

# MULTI-FAMILY INVESTMENT OPPORTUNITY

3572-74 W. Cortland St. • Chicago, IL 60647



**TRITON**  
REALTY GROUP LLC

FULLY RENOVATED NINE (9) APARTMENT UNITS LOCATED IN LOGAN SQUARE

Presented by: Alex Summers • Senior Advisor • (773) 733-1153 • [alex@tritonrealtygroupllc.com](mailto:alex@tritonrealtygroupllc.com)

# Table of Contents



<b><u>Content</u></b>	<b><u>Page Number</u></b>
1. Executive Summary	3
2. Property Overview	4
3. Location Overview	5
4. Financial Analysis	6-7
5. Rent Roll	8-9
6. Location Maps	10-11
7. Photos	12-15
8. Comparable Sales	16-18
9. Demographics	19-22

# Executive Summary



Introducing 3572-74 W. Cortland St., a fully rehabbed 9-unit multi-family property located in the Logan Square neighborhood. Professionally managed this stabilized investment property offers great in-place cash flow and future upside.

The building has an excellent unit mix of seven (7) 2-bed / 1-bath apartments, one (1) 3-bed / 2-bath apartments, and one (1) 1-bed / 1-bath garden apartment. All units have been fully renovated combining modern conveniences with historic charm. Each unit features updated kitchens and bathrooms complete with granite counter-tops and stainless steel appliances. In addition to its cosmetic finishes, the building received numerous capital improvements including: tenant paid heat and electric, a new roof, and updated electric & plumbing.

3572-74 W. Cortland St. presents an opportunity to acquire a renovated asset with great in-place cash flow in the Logan Square neighborhood. An investor can unlock greater returns by gradually increasing rents to higher market levels over time, providing a solid cash-on-cash return for years to come.

## INVESTMENT HIGHLIGHTS

- ✓ Phenomenal Location in Logan Square
- ✓ Excellent Unit Mix with one, two & three bedroom units
- ✓ Renovated Asset with Updated Electric, Plumbing, Windows, Roof & Individual Furnaces.
- ✓ Six (6) Parking Spaces in the Rear.

## LISTING SUMMARY

<b>Price</b>	\$1,875,000
<b>Total Units</b>	9
<b>Price Per Unit</b>	\$208,333
<b>Cap Rate (Current)</b>	6.53%
<b>Cap Rate (Pro-Forma)</b>	6.97%
<b>GRM (Current)</b>	10.12
<b>GRM (Pro-Forma)</b>	9.74



# Property Overview



**ADDRESS** 3572-74 W. Cortland St., Chicago, IL 60647

**PARCEL ID NUMBER** 13-35-400-033-0000

**SUBMARKET** Logan Square

**MAJOR INTERSECTION** Central Park Ave. & Armitage Ave

**NEARBY TRANSIT** CTA Bus Stop: Armitage & Central Park (581 feet / 1 block away)

Metra Station: Healey (6,289 feet / 10 blocks away)

Divvy Station: Central Park & Bloomingdale (596 feet / 1 blocks away)

**NEARBY RETAILERS within 1 mile walk** Walgreens, Dunkin', McCormick YMCA, Armitage Produce, Dollar General, Armitage Pharmacy  
8 Grocery stores, 1 libraries, 7 cafés & coffee shops, 9 parks, 41 restaurants, 1 bank, 14 bars & pubs, 3 sport & fitness centers, 9 health & medical

**BUILDING SQUARE FOOTAGE** 7,650 SF

**LOT DIMENSIONS** 50 x 138

**LOT AREA** 6,900 SF

**ZONING** RS-3

**YEAR RENOVATED** 2017-2018

**MECHANICALS** HEAT: Individual Furnaces (2017) MASONRY: Repaired (2023) LAUNDRY: 1W/1D  
PLUMBING: Copper (2017) WINDOWS: Repaired As Need  
ELECTRIC: Separately Meters (2017) ROOF: Tear Off (2017)

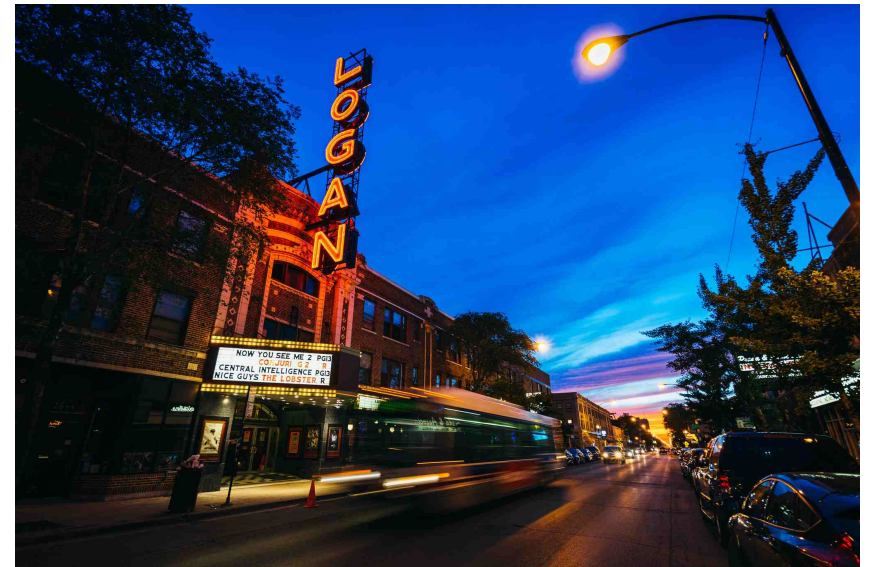
# Location Overview

The Logan Square neighborhood in Chicago offers a blend of urban convenience and neighborhood charm. Situated on the northwest side of Chicago, Logan Square is best known for its eclectic mix of dining options, trendy boutiques, and artistic vibes.

This area boasts a rich cultural scene, with numerous art galleries, live music venues, and theaters nearby. The neighborhood also offers plenty of green spaces, including parks and tree-lined streets, providing residents with opportunities for outdoor recreation and relaxation.

With its proximity to major transportation arteries, such as the Kennedy Expressway, commuting to other parts of the city is convenient. Additionally, the presence of public transportation options like buses and the Blue Line makes getting around the city a breeze.

Overall, the location of 3572 W. Cortland St. offers the best of both worlds: a dynamic urban environment coupled with a sense of community and accessibility.



# Financial Analysis



	<b>FINANCIAL OVERVIEW</b>
Listing Price	<b>List Price</b>
	\$1,875,000
	<b>CURRENT</b>
Total Units	9
Purchase Price Per Unit	\$208,333
CAP Rate	6.53%
GRM	10.12
	<b>PRO-FORMA</b>
Total Units	9
Purchase Price Per Unit	\$208,333
CAP Rate	6.97%
GRM	9.74
	<b>POTENTIAL LOAN</b>
Down Payment (25%)	\$468,750
Loan Amount (75%)	\$1,406,250
Interest Rate	7.00%
Amortization (Years)	30
Term (Years)	10
Monthly Debt Service	\$9,356
Annual Debt Service	\$112,270
NOI Minus Debt Service - Current	\$10,134
Cash on Cash - Current	2.16%
NOI Minus Debt Service - Potential	\$18,439
Cash on Cash - Potential	3.93%

The information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



## ANNUALIZED OPERATING DATA

INCOME	CURRENT	PRO FORMA
<b>Gross Potential Rent</b>	<b>\$185,340</b>	<b>\$192,600</b>
Pet Rent	\$1,620	\$1,620
Parking Income (6 Spaces)	\$3,600	\$3,600
<b>Gross Potential Income</b>	<b>\$190,560</b>	<b>\$197,820</b>
Vacancy (5%)	\$9,528	\$9,891
<b>Effective Gross Income</b>	<b>\$181,032</b>	<b>\$187,929</b>
Less: Expenses	\$58,628	\$57,221
<b>Net Operating Income</b>	<b>\$122,404</b>	<b>\$130,708</b>

EXPENSES	CURRENT		PRO FORMA	
	Total	Per Unit	Total	Per Unit
Real Estate Taxes (2022)	\$13,345	\$1,483	\$21,000	\$2,333
Insurance	\$10,769	\$1,197	\$7,200	\$800
Gas	\$0	\$0	\$0	\$0
Electric	\$2,296	\$255	\$2,296	\$255
Water & Sewer	\$3,028	\$336	\$3,028	\$336
Trash	\$5,568	\$619	\$2,700	\$300
Management Fees	\$9,052	\$1,006	\$9,396	\$1,044
Maintenance & Repairs	\$4,500	\$500	\$4,500	\$500
Janitorial & Cleaning	\$1,700	\$189	\$1,700	\$189
Landscaping & Snow Removal	\$4,770	\$530	\$1,800	\$200
Materials & Supplies	\$1,800	\$200	\$1,800	\$200
Misc. & Reserves	\$1,800	\$200	\$1,800	\$200
<b>TOTAL EXPENSES</b>	<b>\$58,628</b>	<b>\$6,514</b>	<b>\$57,221</b>	<b>\$6,358</b>
<b>EXPENSES AS % OF EGI</b>	<b>32.39%</b>		<b>30.45%</b>	

The information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# Rent Roll



## RENT ROLL - CURRENT SCHEDULE

3572-74 W. Cortland St.

Address	Unit Number	Unit Beds	Unit Bathrooms	Current Rents	Pro-Rated Rents	Lease Start Date	Lease End Date
3572 W. Cortland	1E	2	1	\$1,750	\$1,800	6/1/23	5/31/24
3572 W. Cortland	1W	3	2	\$2,000	\$2,100	2/1/18	6/30/24
3572 W. Cortland	2E	2	1	\$1,750	\$1,800	8/23/23	8/31/24
3574 W. Cortland	2W	2	1	\$1,750	\$1,800	7/1/20	6/30/25
3574 W. Cortland	3E	2	1	\$1,650	\$1,800	2/1/24	1/31/25
3574 W. Cortland	3W	2	1	\$1,750	\$1,800	N/A	N/A
3574 W. Cortland	GE	1	1	\$1,400	\$1,450	3/17/23	3/31/25
3574 W. Cortland	1R	2	1	\$1,700	\$1,750	9/1/22	8/31/24
3574 W. Cortland	2R	2	1	\$1,695	\$1,750	8/1/23	7/31/24
<b>Total - Apartments</b>	<b>9</b>	<b>18</b>	<b>10</b>	<b>\$15,445</b>	<b>\$16,050</b>		<b>89%</b>

The information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# Rent Roll



## CURRENT SCHEDULED INCOME

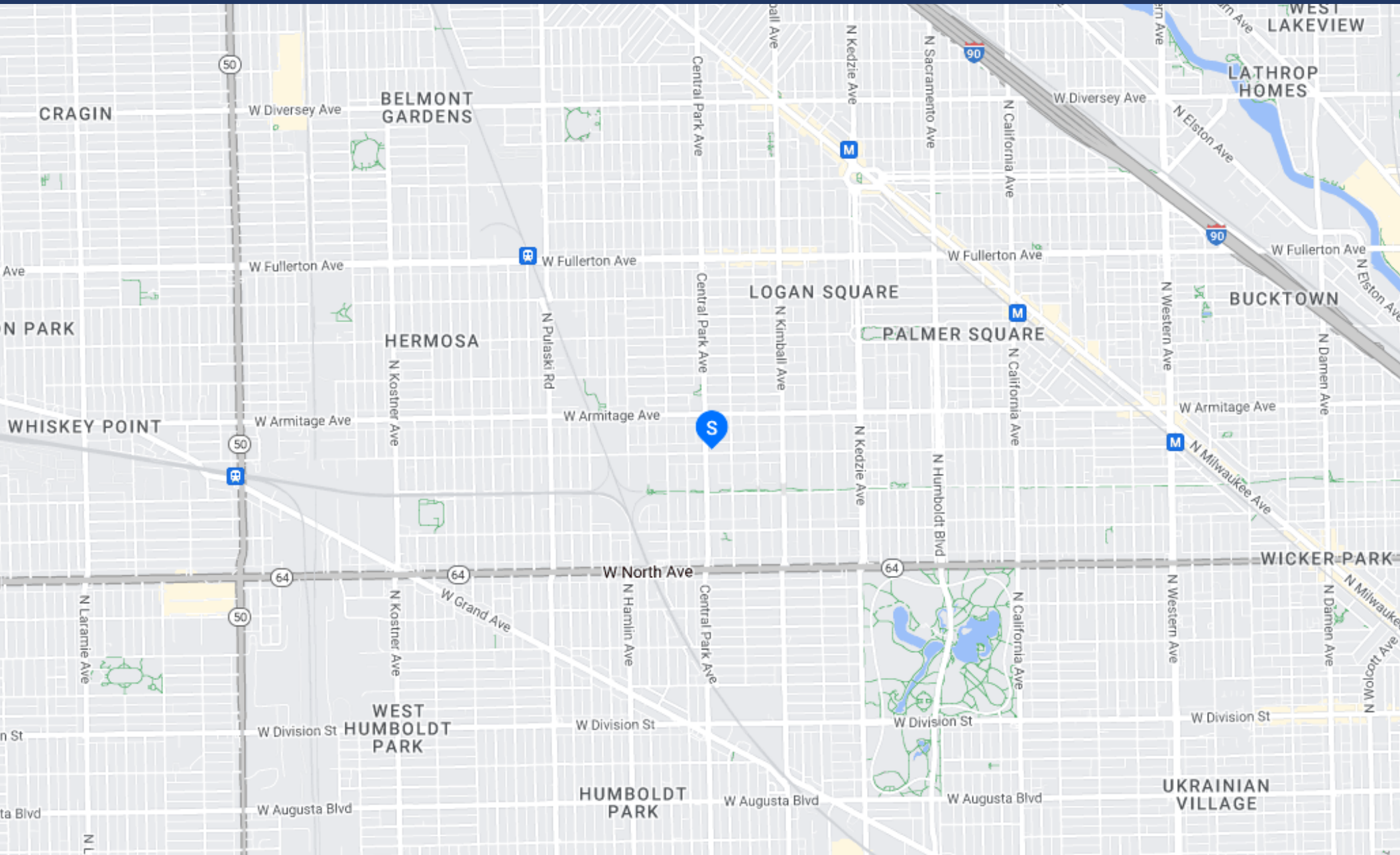
No. of Units	Unit Type	Average Rent	Monthly Income
7	2 Bed   1 Bath	1,721	\$12,045
1	3 Bed   2 Bath (Duplex)	2,000	\$2,000
1	1 Bed   1 Bath	1,400	\$1,400
<b>9</b>			<b>\$15,445</b>

## PRO FORMA SCHEDULED INCOME

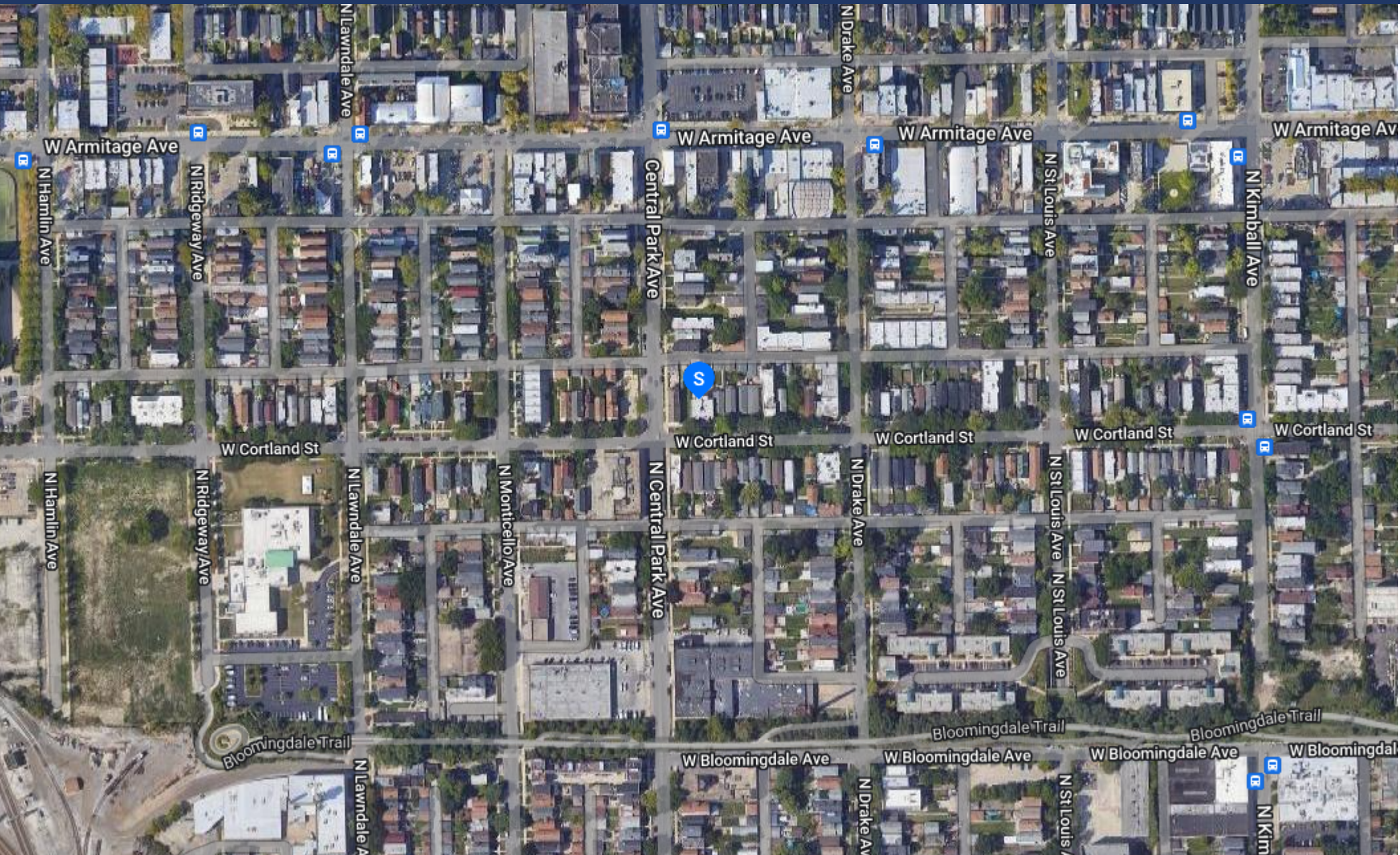
No. of Units	Unit Type	Average Rent	Monthly Income
7	2 Bed   1 Bath	\$1,786	\$12,500
1	3 Bed   2 Bath (Duplex)	\$2,100	\$2,100
1	1 Bed   1 Bath	\$1,450	\$1,450
<b>9</b>			<b>\$16,050</b>

The information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# Regional Overview



# Aerial Map



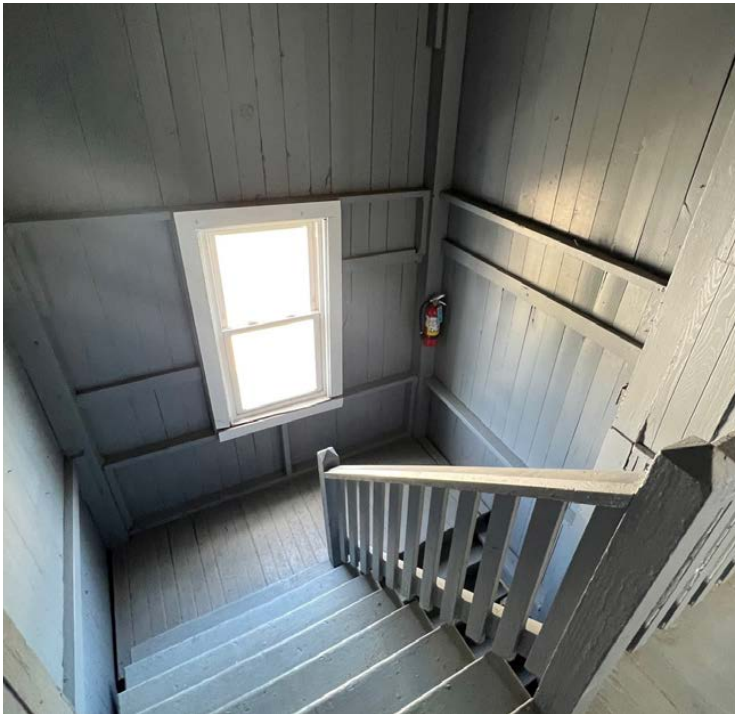
# Interior Photos



# Interior Photos



# Interior Photos



# Exterior Photos



# Sold Comparables

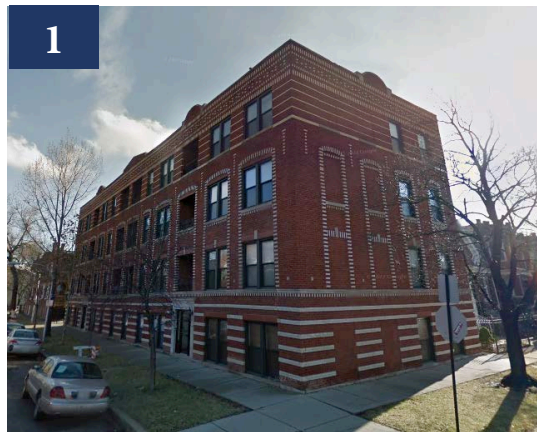


**3572-74 W. Cortland St.**  
Chicago, IL 60647

SALE PRICE:	\$1,875,000
SALE DATE:	Availiable
NUMBER OF UNITS	9
PRICE PER UNIT:	\$210,556
GROSS RENT MULTIPLIER:	10.22
CAP RATE:	6.46%
DISTANCE FROM SUBJECT:	N/A

REMARKS / SALE HIGHLIGHTS:

- Great up & coming Logan Square Location
- Nice Size Units 2 Bed / 1 Bath, 3 Bed / 2 Bath, 1 Bed / 1 Bath Units
- Six (6) Parking Spaces in the rear

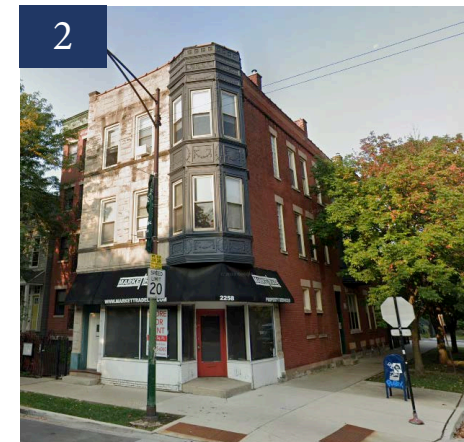


**3915-25 W. Altgeld St.**  
Chicago, IL 60647

SALE PRICE:	\$3,000,000
SALE DATE:	December 2, 2022
NUMBER OF UNITS	15
PRICE PER UNIT:	\$200,000
GROSS RENT MULTIPLIER:	9.09
CAP RATE:	7.21%
DISTANCE FROM SUBJECT:	1.2 mile - NW

REMARKS / SALE HIGHLIGHTS:

- Tenant Paid Heat + Separate Electric
- Slightly outdated/inferior finishes
- W/D in unit
- Larger Unit Mix of 3 Bed / 2 Bath Units



**2258 N. Kimball Ave.**  
Chicago, IL 60647

SALE PRICE:	\$970,000
SALE DATE:	June 7, 2023
NUMBER OF UNITS	5
PRICE PER UNIT:	\$194,000
GROSS RENT MULTIPLIER:	9.51
CAP RATE:	6.84%
DISTANCE FROM SUBJECT:	0.7 mile - North

REMARKS / SALE HIGHLIGHT

- Similar Unit Mix of 2 Bed / 2 Bath and 1 Bed / 1 Bath Units
- Window A/C Units
- Outdated finishes at time of purchase.
- Storefront was converted to a Duplex apartment unit.



# Sold Comparables



**2968 N. Lawndale Ave.**  
Chicago, IL 60618

SALE PRICE:	\$970,000
SALE DATE:	February 27, 2022
NUMBER OF UNITS	4
PRICE PER UNIT:	242,500
GROSS RENT MULTIPLIER:	10.64
CAP RATE:	6.11%
DISTANCE FROM SUBJECT:	1.6 mile - North
REMARKS / SALE HIGHLIGHTS:	

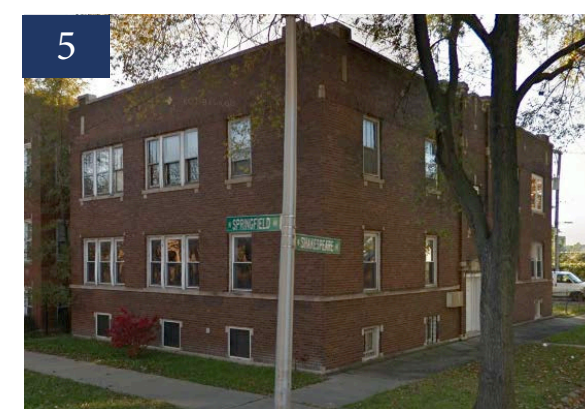
- Tenant Paid Heat + Separate Electric
- Larger Unit Mix with three (4) 3 Bed / 1 Bath, one (1) duplex 5 Bed / 2 Bath
- Full renovation done in 2015
- Similar quality finishes



**2455 N. Ridgeway Ave.**  
Chicago, IL 60647

SALE PRICE:	\$1,675,000
SALE DATE:	January 31, 2023
NUMBER OF UNITS	9
PRICE PER UNIT:	\$186,111
GROSS RENT MULTIPLIER:	9.57
CAP RATE:	6.79%
DISTANCE FROM SUBJECT:	1.0 mile - North
REMARKS / SALE HIGHLIGHTS:	

- Updated units in 2021-22 with similar finishes.
- Same Unit Mix: (7) 2-Bed / 1-Bath, (1) 3-Bed / 1-Bath, and (1) 1-Bed / 1-Bath
- Individual Forced Air Furnaces & Hot Water Heaters
- In-Unit Laundry

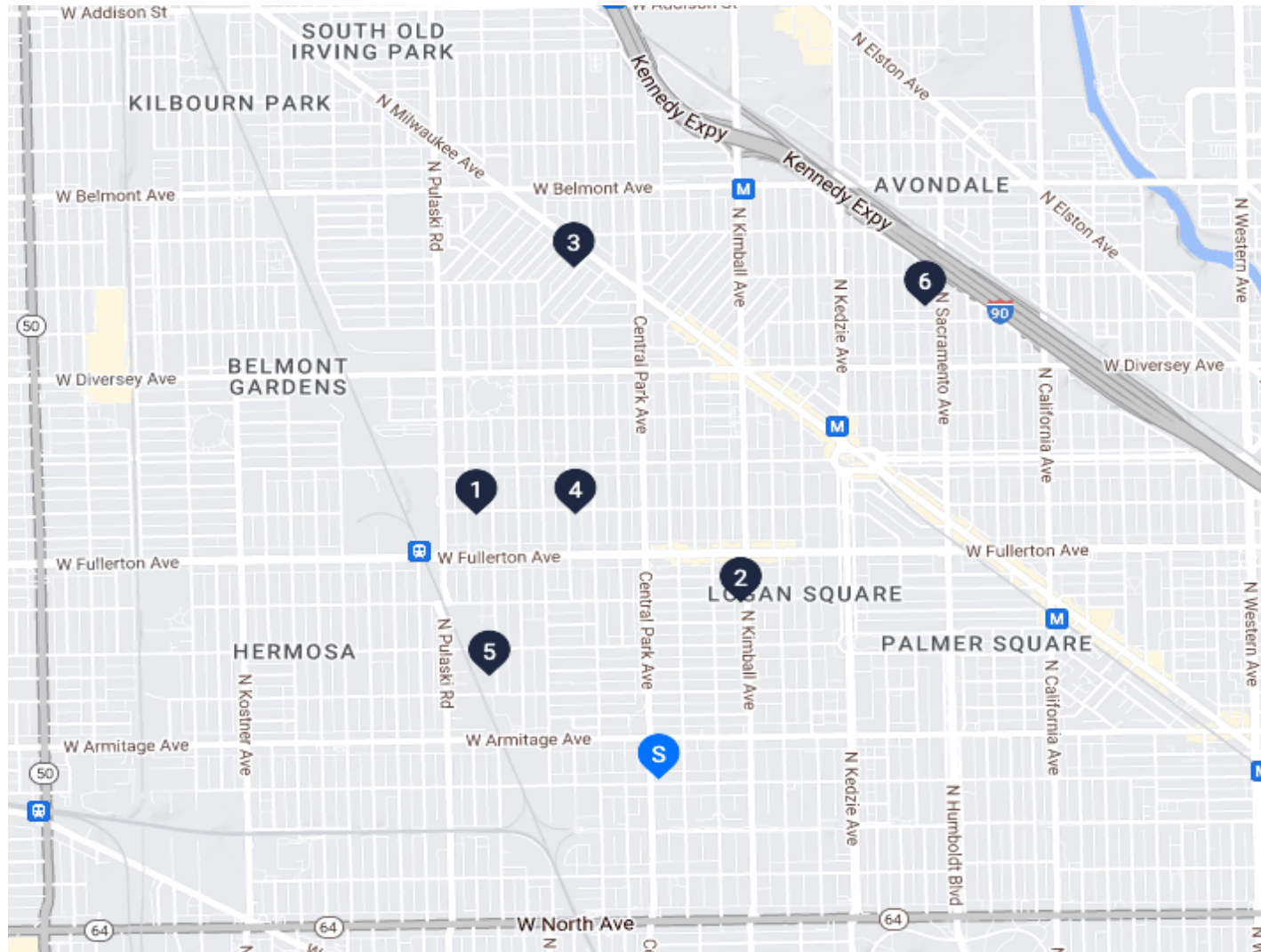


**2122 N. Springfield Ave.**  
Chicago, IL 60647

SALE PRICE:	\$1,200,000
SALE DATE:	November 29, 2022
NUMBER OF UNITS	5
PRICE PER UNIT:	\$240,000
GROSS RENT MULTIPLIER:	10.87
CAP RATE:	7.05
DISTANCE FROM SUBJECT:	0.7 mile - NW
REMARKS / SALE HIGHLIGHTS:	

- Fully Gut-Renovated in 2019
- Similar quality finishes
- Individual Central HVAC & Hot Water Heaters
- Larger Unit Mix: (2) 3-Bed / 2-Bath, (3) 2-Bed / 1-Bath

# Sold Comparables Map



#	Address	City
S	3572 W Cortland	Chicago
1	3915 W Altgeld St	Chicago
2	2258 N. Kimball Avenue	Chicago
3	2968 N. Lawndale Avenue	Chicago
4	2455 N. Ridgeway Avenue	Chicago
5	2122 N. Springfield Avenue	Chicago
6	2919 N. Whipple Street	Chicago

# Demographics



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	91,229	540,652	1,402,675
2010 Population	77,590	491,381	1,313,751
2023 Population	71,399	483,803	1,352,613
2028 Population	70,207	477,837	1,351,523
2023 African American	5,897	94,205	233,033
2023 American Indian	1,734	7,899	17,803
2023 Asian	1,626	18,282	88,696
2023 Hispanic	44,781	208,040	445,864
2023 Other Race	25,403	115,209	236,640
2023 White	24,311	183,009	612,739
2023 Multiracial	12,397	64,960	163,058
2023-2028: Population: Growth Rate	-1.70 %	-1.25 %	-0.10 %
<b>2023 HOUSEHOLD INCOME</b>			
	1 MILE	3 MILE	5 MILE
less than \$15,000	2,831	21,013	63,121
\$15,000-\$24,999	2,059	13,674	37,144
\$25,000-\$34,999	2,022	12,920	36,909
\$35,000-\$49,999	2,937	17,071	50,181
\$50,000-\$74,999	4,721	28,999	85,474
\$75,000-\$99,999	3,696	22,727	71,266
\$100,000-\$149,999	4,968	31,368	97,097
\$150,000-\$199,999	2,084	17,653	56,710
\$200,000 or greater	2,505	28,564	97,803
Median HH Income	\$70,313	\$77,878	\$82,314
Average HH Income	\$98,833	\$120,801	\$128,290

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	27,984	193,979	573,783
2010 Total Households	25,314	177,131	532,939
2023 Total Households	27,823	193,988	595,710
2028 Total Households	27,914	195,222	608,208
2023 Average Household Size	2.55	2.48	2.24
2000 Owner Occupied Housing	8,280	66,692	205,886
2000 Renter Occupied Housing	17,396	111,740	327,497
2023 Owner Occupied Housing	10,921	86,569	265,142
2023 Renter Occupied Housing	16,902	107,419	330,568
2023 Vacant Housing	2,614	17,905	58,153
2023 Total Housing	30,437	211,893	653,863
2028 Owner Occupied Housing	11,304	89,899	274,219
2028 Renter Occupied Housing	16,609	105,323	333,988
2028 Vacant Housing	2,668	18,275	55,823
2028 Total Housing	30,582	213,497	664,031
2023-2028: Households: Growth Rate	0.35 %	0.65 %	2.10 %

# Demographics



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	6,942	48,900	147,576
2023 Population Age 35-39	6,161	43,703	121,631
2023 Population Age 40-44	5,286	36,487	97,516
2023 Population Age 45-49	4,162	27,832	75,965
2023 Population Age 50-54	3,563	25,089	70,468
2023 Population Age 55-59	3,116	22,181	64,073
2023 Population Age 60-64	2,955	21,417	64,154
2023 Population Age 65-69	2,338	18,083	55,738
2023 Population Age 70-74	1,729	14,183	44,429
2023 Population Age 75-79	1,046	9,039	29,247
2023 Population Age 80-84	581	5,239	17,654
2023 Population Age 85+	465	4,411	16,239
2023 Population Age 18+	53,169	371,140	1,080,687
2023 Median Age	32	34	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,992	\$90,210	\$91,819
Average Household Income 25-34	\$102,501	\$126,840	\$130,524
Median Household Income 35-44	\$84,336	\$100,000	\$102,713
Average Household Income 35-44	\$118,338	\$150,544	\$155,303
Median Household Income 45-54	\$78,453	\$91,902	\$101,347
Average Household Income 45-54	\$106,099	\$139,028	\$150,619
Median Household Income 55-64	\$62,246	\$68,910	\$80,725
Average Household Income 55-64	\$92,480	\$111,972	\$130,582
Median Household Income 65-74	\$46,277	\$47,498	\$54,899
Average Household Income 65-74	\$78,315	\$85,186	\$100,062
Average Household Income 75+	\$60,479	\$62,356	\$73,438

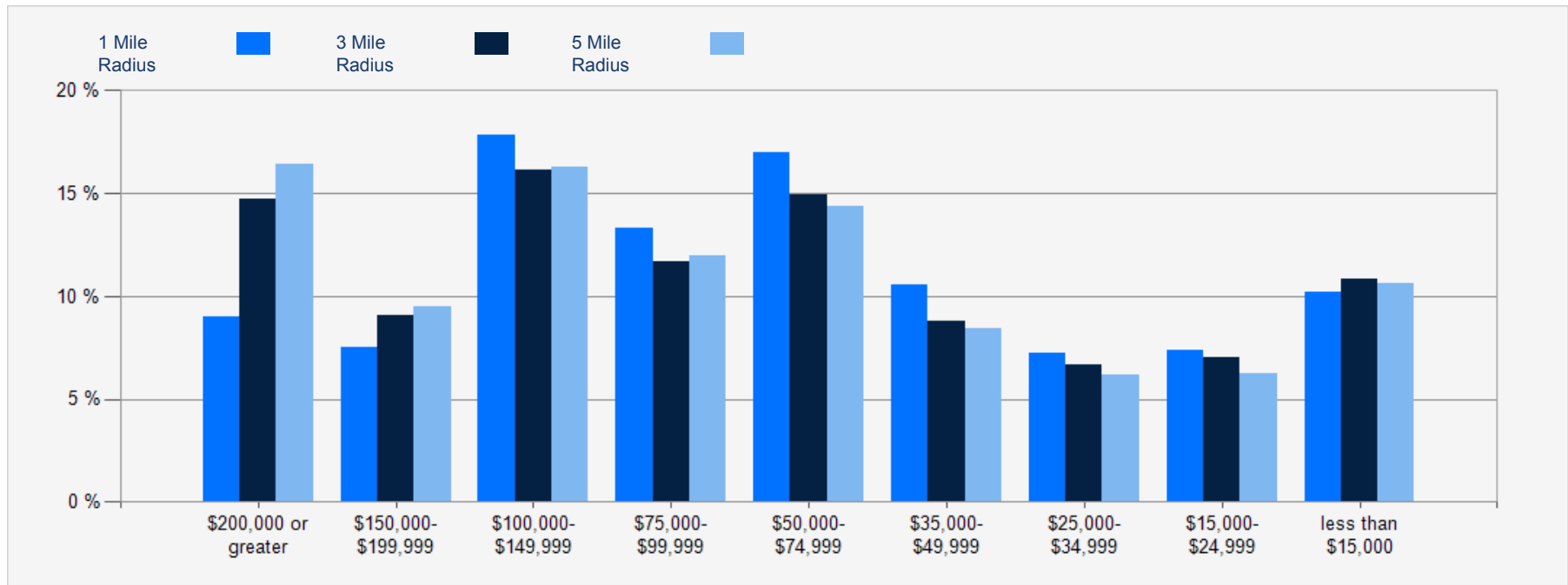
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	6,168	43,701	131,022
2028 Population Age 35-39	5,968	42,152	121,896
2028 Population Age 40-44	5,447	37,325	103,289
2028 Population Age 45-49	4,728	31,853	86,646
2028 Population Age 50-54	3,793	25,349	70,511
2028 Population Age 55-59	3,228	22,580	64,690
2028 Population Age 60-64	2,764	19,470	58,048
2028 Population Age 65-69	2,462	18,091	55,782
2028 Population Age 70-74	1,944	15,340	48,015
2028 Population Age 75-79	1,319	11,158	35,698
2028 Population Age 80-84	784	6,656	22,698
2028 Population Age 85+	590	5,343	19,257
2028 Population Age 18+	53,425	371,894	1,092,999
2028 Median Age	33	35	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,158	\$100,908	\$101,412
Average Household Income 25-34	\$118,018	\$142,817	\$145,612
Median Household Income 35-44	\$95,671	\$111,043	\$115,417
Average Household Income 35-44	\$136,996	\$169,788	\$176,340
Median Household Income 45-54	\$88,897	\$104,589	\$112,807
Average Household Income 45-54	\$123,311	\$157,563	\$170,105
Median Household Income 55-64	\$74,947	\$82,661	\$95,424
Average Household Income 55-64	\$109,044	\$131,456	\$150,203
Median Household Income 65-74	\$57,255	\$57,681	\$66,247
Average Household Income 65-74	\$94,383	\$102,432	\$118,846
Average Household Income 75+	\$73,275	\$76,856	\$90,398

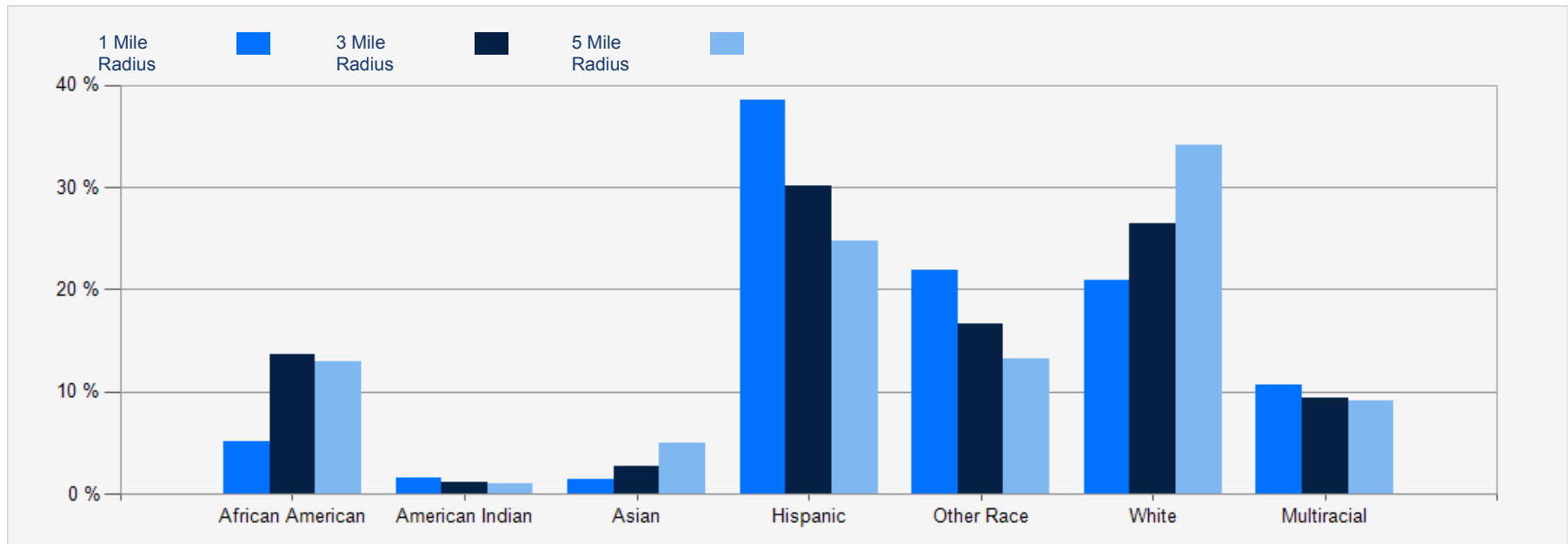
# Demographics



2023 Household Income

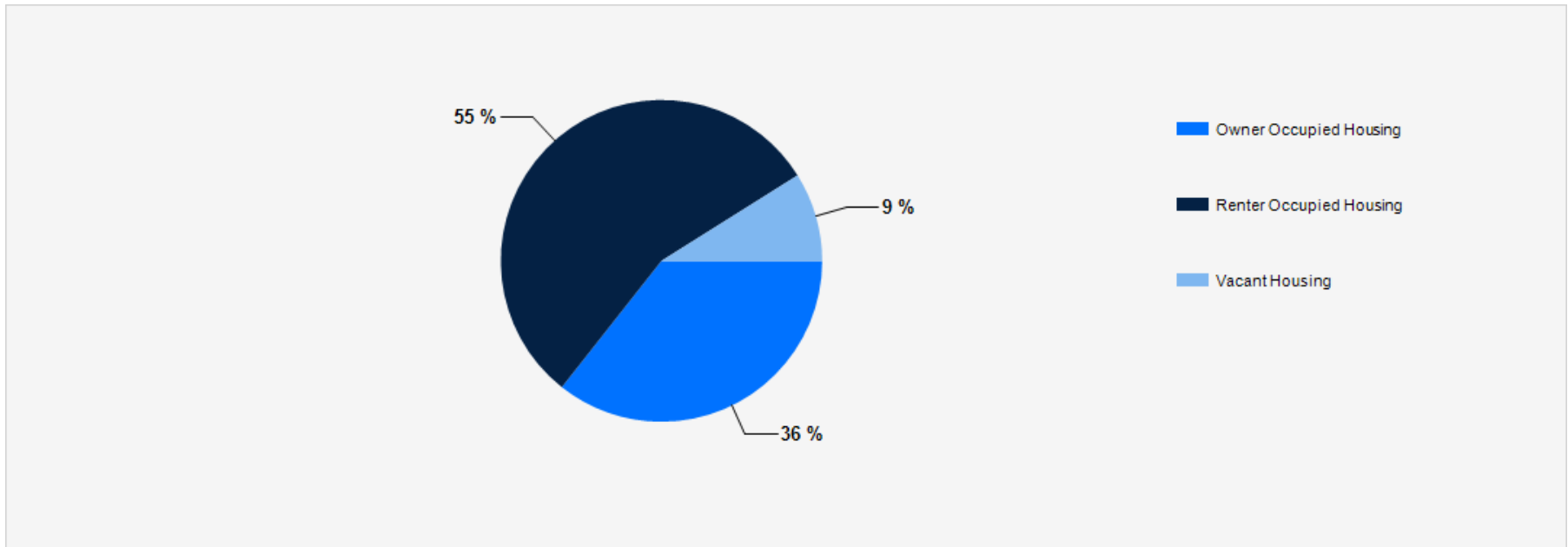


2023 Population by Race

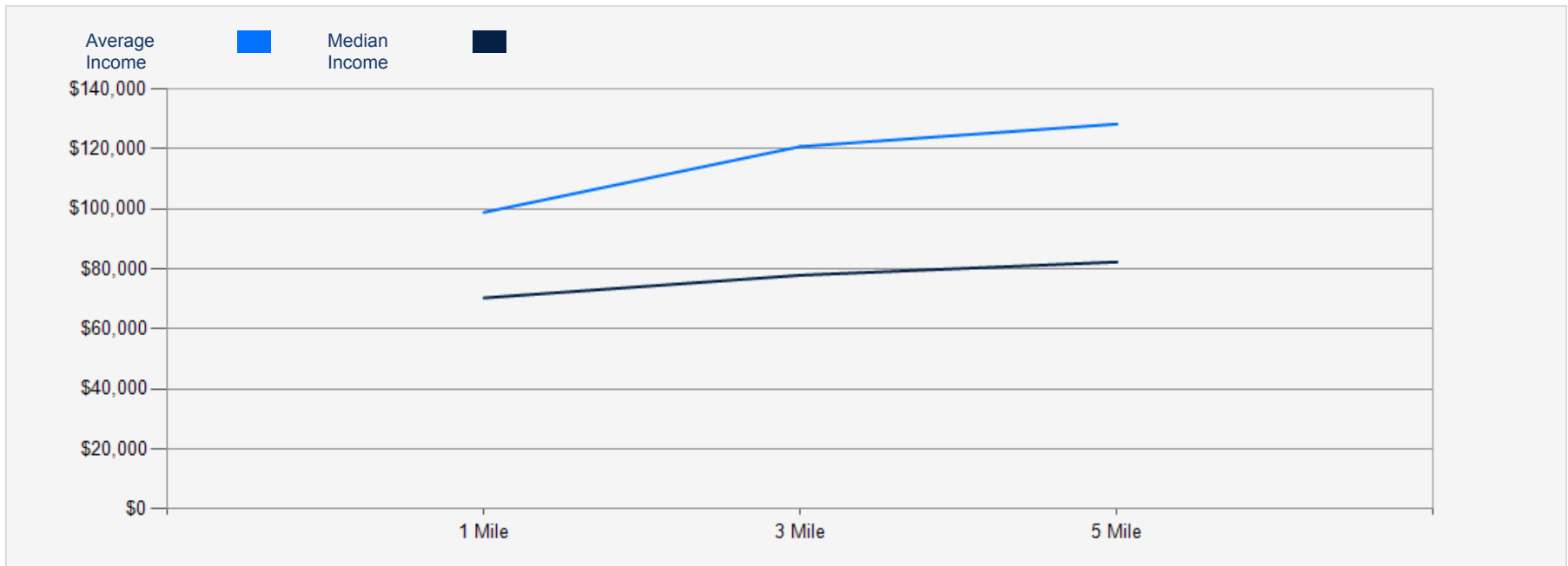


# Demographics

2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



## Who We Are

TRITON is a privately held boutique multi-family brokerage firm located in Chicago. Founded with over a decade of real estate experience in Chicago and the greater Chicagoland suburban markets, the Triton team has facilitated over 400+ transactions totaling over 4,800+ units, valued at over \$550+ million.

TRITON has built and continues to develop long-standing relationships with owners in their respective sub markets. We work to establish connections with the best buyers for their properties. In turn, our market knowledge and established presence in the industry has led to hundreds of satisfied clients. Rather than keeping a broad focus in commercial real estate, Triton focuses specifically on acquiring and selling apartments buildings.

Whether a property is listed or not investors use TRITON to stay in front of multi-family and mixed-use investments immediately as they become available. We provide honest analyses of the value of multifamily or mixed use buildings. Provided our principals own multiple apartment buildings, we can provide real life insight on cutting operating costs and projected rents through renovations. These include upgrading kitchens, bathrooms, and common area elements.

We are passionate about our business and continually strive to achieve long-term success for our clients.



# 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 to 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 PCBs, 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.

## 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, Triton Realty Group, LLC is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Triton 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 be required to be referred to a different Triton Realty Group, LLC Designated Agent.



# MULTI-FAMILY INVESTMENT OPPORTUNITY

3572-74 W. Cortland St. • Chicago, IL 60647



**TRITON**  
REALTY GROUP LLC

FULLY RENOVATED NINE (9) APARTMENT UNITS LOCATED IN LOGAN SQUARE

Presented by: Alex Summers • Senior Advisor • (773) 733-1153 • [alex@tritonrealtygroupllc.com](mailto:alex@tritonrealtygroupllc.com)