



4459 W Jackson Blvd, Chicago, IL 60624

West Garfield Park



Confidentiality & Disclaimer

All materials and information received or derived from 33 Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither 33 Realty, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. 33 Realty, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. 33 Realty, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. 33 Realty, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

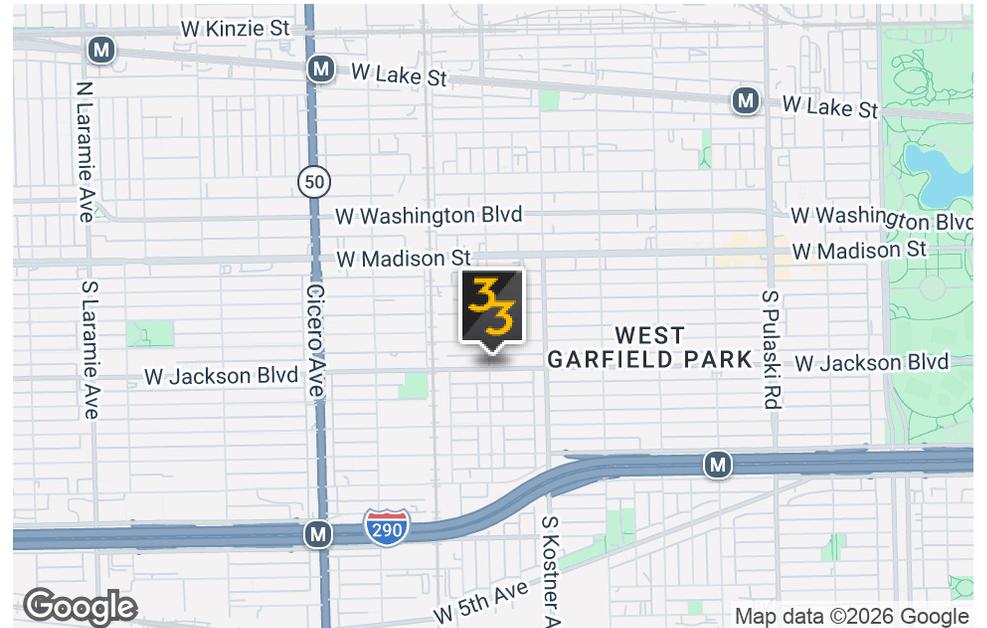
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 33 Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

1	COPY_OF_COPY_OF_UNTITLED.PDF	2	TABLE OF CONTENTS
3	SECTION 1: PROPERTY INFORMATION	4	EXECUTIVE SUMMARY
5	ADDITIONAL PHOTOS	6	SECTION 2: LOCATION INFORMATION
7	LOCATION INFORMATION	8	LOCATION MAP
9	SECTION 3: FINANCIAL ANALYSIS	10	RENT ROLL
11	INCOME & EXPENSES	12	FINANCIAL SUMMARY
13	DEMOGRAPHICS MAP & REPORT		

Section 1 | Property Information





OFFERING SUMMARY

Sale Price:	\$700,000
Price/Unit:	\$77,777
Number of Units:	9
Cap Rate:	9.02%
NOI:	\$63,128
Pro Forma Cap Rate:	13.20%
Pro Forma NOI:	\$92,384

PROPERTY OVERVIEW

4459 W Jackson Blvd is a solid brick 9-unit building located in the West Garfield Park neighborhood. The building features three tiers of units with a mix of 2 bed / 1 bath and 1 bed / 1 bath unit apartments. They include hardwood floors, gas forced-air heat, and individually metered electric for all units. The kitchens include ranges and refrigerators.

The building has a strong rental history and consistent cash flow and currently benefits from on-site management that is available to continue with a new owner. The real upside is in the current below market rents. A new owner can increase the in-place market rents or add section 8 tenants to dramatically improve the cash flow. The building is located just a quick walk to the CTA Blue Line Pulaski Station, multiple bus routes, and the I-290 Eisenhower Expressway, with quick access downtown and to the western suburbs. The building delivers strong cash flow today with easy upside and rent growth in 2026 and beyond. Seller is a long-time owner who motivated by retirement. Come take a look at this great multi-family investment property with long-term upside.



Section 2 | Location Information





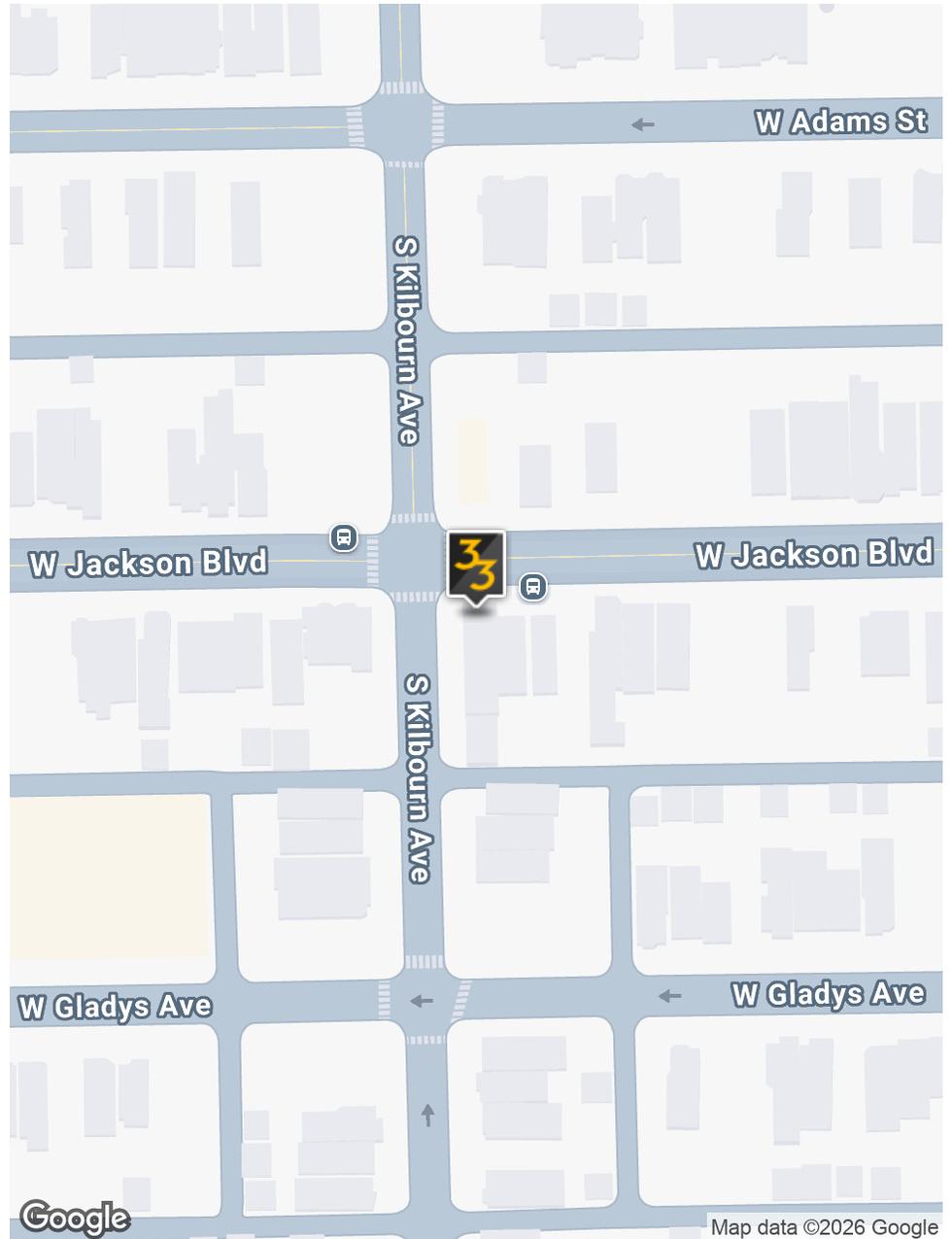
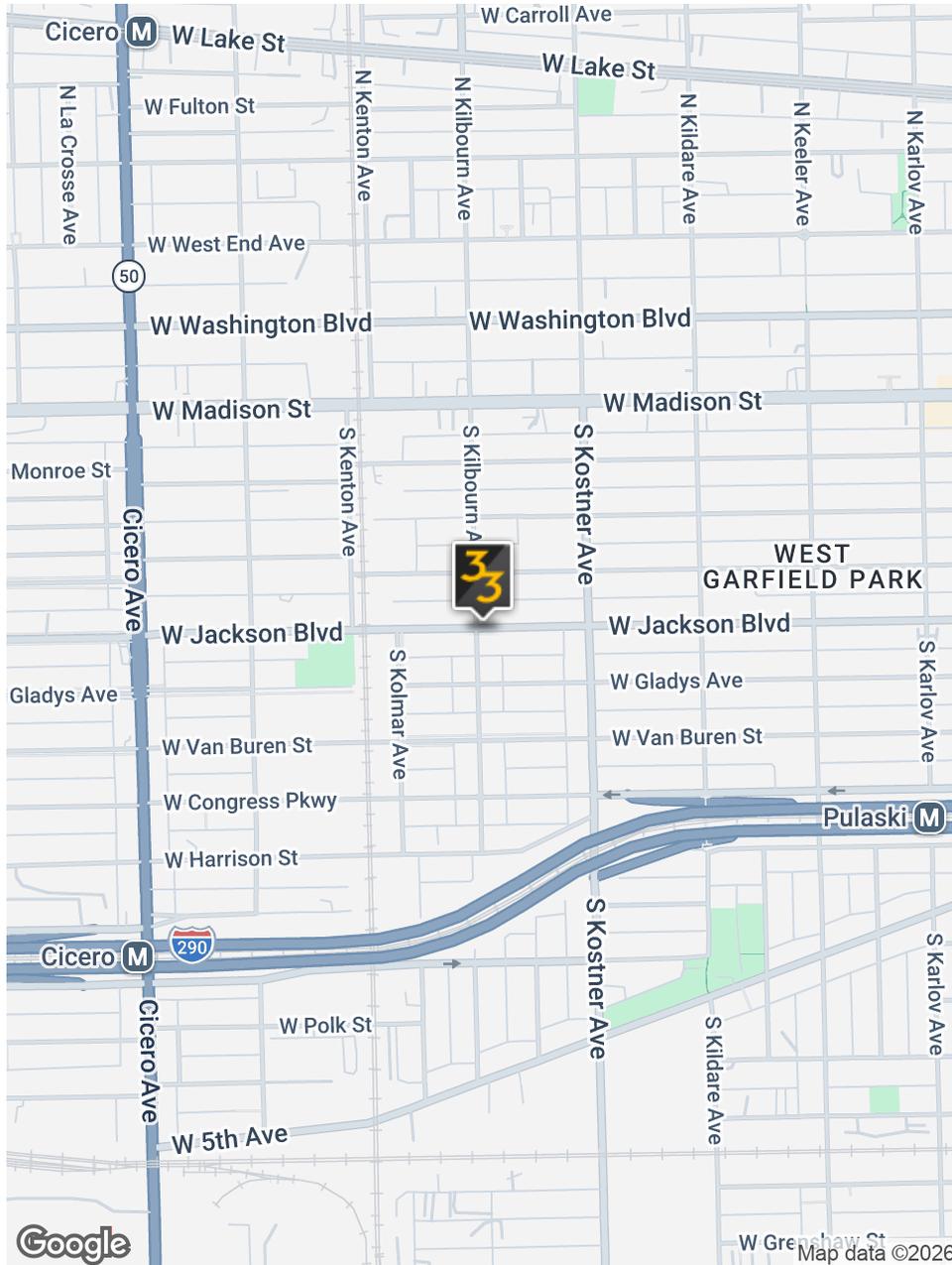
LOCATION DESCRIPTION

4559 Jackson Blvd is located in the historic Garfield Park neighborhood on Chicago's West Side. Garfield Park has been a cornerstone community since the 1870s, centered around its magnificent 184-acre namesake park that first opened in 1874 as one of Chicago's original West Side parks. The area showcases beautiful Chicago architecture and historic urban planning, designed by legendary architect William LeBaron Jenney and later enhanced by Prairie-style landscape architect Jens Jensen.

The neighborhood offers excellent connectivity with multiple CTA Green Line stations and bus routes providing direct access to downtown Chicago's Loop. The area's crown jewel is the world-renowned Garfield Park Conservatory, completed in 1908 and designed to emulate a "great Midwestern haystack." This striking glass structure houses exotic plants from around the world in themed rooms including the desert house, fern room, and tropical palm house, earning its reputation as landscape art under glass.

Garfield Park's local dining scene includes authentic spots like The Original Maxwell Street for Chicago hot dogs, plus innovative concepts like Inspiration Kitchens.

The neighborhood also features a thriving arts scene with venues like 345 Art Gallery showcasing local artists' work in painting, wood burning, and sculpture. With the park's recreational amenities including tennis courts, soccer fields, swimming pool, fishing lagoon, and natural areas featuring wetland and prairie landscapes, residents enjoy a complete neighborhood experience that balances historic significance with modern community amenities.



Section 3

Financial Analysis



UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
1 BR / 1 BA (309-1)	1	1	\$800	\$1,000.00
1 BR / 1 BA (309-2)	1	1	\$800	\$1,000.00
1 BR / 1 BA (309-3)	1	1	\$800	\$1,000.00
(non-conforming) 1 BR / 1 BA (307-1)	1	1	\$650	\$1,000.00
2 BR / 1 BA (4459-1)	2	1	\$1,000	\$1,200.00
2 BR / 1 BA (4459-2)	2	1	\$900	\$1,200.00
2 BR / 1 BA (4459-3)	2	1	\$900	\$1,200.00
2 BR / 1 BA (311-1)	2	1	\$900	\$1,200.00
2 BR / 1 BA (311-2)	2	1	\$900	\$1,200.00
2 BR / 1 BA (311-3)	2	1	\$900	\$1,200.00
TOTALS/AVERAGES			\$8,550	\$11,200

INCOME SUMMARY	CURRENT	PRO-FORMA
Gross Scheduled Income	\$102,600	\$134,400
Pet Fees	\$400	\$400
Vacancy Cost	-\$8,208 (8%)	-\$10,752 (8%)
GROSS INCOME	\$94,792	\$124,048
EXPENSES SUMMARY	CURRENT	PRO-FORMA
Taxes	\$11,330	\$11,330
Insurance	\$3,800	\$3,800
Water	\$4,862	\$4,862
Electric	\$2,072	\$2,072
Trash	\$3,600	\$3,600
Repairs & Maintenance	\$4,500	\$4,500
Landscaping/Snow	\$1,500	\$1,500
OPERATING EXPENSES	\$31,664	\$31,664
NET OPERATING INCOME	\$63,128	\$92,384

INVESTMENT OVERVIEW	CURRENT	PRO-FORMA
Price	\$700,000	\$700,000
Price per Unit	\$77,777	\$77,777
GRM	6.8	5.2
CAP Rate	9.0%	13.2%
Cash-on-Cash Return (yr 1)	13.32 %	30.04 %
Total Return (yr 1)	\$29,175	\$58,431
Debt Coverage Ratio	1.59	2.32
OPERATING DATA	CURRENT	PRO-FORMA
Gross Scheduled Income	\$102,600	\$134,400
Other Income	\$400	\$400
Total Scheduled Income	\$103,000	\$134,800
Vacancy Cost	\$8,208	\$10,752
Gross Income	\$94,792	\$124,048
Operating Expenses	\$31,664	\$31,664
Net Operating Income	\$63,128	\$92,384
Pre-Tax Cash Flow	\$23,308	\$52,564
FINANCING DATA	CURRENT	PRO-FORMA
Down Payment	\$175,000	\$175,000
Loan Amount	\$525,000	\$525,000
Debt Service	\$39,820	\$39,820
Debt Service Monthly	\$3,318	\$3,318
Principal Reduction (yr 1)	\$5,867	\$5,867

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,688	9,922	33,442
Average Age	37	37	38
Average Age (Male)	35	36	36
Average Age (Female)	38	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,367	3,732	12,546
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$52,180	\$53,515	\$52,526
Average House Value	\$274,145	\$281,421	\$312,394

Demographics data derived from AlphaMap

