



TRITON
REALTY GROUP LLC

MULTIFAMILY PROPERTY FOR SALE

8600-02 S. EUCLID | 1915-21 E. 86TH

8602 S. EUCLID AVE., CHICAGO, IL 60617

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SECTION 1

PROPERTY INFORMATION

OFFERING MEMORANDUM

Triton Realty Group | 5301 N Damen Ave, Chicago, IL 60625 | tritonrealtygroup.com

OFFERING SUMMARY

PROPERTY DESCRIPTION

Triton Realty Group LLC is proud to present 8602 S. Euclid, a yellow brick Tudor style 19 unit building located in the desirable south side neighborhoods of Avalon Park/Calumet Heights. All units are large 1bd's with separate dining rooms. Recent improvements include tear off shingle roof on Euclid side (2021), sealed flat roof (2024), insulated roof cavity throughout (2019), new insulated hot water main (2018), efficient steam boiler (2019), common area carpet (2022), painted stairwells, common area carpet in front and refinished steps and landings in rear stairwells, new electrical fixtures in front and rear stairwells, security cameras, security cameras (2020). Strong in place income of over 270k with room for growth. Quiet residential street but close to highway, parks and Lake Michigan

PROPERTY HIGHLIGHTS

- Large 1 bd units with separate dining rooms
- Steam Boiler(2019)
- Quiet residential location attractive for tenants
- Rent upside in existing condition



OFFERING SUMMARY

Sale Price:	\$1,825,000
Number of Units:	19
Lot Size:	0.18 Acres
Building Size:	20,700 SF
Market Rent NOI	\$185,361
Market Rent Cap Rate	10.16%

EXTERIOR PHOTOS



APARTMENT PHOTOS



MECHANICAL PHOTOS



MECHANICAL PHOTOS



COMMON AREA PHOTOS



FLOOR PLAN





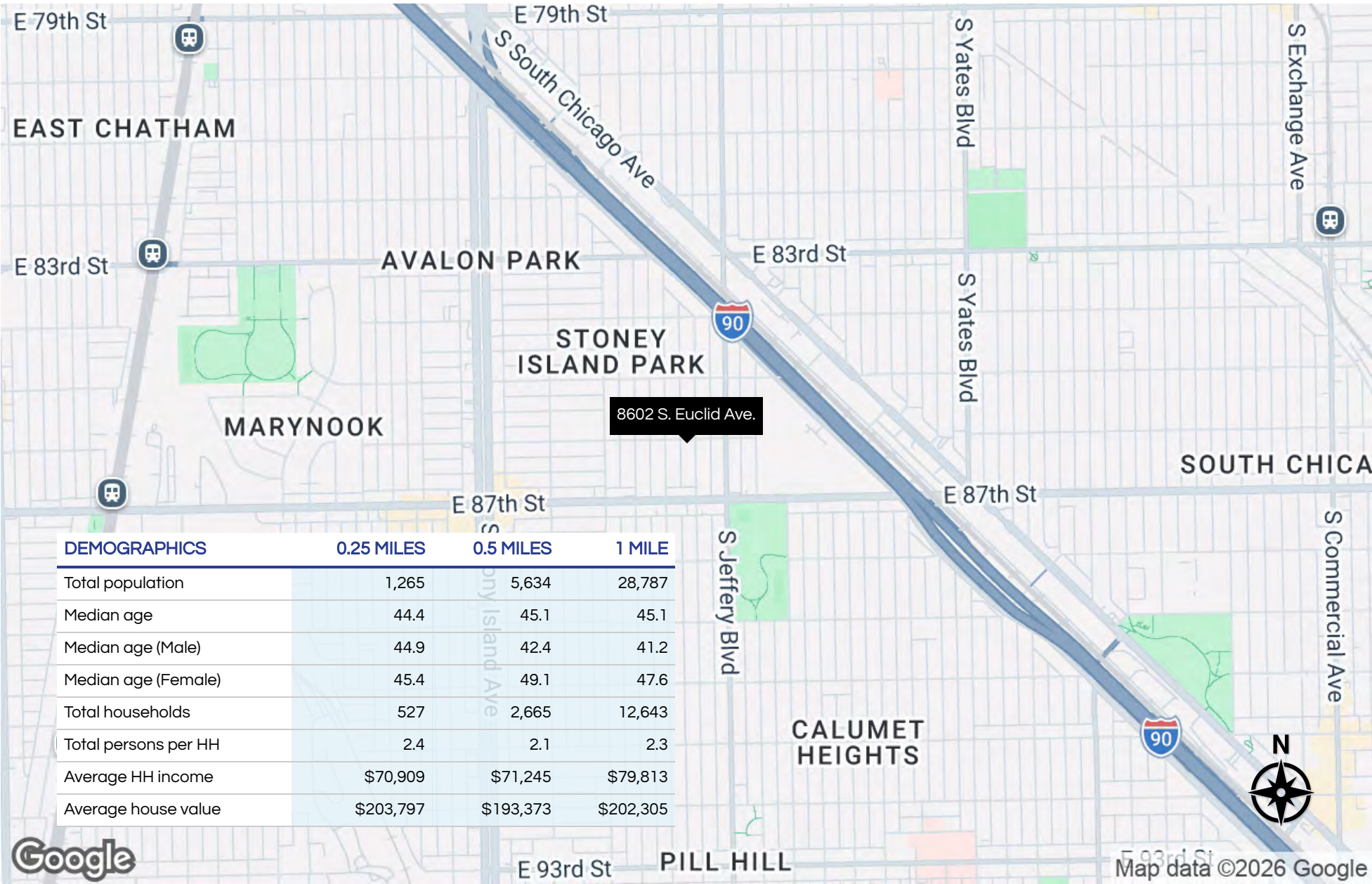
SECTION 2

LOCATION INFORMATION

OFFERING MEMORANDUM

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STREET MAP & DEMOGRAPHICS





SECTION 3

FINANCIAL ANALYSIS

OFFERING MEMORANDUM

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO FORMA - MARKET RENTS
Price	\$1,825,000	\$1,825,000
Price per Unit	\$96,053	\$96,053
Gross Rent Multiplier	6.67	6.16
Cap Rate	9.09%	10.16%
OPERATING DATA	CURRENT	PRO FORMA - MARKET RENTS
Gross Scheduled Income	\$273,600	\$296,400
Laundry Income	\$11,116	\$11,116
Total Scheduled Income	\$284,716	\$307,516
Vacancy Cost (5%)	\$13,680	\$14,820
Effective Gross Income	\$271,036	\$292,696
Operating Expenses	\$105,170	\$107,335
Expense Ratio	40.32%	36.32%
Net Operating Income	\$165,866	\$185,361
FINANCING DATA	CURRENT	PRO FORMA - MARKET RENTS
Down Payment - 25%	\$400,000	\$400,000
Loan Amount - 75%	\$1,425,000	\$1,425,000
Interest Rate	5.95%	5.95%
Monthly Debt Service	\$8,498	\$8,498
Annual Debt Service	\$101,974	\$101,974
Debt Service Coverage Ratio	1.54	1.83
Pre-Tax Cash Flow	\$55,226	\$84,296
Cash-on-Cash Return	11.63%	17.75%

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PRO FORMA - MARKET RENTS
Gross Rental Income	\$273,600	\$296,400
Laundry Income	\$11,116	\$11,116
GROSS INCOME	\$284,716	\$307,516
VACANCY COST	(\$13,680)	(\$14,820)
EXPENSES SUMMARY	CURRENT	PRO FORMA - MARKET RENTS
Real Estate Taxes (2024)	\$25,756	\$25,756
Insurance	\$12,613	\$12,613
Gas	\$17,220	\$17,220
Electric	\$1,216	\$1,216
Water & Sewer	\$6,742	\$6,742
Trash	\$2,766	\$2,766
Management Fees(7%)	\$18,972	\$20,488
Maintenance & Repairs	\$7,229	\$7,229
Cleaning & Decorating	\$3,000	\$3,000
Landscaping & Snow Removal	\$1,525	\$1,525
Reserves(3%)	\$8,131	\$8,780
OPERATING EXPENSES	\$105,170	\$107,335
NET OPERATING INCOME	\$165,866	\$185,361

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
1915-1	1	1	850 SF	\$1,050	\$1.24	\$1,300	\$1.53
1915-2	1	1	850 SF	\$1,300	\$1.53	\$1,300	\$1.53
1915-3	1	1	850 SF	\$1,300	\$1.53	\$1,300	\$1.53
1917-1	1	1	850 SF	\$1,200	\$1.41	\$1,300	\$1.53
1917-2	1	1	850 SF	-	-	\$1,300	\$1.53
1917-3	1	1	850 SF	\$1,075	\$1.26	\$1,300	\$1.53
1919-1	1	1	850 SF	\$1,125	\$1.32	\$1,300	\$1.53
1919-2	1	1	850 SF	\$1,200	\$1.41	\$1,300	\$1.53
1919-3	1	1	850 SF	\$1,050	\$1.24	\$1,300	\$1.53
1921-1	1	1	850 SF	\$1,175	\$1.38	\$1,300	\$1.53
1921-2	1	1	850 SF	\$1,200	\$1.41	\$1,300	\$1.53
1921-3	1	1	850 SF	\$1,300	\$1.53	\$1,300	\$1.53
8600-1	1	1	850 SF	\$1,325	\$1.56	\$1,300	\$1.53
8600-2	1	1	850 SF	\$1,050	\$1.24	\$1,300	\$1.53
8600-3	1	1	850 SF	\$1,100	\$1.29	\$1,300	\$1.53
8600-BSMT	1	1	850 SF	-	-	\$1,300	\$1.53
8602-1	1	1	850 SF	\$1,250	\$1.47	\$1,300	\$1.53
8602-2	1	1	850 SF	\$1,250	\$1.47	\$1,300	\$1.53
8602-3	1	1	850 SF	\$1,250	\$1.47	\$1,300	\$1.53
TOTALS			16,150 SF	\$20,200	\$23.76	\$24,700	\$29.07
AVERAGES			850 SF	\$1,188	\$1.40	\$1,300	\$1.53

UNIT MIX SUMMARY

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	19	100%	850 SF	\$1,188	\$1.40	\$1,050	\$1,325	\$1,300	\$1.53
TOTALS/AVERAGES			19	100%	850 SF	\$1,188	\$1.40	\$1,050	\$1,325	\$1,300	\$1.53



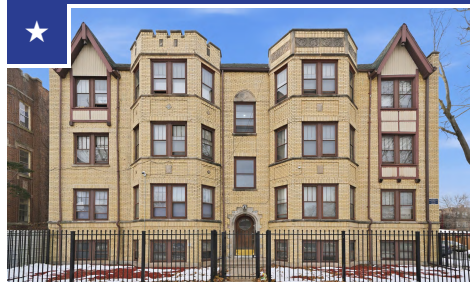
SECTION 4

SALE COMPARABLES

OFFERING MEMORANDUM

SALE COMPS

MULTIFAMILY PROPERTY FOR SALE



8600-02 S. EUCLID | 1915-21 E. 86TH

8602 S. Euclid Ave., Chicago, IL 60617

Subject Property

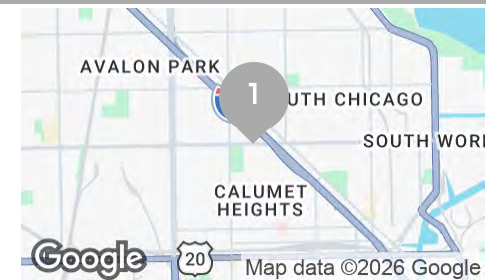
Price: \$1,825,000 No. Units: 19
Cap Rate(market): 10.16% Price/Unit: \$96,053
Unit Mix: (19) 1bd 1ba



2145 E 87TH ST Chicago, IL 60617

Sold 2/17/2026

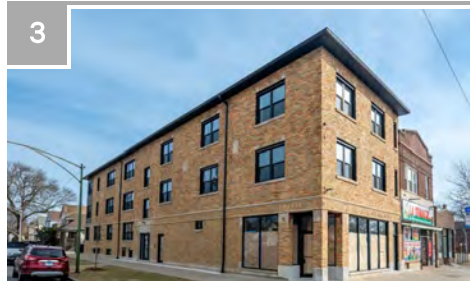
Price: \$1,475,000 No. Units: 12
Cap Rate: 9.45% Price/Unit: \$122,917
Unit Mix: (10) 2bd 1ba / (2) 1bd 1ba



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



2800 E. 87TH Chicago, IL 60617

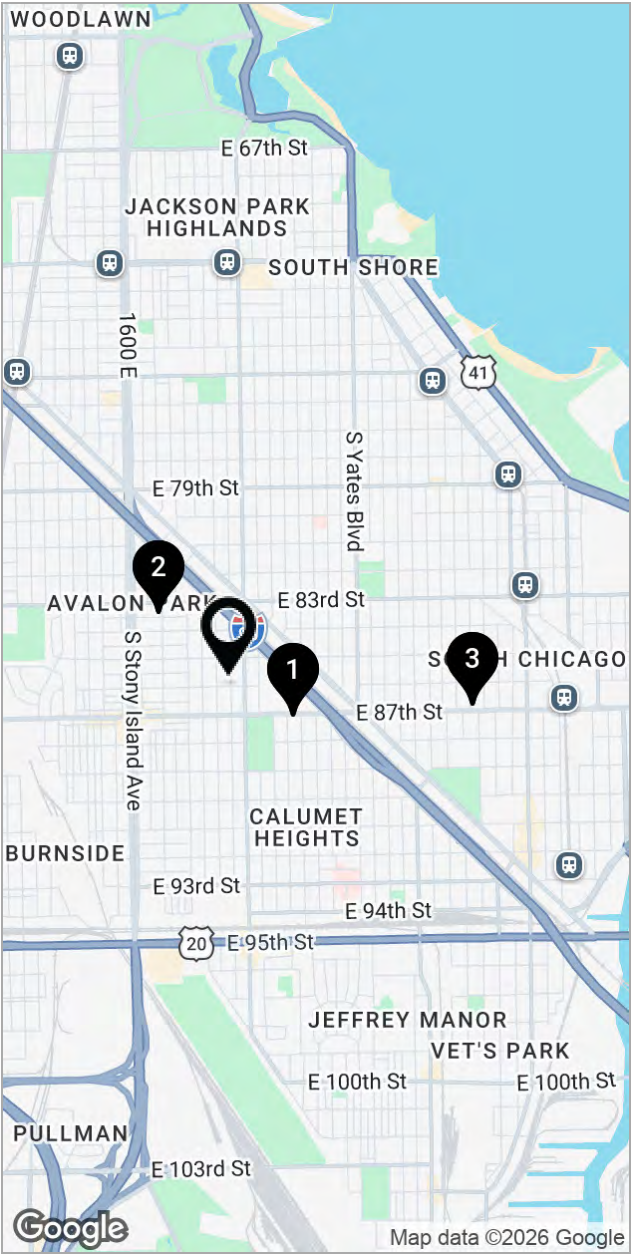
Sold 9/17/2025

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
★	8600-02 S. Euclid 1915-21 E. 86th 8602 S. Euclid Ave. Chicago, IL 60617	\$1,825,000	19	9.09%	\$96,053
1	2145 E 87th St Chicago, IL 60617	\$1,475,000	12	9.45%	\$122,917
2	1656 E. 83rd Chicago, IL 60617	\$738,675	8	9.22%	\$92,334
3	2800 E. 87th Chicago, IL 60617	\$850,000	6	8.70%	\$141,667
	AVERAGES	\$1,021,225	8	9.12%	\$118,973



SECTION 5

DEMOGRAPHICS

OFFERING MEMORANDUM

DEMOGRAPHICS MAP & REPORT

MULTIFAMILY PROPERTY FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,265	5,634	28,787
Average Age	44.4	45.1	45.1
Average Age (Male)	44.9	42.4	41.2
Average Age (Female)	45.4	49.1	47.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	527	2,665	12,643
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$70,909	\$71,245	\$79,813
Average House Value	\$203,797	\$193,373	\$202,305
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	0.6%	0.9%	3.3%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	6	172	677
% White	0.5%	3.1%	2.4%
Total Population - Black	1,214	5,245	26,676
% Black	96.0%	93.1%	92.7%
Total Population - Asian	2	9	45
% Asian	0.2%	0.2%	0.2%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	25
% American Indian	0.0%	0.0%	0.1%
Total Population - Other	0	29	799
% Other	0.0%	0.5%	2.8%





SECTION 6

ADVISOR BIOS

OFFERING MEMORANDUM

LUKE WOJCIK

MULTIFAMILY PROPERTY FOR SALE



LUKE WOJCIK

Senior Advisor

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IL #475.139979

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 Realtors
- Native Polish Speaker

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ALEX SUMMERS

MULTIFAMILY PROPERTY FOR SALE



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

MULTIFAMILY PROPERTY FOR SALE

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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. Triton Realty Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Triton Realty Group 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 Triton Realty Group in compliance with all applicable fair housing and equal opportunity laws.

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