

**4948-58 W. Dickens Ave.
Chicago, IL 60639**

A Double-Wide 11-Unit Property with a Parking Lot, Coach House, and Assumable Debt





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 PCB's, 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.



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

REPRESENTATION OF MULTIPLE BUYERS:

At Essex Realty Group, LLC, our primary goal is to provide exceptional service to all our clients. Due to the competitive nature of the investment real estate market, there will be instances where our designated agents represent multiple buyers interested in the same property.

Please be advised of the following:

Potential Conflict of Interest: By representing multiple buyers, a potential conflict of interest may arise. Our designated agents are committed to maintaining impartiality and providing equal representation to all clients.

Confidentiality: Each client's information and negotiation strategies will be kept confidential. Our agents will not disclose any client's financial details, offer amounts, or other personal information to any other client.

Fair Negotiation: Our agents will strive to negotiate the best possible terms for each client independently. However, it is important to understand that in a multiple-offer situation, the property seller ultimately decides which offer to accept.

Client Options: Clients have the right to seek representation from another agent within our firm if they are uncomfortable with the potential conflict of interest.

By continuing to work with Essex Realty Group, LLC, clients acknowledge and accept the potential for their designated agent to represent multiple buyers for the same property and understand the measures in place to handle such situations professionally and ethically.

For any questions or concerns regarding this policy, please contact our managing broker at briankochendorfer@essexrealtygroup.com.



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Property Information



Executive Summary

Essex Realty Group, LLC has been exclusively engaged to market for sale **4948-58 W. Dickens Ave.**, a well-cared-for 11-unit apartment property featuring a large corner brick building, a recently paved private parking lot, and a coach house.

The Subject Property is comprised of four (4) 3 Bed/1 Bath, five (5) 2 Bed/1 Bath, and two (2) 1 Bed/1 Bath units. Unit finishes feature hardwood floors, a mix of granite and laminate countertops, stainless steel or white appliances, individually furnished heat and window air conditioning. The property also features a common laundry room and a five (5) car private parking lot.

The ideal unit mix offers meaningful rental upside in its current condition. The Belmont Cragin submarket has experienced substantial rent growth, particularly over the past five years, as the neighborhood has broadened its tenant appeal. Demand has increasingly been driven by a younger renter demographic priced out of nearby neighborhoods, alongside the long-standing working-class residents who have historically defined the community. As outlined in the rent comparables included in the offering, similar units have recently achieved rents up to approximately 15% above the subject property's current rent levels.

ASSUMABLE DEBT AVAILABLE AT 4.38% MATURING 8/1/2032

Freddie Mac SBL loan serviced by Key Bank
Contact your Essex Broker for more information

SALE PRICE:	\$1,815,000
NUMBER OF UNITS:	11
PRICE PER UNIT:	\$165,000
CURRENT/STABILIZED GRM:	9.29 / 8.1
CURRENT/STABILIZED CASH ON CASH (W/ ASSUMABLE DEBT)	6.58% / 8.48%
LOT SIZE:	50' x 125' (Approx.)

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Building Fact Sheet

PROPERTY DETAILS

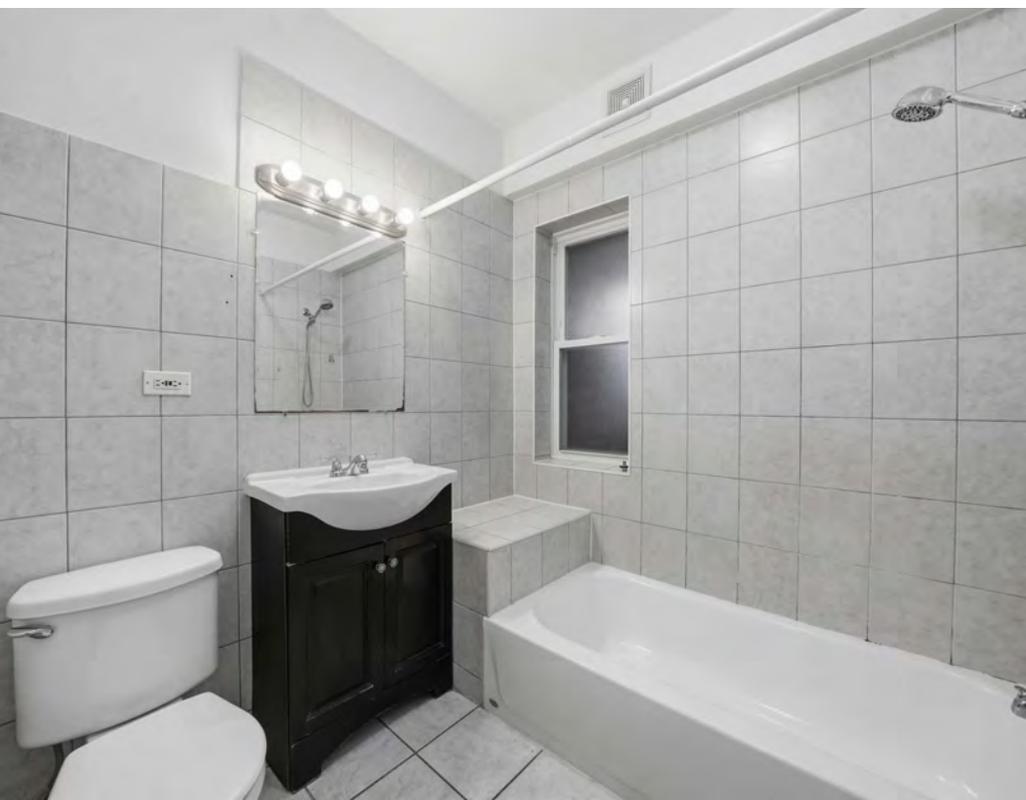
PROPERTY ADDRESS	4948-58 W. Dickens Ave. Chicago, IL 60639
PIN NUMBER	13-33-219-017-0000
NUMBER OF UNITS	11
PARKING SPACES	5 Exterior Spaces, Private Parking Lot
LOT SIZE	50' x 125' (Approx.)

MECHANICALS

HEATING/AC	Individual Furnaces / Window AC
ELECTRIC	400A
HOT WATER	Brick Building: 75 Gallon (2015) Coach House: Three (3) Individual
PLUMBING	Mix, Mostly Copper
WINDOWS	Vinyl
ROOF	Brick Building: Flat, Silicone Sealed (2024) Coach House: Sloped, Shingle
LAUNDRY	Common Laundry Room
PORCHES	Wood (Covered)











Location Information





Location Overview

BELMONT CRAGIN

Belmont Cragin is a well-established Northwest Side of Chicago residential neighborhood, defined by a strong sense of community, classic housing stock, and convenient access to the city's broader transportation network. The area features a diverse mix of neighborhood retail corridors, local businesses, and long-standing family-owned establishments serving residents throughout the surrounding Northwest Side.

Much of the housing stock is characterized by masonry constructed two and three-flat buildings - many of which were built in the early to mid-20th century as Chicago expanded westward. It can be difficult to purchase larger apartment properties in this neighborhood as they are relatively rare - especially properties that are 10 units or larger.

Historically, Belmont Cragin attracted working and middle-class families seeking proximity to employment centers and reliable transit access. While many of those residents remain, the area has experienced steady reinvestment in recent years, with renovations to existing buildings and select new residential developments contributing to its continued evolution. This reinvestment has broadened the tenant base, and today the neighborhood appeals to a mix of long-term residents and younger renters seeking updated housing options at a more attainable price point than nearby markets with higher rental rates.

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Retail/Transportation Map

POINTS OF INTEREST

- 1 McDonald's
- 2 Paisan's Pizza
- 3 Minna's Restaurant
- 4 Walgreens
- 5 Tony's Fresh Market
- 6 Brasas del Peru
- 7 Sabe A Zulia
- 8 Hangry's
- 9 Senior Pan Café

- 10 Tacotlan
- 11 Rica Arepa
- 12 Burlington Coat Factory
- 13 Church's Texas Chicken
- 14 Tasa Coffee Roasters
- 15 El Cubanito Restaurant
- 16 El Pichiiz Burgers
- 17 Beefee
- 18 Xurro

TRANSIT

- 1 Grand/Cicero Metra Station—MD-W Line
- 2 Healy Metra Station—MD-N Line
- 3 Armitage & Lavergne Bus Stop—#73
- 4 Cicero & Dickens Bus Stop—#54
- 5 Grand & LeClaire/Armitage Bus Stop—#65
- 6 Fullerton & Lavergne Bus Stop—#74

WALK

- 11 Minutes
- 35 Minutes
- 3 Minutes
- 5 Minutes
- 7 Minutes
- 9 Minutes

DISTANCE

- 0.5 Miles
- 1.6 Miles
- 0.2 Miles
- 0.2 Miles
- 0.3 Miles
- 0.4 Miles



THE CITY OF CHICAGO

“The Windy City” | 50 Wards | 77 Communities | 100 Neighborhoods

POPULATION:

2.7

MILLION PEOPLE



TOP BUSINESS SCHOOLS

- #1 Booth School of Business
- #3 Kellogg School of Business



CHICAGO IS CONSISTENTLY RECOGNIZED AS ONE OF THE STEADIEST RENTAL MARKETS IN AMERICA.



MORE BIG TEN GRADUATES
Than any other city

CHICAGO'S O'HARE IS THE WORLD'S BUSIEST AIRPORT



20%

of Chicagoans Were Born Outside of the US.
That's 7% higher than the national average.

A MELTING POT

- 36 Annual Parades
- 40+ Annual Film Festivals
- 74 Music Festivals
- 200 Professional Dance Companies
- 200+ Theaters
- 250 Live Music Venues



A BIKING CITY

- 2nd HIGHEST % OF COMMUTERS RIDING THEIR BIKES TO WORK
- 23 MINUTES AVG. COMMUTE
- 303 MILES OF BIKE LANES
- 13,000 BIKE RACKS
- 40 ACRE PATH FOR BMX & TRAIL RIDING

7,300+

RESTAURANTS



- 7 AAA DIAMOND-RATED
- 26 MICHELIN-STARRED
- 40 JAMES BEARD WINNERS



A CITY IN A GARDEN

- 600 PARKS
- 70 NATURE & BIRD SANCTUARIES
- 307 SPORTS FIELDS
- 29 BEACHES
- 26 MILES OF OPEN LAKEFRONT





Financial Analysis



Market Rent Analysis & Rent Roll

UNIT TYPE	COUNT	CURRENT AVG.	CURRENT MO.	CURRENT ANN.	MARKET AVG.	MARKET MO.	MARKET ANN.
1 Bed/1 Bath	2	\$1,130	\$2,260	\$27,120	\$1,300	\$2,600	\$31,200
2 Bed/1 Bath	3	\$1,433	\$4,300	\$51,600	\$1,575	\$4,725	\$56,700
2 Bed/1 Bath - GDN	2	\$1,428	\$2,855	\$34,260	\$1,450	\$2,900	\$34,800
3 Bed/1 Bath	4	\$1,534	\$6,135	\$73,620	\$1,900	\$7,600	\$91,200
TOTAL	11			\$186,600			\$213,900

NUMBER	BUILDING	UNIT	TYPE	APPROX. SF	CURRENT RENT	MOVE IN	LEASE END
1	4948	CH - 1F	1 Bed/1 Bath	720	\$1,155	9/25/2023	9/30/2026
2	4948	CH - 1R	1 Bed/1 Bath	430	\$1,105	1/1/2024	7/1/2026
3	4948	CH - 2	3 Bed/1 Bath	1,150	\$1,350	2/1/2014	MTM
4*	4954 *	G	2 Bed/1 Bath - GDN	725	\$1,500	10/1/2024	MTM
5	4954	1	2 Bed/1 Bath	790	\$1,350	1/10/2025	1/31/2026
6	4954	2	2 Bed/1 Bath	790	\$1,450	3/29/2025	1/31/2026
7*	4954 **	3	2 Bed/1 Bath	790	\$1,500	-	On Market
8	4958	G	2 Bed/1 Bath - GDN	800	\$1,355	1/30/2011	9/30/2026
9	4958	1	3 Bed/1 Bath	900	\$1,760	7/1/2025	6/30/2026
10	4958	2	3 Bed/1 Bath	900	\$1,275	4/1/2017	MTM
11	4958	3	3 Bed/1 Bath	900	\$1,750	4/15/2024	4/30/2026
TOTAL	TOTAL				\$15,550		

* Unit 4954-G tenant receives a subsidy in the amount of \$1,254 from CHA, reflected in current rent

** Unit 4954-3 is currently on the market, broker pro-forma'd marketed rent for current income



Current Vs. Market Operating Statement

INCOME	CURRENT	% OF SGI	PER UNIT	STABILIZED	% OF SGI	PER UNIT	NOTES
Apartment Income	\$186,600	95.52%	\$16,964	\$213,900	95.46%	\$19,445	
Parking Income	\$3,360	1.72%	\$305	\$4,500	2.01%	\$409	Current is Actual; Stabilized is Broker Pro-Forma
Laundry Income	\$3,439	1.76%	\$313	\$3,439	1.53%	\$313	Seller Provided
Other (Move-in, Pet, Misc. Fees)	\$1,945	1.00%	\$177	\$2,245	1.00%	\$204	Broker Pro-Forma (1% SGI)
SCHEDULED GROSS INCOME	\$195,344	100.00%	\$17,759	\$224,084	100.00%	\$20,371	
Market Vacancy	-\$9,767	-5.00%	-\$888	-\$11,204	-5.00%	-\$1,019	
COLLECTED GROSS INCOME	\$185,577	95.00%	\$16,871	\$212,880	95.00%	\$19,353	

EXPENSES	CURRENT	% OF SGI	PER UNIT	STABILIZED	% OF SGI	PER UNIT	NOTES
Real Estate Taxes	\$16,837	8.62%	\$1,531	\$26,890	12.00%	\$2,445	Current per Cook County Treasurer; Stabilized Broker Pro-Forma
Insurance	\$7,590	3.89%	\$690	\$9,000	4.02%	\$818	Current is Seller Provided; Stabilized is Broker Pro-Forma.
Gas	\$0	0.00%	\$0	\$0	0.00%	\$0	
Electric	\$1,338	0.68%	\$122	\$1,338	0.60%	\$122	Seller Provided
Water & Sewer	\$13,069	6.69%	\$1,188	\$13,069	5.83%	\$1,188	Seller Provided
Scavenger	\$5,037	2.58%	\$458	\$5,037	2.25%	\$458	Seller Provided
Leasing Commissions	\$5,132	2.63%	\$467	\$5,882	2.63%	\$535	Broker Pro-Forma
Management	\$9,279	4.75%	\$844	\$10,644	4.75%	\$968	Broker Pro-Forma
Janitorial	\$3,300	1.69%	\$300	\$3,300	1.47%	\$300	Broker Pro-Forma
Maintenance/Decorating	\$5,500	2.82%	\$500	\$5,500	2.45%	\$500	Broker Pro-Forma
Misc. & Reserves	\$5,500	2.82%	\$500	\$5,500	2.45%	\$500	Broker Pro-Forma
TOTAL EXPENSES	\$72,581	37.16%	\$6,598	\$86,160	38.45%	\$7,833	
NET OPERATING INCOME	\$112,995	57.84%	\$10,272	\$126,719	56.55%	\$11,520	



Financial Analysis (Assumable Debt)

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$1,815,000	\$1,815,000
Price per Unit	\$165,000	\$165,000
GRM	9.29	8.1
CAP Rate	6.23%	6.98%
Cash-on-Cash Return (YR 1)	6.58%	8.48%
Debt Coverage Ratio	1.72	1.93

OPERATING DATA	CURRENT	MARKET
Total Scheduled Income	\$195,344	\$224,084
Vacancy Cost	\$9,767	\$11,204
Collected Income	\$185,576	\$212,879
Operating Expenses	\$72,582	\$86,160
Net Operating Income	\$112,994	\$126,719

FINANCING DATA	CURRENT	MARKET
Down Payment	40% \$721,000	40% \$721,000
Loan Amount	60% \$1,094,000	60% \$1,094,000
Debt Service * Assumable	4.38%/30 YRS \$65,585	4.38%/30 YRS \$65,585
Cash Flow	\$47,409	\$61,134
Principal Reduction (YR 1)	\$18,026	\$18,026

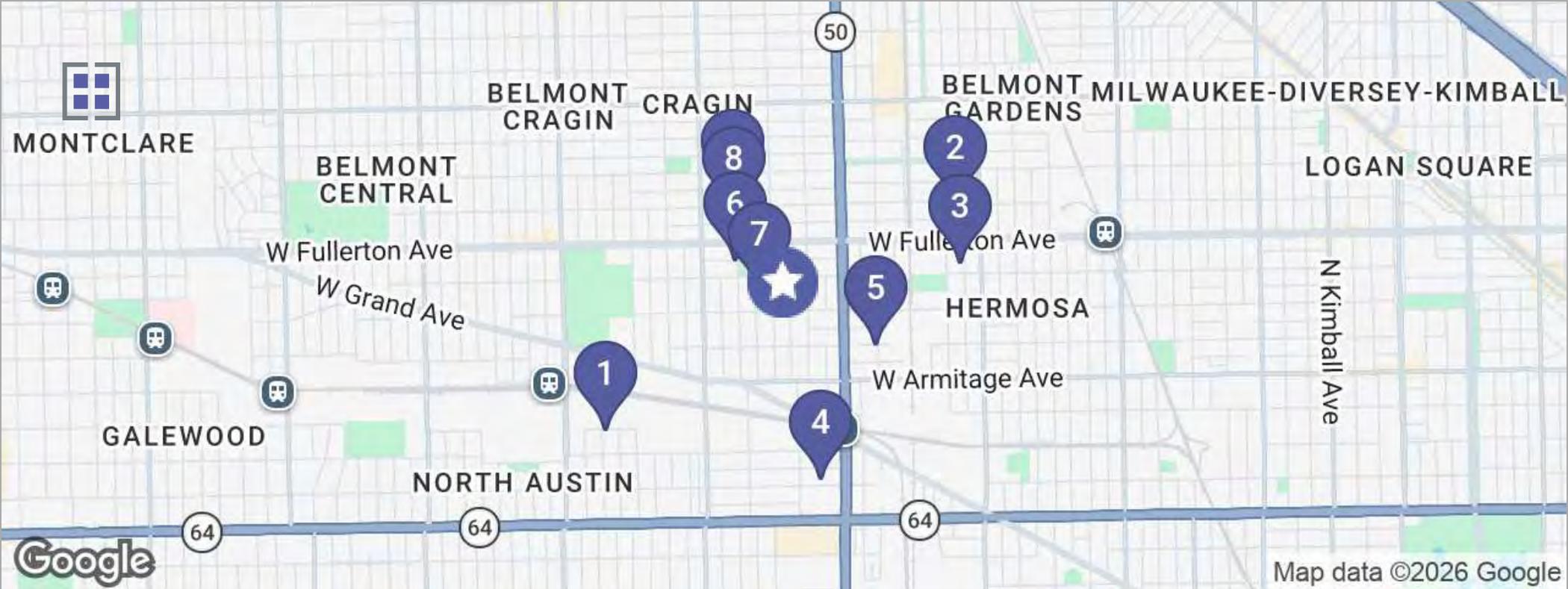


Financial Analysis (Market Pro-Forma Debt)

INVESTMENT OVERVIEW		CURRENT		MARKET
Price		\$1,815,000		\$1,815,000
Price per Unit		\$165,000		\$165,000
GRM		9.29		8.1
CAP Rate		6.23%		6.98%
Cash-on-Cash Return (YR 1)		3.96%		6.49%
Debt Coverage Ratio		1.24		1.39
OPERATING DATA		CURRENT		MARKET
Total Scheduled Income		\$195,344		\$224,084
Vacancy Cost		\$9,767		\$11,204
Collected Income		\$185,576		\$212,879
Operating Expenses		\$72,582		\$86,160
Net Operating Income		\$112,994		\$126,719
FINANCING DATA		CURRENT		MARKET
Down Payment	30%	\$544,500	30%	\$544,500
Loan Amount	70%	\$1,270,500	70%	\$1,270,500
Debt Service	6.0%/30 YRS	\$91,407	6.0%/30 YRS	\$91,407
Cash Flow		\$21,587		\$35,312
Principal Reduction (YR 1)		\$15,601		\$15,601



Rent Comparables



Rent Comps Map

 Subject Property
4948-58 W. Dickens Ave. | Chicago, IL 60639

1 1837 N. Linder Ave.
Chicago, IL 60639

2 4445 W. Altgeld St.
Chicago, IL 60639

3 2310 N. Kenneth Ave.
Chicago, IL 60639

4 4848 W. Wabansia Ave.
Chicago, IL 60639

5 2056 N. Kilpatrick Ave.
Chicago, IL 60639

6 2320 N. LeClaire Ave.
Chicago, IL 60639

7 2233 N. Lawler Ave.
Chicago, IL 60639

8 2442 N. LeClaire Ave.
Chicago, IL 60639

9 2510 N. LeClaire Ave.
Chicago, IL 60639



Rent Comparables



1837 N. Linder Ave.
Chicago IL 60639

This unit features hardwood floors, a decorative fireplace, stainless steel appliances, quartz counters, tiled bathroom, individual HVAC and laundry on-site.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3 Bed/1 Bath	950	\$2,200	\$2.32

Landlord Paid Utilities:

- Water & Trash



4445 W. Altgeld St.
Chicago IL 60639

This unit features hardwood floors, stainless steel/black kitchen appliances, granite counters, a walk-in pantry, tiled bathroom, baseboard heat with window A/C, and laundry in-unit. Outdoor parking space available for \$100/month.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3 Bed/1 Bath	1,200	\$2,000	\$1.67

Landlord Paid Utilities:

- Water, Trash & Heat



Rent Comparables



2310 N. Kenneth Ave.
Chicago IL 60639

This unit features hardwood floors, stainless steel appliances, granite counters, tiled bathroom, individual HVAC, laundry on-site and a private deck. Two outdoor parking spaces included in the rent.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3 Bed/1 Bath	1,800	\$1,950	\$1.08

Landlord Paid Utilities:

- Water, Trash & Parking



4848 W. Wabansia Ave.
Chicago IL 60639

This unit features hardwood floors, stainless steel appliances, quartz counters, tile backsplash & bathroom, individual HVAC and laundry on-site. Outdoor parking available for an additional fee.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2 Bed/1 Bath	1,250	\$1,650	\$1.32

Landlord Paid Utilities:

- Water & Trash



Rent Comparables



2056 N. Kilpatrick Ave.
Chicago IL 60639

This unit features hardwood floors, black kitchen appliances, laminate counters, a walk-in pantry, tiled bathroom, individual HVAC, laundry on-site and a private patio.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2 Bed/1 Bath	1,000	\$1,560	\$1.56

Landlord Paid Utilities:

- Water & Trash



2320 N. LeClaire Ave.
Chicago IL 60639

This unit features hardwood floors, stainless steel appliances, laminate counters, tiled bathroom, individual HVAC and laundry on-site.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2 Bed/1 Bath	1,000	\$1,500	\$1.50

Landlord Paid Utilities:

- Water & Trash



Rent Comparables



2233 N. Lawler Ave.
Chicago IL 60639

This unit features wood laminate floors, stainless steel appliances, quartz counters, subway tile backsplash, tiled bathroom, individual HVAC, laundry in-unit & on-site, and a shared backyard.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
1 Bed/1 Bath	600	\$1,500	\$2.50

Landlord Paid Utilities:

- Water, Trash, Heat & Electric



2442 N. LeClaire Ave.
Chicago IL 60639

This unit features hardwood floors, white kitchen appliances, laminate counters, a walk-in pantry, tiled shower, radiator heating and laundry on-site.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
1 Bed/1 Bath	551	\$1,400	\$2.54

Landlord Paid Utilities:

- Monthly RUBS Fee of \$52 Includes Heat, Water & Trash



Rent Comparables



2510 N. LeClaire Ave.
Chicago IL 60639

This unit features hardwood floors, stainless steel appliances, granite counters, a walk-in pantry, tiled bathroom, radiator heating and laundry on-site.

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
1 Bed/1 Bath	750	\$1,380	\$1.84

Landlord Paid Utilities:

- Water, Trash & Heat

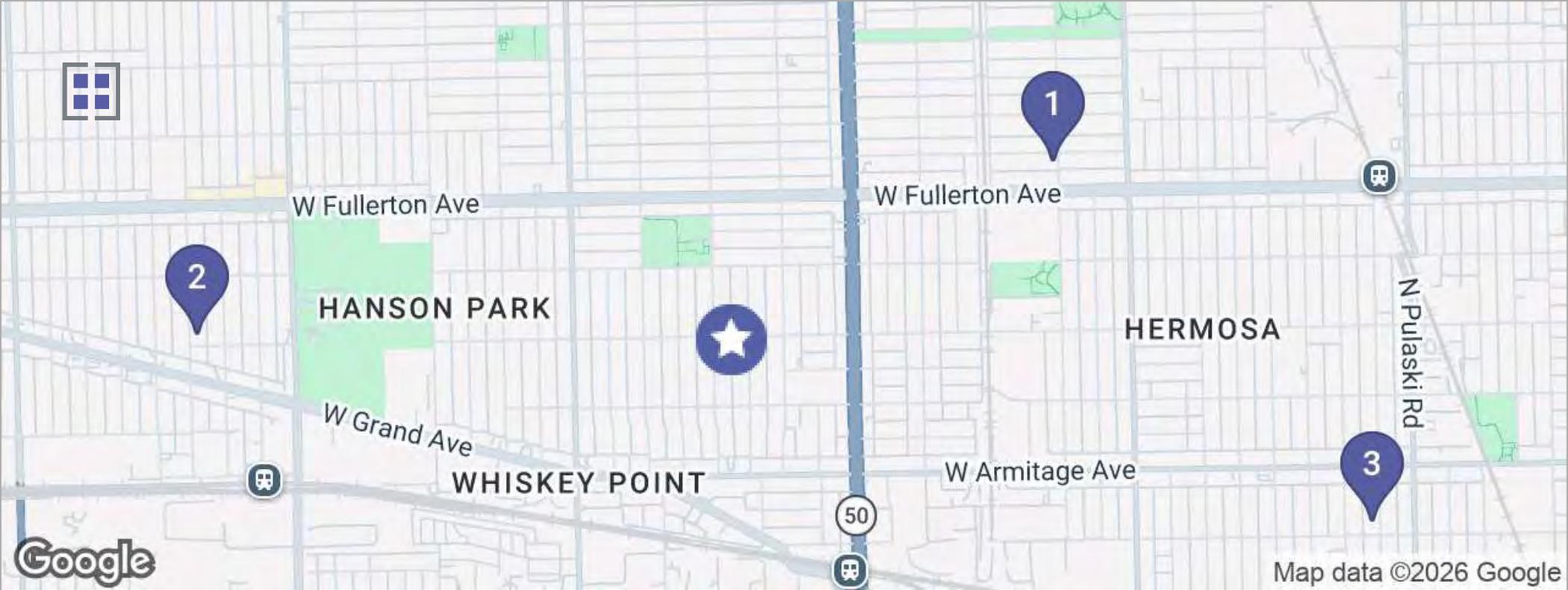


Sale Comparables



Sold Comps Summary

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	2420 N. Kilbourn Ave. Chicago, IL 60639	\$1,450,000	5,305 SF	\$273	\$181,250	6.97%	10.79	8	01/09/2026
2	2207 N. Mango Ave. Chicago, IL 60639	\$900,000	5,259 SF	\$171	\$180,000	7.50%	8.73	5	04/29/2025
3	1908 N. Keystone Ave. Chicago, IL 60639	\$935,000	5,200 SF	\$179	\$187,000	-	-	5	10/25/2024
	TOTALS/AVERAGES	\$1,095,000	5,255 SF	\$208	\$182,750	7.23%	9.76	6	



Sold Comps Map

 Subject Property
4948-58 W. Dickens Ave. | Chicago, IL 60639

 1 2420 N. Kilbourn Ave.
Chicago, IL 60639

 2 2207 N. Mango Ave.
Chicago, IL 60639

 3 1908 N. Keystone Ave.
Chicago, IL 60639



Sold Comparables



2420 N. Kilbourn Ave.
Chicago IL 60639

This property includes 8 units which feature hardwood floors, stainless steel appliances, quartz counters, tiled bathrooms, radiator heating and laundry on-site. Recent capital improvements include new tuckpointing, back decks & stairs, plumbing & electrical. *Cap Rate & GRM are broker pro-forma.

SALE PRICE:	\$1,450,000
NUMBER OF UNITS:	8
PRICE PER UNIT:	\$181,250
CLOSED DATE:	Jan 09, 2026
GRM:	10.79
CAP RATE:	6.97%
UNIT MIX:	(8) 1 Bed/1 Bath



2207 N. Mango Ave.
Chicago IL 60639

This property includes 5 units which feature vintage finishes and laundry on-site. Sale includes two 2-car garages. *Cap Rate as reported by CoStar.

SALE PRICE:	\$900,000
NUMBER OF UNITS:	5
PRICE PER UNIT:	\$180,000
CLOSED DATE:	Apr 29, 2025
GRM:	8.73
CAP RATE:	7.5%
UNIT MIX:	(3) 2 Bed/1 Bath (2) 3 Bed/1 Bath



1908 N. Keystone Ave.
Chicago IL 60639

This property includes a front brick 3-flat and a 2-unit coach house in the rear. The units all feature hardwood floors, stainless steel appliances, quartz counters, subway tile backsplash & showers, individual HVAC, laundry on-site, rear decks and a shared yard. Sale includes a 2-car garage.

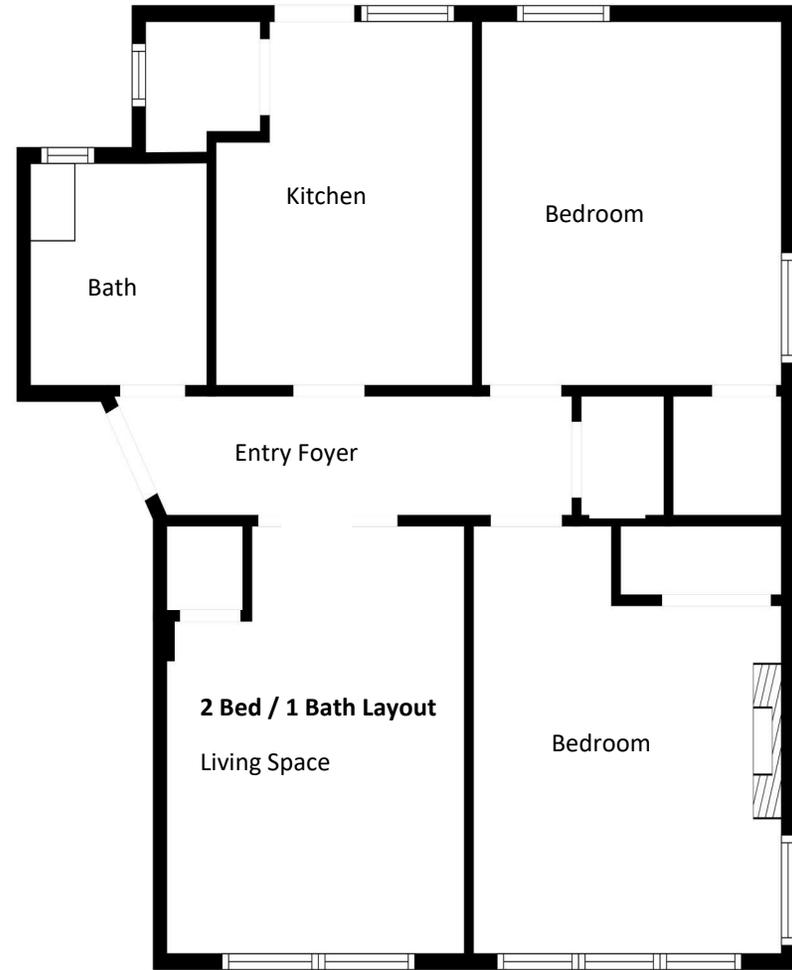
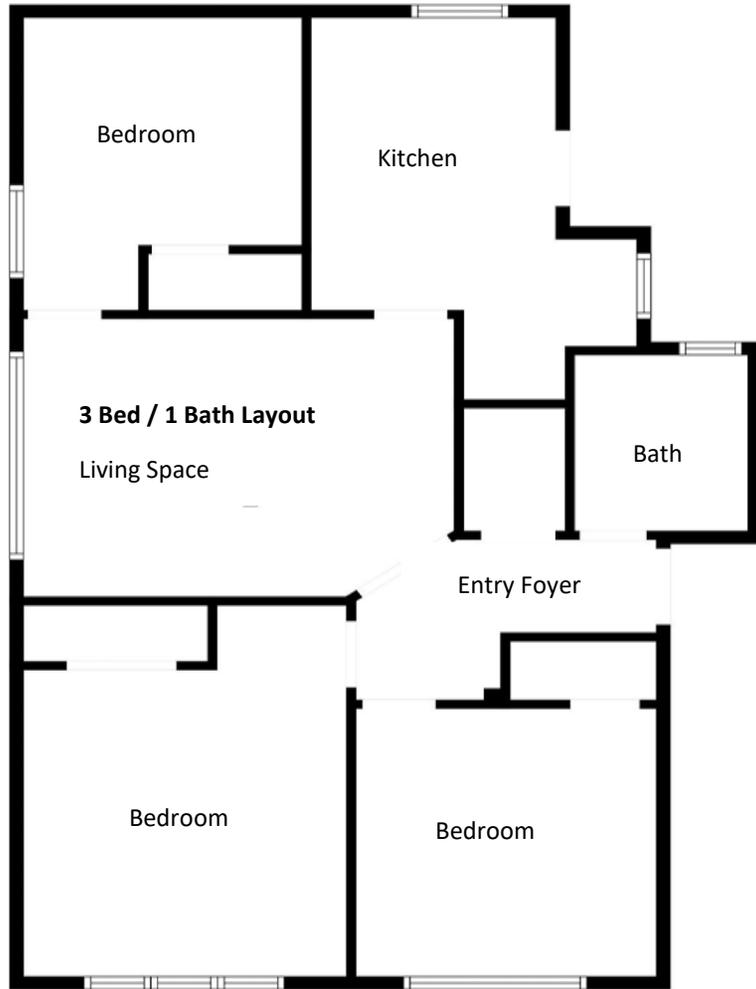
SALE PRICE:	\$935,000
NUMBER OF UNITS:	5
PRICE PER UNIT:	\$187,000
CLOSED DATE:	Oct 25, 2024
UNIT MIX:	(1) 1 Bed/1 Bath (3) 2 Bed/1 Bath (1) 3 Bed/2 Bath



Additional
Information

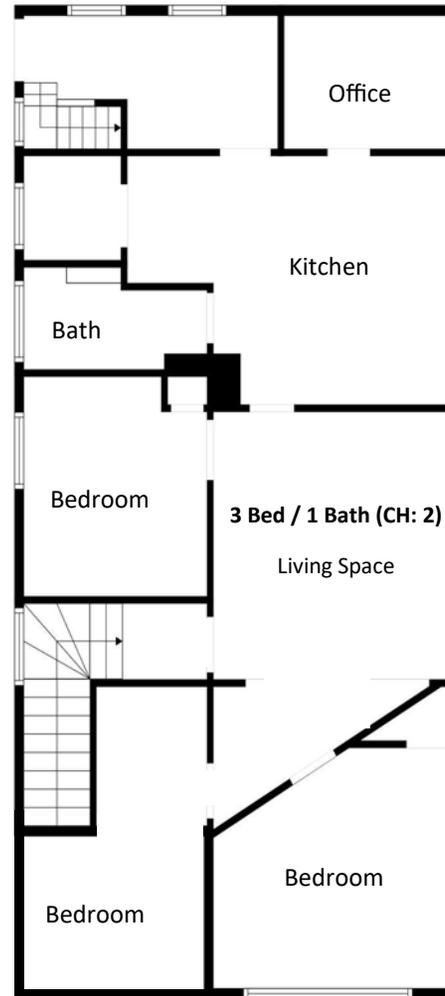
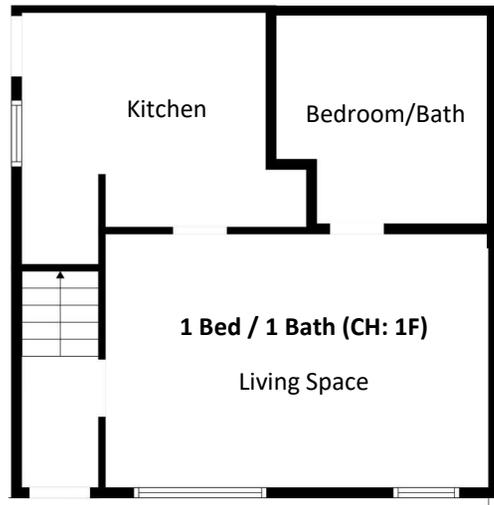
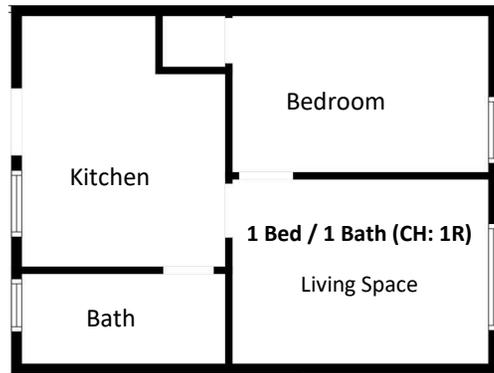


Brick Building Floor Plans (Approx.)





CH Floor Plans (Approx.)





Property Taxes

Cook County Property Tax Portal

Home About Us Forms & Tax Bill Requests News & Events Other Programs Contact Us FAQs

Billed Amounts & Tax History Pay Online Property Description Tax Exemptions Refund Search Documents Deeds & Liens Tax Appeals Dates & Deadlines Tax Rates

Property Characteristics for PIN:

13-33-219-017-0000



PROPERTY ADDRESS

2101 N LAVERGNE AVE
CHICAGO
60639
Township: JEFFERSON

PROPERTY CHARACTERISTICS

CURRENT INFORMATION
Assessed Value: 83,809
(2023 Assessor Certified)
Assessment Information: 104,818
Estimated Property Value: \$1,048,180
Assessed Value History
Lot Size (SqFt): 6,310
Building (SqFt): 2,156
Property Class: 3-15
Property Class Description
Tax Rate: 6.618
Tax Rate History
Tax Code: 71001

[Taxing Districts' Financial Statements](#)
[Tax Rate Information](#)

See comparable properties and other information on **COOKVIEWER**

TAX BILLED AMOUNTS & TAX HISTORY

2024: \$16,837.86 Paid in Full
2023: \$22,115.39 Paid in Full
2022: \$21,558.97 Payment History
2021: \$21,077.74 Payment History
2020: \$10,346.94 Payment History
2019: \$9,331.75 Payment History
*(1st Install Only)

[More Tax Bill Information](#)

REFUNDS AVAILABLE

No Refund Available

[More Refund Information](#)

EXEMPTIONS

2024: 0 Exemptions Received
2023: 0 Exemptions Received
2022: 0 Exemptions Received
2021: 0 Exemptions Received
2020: 0 Exemptions Received
2019: 0 Exemptions Received

[More Exemption Information](#)

TAX SALE (DELINQUENCIES)

2024: Tax Sale Has Not Occurred
2023: Tax Sale Has Not Occurred
2022: No Tax Sale
2021: No Tax Sale
2020: No Tax Sale
2019: No Tax Sale

[More Tax Sale Information](#)

APPEALS

2024: Not Available
2023: Not Available
2022: Not Available
2021: Not Available
2020: Appeal Information
2019: Appeal Filed

[More Appeal Information](#)

DOCUMENTS, DEEDS & LIENS

2233310065 - ASSIGNMENT - 11/29/2022
2220218208 - ASSIGNMENT - 07/21/2022
2220218207 - MORTGAGE - 07/21/2022
2121429098 - MORTGAGE - 08/02/2021
2121429097 - WARRANTY DEED - 08/02/2021

[More Record Information](#)

OVERVIEW - PAYMENTS

Property Index Number (PIN): 13-33-219-017-0000

[BEGIN A NEW](#)



[Incorrect Image? Click Here.](#)

Property Location:
2101 N LAVERGNE AVE
CHICAGO, IL 60639-0000
Volume: 368

[Scroll down for more in](#)

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: \$22,115.39

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	\$11,857.43	Original Billed Amount:	\$10,257.96
Due Date:	03/01/2024	Due Date:	08/01/2024
Tax:	\$0.00	Tax:	\$0.00
Interest:	\$0.00	Interest:	\$0.00
Current Amount Due:	\$0.00	Current Amount Due:	\$0.00

Total Amount Due: **\$0.00**

Tax Year 2024 (billed in 2025) Total Amount Billed: \$16,837.86

1st INSTALLMENT - Tax Year 2024		2nd INSTALLMENT - Tax Year 2024	
Original Billed Amount:	\$12,163.46	Original Billed Amount:	\$4,674.40
Due Date:	03/04/2025	Due Date:	12/15/2025
Tax:	\$0.00	Tax:	\$0.00
Interest:	\$0.00	Interest:	\$0.00
Current Amount Due:	\$0.00	Current Amount Due:	\$0.00

Total Amount Due: **\$0.00**



Property Taxes

Property Details

13-33-219-017-0000

2101 N LAVERGNE AVE • CHICAGO, IL • Jefferson

Tax Details

PROPERTY CLASSIFICATION	315
SQUARE FOOTAGE (LAND)	6,310
NEIGHBORHOOD	280
TAXCODE	71001
NEXT SCHEDULED REASSESSMENT	2027

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2025 Assessor Certified	2024 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$838,090	\$838,090
TOTAL ASSESSED VALUE	\$83,809	\$83,809
LAND ASSESSED VALUE	\$11,674	\$11,674
BUILDING ASSESSED VALUE	\$72,135	\$72,135

Characteristics

DESCRIPTION	Two or three story non-fireproof corridor apartments, or california type apartments, interior entrance
AGE	**
BUILDING SQUARE FOOTAGE	**
ASSESSMENT PHASE	Assessor Valuation

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request