



REALTY

820 E Marquette - 12-Unit Multi-Family in Woodlawn

A Multifamily Investment Offering

Presented by: **GENE
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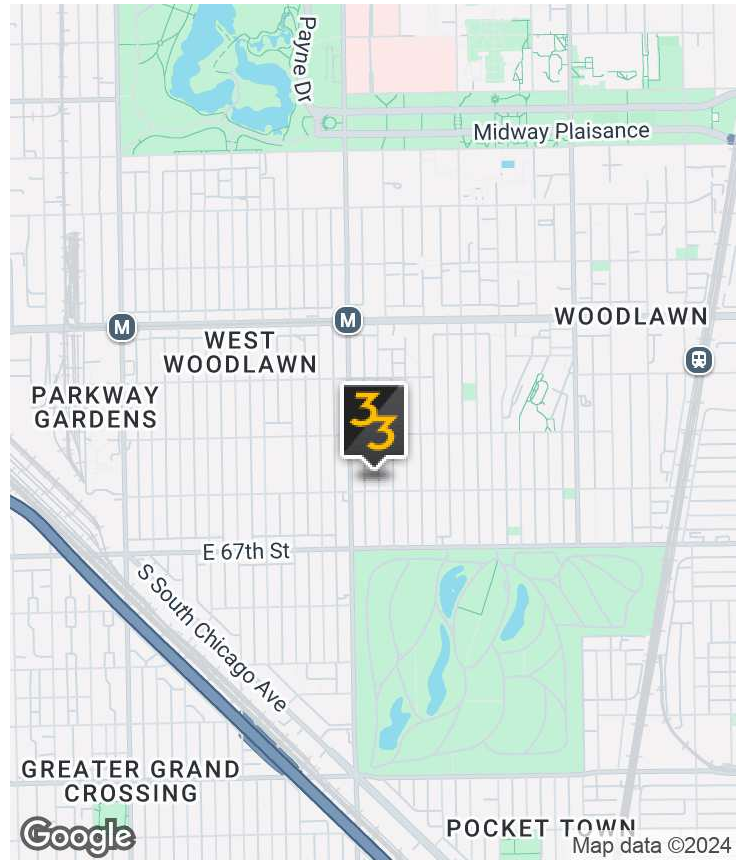
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OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	15,000 SF
Lot Size:	6,138 SF
Number of Units:	12
Price / SF:	\$86.67
Cap Rate:	8.48%
NOI:	\$110,284
Stabilized Cap Rate:	11.10%
Stabilized NOI:	\$144,236
Year Built:	1912
Zoning:	Multi-Family
Market:	Chicago
Submarket:	Woodlawn

PROPERTY OVERVIEW

33 Realty is pleased to present for sale 816-822 E Marquette Road, a 12-Unit multi-family investment opportunity.

The property features substantial recent upgrades such as boiler (2020), hot water (2020), roof (2021), lintels and masonry (2024), porch repairs (2024), new exterior emergency lighting (2024).

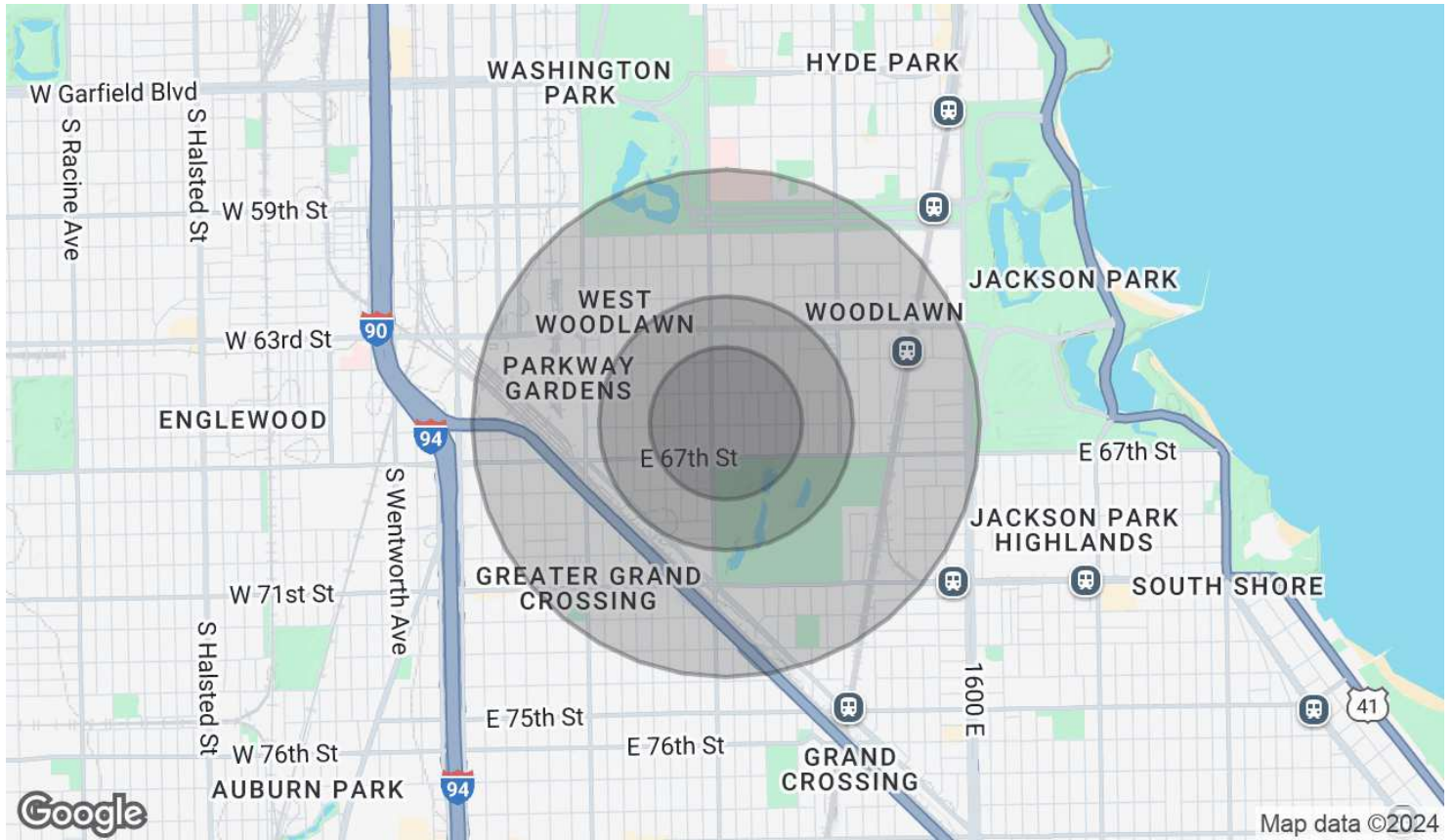
The building's units are spacious and feature split bedrooms, front porch, back porch, and boiler heat.

A new investor benefits from the opportunity to bring rents to market with interior cosmetic improvements, increasing the in-place cap rate from 8.48% to 11.10%.

Given its location in central Woodlawn, this is an extremely attractive multi-family investment opportunity with significant long-term opportunity for value and rental appreciation.

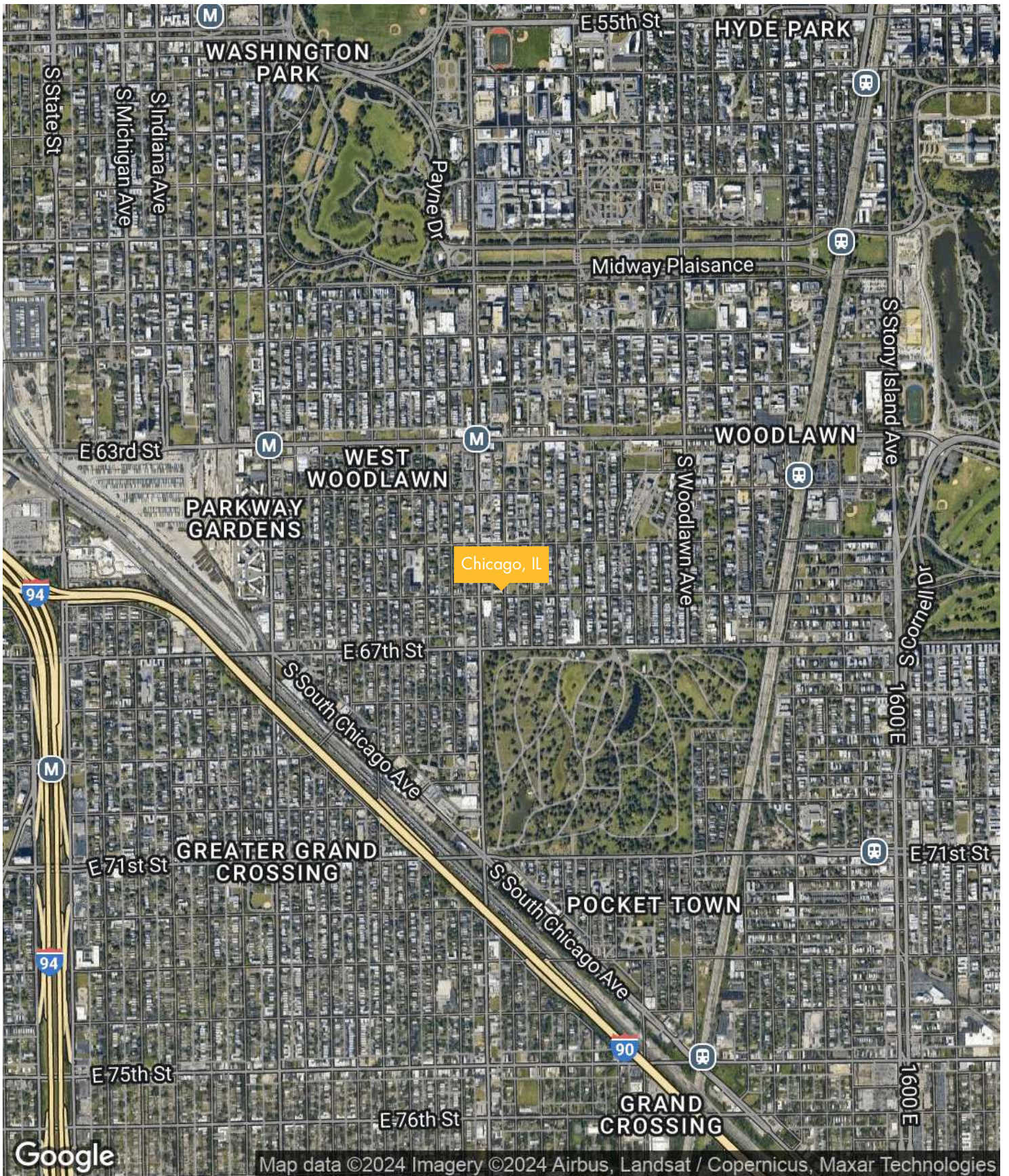
UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
2 BD / 1 BA	12	100.0	1,150		\$1,139	\$1,590	\$1,590	\$1.38
TOTALS/AVERAGES	12	100%	13,800	\$0.00	\$13,668	\$19,080	\$19,080	\$1.38

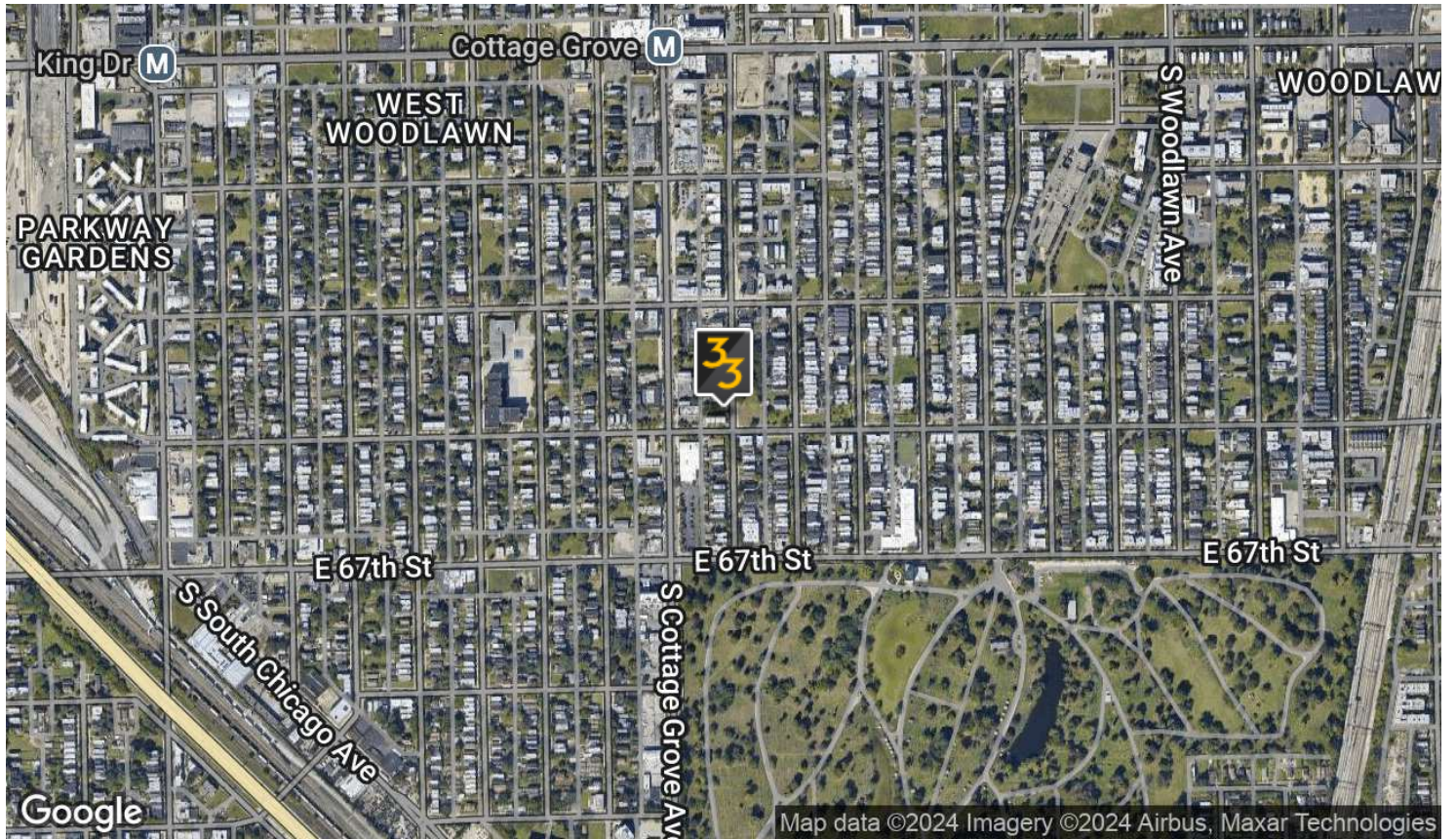
UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
816-1	2	1	1,150	CHA		\$1,412	\$1.23	\$1,590.00	\$1.38
816-2	2	1	1,150	CHA		\$1,590	\$1.38	\$1,590.00	\$1.38
816-3	2	1	1,150	CHA		\$1,412	\$1.23	\$1,590.00	\$1.38
818-1	2	1	1,150	CHA		\$1,306	\$1.14	\$1,590.00	\$1.38
818-2	2	1	1,150	CHA		\$1,380	\$1.20	\$1,590.00	\$1.38
818-3	2	1	1,150	CHA		\$1,197	\$1.04	\$1,590.00	\$1.38
820-1	2	1	1,150	A Safe Haven		\$1,375	\$1.20	\$1,590.00	\$1.38
820-2	2	1	1,150	MRKT		\$1,375	\$1.20	\$1,590.00	\$1.38
820-3	2	1	1,150	CHA		\$1,159	\$1.01	\$1,590.00	\$1.38
822-1	2	1	1,150	CHA		\$1,400	\$1.22	\$1,590.00	\$1.38
822-2	2	1	1,150	MRKT		\$1,200	\$1.04	\$1,590.00	\$1.38
822-3	2	1	1,150	CHA		\$1,139	\$0.99	\$1,590.00	\$1.38
TOTALS/AVERAGES			13,800			\$15,945	\$1.16	\$19,080	\$1.38



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,964	9,718	37,487
Average Age	36	38	36
Average Age (Male)	35	36	35
Average Age (Female)	37	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,704	4,324	15,686
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$52,602	\$49,943	\$51,949
Average House Value	\$324,855	\$341,864	\$357,037

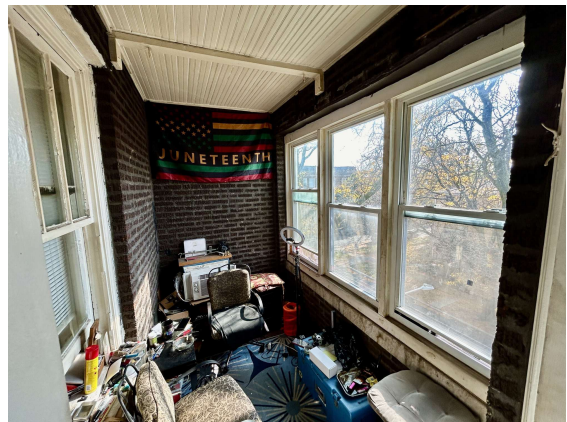
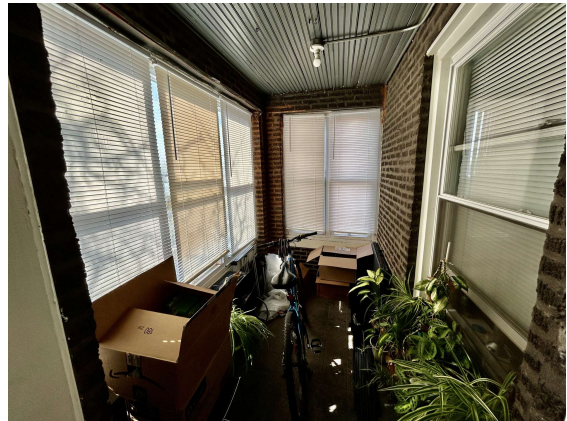
Demographics data derived from AlphaMap

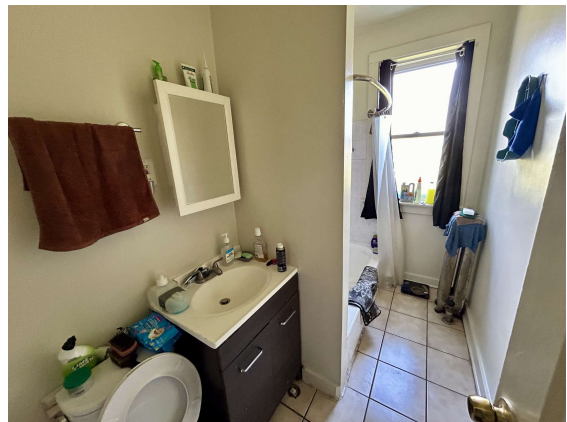
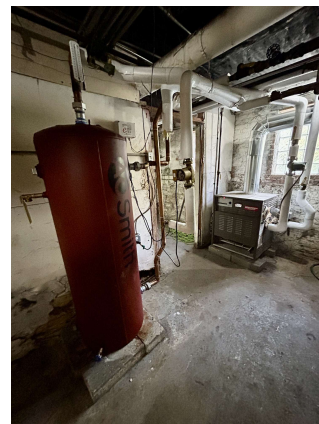
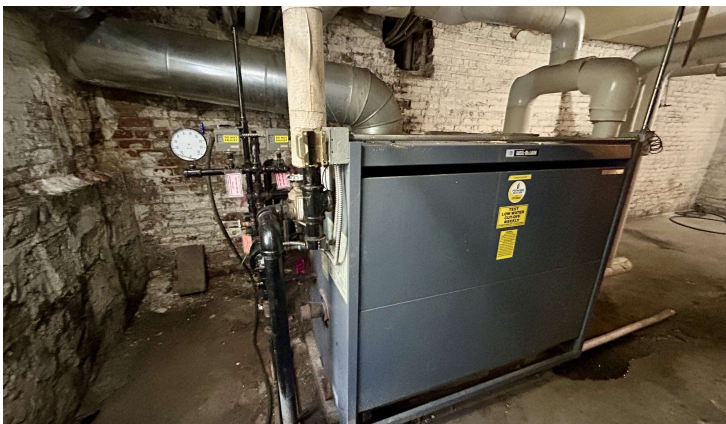
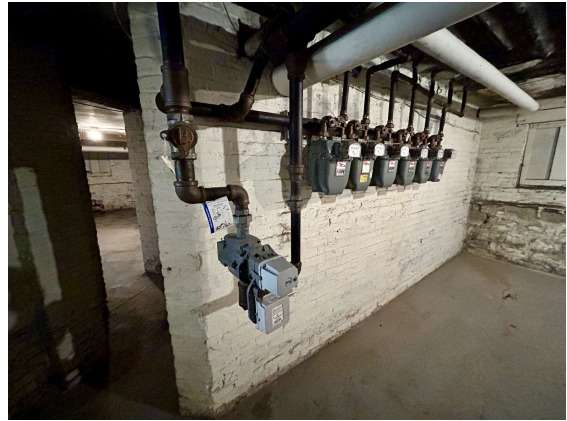




INVESTMENT OVERVIEW	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
Price	\$1,300,000	\$1,300,000
Price per SF	\$87	\$87
Price per Unit	\$108,333	\$108,333
GRM	6.79	5.68
CAP Rate	8.48%	11.10%
Cash-on-Cash Return (yr 1)	14.28%	22.98%
Total Return (yr 1)	\$55,684	\$89,636
Debt Coverage Ratio	2.02	2.64
OPERATING DATA	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
Gross Scheduled Income	\$191,340	\$228,960
Total Scheduled Income	\$191,340	\$228,960
Vacancy Cost	\$9,567	\$11,448
Gross Income	\$181,773	\$217,512
Operating Expenses	\$71,489	\$73,276
Net Operating Income	\$110,284	\$144,236
Pre-Tax Cash Flow	\$55,684	\$89,636
FINANCING DATA	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
Down Payment	\$390,000	\$390,000
Loan Amount	\$910,000	\$910,000
Debt Service	\$54,600	\$54,600
Debt Service Monthly	\$4,550	\$4,550

INCOME SUMMARY	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
In-Place Rental Income	\$191,340	-
Market Rental Income	-	\$228,960
Vacancy Cost	-\$9,567 (5%)	-\$11,448 (5%)
GROSS INCOME	\$181,773	\$217,512
EXPENSES SUMMARY	IN-PLACE FINANCIALS	AS-STABILIZED FINANCIALS
Real Estate Taxes (2023 Pay 2024)	\$18,294	\$18,294
Insurance	\$4,200	\$4,200
Gas (\$800/Unit/Year Estimate)	\$11,520	\$11,520
Electric	\$816	\$816
Water & Sewer (\$700/Unit/Year Estimate)	\$8,400	\$8,400
Legal & Accounting	\$1,200	\$1,200
Trash	\$2,160	\$2,160
Landscaping	\$750	\$750
Snow Removal	\$1,500	\$1,500
Janitorial (\$15/Unit/Year)	\$2,160	\$2,160
Repairs & Maintenance (\$600/Unit/Year Estimate)	\$7,200	\$7,200
Management Fee (5% of EGI)	\$9,089	\$10,876
Extermination (\$100/Unit/Year)	\$1,200	\$1,200
Capital Reserves (\$250/Unit)	\$3,000	\$3,000
OPERATING EXPENSES	\$71,489	\$73,276
NET OPERATING INCOME	\$110,284	\$144,236





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PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11
- Honors Program
- Real Estate Program

MEMBERSHIPS

Licensed Illinois Real Estate Broker

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