



**TRITON**  
REALTY GROUP LLC



MULTIFAMILY PROPERTY FOR SALE

**2153 E. 87TH**

2153 E 87TH ST, CHICAGO, IL 60617

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SECTION 1

# PROPERTY INFORMATION

OFFERING MEMORANDUM

# OFFERING SUMMARY

## PROPERTY DESCRIPTION

Triton Realty Group LLC is proud to present 2153 E. 87th, an 18 unit courtyard building located in a desirable neighborhoods of Avalon Park/Calumet Heights. Unit mix consists of (6) 2bd 1ba's and (12) 1bd 1ba's. Building improvements include new tear off shingle roof with insulated roof cavity and new gutters and downspouts (2020), insulated hot water pipes (2020), two modulating high-end efficient radiant heat boilers (2021), common area carpet in front and refinished rear stairwells, new electrical fixtures in front and rear stairwells, security cameras (2020). Strong in place income with opportunity to raise to market rents. Additional income from parking and laundry. Location is close to 90 expressway, parks, retail and a short drive away from Lake Michigan.

## PROPERTY HIGHLIGHTS

- Fully stabilized building with rental upside
- New high efficiency boilers (2021)
- Roof tear off (2020)
- 13 parking spots and and coin laundry for additional income



## OFFERING SUMMARY

Sale Price:	\$1,875,000
Number of Units:	18
Lot Size:	13,445 SF
Building Size:	16,500 SF
Market Rent NOI	\$184,749
Market Rent Cap Rate	9.85%

EXTERIOR PHOTOS



# APARTMENT PHOTOS



MECHANICAL PHOTOS



COMMON AREA PHOTOS



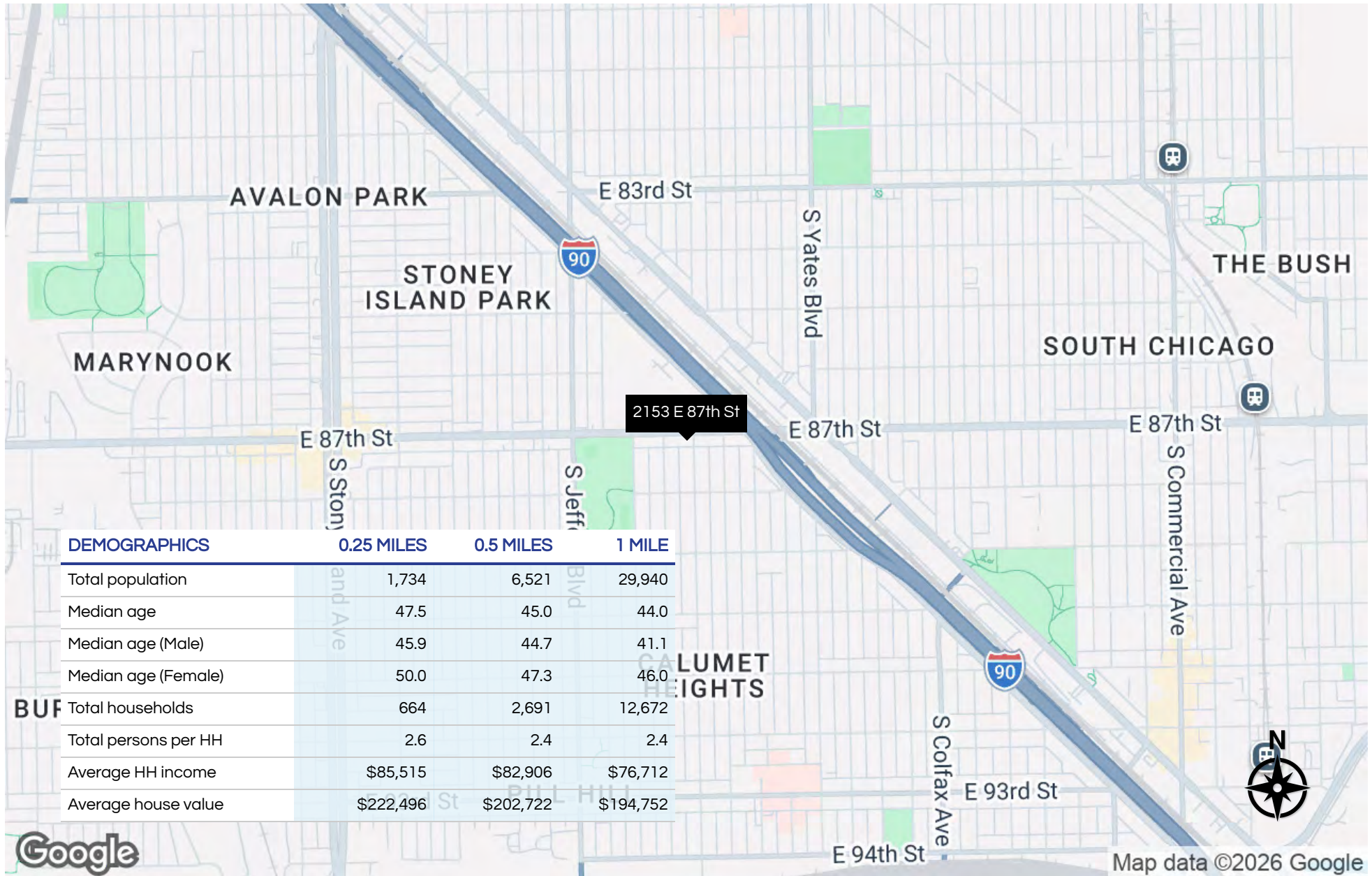


SECTION 2

# LOCATION INFORMATION

OFFERING MEMORANDUM

# STREET MAP & DEMOGRAPHICS



Map data ©2026 Google



SECTION 3

# FINANCIAL ANALYSIS

OFFERING MEMORANDUM

# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO FORMA - MARKET RENTS
Price	\$1,875,000	\$1,875,000
Price per Unit	\$104,167	\$104,167
GRM	7.17	6.2
CAP Rate	7.79%	9.85%
Cash-on-Cash Return (yr 1)	10.04%	19.42%
Total Return (yr 1)	\$41,401	\$80,091
Debt Coverage Ratio	1.4	1.77
OPERATING DATA	CURRENT	PRO FORMA - MARKET RENTS
Gross Scheduled Income	\$261,600	\$302,400
Other Income	\$4,171	\$8,400
Total Scheduled Income	\$265,771	\$310,800
Vacancy Cost(5%)	\$13,080	\$15,120
Gross Income	\$252,691	\$295,680
Operating Expenses	\$106,632	\$110,931
Net Operating Income	\$146,059	\$184,749
Pre-Tax Cash Flow	\$41,401	\$80,091
FINANCING DATA	CURRENT	PRO FORMA - MARKET RENTS
Down Payment	\$412,500	\$412,500
Loan Amount	\$1,462,500	\$1,462,500
Debt Service	\$104,658	\$104,658
Debt Service Monthly	\$8,722	\$8,722

# INCOME & EXPENSES

## MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PRO FORMA - MARKET RENTS
Gross Rental Income	\$261,600	\$302,400
Parking Income	\$3,600	\$7,200
Laundry Income	\$571	\$1,200
<b>GROSS INCOME</b>	<b>\$265,771</b>	<b>\$310,800</b>
<b>VACANCY COST</b>	<b>(\$13,080)</b>	<b>(\$15,120)</b>
EXPENSES SUMMARY	CURRENT	PRO FORMA - MARKET RENTS
Real Estate Taxes (2024)	\$33,270	\$33,270
Insurance	\$12,613	\$12,613
Gas	\$12,612	\$12,612
Electric	\$1,693	\$1,693
Water & Sewer	\$8,004	\$8,004
Trash	\$2,437	\$2,437
Management Fees(7%)	\$17,688	\$20,697
Maintenance & Repairs	\$6,885	\$6,885
Cleaning & Decorating	\$3,000	\$3,000
Landscaping & Snow Removal	\$850	\$850
Reserves(3%)	\$7,580	\$8,870
<b>OPERATING EXPENSES</b>	<b>\$106,632</b>	<b>\$110,931</b>
<b>NET OPERATING INCOME</b>	<b>\$146,059</b>	<b>\$184,749</b>

# RENT ROLL

## MULTIFAMILY PROPERTY FOR SALE

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
A1	1	1	850 SF	\$1,100	\$1.29	\$1,300	\$1.53
A2	1	1	850 SF	\$1,050	\$1.24	\$1,300	\$1.53
A3	1	1	850 SF	\$1,050	\$1.24	\$1,300	\$1.53
B1	1	1	850 SF	\$1,075	\$1.26	\$1,300	\$1.53
B2	1	1	850 SF	\$1,050	\$1.24	\$1,300	\$1.53
B3	1	1	850 SF	-	-	\$1,300	\$1.53
C1	2	1	1,050 SF	\$1,250	\$1.19	\$1,600	\$1.52
C2	2	1	1,050 SF	\$1,450	\$1.38	\$1,600	\$1.52
C3	2	1	1,050 SF	\$1,250	\$1.19	\$1,600	\$1.52
D1	2	1	1,050 SF	\$1,450	\$1.38	\$1,600	\$1.52
D2	2	1	1,050 SF	\$1,250	\$1.19	\$1,600	\$1.52
D3	2	1	1,050 SF	\$1,400	\$1.33	\$1,600	\$1.52
E1	1	1	850 SF	\$1,250	\$1.47	\$1,300	\$1.53
E2	1	1	850 SF	\$1,075	\$1.26	\$1,300	\$1.53
E3	1	1	850 SF	\$1,250	\$1.47	\$1,300	\$1.53
F1	1	1	850 SF	\$1,000	\$1.18	\$1,300	\$1.53
F2	1	1	850 SF	\$1,250	\$1.47	\$1,300	\$1.53
F3	1	1	850 SF	-	-	\$1,300	\$1.53
<b>TOTALS</b>			<b>16,500 SF</b>	<b>\$19,200</b>	<b>\$20.78</b>	<b>\$25,200</b>	<b>\$27.48</b>
<b>AVERAGES</b>			<b>917 SF</b>	<b>\$1,200</b>	<b>\$1.30</b>	<b>\$1,400</b>	<b>\$1.53</b>

# UNIT MIX SUMMARY

## MULTIFAMILY PROPERTY FOR SALE

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
1-Bed / 1-Bath	1	1	12	66.70%	850 SF	\$1,115	\$1.31	\$1,000	\$1,250	\$1,300	\$1.53
2-Bed / 1-Bath	2	1	6	33.30%	1,050 SF	\$1,342	\$1.28	\$1,250	\$1,450	\$1,600	\$1.52
<b>TOTALS/AVERAGES</b>			<b>18</b>	<b>100%</b>	<b>917 SF</b>	<b>\$1,191</b>	<b>\$1.30</b>	<b>\$1,083</b>	<b>\$1,317</b>	<b>\$1,400</b>	<b>\$1.53</b>



SECTION 4

# SALE COMPARABLES

OFFERING MEMORANDUM

# SALE COMPS

## MULTIFAMILY PROPERTY FOR SALE



**2153 E. 87TH**  
2153 E 87th St, Chicago, IL 60617

Subject Property

Price: \$1,875,000 No. Units: 18  
 Cap Rate(market): 9.85% Price/Unit: \$104,167  
 Unit Mix: (6) 2bd 1ba / (12) 1bd 1ba



**2145 E 87TH ST**  
Chicago, IL 60617

Sold 2/17/2026

Price: \$1,475,000 No. Units: 12  
 Cap Rate: 9.45% Price/Unit: \$122,917  
 Unit Mix: (10) 2bd 1ba / (2) 1bd 1ba



**1656 E. 83RD**  
Chicago, IL 60617

Sold 10/21/2025

Price: \$738,675 No. Units: 8  
 Cap Rate: 9.22% Price/Unit: \$92,334  
 Unit Mix: (3) 2bd 1ba / (5) 1bd 1ba



# SALE COMPS

## MULTIFAMILY PROPERTY FOR SALE

3



2800 E. 87TH  
Chicago, IL 60617

Sold 9/17/2025

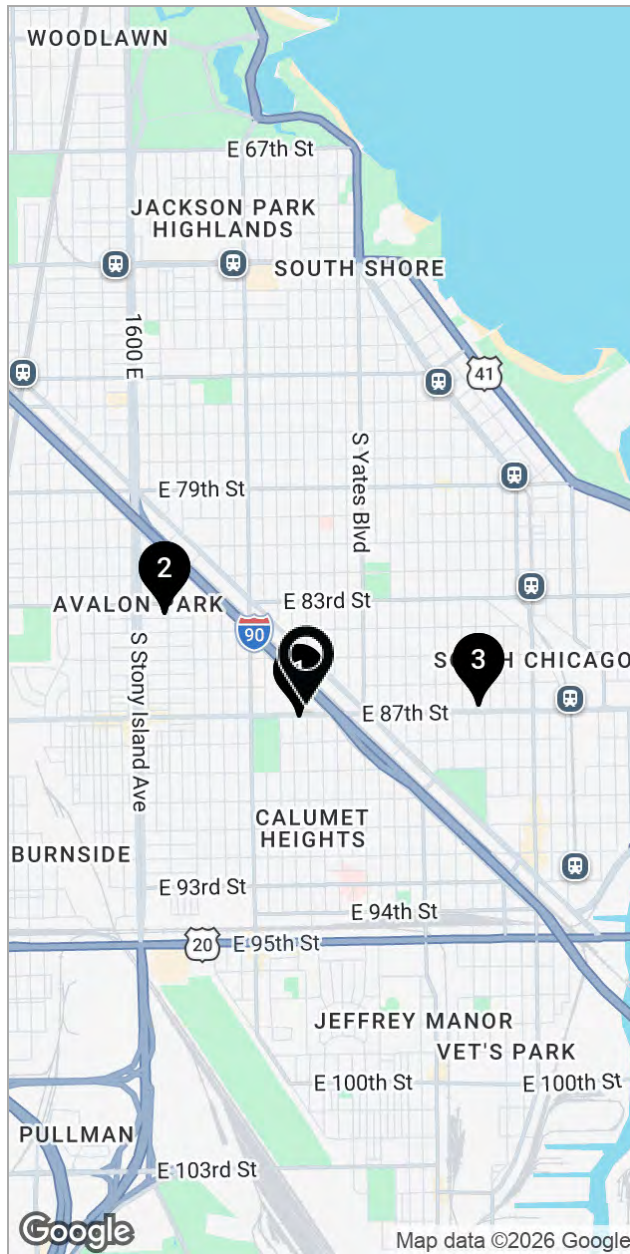
Price:	\$850,000	No. Units:	6
Cap Rate:	8.70%	Price/Unit:	\$141,667

Unit Mix: (5) 3bd 2ba / (1) Commercial Store Front



# SALE COMPS MAP & SUMMARY

MULTIFAMILY PROPERTY FOR SALE



	NAME/ADDRESS	PRICE	NO. UNITS	CAP RATE	PRICE/UNIT
★	<b>2153 E. 87th</b> 2153 E 87th St Chicago, IL 60617	\$1,875,000	18	7.79%	\$104,167
1	<b>2145 E 87th St</b> Chicago, IL 60617	\$1,475,000	12	9.45%	\$122,917
2	<b>1656 E. 83rd</b> Chicago, IL 60617	\$738,675	8	9.22%	\$92,334
3	<b>2800 E. 87th</b> Chicago, IL 60617	\$850,000	6	8.70%	\$141,667
<b>AVERAGES</b>		<b>\$1,021,225</b>	<b>8</b>	<b>9.12%</b>	<b>\$118,973</b>



SECTION 5

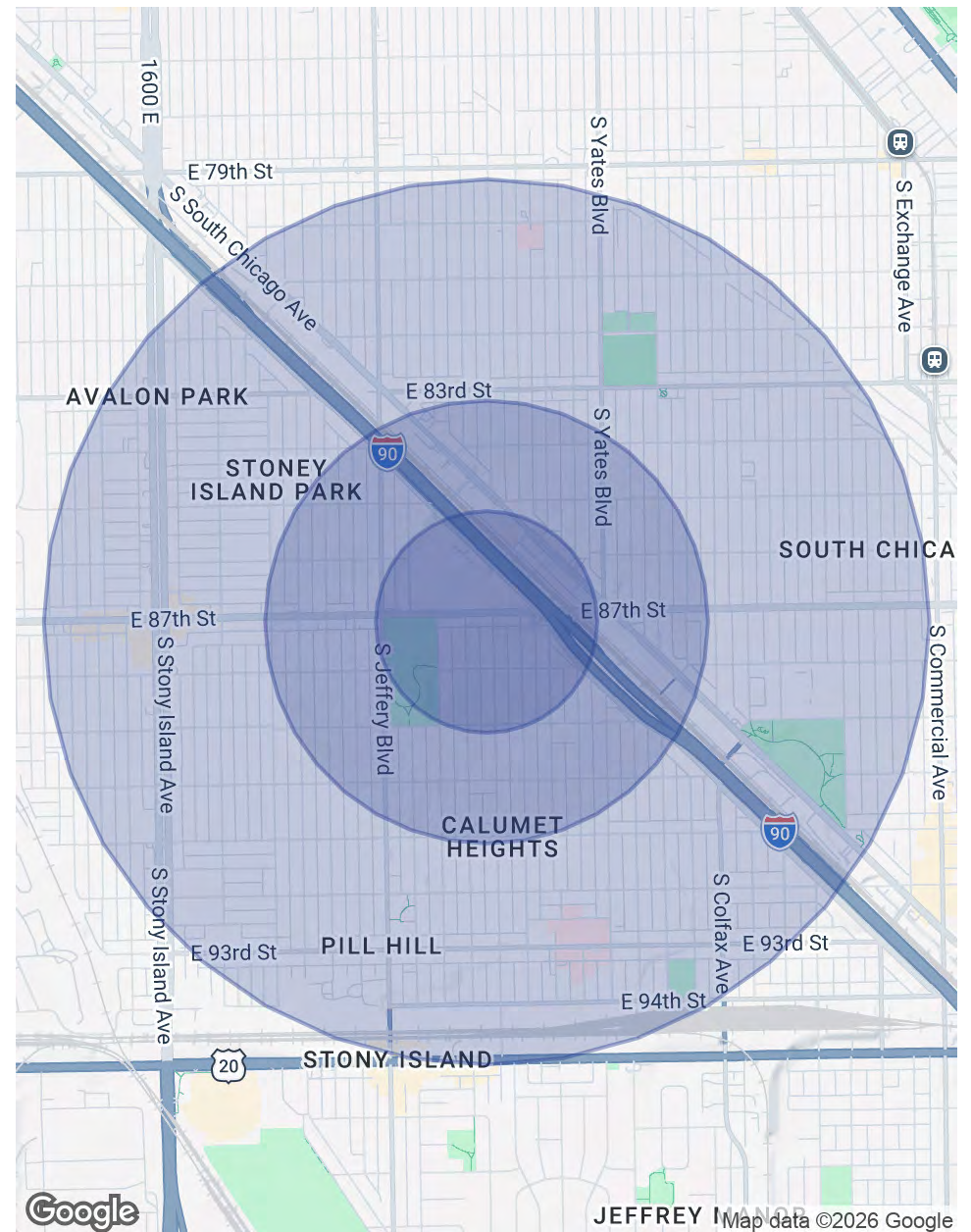
# DEMOGRAPHICS

OFFERING MEMORANDUM

# DEMOGRAPHICS MAP & REPORT

## MULTIFAMILY PROPERTY FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,734	6,521	29,940
Average Age	47.5	45.0	44.0
Average Age (Male)	45.9	44.7	41.1
Average Age (Female)	50.0	47.3	46.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	664	2,691	12,672
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$85,515	\$82,906	\$76,712
Average House Value	\$222,496	\$202,722	\$194,752
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	0.0%	1.8%	10.0%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	2	123	1,329
% White	0.1%	1.9%	4.4%
Total Population - Black	1,725	6,239	25,512
% Black	99.5%	95.7%	85.2%
Total Population - Asian	0	4	71
% Asian	0.0%	0.1%	0.2%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	2	60
% American Indian	0.0%	0.0%	0.2%
Total Population - Other	0	75	2,113
% Other	0.0%	1.2%	7.1%





SECTION 6

# ADVISOR BIOS

OFFERING MEMORANDUM

# LUKE WOJCIK

MULTIFAMILY PROPERTY FOR SALE



**LUKE WOJCIK**

Senior Advisor

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## PROFESSIONAL BACKGROUND

After over a decade in residential real estate, I joined Triton to focus on the investment side of real estate sales. As a residential broker I helped facilitate hundreds of transactions helping buyers, sellers, and investors alike. Throughout my career, I've developed a reputation as a hardworking and knowledgeable professional, with a deep understanding of the Chicago real estate market. I take pride in providing excellent customer service to my clients and am known for going above and beyond to ensure that their needs are met.

At Triton, I focus on multi family, mixed use, land and development opportunities on the north side and north suburban markets. As property owner and investor myself, I have a keen understanding of the underwriting deals, acquisition/disposition, and property management. I live in the northern suburbs with my wife and three kids. In my spare time I enjoy travelling, enjoying new food experiences, and spending time with my kids.

## EDUCATION

- DePaul University, Bachelor of Science - Finance
- Argosy University, Masters of Business Administration

## MEMBERSHIPS

- Consistently recognized in the top 5% of brokers in his office as well as a Top Producer by the Chicago Association of Realtors for multiple years consecutively
- Member of Chicago Association of Realtor's
- Native Polish Speaker

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### ALEX SUMMERS

Senior Advisor

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IL #475.120465

### PROFESSIONAL BACKGROUND

Alex Summers is a dynamic presence in investment real estate. Renowned for his ambition and unparalleled productivity, he specializes in multi-family, mixed-use, and land transactions. He has earned accolades from both clients and peers for his unwavering integrity and exceptional service. His foundation for success is built on prioritizing his clients' needs and guiding them through every facet of the sale process.

In his decade-plus career, Alex has solely focused on investment real estate and has sold over \$150 million in transaction volume. Backed by extensive market insights and a tireless work ethic, he not only identifies prime opportunities but ensures their successful closure. Beyond individual transactions, he fosters enduring relationships founded on mutual trust and sustained success.

Alex lives on Chicago's northside, and outside of real estate, he enjoys spending time with his two incredible daughters, traveling, playing soccer, and spending time with his family.

### EDUCATION

- North Park University, Bachelor of Science
- Collegiate Athlete (Soccer)

### MEMBERSHIPS

- Consistently recognized in the top 5% of brokers in his office
- Multiple consecutive years as a Top Producer by the Chicago Association of Realtors

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# DISCLAIMER

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MULTIFAMILY PROPERTY FOR SALE

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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 Triton Realty Group in compliance with all applicable fair housing and equal opportunity laws.

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