

Clearing/Garfield Ridge Portfolio

6614-6636 W 65th St
Chicago IL 60638



HIGHLIGHTS:

- » IN-PLACE INCOME IS 30% BELOW MARKET
- » 45 TOTAL UNITS IN 2 ADJACENT BUILDINGS
- » 85% 2 BEDROOM / 2 BATH UNITS
- » 2013 AND 2017 CONSTRUCTION
- » IN-PLACE CAP RATE 5.73%
- » MARKET RENT CAP RATE 8%
- » SS APPLIANCES, GRANITE, IN UNIT LAUNDRY, CENTRAL HVAC, ELEVATOR, GARAGE PARKING

DEMOGRAPHICS	1 MILE	1.5 MILE	2 MILE
2025 Population	16,144	40,117	62,634
2025 Average HH Income	\$108,530	\$108,397	\$109,691

Exclusively Marketed by:

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