



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

1519 N 16TH AVE. MELROSE PARK IL 60160



SOLD PRICE:

\$675K

PRICE PER UNIT:

\$225,000

DAYS ON MARKET:

32

CLOSED DATE:

12/30/2024

PROPERTY INFORMATION

Units	3
Year Built	1973
Beds	8
Baths	4
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	0.8 Miles

FINANCIAL DATA

Sold Price	\$675,000
Price/Unit	\$225,000
Gross Rents	UNK
GRM	UNK
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

Buyer received a \$10,000 credit at closing. MLS Excluded income and expense details in the listing.

COMPARABLE

1977 N 19TH AVE. MELROSE PARK IL 60160



PRICE PER UNIT:

\$215,833

DAYS ON MARKET:

79

CLOSED DATE:

11/21/2024



SOLD PRICE:

\$647.5K

PROPERTY INFORMATION

Units	3
Year Built	1979
Beds	9
Baths	6
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	0.2 Miles

FINANCIAL DATA

Sold Price	\$647,500
Price/Unit	\$215,833
Gross Rents	UNK
GRM	UNK
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

MLS Excluded income and expense details in the listing.

COMPARABLE

1600 N 17TH AVE. MELROSE PARK IL 60160



SOLD PRICE:

\$630K

PRICE PER UNIT:

\$210,000

DAYS ON MARKET:

8

CLOSED DATE:

02/04/2025

PROPERTY INFORMATION

Units	3
Year Built	1963
Beds	7
Baths	4
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	0.7 Miles

FINANCIAL DATA

Sold Price	\$630,000
Price/Unit	\$210,000
Gross Rents	UNK
GRM	UNK
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

Property went under contract within 8 days of being on the market. MLS Excluded income and expense details in the listing.