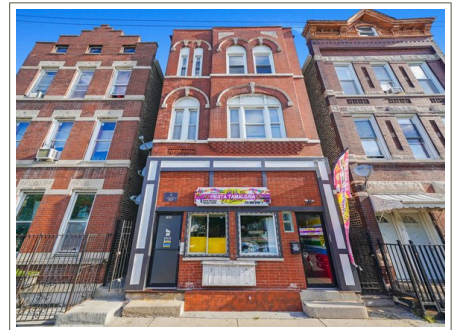


CHICAGO MULTIFAMILY PORTFOLIO BRIDGEPORT & PILSEN



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP



4 PROPERTIES

- 3340 S CARPENTER (BRIDGEPORT | 7 UNITS)
- 1946 S RACINE (EAST PILSEN | 10 UNITS)
- 1820 W 18TH (PILSEN | 5 UNITS + STOREFRONT)
- 1645 W 17TH (PILSEN | 5 UNITS)



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This rare, turnkey portfolio of 28 residential units plus one retail space spans four fully renovated, all-brick properties in two of Chicago's most dynamic and appreciating neighborhoods: Bridgeport and Pilsen. Collectively generating over \$583,000 in annual gross rental income, each property has been meticulously updated between 2017 and 2020, ensuring modern finishes, strong tenant demand, and minimal capital expenditure requirements for years to come.

Portfolio Highlights:

- **Stabilized & Fully Occupied:** All 29 units are 100% leased, providing immediate, reliable cash flow.
- **Extensive Renovations:** Each building has undergone complete gut rehabs, including new electrical, plumbing, HVAC systems, roofs, windows, and high-quality interior finishes.
- **Modern Tenant Appeal:** Units feature open floor plans, granite or quartz countertops, stainless steel appliances, dishwashers, in-unit or on-site laundry, and updated baths.
- **Efficient Operations:** Tenants are separately metered for gas and electric, reducing ownership expenses and ensuring predictable NOI.
- **Prime Locations:** Properties are clustered within Bridgeport and Pilsen, two highly desirable neighborhoods known for strong rental demand, cultural vibrancy, and proximity to downtown.

Individual Property Overview:

- **3340 S Carpenter (Bridgeport | 7 Units):** Renovated in 2017–2018, generating ~\$118K annually. Features modern 1BR layouts, coin laundry, and major capital upgrades including new roof, electric, and plumbing.
- **1946 S Racine (East Pilsen | 10 Units):** A large, gut-renovated building with condo-quality finishes, oversized lot, and 3 parking spaces. Mix of 1BR, 2BR, and 3BR units. All units have washer and dryer. Generates over \$250K annually.
- **1820 W 18th (Pilsen | 5 Units + Storefront):** Fully renovated mixed-use building with modern finishes. Generates ~\$104K annually. Includes a storefront, 1BR, and 2BR layouts plus a 2-unit coach house.
- **1645 W 17th (Pilsen | 5 Units):** Renovated in 2020 with new electric, plumbing, HVAC, roof, and interiors. Generates ~\$111K annually. All units feature in-unit washer/dryer.

Investment Summary:

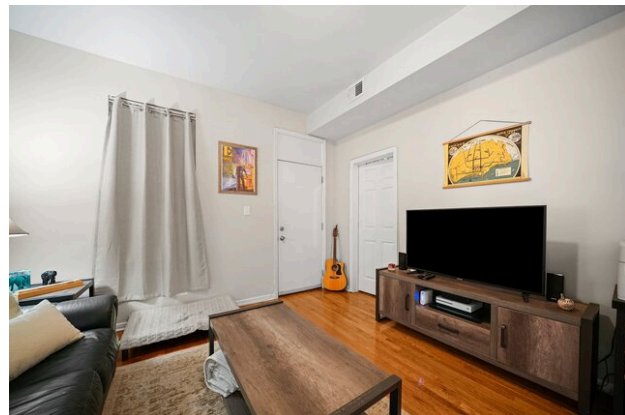
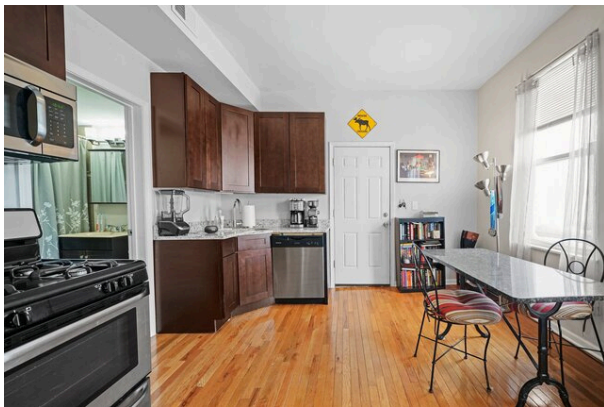
This portfolio offers investors a turnkey, cash-flowing package of stabilized multifamily assets in neighborhoods poised for long-term growth. With nearly \$600K in gross annual rental income, quality renovations across all properties, and high-demand tenant amenities, this collection presents a rare opportunity to acquire scale, stability, and upside in one of Chicago's strongest rental markets.



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**3340 S CARPENTER
(BRIDGEPORT | 7 UNITS + COACH HOUSE)**



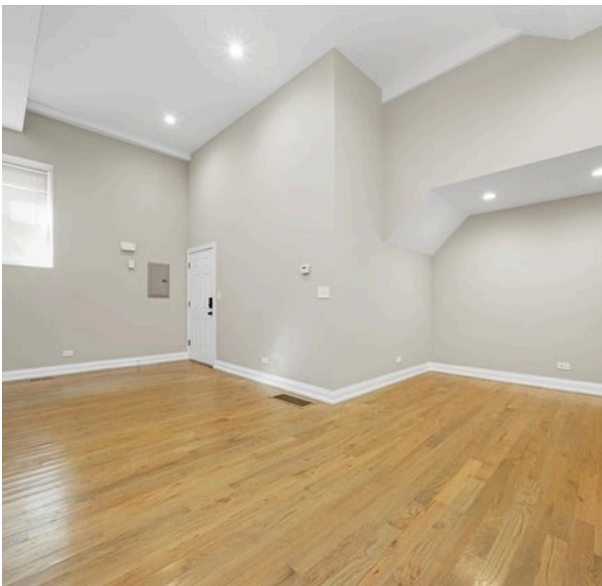
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**1946 S RACINE
(EAST PILSEN | 10 UNITS)**



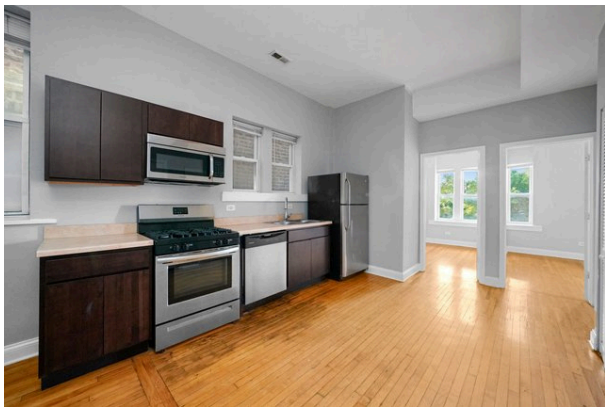
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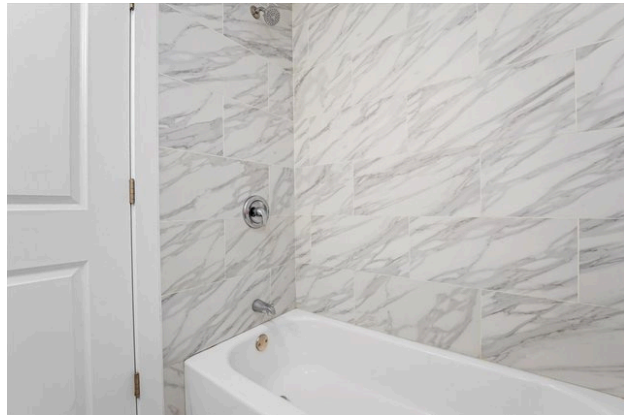
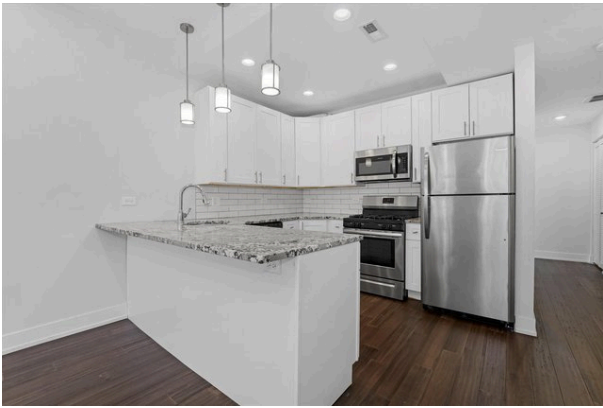
1820 W 18TH
(PILSEN | 5 UNITS + STOREFRONT)



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**1645 W 17TH
(PILSEN | 5 UNITS)**



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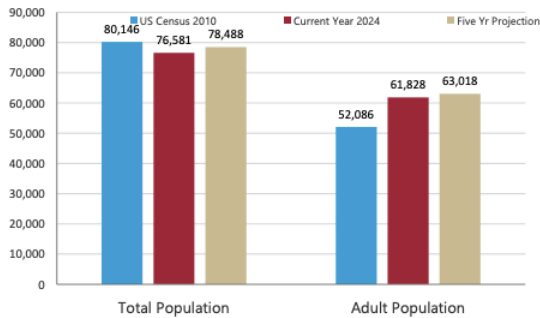
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FINANCIALS

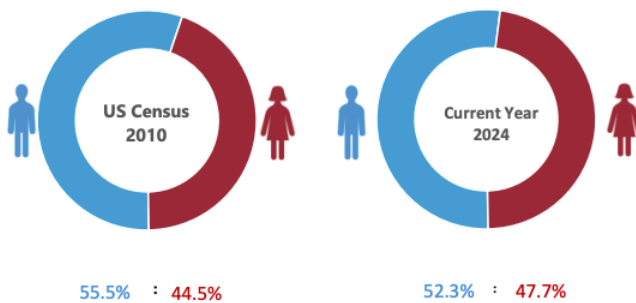
ADDRESS	1645 W 17 TH ST	1820 W 18 TH ST	1946 S RACINE	3340 S CARPENTER	TOTALS
INCOME	\$111,692	\$104,940	\$250,308	\$118,476	\$585,416
TAX	\$19,411	\$13,079	\$22,422	\$11,211	\$66,123
MGMT	\$2,390	\$2,389	\$4,843	\$5,088	\$14,710
UTILITIES	\$5,938	\$7,078	\$8,338	\$6,662	\$28,016
MAINTENANCE /REPAIRS	\$10,298	\$7,128	\$7,970	\$7,290	\$32,686
CONTRACT SERVICES /JANITORIAL	\$6,906	\$4,412	\$6,580	\$6,665	\$24,563
INSURANCE	\$5,273	\$6,328	\$5,207	\$8,691	\$25,499
TOTAL EXPENSE	\$50,216	\$40,414	\$55,360	\$45,607	\$191,597
NOI	\$61,476	\$64,526	\$194,948	\$72,869	\$393,819

60608 DEMOGRAPHICS

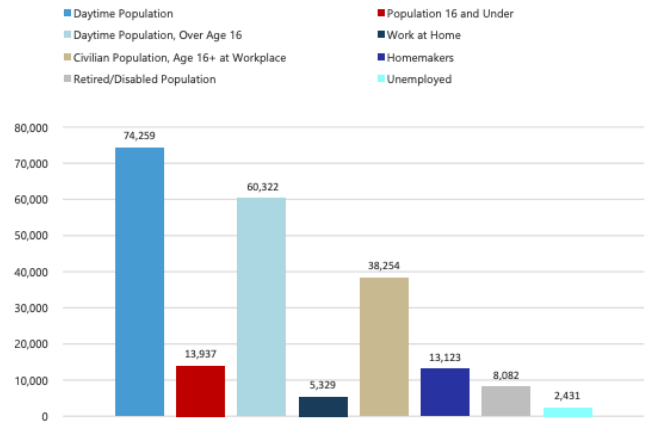
Population



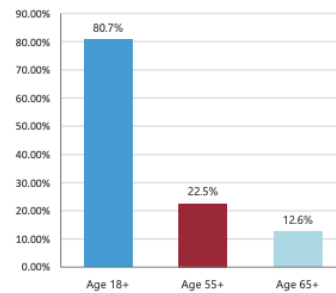
Female/Male Ratio



Daytime Population



Age



Median Age, Total
36.2

Age Demographics

- 80.74% Age 18+
- 22.52% Age 55+
- 12.61% Age 65+

7.7
Land Area

28,466
Total Households



11,599
Owner-Occupied

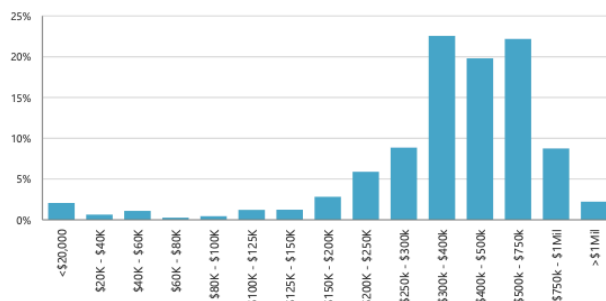
31,458
Total Housing Units

29,233
Total Households
5 Year Projection



16,868
Renter-Occupied

Housing Value (Current Year)



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60608 DEMOGRAPHICS

Consumer Expenditures (Current Year)

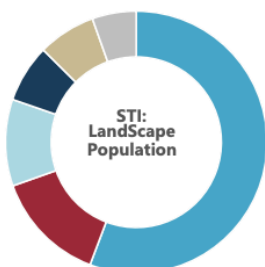
Consumer Expenditures

Alcoholic beverages	\$228,170
Apparel and services	\$1,219,036
Cash contributions	\$1,299,320
Education	\$806,389
Entertainment	\$1,834,467
Food	\$5,925,202
Health care	\$3,770,602
Housing	\$7,941,784
Personal care & services	\$588,765
Personal insurance	\$312,006
Reading	\$45,697
Tobacco & smoking	\$236,126
Transportation	\$8,801,021
Cash gifts	\$355,877

Business Summary by NAICS Code

7 Agriculture, Forestry, Fishing and Hunting	45 Real Estate, Rental and Leasing
1 Mining, Quarrying, Oil and Gas Extraction	126 Professional, Scientific, and Technical Services
Utilities	3 Management of Companies and Enterprises
59 Construction	34 Administrative and Support Services
79 Manufacturing	57 Educational Services
51 Wholesale Trade	371 Health Care and Social Assistance
225 Retail Trade	44 Arts, Entertainment, and Recreation
31 Transportation and Warehousing	141 Accommodation and Food Services
53 Information	192 Other Services
79 Finance and Insurance	29 Public Administration

Population STI: LandScape (Current Year)



Top Six Segments:

45.9% Los Solteros (N5)
11.4% East Meets West (O2)
8.8% Standing Tall (M2)
5.9% Los Padrinos (N4)
5.9% Los Padres (N2)
4.5% Wizards (E2)

Other top segments:

4.3% Apprentices (E3)
3.0% Anos de Quincenera (N1)
2.1% Gainfully Employed (C4)
0.5% Collegians (O7)
1.9% Sitting Pretty (B2)
1.7% Managing Business (C2)

Segment Characteristics	Median HH Income	Median Age	Neighborhood Type	Marital Status	Race/Ethnicity	Children at Home	Education	Employment
Los Solteros (N5)	\$41K	34	Urban	Single	Hispanic	Families	Low Education	Blue Collar
East Meets West (O2)	\$72K	40.5	Urban	Married	Asian	Some Children	High School	White/Blue Collar
Standing Tall (M2)	\$51K	38.7	Urban	Single	Black	Families	High School Grad	White/Blue Collar
Los Padrinos (N4)	\$45K	39.6	Urban	Single	Hispanic	Families	High School	Blue Collar
Los Padres (N2)	\$49K	33.7	Urban	Married	Hispanic	Families	Low Education	Blue Collar
Wizards (E2)	\$80K	41.5	Urban	Single	White	Few/No Children	Bachelor's Plus	White Collar
Apprentices (E3)	\$78K	36.4	Urban	Single	White	Few/No Children	Bachelor's Plus	White Collar
Anos de Quincenera (N1)	\$59K	39.7	Urban	Married	Hispanic	Some Children	High School	Blue Collar
Gainfully Employed (C4)	\$50K	40.8	Urban	Married	White	Few/No Children	College/Trad	White Collar
Collegians (O7)	\$41K	22.4	Urban	Single	Diverse	None	Bachelor's Plus	Blue/White Collar
Sitting Pretty (B2)	\$70K	35.4	Urban	Married	White	Some Children	College/Trad	White Collar
Managing Business (C2)	\$67K	41.7	Urban	Married	White	Few/No Children	High School Grad	White Collar

Please refer to the end of this report for full descriptions.



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Average Household Income

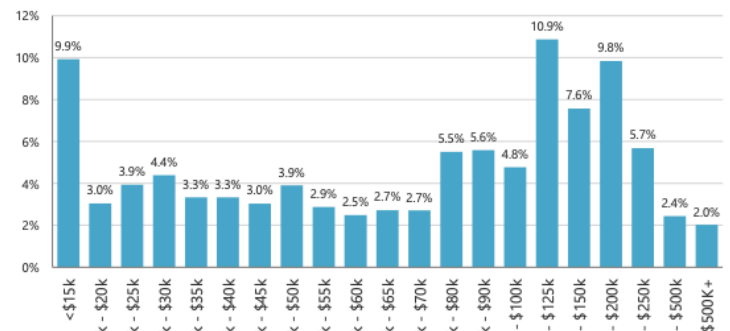
\$98,417

Median Household Income

\$79,925

Based on Total Population

Households by Income (Current Year)



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