



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.

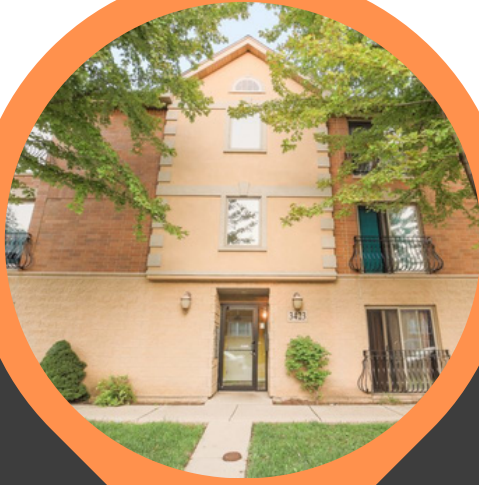
The vast majority of MLS listings expense data such as property management, maintenance and snow/lawn care are drastically understated or neglected altogether. Here at Citypoint, we analyze past sales using the same metrics we use for the properties offered through our platform. We use standardized management 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

3431 RIDGELAND AVE. BERWYN IL 60402



SOLD PRICE:

\$1.5M

PRICE PER UNIT:

\$125,000

DAYS ON MARKET:

1

SALE DATE:

07/20/2022

PROPERTY INFORMATION

Units	12
Year Built	2007
Beds	23
Baths	23
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	0.8 Miles

FINANCIAL DATA

Sale Price	\$1,500,000
Price/Unit	\$125,000
Gross Rents	187,200
GRM	8
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

Sold within 1 day of being listed.

COMPARABLE

3431 RIDGELAND AVE. BERWYN IL 60402



SOLD PRICE:

\$700K

PRICE PER UNIT:

\$116,666

DAYS ON MARKET:

9

SALE DATE:

06/06/2023

PROPERTY INFORMATION

Units	6
Year Built	1991
Beds	11
Baths	11
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	1.5 Miles

FINANCIAL DATA

Sale Price	\$700,000
Price/Unit	\$116,666
Gross Rents	\$94,200
GRM	8.12
Expenses*	\$44,852
NOI	\$49,348
CAP Rate	7%

NOTES & COMMENTS

Sold within 9 days of being listed.
Listing did not include
management expense.

COMPARABLE

1637 S HARLEM AVE. BERWYN IL 60402



SOLD PRICE:

\$635K

PRICE PER UNIT:

\$127,000

DAYS ON MARKET:

20

SALE DATE:

10/07/2021

PROPERTY INFORMATION

Units	5
Year Built	1959
Beds	10
Baths	5
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	2.3 Miles

FINANCIAL DATA

Sale Price	\$635,000
Price/Unit	\$127,000
Gross Rents	\$64,900
GRM	9.8
Expenses*	\$29,432
NOI	\$35,468
CAP Rate	5.5%

NOTES & COMMENTS

Sold within 20 days of being listed.
Listing did not include
management expense,
maintenance expense or
lawn/snow care expense.