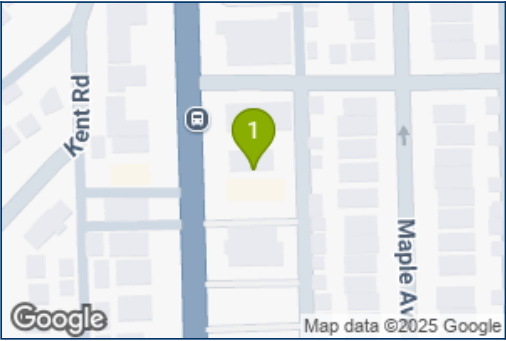


|  | MLS #    | Stat | Address           | # Units | City   | LP/SP     | Grs Inc  | AZN          |
|--|----------|------|-------------------|---------|--------|-----------|----------|--------------|
| 1  | 12128319 | CLSD | 2909 S Harlem Ave | 6       | Berwyn | \$685,000 | \$78,600 | Multi-Family |
| 2  | 11757084 | CLSD | 2101 Grove Ave    | 6       | Berwyn | \$700,000 | \$94,200 | Multi-Family |
| 3  | 12205946 | A/I  | 1623 Harlem Ave   | 6       | Berwyn | \$775,000 | \$68,760 | Multi-Family |
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Prepared By: Phu Nguyen | Citypoint Illinois LLC | 02/19/2025 08:12 AM



**Multi Family 5+**  
Status: **CLSD** MLS #: **12128319** List Price: **\$750,000**  
Area: **402** List Date: **08/14/2024** Orig List Price: **\$750,000**  
List Dt Rec: **08/14/2024** Sold Price: **\$685,000**  
Address: **2909 S Harlem Ave , Berwyn, IL 60402**  
Directions: **IL-43 N/Harlem Ave North or South to property address**  
Closed Date: **10/31/2024** Contract: **08/24/2024** Lst. Mkt. Time: **11**  
Off Mkt: **08/24/2024** Financing: **Conventional** Concessions: **6358.50**  
Year Built: **1959** Blt Before 78: **Yes** CTGF:  
Dimensions: **3,510**  
Unincorporated: **No** Township: **Berwyn** County: **Cook**  
Zoning Type: **Multi-Family** List Price Per SF: **\$170.92** Sold Price Per SF: **\$156.11**  
Actual Zoning: **B2** PIN #: **16303140040000** Multiple PINs: **No**  
Relist:  
Mobility Score: -



Remarks: **An excellent investment opportunity in the highly sought-after Berwyn area! This well-maintained all brick building, under the care of a single owner, features 6 units and a 2 car garage. All units are fully rented to long-term tenants with month-to-month leases. Most units have been updated in the last few years, Basement units include a one bedroom unit and a two bedroom unit (bath remodeled in 2023), the first floor units include a large 3 bedroom unit, recently remodeled with new luxury vinyl laminate flooring and fresh paint and a two bedroom unit updated in 2023 with fresh paint and new floors, the second floor units include two, 2 bedroom units, one that was remodeled in 2020. Tenants are responsible for electricity & gas, while the owner covers water and scavenger services. The building also includes a laundry room in the basement with one coin-operated washer and dryer, generating additional monthly income. There are 6 outdoor parking spaces, one assigned to each tenant. Appliances are included as each unit is equipped with a refrigerator and gas range. Some of the units are currently rented slightly below market value, presenting an opportunity for a new owner to increase rental income. Security deposits are lower than the current rent, reflecting the long-term tenancy. This property is part of an estate sale and is being sold AS IS. The building is easy to show with 24 hour notice, and at least two units will be available for viewing. Recent updates include a new roof in 2022, updated outlets 2023, landscaping in 2024, a fence in 2021, and a updated patio area to entertain. Close to shopping, restaurants, schools, public transportation, and has easy interstate access. Cash flowing with minimum updates needed and opportunity to increase current income.**

|                            |  |                       |  |  |  |                            |  |                            |  |                                |  |
|----------------------------|--|-----------------------|--|--|--|----------------------------|--|----------------------------|--|--------------------------------|--|
| Acreage:                   |  | Lot SF:               |  | Lot Size Source: <b>County Records</b> |  | Total Bldg SF: <b>4388</b> |  | Total # Units: <b>6</b>    |  | # Stories: <b>2</b>            |  |
| Basement: <b>Full</b>      |  | # Dishwashers:        |  | # Washers: <b>1</b>                    |  | # Dryers: <b>1</b>         |  | Wash/Dry Leased: <b>No</b> |  | # Ranges: <b>6</b>             |  |
| # Parking Spaces: <b>6</b> |  | # Disposals: <b>0</b> |  | # Refrigerators: <b>6</b>              |  | # Fireplaces: <b>0</b>     |  | # Window AC: <b>0</b>      |  | Last Lease Exp:                |  |
| Apartment Info             |  | # Units               |  | Rooms                                  |  | Bedrooms                   |  | Baths (F/H)                |  | Monthly Income Range (Min-Max) |  |
| Type 1                     |  | <b>1</b>              |  | <b>3</b>                               |  | <b>1</b>                   |  | <b>1</b>                   |  | <b>950-950</b>                 |  |
| Type 2                     |  | <b>1</b>              |  | <b>4</b>                               |  | <b>2</b>                   |  | <b>1</b>                   |  | <b>1000-1000</b>               |  |
| Type 3                     |  | <b>1</b>              |  | <b>4</b>                               |  | <b>2</b>                   |  | <b>1</b>                   |  | <b>1100-1100</b>               |  |
| Type 4                     |  | <b>1</b>              |  | <b>6</b>                               |  | <b>3</b>                   |  | <b>1</b>                   |  | <b>1200-1200</b>               |  |
| Type 5                     |  | <b>1</b>              |  | <b>4</b>                               |  | <b>2</b>                   |  | <b>1</b>                   |  | <b>1100-1100</b>               |  |
| Type 6                     |  | <b>1</b>              |  | <b>4</b>                               |  | <b>2</b>                   |  | <b>1</b>                   |  | <b>1100-1100</b>               |  |
| Type 7                     |  | <b>0</b>              |  | <b>0</b>                               |  | <b>0</b>                   |  |                            |  | <b>0</b>                       |  |

Age: **Older**  
Type Ownership: **Individual**  
Frontage/Access: **City Street**  
Current Use: **Residential-Multi-Family**  
Potential Use: **Residential-Multi-Family**  
Client Needs:  
Client Will:  
Known Encumbrances: **None Known**  
Amenities: **Sidewalks**  
Monthly Assmt Incl:  
Owner's Assoc: **No**  
Conversion:  
Deconversion:  
Building Unit Info: **Smoke/Alarm Detector, Storage/Locker Area**  
Type of Multi-Family: **Flats**  
Location: **Public Transport Avail, In City Limits**  
Construction: **Brick**  
Exterior: **Brick**  
Foundation: **Block, Brick**  
Roof Structure: **Flat**  
Roof Coverings: **Asphalt**  
Misc. Outside: **Balcony/ies, Accessible Entrance, Patio**  
Indoor Parking:  
Outdoor Parking: **6-12 Spaces**  
Parking Ratio:  
Bsmt Desc: **Partially Finished**  
Misc. Inside: **Storage Inside, Laundry Room**  
Gas Supplier: **Nicor Gas**  
Electric Supplier: **Commonwealth Edison**  
Air Cond: **None**  
Electricity: **Separate Meters**  
Fire Protection: **Smoke or Fire Protectors, Carbon Monoxide Detector(s)**  
Heat/Ventilation: **Baseboard**  
Utilities To Site: **Water-Municipal, Sewer-Public**  
Tenancy Type: **Month To Month**  
Tenant Pays: **Electric**  
HERS Index Score:  
Green Disc: **No**  
Green Rating Source:  
Green Feats:  
Possession: **Closing**  
Sale Terms: **Conventional, FHA, VA, Other**  
Backup Info:

|   |              |                           |              |                               |              |
|---|--------------|---------------------------|--------------|-------------------------------|--------------|
| Gross Rental Income:  | \$78,600     | Total Monthly Income:     | \$6,550      | Total Annual Income:          | \$78,600     |
| Gross Rental Multiplier:  | 9.5          | Tax Amount:               | \$8,049      | Tax Year:                     | 2023         |
| Total Annual Exps:  | \$9,720      | Expense Source:           | Actual       | Expense Year:                 | 2023         |
| Annual Net Operating Income:  | \$68,880     | Net Oper Income Year:     | 2023         | Cap Rate:                     |              |
| Janitor Expense (\$/src):   | \$0/Actual   | Fuel Expense (\$/src):    | \$0/Actual   | Electricity Expense (\$/src): | \$0/Actual   |
| Water Expense (\$/src):   | \$222/Actual | Trash Expense (\$/src):   | \$118/Actual | Insurance Expense (\$/src):   | \$308/Actual |
| Repairs/Decor Expense (\$/src):   | \$0/Actual   | Manager Expense (\$/src): | \$0/Actual   | Other Expense (\$/src):       | \$202/Actual |
| Operating Expense Includes: <b>Maintenance, Pest Control, Electricity</b> |              |                           |              |                               |              |

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MLS #: 12128319  
Prepared By: Phu Nguyen | Citypoint Illinois LLC | 02/19/2025 08:12 AM



**Multi Family 5+**  
Status: **CLSD**  
Area: **402**  
Address: **2101 Grove Ave , Berwyn, IL 60402**  
Directions: **South on Oak Park Ave to 21st St. West on 21st St. to building which is on the southeast corner of 21st St. and Grove Ave.**  
Closed Date: **06/06/2023** Contract: **04/20/2023**  
Off Mkt: **04/20/2023** Financing: **Conventional**  
Year Built: **1991** Blt Before 78: **No**  
Dimensions: **6096**  
Unincorporated:  
Township:

Zoning Type: **Multi-Family** List Price Per SF: **\$0**  
Actual Zoning: **R3** PIN #: **16193310010000**  
County: **Cook**  
Sold Price Per SF: **\$0**  
Multiple PINs: **No**  
Relist:

Clsd Buyer Ag. Comp.: **2.5% MINUS \$495 MLS FEE (Net Sale Price)**  
Mobility Score: **-**



Remarks: **Fantastic Investment opportunity! Built in 1991, this brick and block 6 unit building is as solid as they come. Perfect for both an armchair or live-in investor. The 2nd floor potential owners unit features 3 bedrooms, 2 baths with a heated Airoom enclosure over the 2 car garage with direct access from inside the unit. Each unit has their own private balcony and off-street parking space. 9 total off-street spots including the 2 car garage. Tenants enjoy the peace and quiet of Flexicore construction which provides sound-proofing between each floor. Common area coin laundry adds an additional \$4,200 in income. Owner pays heat, trash and water. Tenants pay electricity. 7 electric meters (6 tenant, 1 common area). Boiler and hot water heater appx. 10 years old. All windows replaced in 2000. Photos are of the most recently updated unit. Building sold As-Is. Buyer responsible for any City of Berwyn compliance items. 2 to 3 units and common area will be available to view at initial showing. Pre-Approval or Proof of Funds required prior to first showing.**

|                   |  |         |  |                |  |                  |  |                  |  |                |  |                |  |   |  |                                |  |    |  |                 |  |   |  |
|-------------------|--|---------|--|----------------|--|------------------|--|------------------|--|----------------|--|----------------|--|---|--|--------------------------------|--|----|--|-----------------|--|---|--|
| Acreage:          |  | Lot SF: |  | 6096           |  | Lot Size Source: |  | County Records   |  | Total Bldg SF: |  | Total # Units: |  | 6 |  | # Stories:                     |  | 3  |  |                 |  |   |  |
| Basement:         |  | None    |  | # Dishwashers: |  | 1                |  | # Washers:       |  | 1              |  | # Dryers:      |  | 1 |  | Wash/Dry Leased:               |  | No |  | # Ranges:       |  | 6 |  |
| # Parking Spaces: |  | 9       |  | # Disposals:   |  | 0                |  | # Refrigerators: |  | 7              |  | # Fireplaces:  |  | 0 |  | # Window AC:                   |  | 8  |  | Last Lease Exp: |  |   |  |
| Apartment Info    |  | # Units |  | Rooms          |  |                  |  | Bedrooms         |  |                |  | Baths (F/H)    |  |   |  | Monthly Income Range (Min-Max) |  |    |  |                 |  |   |  |
| Type 1            |  | 1       |  | 6              |  |                  |  | 3                |  |                |  | 1.1            |  |   |  | 1650-1650                      |  |    |  |                 |  |   |  |
| Type 2            |  | 3       |  | 4              |  |                  |  | 2                |  |                |  | 1              |  |   |  | 1050-1250                      |  |    |  |                 |  |   |  |
| Type 3            |  | 2       |  | 3              |  |                  |  | 1                |  |                |  | 1              |  |   |  | 1150-1200                      |  |    |  |                 |  |   |  |
| Type 4            |  | 0       |  | 0              |  |                  |  | 0                |  |                |  |                |  |   |  | 0                              |  |    |  |                 |  |   |  |
| Type 5            |  | 0       |  | 0              |  |                  |  | 0                |  |                |  |                |  |   |  | 0                              |  |    |  |                 |  |   |  |
| Type 6            |  | 0       |  | 0              |  |                  |  | 0                |  |                |  |                |  |   |  | 0                              |  |    |  |                 |  |   |  |
| Type 7            |  | 0       |  | 0              |  |                  |  | 0                |  |                |  |                |  |   |  | 0                              |  |    |  |                 |  |   |  |

|   |   |  |
|---|---|--|
| Age: <b>26-35 Years</b>                           | Type of Multi-Family: <b>Corridor-Interior Entrance</b> | Air Cond: <b>Wall Sleeve</b>                                   |
| Type Ownership: <b>Limited Liability Corp</b>     | Location: <b>Corner</b>                                 | Electricity: <b>Circuit Breakers</b>                           |
| Frontage/Access: <b>City Street, Alley Access</b> | Construction: <b>Brick, Concrete Block</b>              | Fire Protection:   |
| Current Use: <b>Residential-Multi-Family</b>      | Exterior: <b>Brick</b>                                  | Heat/Ventilation: <b>Gas, Radiators, Radiant</b>               |
| Potential Use:                                    | Foundation: <b>Concrete</b>                             | Utilities To Site: <b>Water-Municipal, Sewer-Public, Cable</b> |
| Client Needs:                                     | Roof Structure: <b>Pitched</b>                          | Tenancy Type:  |
| Client Will:                                      | Roof Coverings: <b>Shingle Composition</b>              | Tenant Pays: <b>Electric, Cable TV</b>                         |
| Known Encumbrances:                               | Misc. Outside: <b>Balcony/ies</b>                       | HERS Index Score:  |
| Amenities:  | Indoor Parking: <b>1-5 Spaces</b>                       | Green Disc:  |
| Monthly Assmt Incl:                               | Outdoor Parking: <b>6-12 Spaces</b>                     | Green Rating Source:   |
| Owner's Assoc: <b>No</b>                          | Parking Ratio:  | Green Feats:   |
| Conversion:                                       | Bsmt Desc:  | Possession: <b>Closing</b>                                     |
| Deconversion:                                     | Misc. Inside: <b>Laundry Room</b>                       | Sale Terms:  |
| Building Unit&nbsp;Info:                          | Gas Supplier: <b>Nicor Gas</b>                          | Backup Info:   |
|   | Electric Supplier: <b>Commonwealth Edison</b>           |  |

|                                 |  |                           |                       |                               |                       |
|---------------------------------|--|---------------------------|-----------------------|-------------------------------|-----------------------|
| Gross Rental Income:            | <b>\$94,200</b>  | Total Monthly Income:     | <b>\$7,850</b>        | Total Annual Income:          | <b>\$94,200</b>       |
| Gross Rental Multiplier:        | <b>8.12</b>  | Tax Amount:               | <b>\$17,835</b>       | Tax Year:                     | <b>2021</b>           |
| Total Annual Exps:              | <b>\$39,152</b>  | Expense Source:           | <b>Actual</b>         | Expense Year:                 | <b>2022</b>           |
| Annual Net Operating Income:    | <b>\$55,048</b>  | Net Oper Income Year:     | <b>2022</b>           | Cap Rate:                     |                       |
| Janitor Expense (\$/src):       | <b>\$1,200/Actual</b>  | Fuel Expense (\$/src):    | <b>\$5,169/Actual</b> | Electricity Expense (\$/src): | <b>\$470/Actual</b>   |
| Water Expense (\$/src):         | <b>\$2,918/Actual</b>  | Trash Expense (\$/src):   | <b>\$2,138/Actual</b> | Insurance Expense (\$/src):   | <b>\$3,222/Actual</b> |
| Repairs/Decor Expense (\$/src): | <b>\$2,600/Actual</b>  | Manager Expense (\$/src): | <b>\$0/</b>           | Other Expense (\$/src):       | <b>\$3,600/Actual</b> |
| Operating Expense Includes:     | <b>Insurance, Pest Control, Trash, Utilities, Water/Sewer, Electricity, Gas, Real Estate Tax</b> |                           |                       |                               |                       |

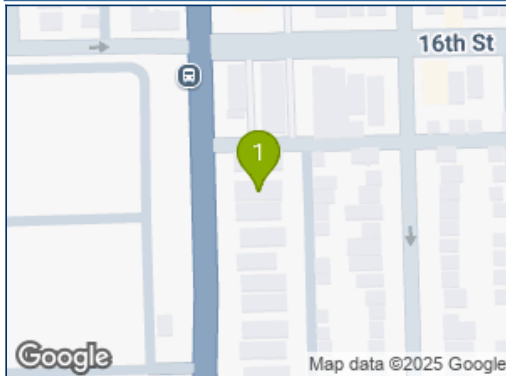
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MLS #: 11757084

Prepared By: Phu Nguyen | Citypoint Illinois LLC | 02/19/2025 08:12 AM



**Multi Family 5+** MLS #: **12205946** List Price: **\$775,000**  
Status: **CTG** List Date: **09/05/2024** Orig List Price: **\$775,000**  
Area: **402** List Dt Rec: **11/07/2024** Sold Price:  
Address: **1623 Harlem Ave , Berwyn, IL 60402**  
Directions: **The property is a few blocks from Roosevelt Road and W Cermak Road, the area's primary commercial corridors. The area offers convenient access to Walmart, Costco, grocery stores (Jewel Osco and ALDI), restaurants (Starbucks, Dunkin', McDonald's, Olive Garden, Chili's, Panera Bread, and Chick-Fil-A), and countless other retail amenities found in the Forest Park Plaza, Cermak Plaza and North Riverside Plaza which are within a mile of the Property and home to grocers, big box retailers, clothing stores and numerous restaurants. The Property is located within 3-miles of Miller Meadow, McCormick Woods, Brookfield Zoo, and Cermak Woods Nature Preserve**  
Closed Date: Contract: **01/31/2025** Lst. Mkt. Time: **168**  
Off Mkt: Financing:  
Year Built: **1883** Blt Before 78: **Yes** Concessions:  
Dimensions: **.14** CTGF: **A/I**  
Unincorporated: Township:  
Zoning Type: **Multi-Family** List Price Per SF: **\$0** County: **Cook**  
Actual Zoning: **R4** PIN #: **16193000490000** Sold Price Per SF: **\$0**  
Multiple PINs: **No**  
Relist:  
Mobility Score: -



Remarks: **Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a multi-family investment Property located at 1623 S Harlem Avenue in Berwyn, Illinois (the "Property"). The three story brick building contains six (6) units comprised of four (4), 2-Bedroom/1-Bathroom units and two (2), 1-Bedroom/1-Bathroom units with 4,810 square feet of living area on 0.14-acres of land. The Property features an on-site laundry facility and offers four on-site parking spaces at the rear of the Property. The Property is well-located in a densely populated residential neighborhood along Harlem Avenue. The Property is positioned in between Roosevelt Road and W Cermak Road, the primary commercial corridors running through Berwyn. The property offers convenient access to grocery stores, restaurants, and numerous other retail amenities. 1623 S Harlem Avenue is ideally positioned for commuters with quick and convenient access to public transportation (Harlem CTA Station, Harlem Avenue and Berwyn METRA Stations, and numerous Pace bus lines along Harlem Avenue) and Interstates 55 & 290.**

|   |   |                  |  |                         |                                |
|---|---|------------------|--|-------------------------|--------------------------------|
| Acreage: <b>0.14</b>                            | Lot SF:   | Lot Size Source: | Total Bldg SF:   | Total # Units: <b>6</b> | # Stories: <b>3</b>            |
| Basement:                                       | # Dishwashers:  | # Washers:       | # Dryers:  | Wash/Dry Leased:        | # Ranges:                      |
| # Parking Spaces: <b>5</b>                      | # Disposals:  | # Refrigerators: | # Fireplaces:  | # Window AC:            | Last Lease Exp:                |
| Apartment Info                                  | # Units   | Rooms            | Bedrooms   | Baths (F/H)             | Monthly Income Range (Min-Max) |
| Type 1  | <b>4</b>  | <b>4</b>         | <b>2</b>   | <b>1</b>                | <b>1100-1500</b>               |
| Type 2  | <b>2</b>  | <b>3</b>         | <b>1</b>   | <b>1</b>                | <b>750-1150</b>                |
| Type 3  | <b>0</b>  | <b>0</b>         | <b>0</b>   |                         | <b>0</b>                       |
| Type 4  | <b>0</b>  | <b>0</b>         | <b>0</b>   |                         | <b>0</b>                       |
| Type 5  | <b>0</b>  | <b>0</b>         | <b>0</b>   |                         | <b>0</b>                       |
| Type 6  | <b>0</b>  | <b>0</b>         | <b>0</b>   |                         | <b>0</b>                       |
| Type 7  | <b>0</b>  | <b>0</b>         | <b>0</b>   |                         | <b>0</b>                       |
| Age: <b>Older</b>                               | Type of Multi-Family: <b>Corridor-Interior Entrance</b> |                  | Air Cond:  |                         |                                |
| Type Ownership:                                 | Location:   |                  | Electricity:   |                         |                                |
| Frontage/Access:                                | Construction: <b>Brick</b>                              |                  | Fire Protection:   |                         |                                |
| Current Use: <b>Residential-Multi-Family</b>    | Exterior: <b>Brick</b>                                  |                  | Heat/Ventilation: <b>Gas</b>                             |                         |                                |
| Potential Use:                                  | Foundation:   |                  | Utilities To Site:                                       |                         |                                |
| Client Needs:                                   | Roof Structure: <b>Pitched</b>                          |                  | Tenancy Type: <b>Month To Month</b>                      |                         |                                |
| Client Will:                                    | Roof Coverings:   |                  | Tenant Pays: <b>Electric</b>                             |                         |                                |
| Known Encumbrances:                             | Misc. Outside:  |                  | HERS Index Score:  |                         |                                |
| Amenities:                                      | Indoor Parking:   |                  | Green Disc:  |                         |                                |
| Monthly Assmt Incl:                             | Outdoor Parking: <b>1-5 Spaces</b>                      |                  | Green Rating Source:                                     |                         |                                |
| Owner's Assoc:                                  | Parking Ratio:  |                  | Green Feats:   |                         |                                |
| Conversion:                                     | Bsmt Desc:  |                  | Possession:  |                         |                                |
| Deconversion:                                   | Misc. Inside:   |                  | Sale Terms:  |                         |                                |
| Building Unit&nbsp;Info:                        |   |                  | Backup Info:   |                         |                                |
| Gross Rental Income: <b>\$68,760</b>            | Total Monthly Income: <b>\$5,678</b>                    |                  | Total Annual Income: <b>\$70,200</b>                     |                         |                                |
| Gross Rental Multiplier:                        | Tax Amount: <b>\$13,205.64</b>                          |                  | Tax Year: <b>2023</b>                                    |                         |                                |
| Total Annual Exps: <b>\$33,431</b>              | Expense Source:   |                  | Expense Year:  |                         |                                |
| Annual Net Operating Income: <b>\$34,707</b>    | Net Oper Income Year:                                   |                  | Cap Rate:  |                         |                                |
| Janitor Expense (\$/src): <b>\$0/</b>           | Fuel Expense (\$/src): <b>\$5,400/</b>                  |                  | Electricity Expense (\$/src): <b>\$360/</b>              |                         |                                |
| Water Expense (\$/src): <b>\$2,640/</b>         | Trash Expense (\$/src): <b>\$2,928/</b>                 |                  | Insurance Expense (\$/src): <b>\$3,330/</b>              |                         |                                |
| Repairs/Decor Expense (\$/src): <b>\$1,800/</b> | Manager Expense (\$/src): <b>/</b>                      |                  | Other Expense (\$/src): <b>\$3,407/Broker Projection</b> |                         |                                |

Operating Expense Includes: **Maintenance, Manager, Snow Removal, Utilities, Vacancy Allowance, Water/Sewer, Electricity, Gas, Real Estate Tax**

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MLS #: 12205946

Prepared By: Phu Nguyen | Citypoint Illinois LLC | 02/19/2025 08:12 AM