



COMPARABLES

While we appreciate third-party brokers and their involvement in providing MLS information, we have found that their listed property data often contains many inconsistencies and unreliable information. The brokers involved are responsible for inputting financial information, specifically rental income and expenses. Unfortunately, the majority of multifamily listings on the MLS originate from brokers of various backgrounds and experiences, most of whom specialize in residential sales and many who have never listed a commercial property before. While no malice is intended, a lot of the information, especially expense related, is either incorrect or completely omitted, which can drastically affect actual returns of the property. Further, the information on finances is never vetted or audited by the MLS nor by any third-party service.

The vast majority of MLS listings expense data such as property management, maintenance and snow/lawn care are drastically understated or neglected altogether. Here at Citypoint, we analyze past sales using the same metrics we use for the properties offered through our platform. We use standardized management expenses (5%), maintenance expense per unit (to a comparable asset class and condition) and per unit insurance estimate based on Citypoint's collection of historical data of hundreds of multifamily transactions and units managed.

The comparables below were assessed using Citypoint analysis and are deemed to be a more accurate comparison. For any questions, please contact us.

Citypoint Illinois, LLC
www.citypoint.com

COMPARABLE

2954 S LOOMIS ST. CHICAGO IL 60608



SOLD PRICE:

\$800K

PRICE PER UNIT:

\$400,000

DAYS ON MARKET:

116

CLOSED DATE:

08/23/2024

PROPERTY INFORMATION

Units	2
Year Built	1899
Beds	6
Baths	2
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	0.4 Miles

FINANCIAL DATA

Sold Price	\$799,900
Price/Unit	\$399,950
Gross Rents	\$9,000
GRM	89
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

One of the units was owner occupied at the time of sale and therefore that unit was not generating any rent.

COMPARABLE

3040 S THROOP ST. CHICAGO IL 60608



SOLD PRICE:

\$728K

PRICE PER UNIT:

\$242,666

DAYS ON MARKET:

6

CLOSED DATE:

09/20/2024

PROPERTY INFORMATION

Units	2 + Garden
Year Built	UNK
Beds	7
Baths	3
Condition	A
Listing Type	MLS
Occupancy	100%
Proximity To Subject	0.9 Miles

FINANCIAL DATA

Sold Price	\$728,000
Price/Unit	\$242,666
Gross Rents	\$40,800
GRM	18
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

One of the units was owner occupied at the time of sale and therefore that unit was not generating any rent. Property received multiple offers and sold for over list price.

COMPARABLE

2969 S LOOMIS ST. CHICAGO IL 60608



SOLD PRICE:

\$670K

PRICE PER UNIT:

\$223,333

DAYS ON MARKET:

7

CLOSED DATE:

05/29/2024

PROPERTY INFORMATION

Units	2 + Garden
Year Built	1895
Beds	5
Baths	4
Condition	A
Listing Type	MLS
Occupancy	66%
Proximity To Subject	0.4 Miles

FINANCIAL DATA

Sold Price	\$670,000
Price/Unit	\$223,333
Gross Rents	\$16,200
GRM	41
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

One of the units was owner-occupied, and another unit was vacant at the time of sale; therefore, that unit was not generating any rent. Property sold for over list price.

COMPARABLE

1229 W 32ND PL. CHICAGO IL 60608



SOLD PRICE:

\$622K

PRICE PER UNIT:

\$311,000

DAYS ON MARKET:

54

CLOSED DATE:

08/08/2024

PROPERTY INFORMATION

Units	2
Year Built	1885
Beds	6
Baths	2
Condition	A
Listing Type	MLS
Occupancy	100%
Proximity To Subject	1 Mile

FINANCIAL DATA

Sold Price	\$622,000
Price/Unit	\$311,000
Gross Rents	\$56,400
GRM	11
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

*Expenses are calculated with the following assumptions: 5% management fee, Citypoint AVG Maintenance Expense, Citypoint AVG Insurance cost. The seller stated water, electric and gas expenses are further analyzed/verified to ensure proper utility cost assessments when looking at comparable sales and comparable CAP rates.