

CITY  POINT

P R E S E N T S

30-UNIT MULTIFAMILY

3302 KENILWORTH AVE.
BERYWN IL 60402



INTRODUCTION

CITYPOINT ILLINOIS

Citypoint Illinois was retained as the exclusive listing brokerage for the 3302 Kenilworth Avenue, Berwyn, IL. For additional details, interactive calculators, and more, visit the Citypoint property website:

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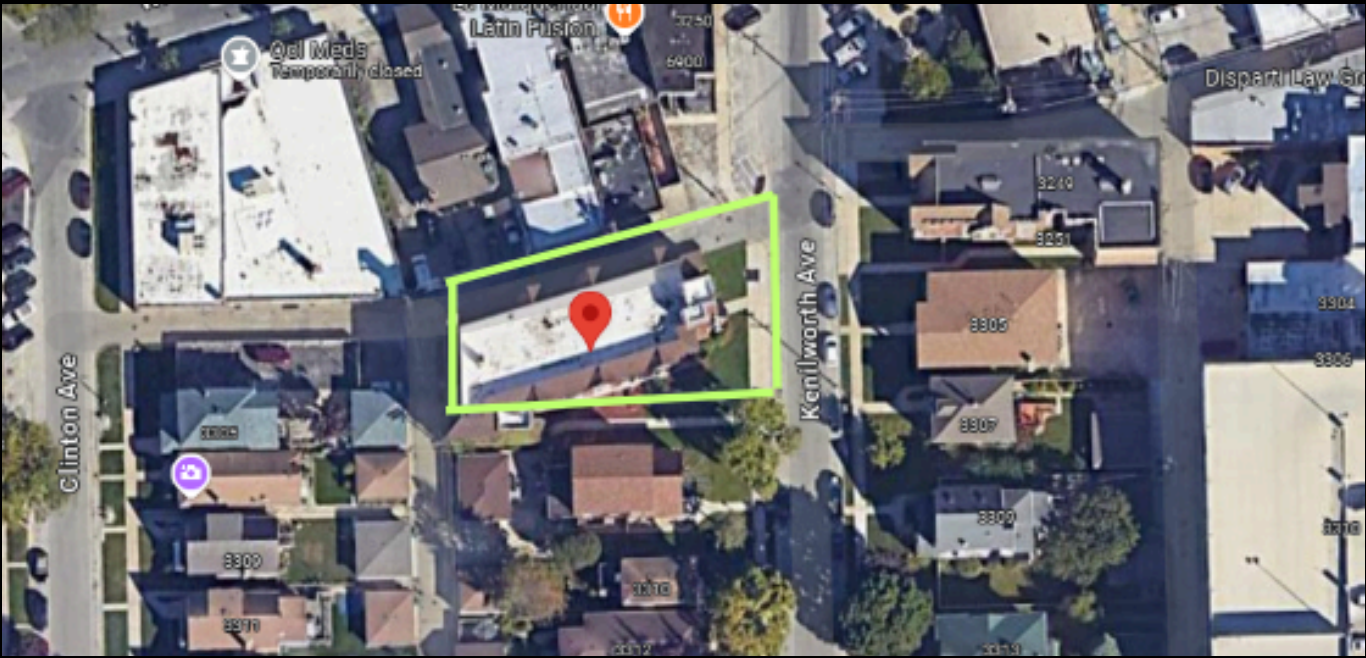


ABOUT THE PROPERTY

Recently improved and re-leased to quality tenants. This beautiful 30-unit architectural brick apartment building is located in the Chicago suburb of Berwyn. The building consists of 29 Studios and 1 One-Bedroom units. The studios are large and could easily be converted to all one-bedroom units as a relatively simple value-add play. It is located only 1.5 blocks from the Berwyn Metra station and is adjacent to a lively retail district. The property has had a new roof installed and the brick has been tuckpointed within the past 5 years. The building heating system has been converted to in unit electric baseboard heating with all tenants metered for electric.

PROPERTY DETAILS

Building Class Class B	Number of Units 30	Occupancy 100%	Year Built / Renovated 1927 / 2023-2025	Common Amenities <ul style="list-style-type: none">• Security System• Secured Entry
	Bedrooms 1	Building Size 20,000 Sq. Ft.	Heating System Electric Heaters	
	Bathrooms 30	# of Stories 4	Cooling System Window Units	











FINANCIAL PERFORMANCE

2024

INCOME

Rents \$297,252

TOTAL INCOME \$297,252

EXPENSES

RE Taxes \$70,487
Utilities \$32,052
Insurance \$7,885
Maintenance \$24,727
Management \$14,862

TOTAL EXPENSES \$150,013

NOI \$147,239

2025 - Prorated

INCOME

Rents \$366,720

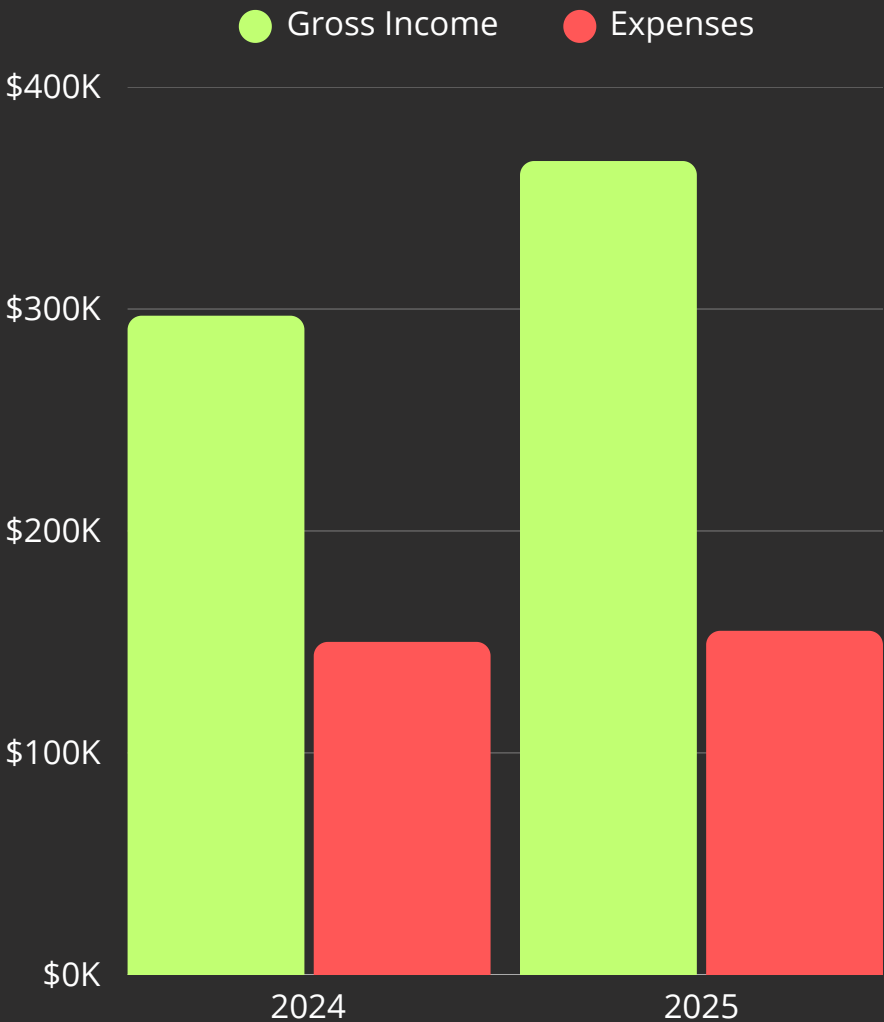
TOTAL INCOME \$366,720

EXPENSES

RE Taxes \$72,936 (Full Year)
Utilities \$30,708
Insurance \$8,364
Maintenance \$25,000
Management \$18,336

TOTAL EXPENSES \$155,344

NOI \$210,032



*2024 Forecasted Based on YTD Performance

Rent

\$366,720

RE Taxes

\$72,936

Utilities

\$32,052

Repairs / M...

\$25,000

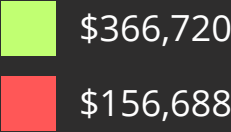
Management

\$18,336

Insurance

INCOME HEAT MAP

Income Vs. Expenses



Based on 2025 Financials

Expense / Income Ratio
43%

Net Operating Income
\$210,032

RENT ROLL

Unit	Sq Ft.	Lease Start	Lease End	Current Rent
101 - Studio	700	5/1/2024	4/30/2026	\$ 975.00
102 - Studio	700	7/31/2023	7/31/2025	\$ 1,050.00
103 - Studio	700	MTM	MTM	\$ 935.00
104 - Studio	700	MTM	MTM	\$ 900.00
105 - Studio	700	3/31/2025	3/31/2026	\$ 1,050.00
106 - 1BD	900	9/1/2023	8/31/2025	\$ 1,000.00
201 - Studio	700	3/1/2023	2/28/2026	\$ 1,050.00
202 - Studio	700	3/27/2024	3/31/2026	\$ 1,050.00
203 - Studio	700	9/2/2024	3/31/2025	\$ 1,000.00
204 - Studio	700	MTM	MTM	\$ 900.00
205 - Studio	700	2/1/2025	1/31/2026	\$ 1,050.00
206 - Studio	700	MTM	MTM	\$ 1,050.00
207 - Studio	700	4/1/2024	3/31/2026	\$ 1,050.00
208 - Studio	700	6/1/2024	5/31/2025	\$ 975.00
301 - Studio	700	14/1/2025	3/31/2026	\$ 1,050.00
302 - Studio	700	4/1/2025	3/31/2026	\$ 1,050.00
303 - Studio	700	9/3/2024	8/31/2025	\$ 975.00
304 - Studio	700	1/1/2025	12/31/2025	\$ 1,150.00
305 - Studio	700	11/1/2023	10/31/2025	\$ 1,000.00
306 - Studio	700	MTM	MTM	\$ 1,000.00
307 - Studio	700	1/1/2025	12/31/2025	\$ 1,050.00
308 - Studio	700	12/27/2024	12/31/2025	\$ 1,050.00
401 - Studio	700	11/1/2023	10/31/2025	\$ 1,000.00
402 - Studio	700	02/01/2025	1/31/2026	\$ 1,050.00
403 - Studio	700	MTM	MTM	\$ 1,050.00
404 - Studio	700	12/20/24	11/30/2025	\$ 1,000.00
405 - Studio	700	12/1/2024	11/30/2025	\$ 1,050.00
406 - Studio	700	8/1/2024	7/31/2025	\$ 975.00
407 - Studio	700	11/1/2023	10/31/2025	\$ 1,025.00
408 - Studio	700	MTM	MTM	\$ 1,050.00

2025 Gross Monthly Rents
\$30,560

2025 Gross Annual Rents*
\$366,720

Security Deposits Held
\$22,300

*Gross annual rents prorated based on YTD, includes late fees.

Monthly Market Rent*
\$33,000

Annual Market Rent*
\$396,000

*Monthly/Annual Market Rent Assumes 100% Occupancy Leased at Market Rate



For more rent roll details:

[**CLICK HERE**](#)

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PROJECTED FINANCIAL PERFORMANCE

2025

INCOME

Rents	\$366,720
Late Fees	\$3,000
Other Income	\$0

TOTAL INCOME **\$369,720**

EXPENSES

RE Taxes	\$70,487
Utilities	\$32,052
Insurance	\$8,364
Maintenance	\$25,000
Management	\$18,336

TOTAL EXPENSES **\$154,239**

NOI **\$215,481**

2026

INCOME

Rents	\$396,000
Late Fees	\$3,000
Other Income	\$0

TOTAL INCOME **\$399,000**

EXPENSES

RE Taxes	\$75,000
Utilities	\$33,000
Insurance	\$8,000
Maintenance	\$25,000
Management	\$21,600

TOTAL EXPENSES **\$162,600**

NOI **\$236,400**

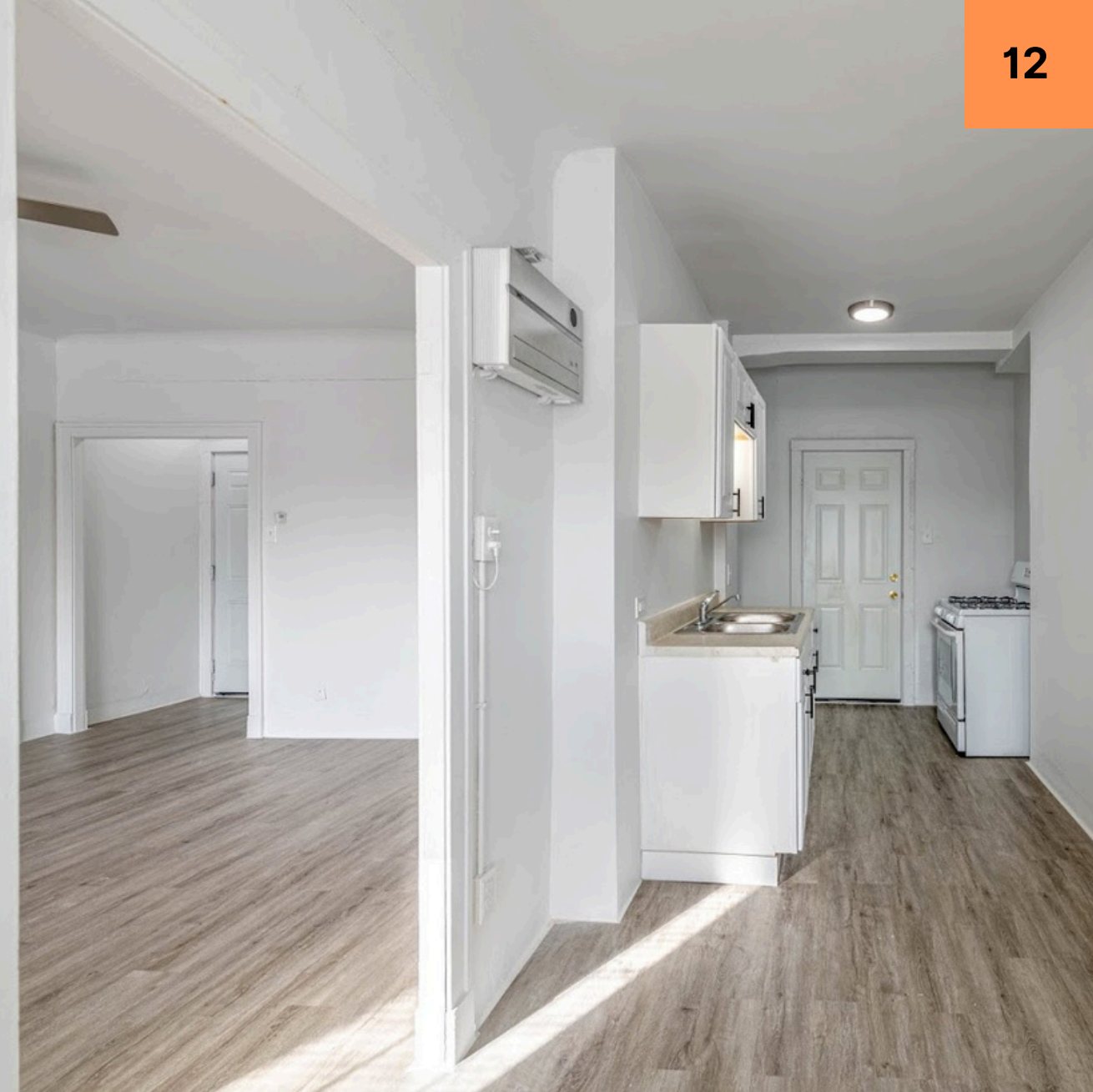


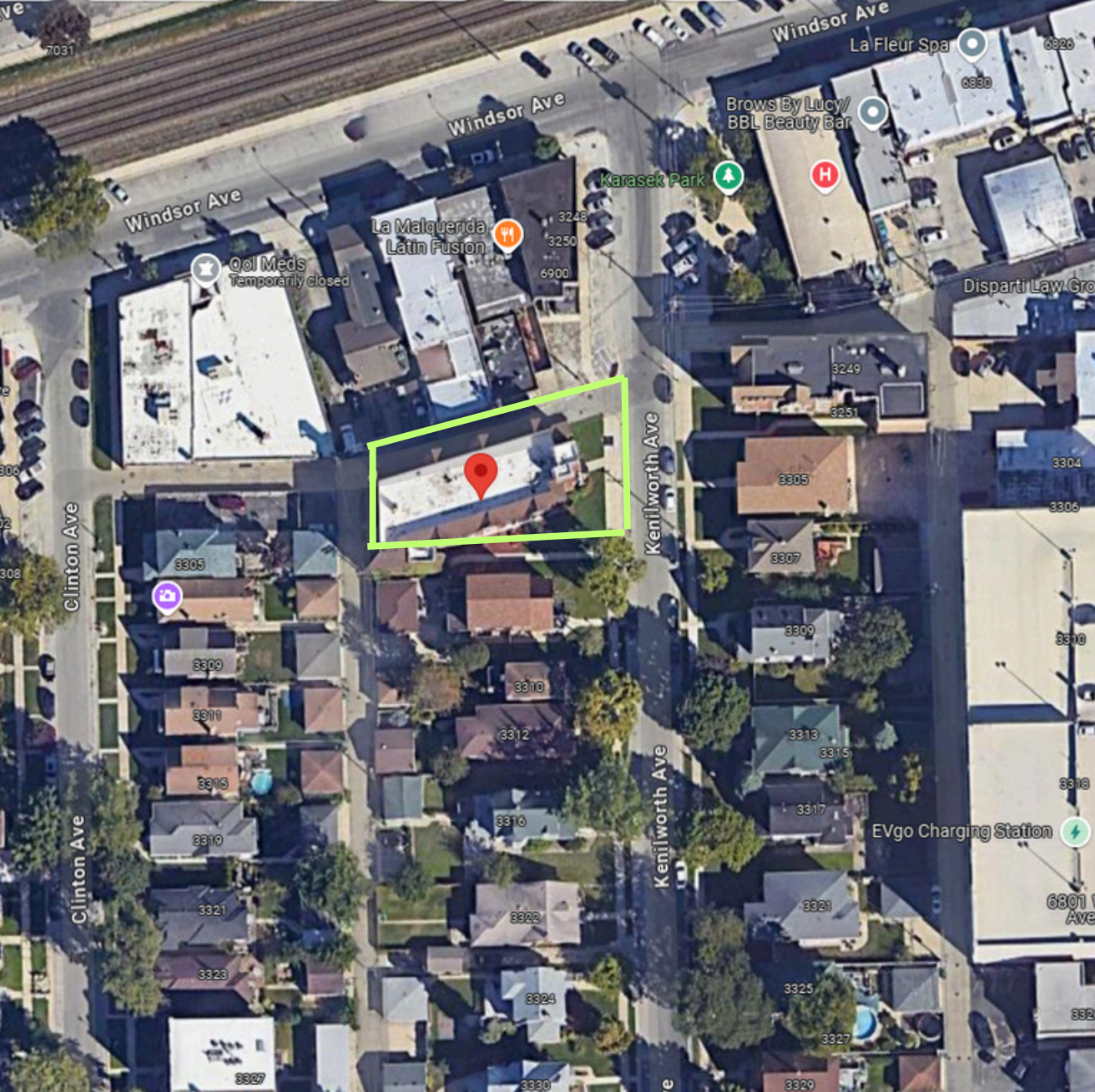
* 2025 & 2026 Forecast
Estimated Based on
Occupancy Increase
and Market Rate
Tenants

CAPITAL IMPROVEMENTS

'2023 – '2025

- Complete Renovations on over 20 Units
- Upgraded Appliances
- Luxury Vinyl Waterproof Flooring
- All Units Converted to Electric Baseboard Heating and Cooling
- Security System and 24 hour Video Monitoring of all common areas
- New Hallway Carpet Tiles





ABOUT THE AREA

With a population of over 56,000, the City of Berwyn lies only 10 miles southwest of the Chicago Loop. A historic town in its own right, Berwyn was reported to have the highest concentration of financial institutions in the world in the 1990's. Today it's economy is primarily propped up by retail via Cermak Plaza, popular music venues and the Loyola MacNeal Hospital campus. Its proximity to downtown Chicago makes Berwyn an attractive option for those seeking a suburban lifestyle while still remaining close to the city.

MARKET COMPARISON

BERWYN MARKET

Avg Rent
\$1,650 / Unit

Avg Vacancy Rate
3%

Avg Sale Price
\$27,500 / Unit

Avg Market CAP Rate
4.5%

3302 KENILWORTH

Avg Rent
\$1,018 / Unit

Vacancy Rate*
0%

Sale Price
-

CAP Rate
-

NOTES

The demand for Section 8 housing in Berwyn is robust. Recently, ownership has begun converting several units into Section 8 rentals, driven by increasing Section 8 allowances and new programs offering incentives to landlords.

*Vacancy is based on current vacancy rate. Average vacancu numbers for the property are unknown.

*Market data sourced from Costar.



WE'RE HERE TO HELP



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Buyer acknowledges that real estate investment has inherent risks, including potential financial losses. Buyer further acknowledges that material facts of a property can change prior to or during the buyer's transaction. Buyer further acknowledges that the financials of a property can change during the course of buyer's transaction. Buyer agrees that it is buyer's responsibility to seek updated information from the seller at various times during the transaction, including prior to closing to confirm the financials of the property have not changed. Buyer further agrees that if the financials of the property have changed, buyer will not hold Citypoint responsible.

Buyer acknowledges that Citypoint receives financial, property condition, and ownership information from sellers of the properties, and that Citypoint does not independently verify the information provided by sellers. Buyer acknowledges that Citypoint does not generate any financial, property condition, or ownership information regarding the properties. Buyer further acknowledges that Citypoint does not make any representations or guarantees regarding the financial information, property conditions, or ownership status, concerning the properties listed on Citypoint. Buyer agrees it will rely upon its attorney, tax consultants, contractors, and inspectors to confirm the financial, property condition, and ownership information of the property. It is buyer's responsibility and obligation to conduct its own due diligence, including financial reviews, property inspections, and title searches. Buyer acknowledges and understands that buyer has the right to independent attorneys, contractors, tax consultants, and inspectors and Citypoint encourages buyer to engage such independent professionals. Citypoint is solely a real estate platform that connects buyers and sellers.

Buyer agrees not to hold Citypoint liable for any information provided by Citypoint.