Leased
— STORIES	7-Story Elevator
— T-MOBILE ANTENNA	$2,100/mo



Unit Interiors



Mechanicals



Financial Details

GROSS INCOME	EFFECTIVE GROSS	OPERATING EXPENSE	STABILIZED NOI
2,172,300	$2,146,820	$945,973	$1,200,847

LINE ITEM	ACTUAL	STABILIZED	Δ / NOI
Gross Potential Rent	$1,813,752	$2,172,300	+$358,548
Other Income - T-Mobile Antenna Included	$80,713	$83,135	+$2,422
Vacancy & Collection Loss	($90,687)	($108,615)	($17,928)
Effective Gross Income	**$1,803,778**	**$2,146,820**	**+$343,042**
EXPENSES			
Real Estate Taxes	($108,651)	($193,213)	($84,562)
Insurance	($67,741)	($69,773)	($2,032)
Utilities (Water / Gas / Elec)	($276,380)	($284,671)	($8,291)
R&M / Trash / Contract	($157,525)	($157,960)	($434)
Management Fee (3% / 5%)	($54,113)	($107,341)	($53,228)
Turnover & Leasing	($121,062)	($133,014)	($11,952)
Total Operating Expenses	**($785,474)**	**($945,973)**	**($160,499)**
Net Operating Income	**$1,018,304**	**$1,200,847**	**+$182,542**

Investment Metrics

— ASKING PRICE

$12,000,000

— GOING-IN CAP RATE

8.49%

— STABILIZED CAP RATE

10.01%

— STABILIZED GRM

5.59×

— STABILIZED DSCR

1.96

— STABILIZED NOI

$1,200,847

— STABILIZED GSI

$2,146,820

— 2025 TAXES

$108,651

— AVG PRO FORMA RENT

$1,053

Unit Mix

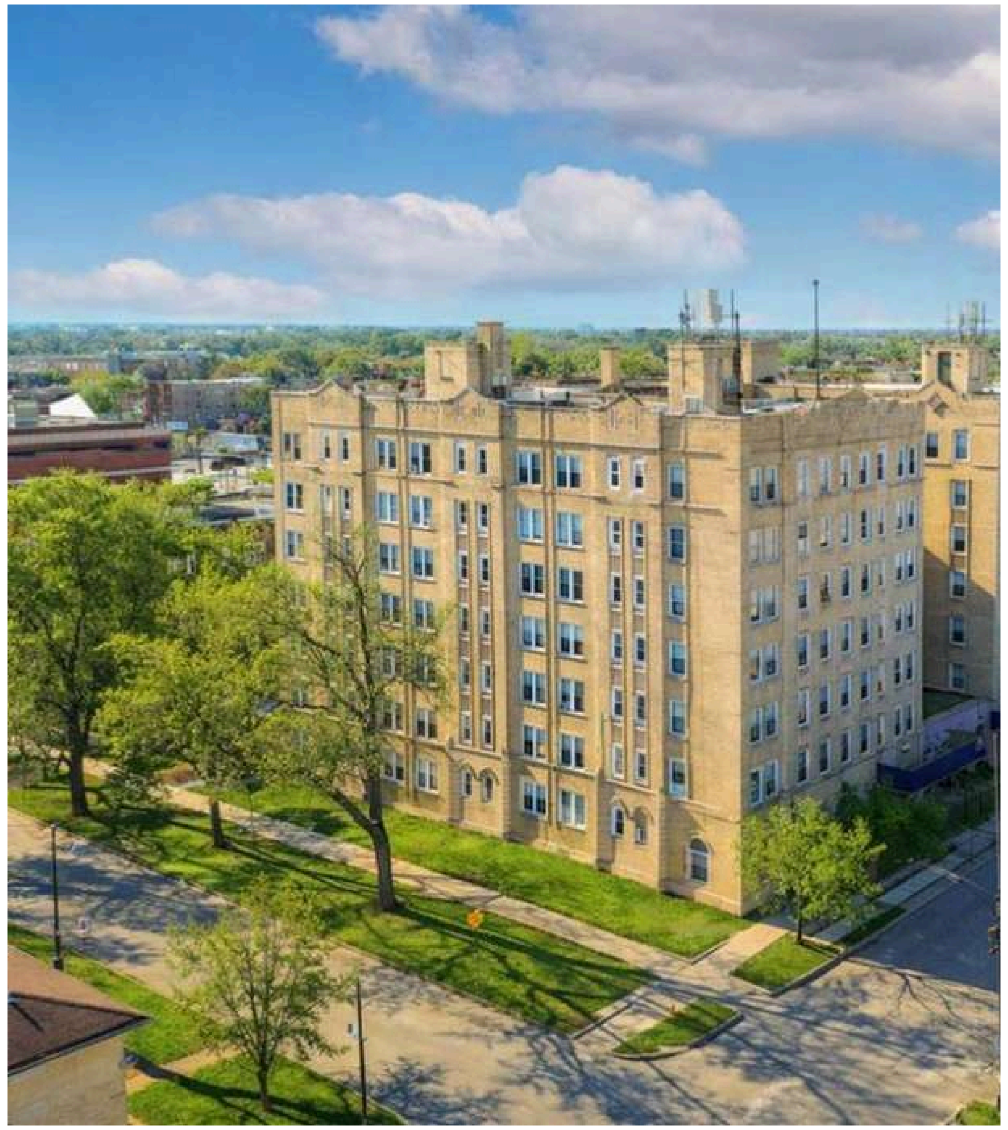
TOTAL UNITS
172

AVG IN-PLACE
$957

AVG PRO FORMA
$1,053

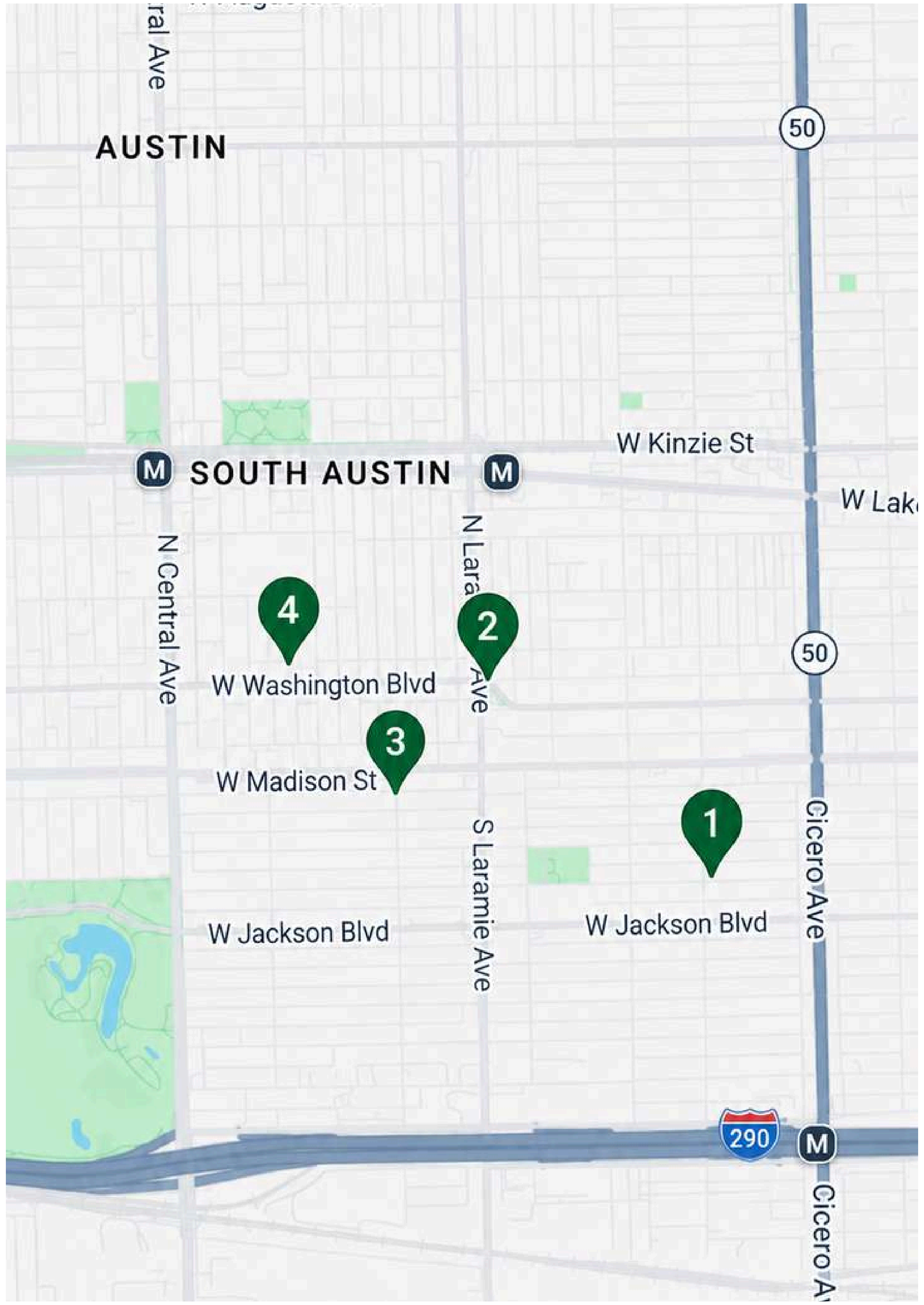
RENT UPSIDE
+10% / +$95 Mo

UNIT TYPE	# UNITS	IN-PLACE	PRO FORMA	Δ / MO	MONTHLY ↑
Studio · 1BA	128	$898	$1,000	+$102	+$13,056
1 BR · 1 BA	43	$1,130	$1,200	+$70	+$3,010
2 BR · 1 BA	1	$1,018	$1,300	+$282	+$282
Total / Avg	**172**	**$957**	**$1,053**	**+$95**	**+$16,348**



Recent Trades

#	PROPERTY	PRICE	UNITS	CAP	$ / UNIT
S	**Subject · 5501 W Washington Blvd**	**$12,000,000**	**172**	**10.01%**	**$69,767**
1	4938 W Quincy St · Austin	$13,500,000	158	**9.47%**	$85,443
2	5201 W Washington Blvd · Austin	$2,530,000	36	**8.90%**	$70,278
3	5334–5362 W Madison St · Austin	$3,290,106	48	**8.67%**	$68,544
4	5424 W Washington Blvd · Austin	$6,539,117	101	**6.87%**	$64,744
	4 Comps · Average	**$6,464,806**	**85**	**8.48%**	**$72,252**

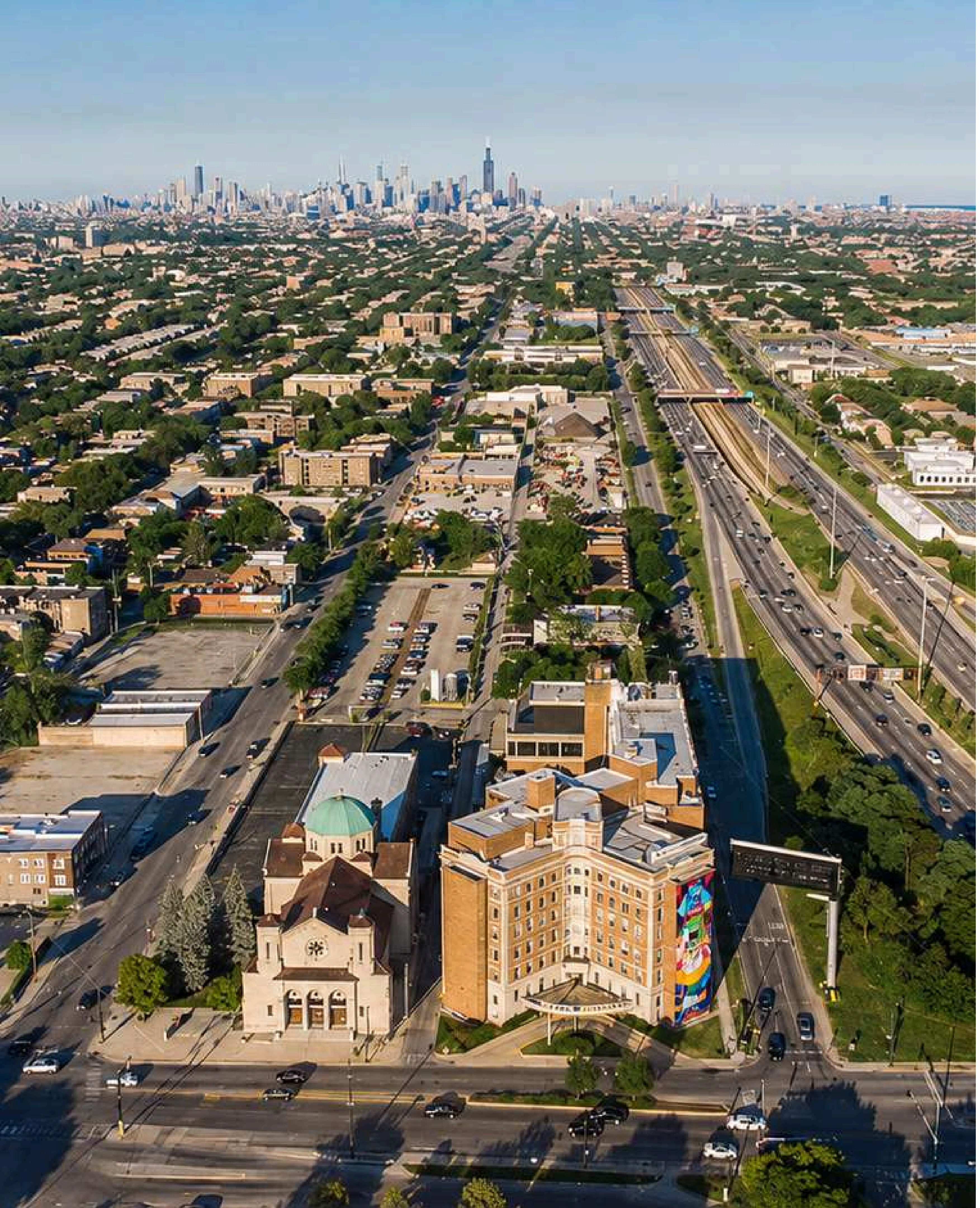


Austin

— LOCATION & ACCESS

Austin is one of Chicago's largest West Side neighborhoods and a deep affordable-rental submarket. The subject sits within one mile of three CTA Green Line stations — Central (0.5 mi), Laramie (0.8 mi), and Austin (0.9 mi) — offering direct rail access to downtown Chicago and the Loop. The property is five minutes from I-290, with Midway Airport within fourteen and O'Hare within twenty-six. As a designated federal Opportunity Zone, eligible buyers gain capital-gains deferral and step-up basis benefits — materially expanding the buyer pool at this price point.

WALK SCORE	TRANSIT SCORE	SUBMARKET VAC	SUBMARKET RENT
80	70	4.6%	$1,386



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