

OFFERING MEMORANDUM



Arlington Heights - 8 Units - Value Add

1112 W. Hawthorne Street, Arlington Heights, IL 60005





DISCLAIMER

The information contained in this offering is proprietary and confidential and intended only for the use of the party receiving it from Kiser Group. It is not to be distributed to without the written approval of Kiser Group.

The purpose of this offering is to provide summary information to prospective investors and to establish a preliminary level of interest in the property. THE INFORMATION IS **NOT** A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION BY A PROSPECTIVE INVESTOR. The offering is not intended to be comprehensive or to contain all the information needed or required by a prospective investor. All financial projections are based on assumptions and predictions and may thus be subject to material variation.

Neither Kiser Group nor the Owner nor any of their respective agents, employees, officers, or principals have made or will make any REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION in the offering, including but not limited to number of legal units, income and expenses of the property; projected financial performance of the property; size and square footage of the property; presence or absence of contaminating substances, lead, PCB's or asbestos; compliance with State, Federal, Municipal or other local regulations; compliance with the Americans with Disabilities Act; existence of lead-based paint hazards; physical condition or age of the property or improvements; suitability for prospective investors' intended use; or financial condition or occupancy plans of tenants.

ALL POTENTIAL INVESTORS ARE RESPONSIBLE TO TAKE APPROPRIATE STEPS TO VERIFY ALL INFORMATION SET FORTH HEREIN AND CONDUCT THEIR OWN THOROUGH DUE DILIGENCE BEFORE PURCHASING THE PROPERTY. Potential investors assume all risk for any inaccuracies or inconsistencies.

STATE OF ILLINOIS AGENCY AND DUAL AGENCY DISCLOSURE

Kiser Group has designated a Kiser Group Agent/Licensee to represent the Owner of the subject property in the sale of that property. That designated agent is the listing agent for the property. **If there is no other Kiser Group agent/licensee or cooperating broker representing the Buyer, the listing agent will also be deemed to represent the Buyer in the transaction, unless the Buyer states in writing otherwise.**

As a potential Buyer of the property, you should be informed that Illinois requires the following disclosure and consent regarding dual agency:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the agent/licensee's advice and the client's respective interests may be adverse to each other. Agent/Licensee will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price or terms and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf.

Buyer hereby acknowledges that Agent/Licensee has explained the implications of dual representation, including the risks involved, and understands that Buyer has been advised to seek independent advice from its advisors or attorneys before signing any documents in this transaction.

WHAT AN AGENT/ LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Treat all clients honestly. 2. Provide information about the property to the buyer. 3. Disclose all latent material defects in the property that are known to the Agent/Licensee. 4. Disclose financial qualification of the buyer to the seller. 5. Explain real estate terms. 6. Help the buyer arrange for property inspections. 7. Explain closing costs and procedures. 8. Help the buyer compare financing alternatives. 9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price or terms to accept or offer.

WHAT AN AGENT/LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Confidential information that Agent/Licensee may know about a client, without that client's permission. 2. The price or terms the seller will take other than the listing price or terms without permission of the seller. 3. The price or terms the buyer is willing to pay without permission of the buyer. 4. A recommended or suggested price or terms the buyer should offer. 5. A recommended or suggested price or terms the seller should counter with or accept.

If either client is uncomfortable with this disclosure and the dual representation please let Agent/Licensee know.

You are not required to accept a dual agency representation. By accepting a dual agency relationship, you understand this form and voluntarily consent to Agent/Licensee acting as a dual agent (that is, to represent BOTH the seller and buyer) should that become necessary.

STATE OF ILLINOIS DISCLOSURE REGARDING CONTEMPORANEOUS OFFERS

A Kiser Group Agent/Licensee is permitted under Illinois state law to show alternative properties to prospective buyers and to show properties in which a client is interested as a buyer to other prospective buyers. Accordingly, the Kiser Group Agent/Licensee representing you as a potential buyer for a property may also be showing that property to other potential buyers and making or preparing contemporaneous offers or contracts to purchase that property for other buyers. If you request to be represented by a different agent/licensee, you shall be referred to another designated agent of Kiser Group.

DISCLOSURE AND CONSENT TO DUAL AGENCY (DESIGNATED AGENCY)

NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned _____, ("Licensee"), may undertake a dual
(insert name(s) of Licensee undertaking dual representation)
representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT: _____

CLIENT: _____

Date: _____

Date: _____

LICENSEE: _____

Date: _____

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SECTION 1

PROPERTY INFORMATION

Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Number Of Units:	8
Cap Rate:	5.7%
Pro Forma Cap Rate:	6.91%
NOI:	\$41,291
Year Built:	1961
Building Size:	5,325 SF

PROPERTY OVERVIEW

Kiser Group is pleased to present 1112 W. Hawthorne Street. This apartment building includes eight (8) apartments located in Arlington Heights. The property is located near downtown Arlington Heights and consists of six (6) 1 Bedroom/1 Bathroom and two (2) 2 Bedrooms/1 Bathroom.

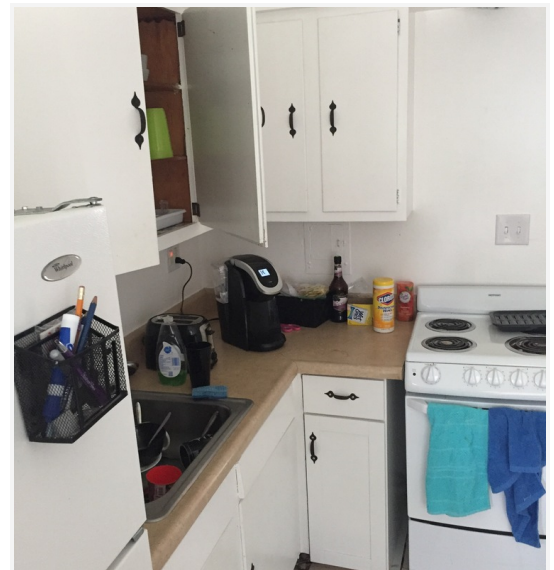
Owner has done a fantastic job making capital improvements including newer roof and mechanicals. Owner has dealt with long-term tenants, and new ownership would provide an avenue to increase rents to market level. In addition, cosmetic upgrades to the kitchens and baths would drastically increase rents.

LOCATION OVERVIEW

Located outside of Chicago, Arlington Heights is an attractive destination for home buyers, young adults, shoppers, businesses and visitors with its dynamic economy, award-winning schools and park district. Arlington Heights has a wonderful downtown area, for all ages, that has a growing nightlife and an array of restaurants.

Although a different feel than the hustle and bustle of urban Chicago, Arlington Heights is close enough with easy access to I-90 as well as the Metra Union Pacific Northwest (UP-NW) train line.

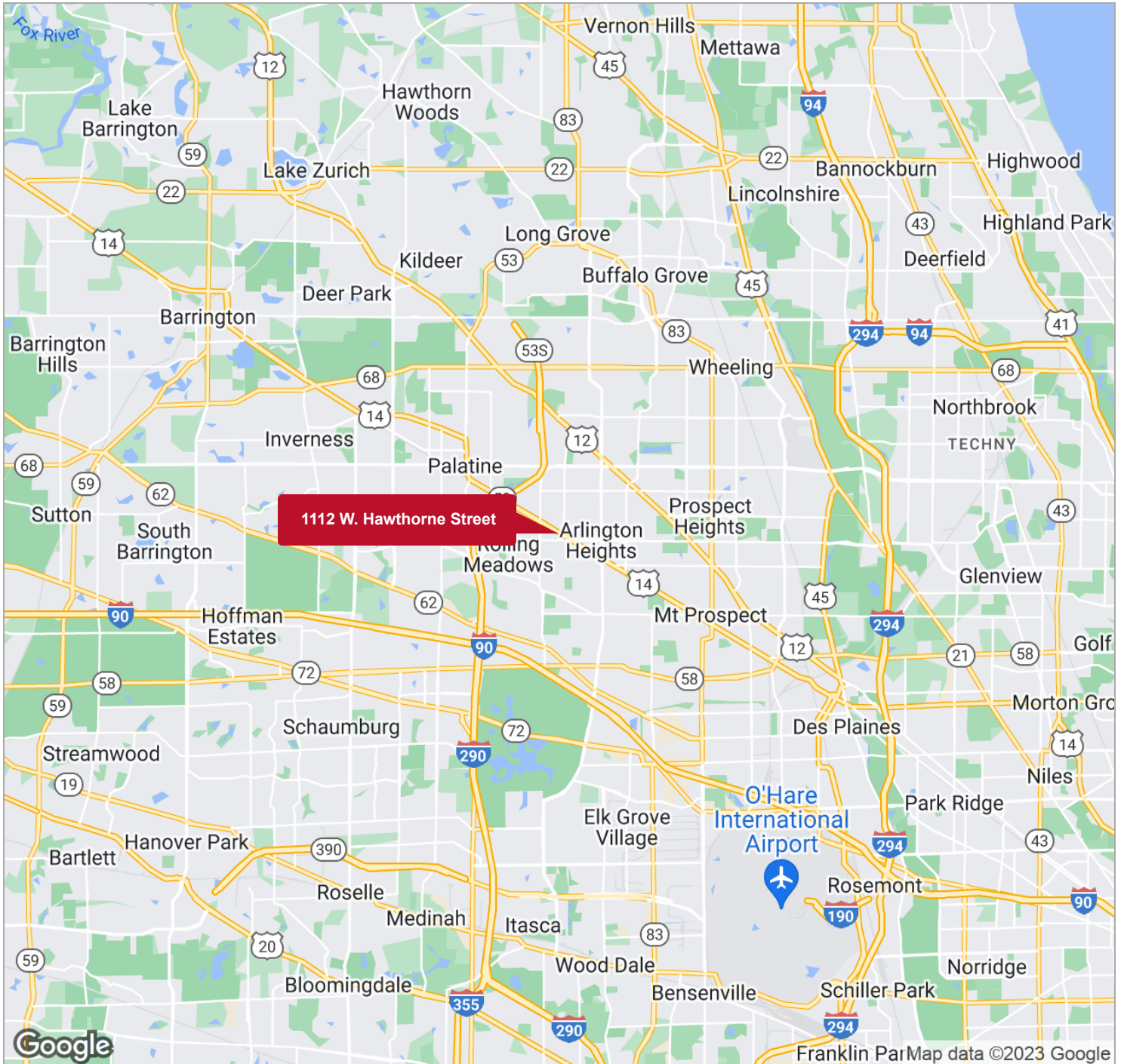
Additional Photos



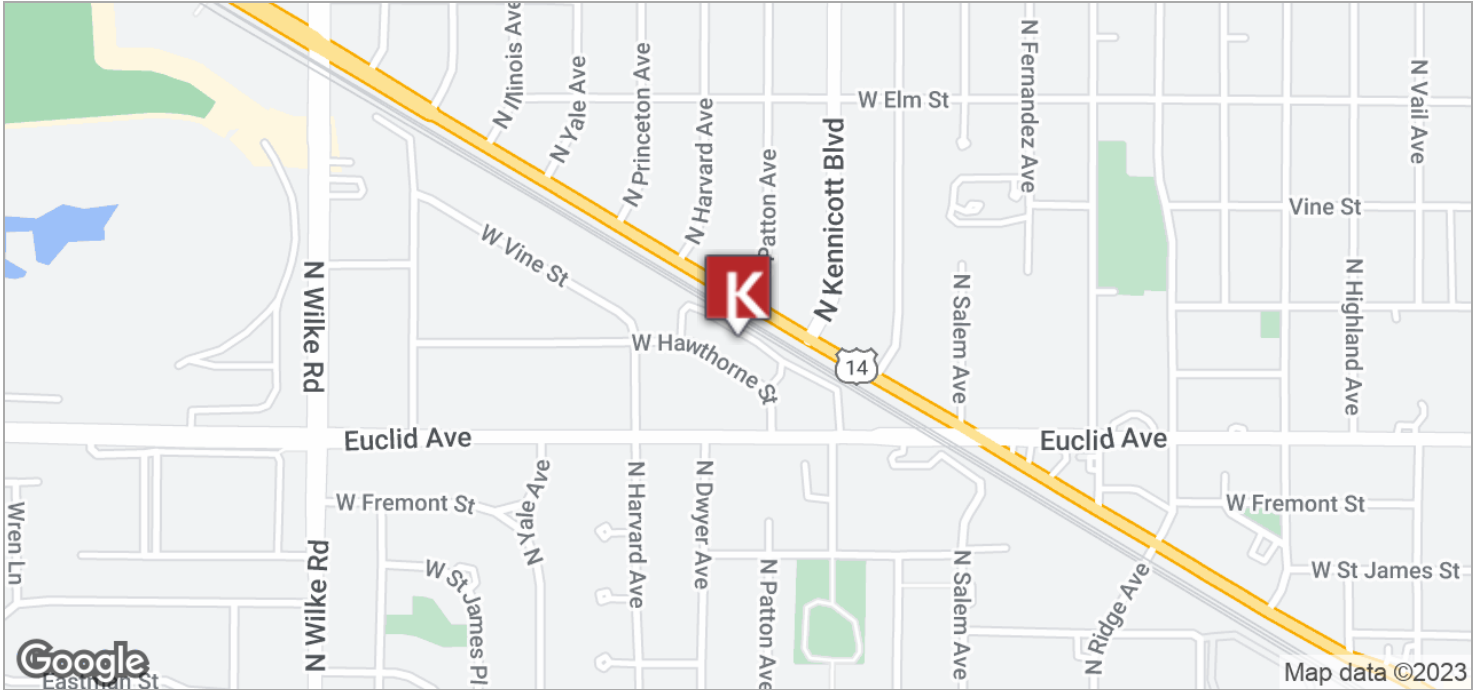
SECTION 2

LOCATION INFORMATION

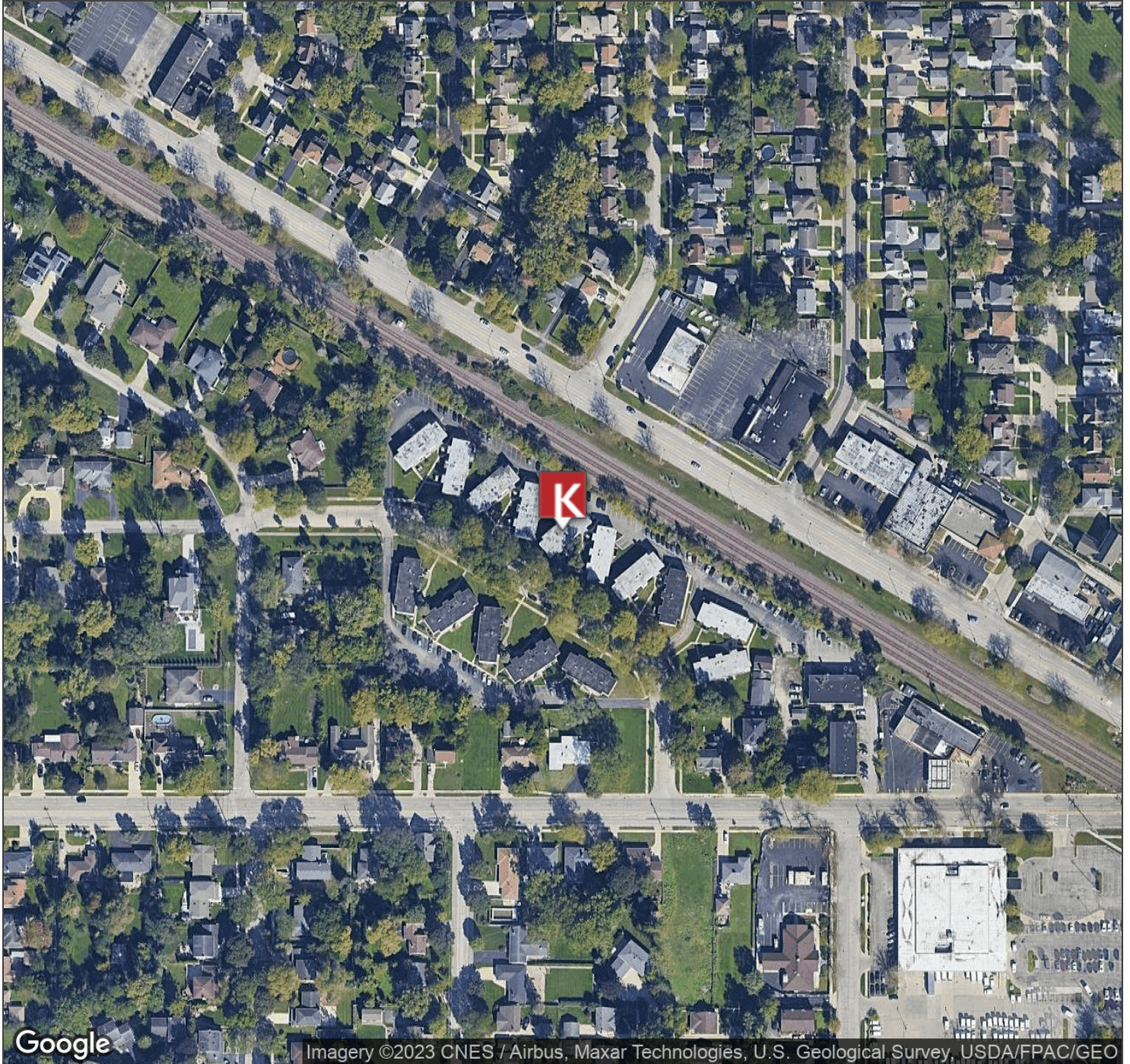
Regional Map



Location Maps



Aerial Map



SECTION 3 | FINANCIAL ANALYSIS



Financial Summary

INVESTMENT OVERVIEW

CURRENT FINANCIALS

PRO FORMA FINANCIALS

Price	\$725,000	\$810,000
Price per Unit	\$90,625	\$101,250
GRM	11.1	9.1
CAP Rate	5.7%	6.9%
Cash-on-Cash Return (yr 1)	4.62 %	9.93 %
Total Return (yr 1)	\$15,670	\$30,354
Debt Coverage Ratio	1.15	1.56

OPERATING DATA

CURRENT FINANCIALS

PRO FORMA FINANCIALS

Gross Scheduled Income	\$75,960	\$91,800
Other Income	\$960	\$1,470
Total Scheduled Income	\$76,920	\$93,270
Vacancy Cost	\$3,698	\$4,590
Gross Income	\$73,122	\$88,680
Operating Expenses	\$31,831	\$32,705
Net Operating Income	\$41,291	\$55,975
Pre-Tax Cash Flow	\$5,429	\$20,113

FINANCING DATA

CURRENT FINANCIALS

PRO FORMA FINANCIALS

Down Payment	\$117,500	\$202,500
Loan Amount	\$607,500	\$607,500
Debt Service	\$35,862	\$35,862
Debt Service Monthly	\$2,988	\$2,988
Principal Reduction (yr 1)	\$10,241	\$10,241



Income & Expenses

INCOME SUMMARY	CURRENT FINANCIALS	PRO FORMA FINANCIALS
Rental Income	\$75,960	\$91,800
Laundry Income	\$960	\$1,470
GROSS INCOME	\$76,920	\$93,270
EXPENSE SUMMARY	CURRENT FINANCIALS	PRO FORMA FINANCIALS
Taxes	\$11,160	\$11,494
Insurance	\$4,213	\$4,340
Gas	\$1,776	\$1,829
Electric	\$677	\$697
Water	\$1,549	\$1,596
Scavenger	\$2,000	\$2,060
Management	\$2,284	\$2,398
Janitor	\$2,400	\$2,400
Decorating	\$1,600	\$1,600
Maint/Repair	\$1,800	\$1,800
Reserves	\$1,650	\$1,650
Miscellaneous	\$722	\$841
GROSS EXPENSES	\$31,831	\$32,705
NET OPERATING INCOME	\$41,291	\$55,975



Unit Mix Summary

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	MIN. RENT	MAX. RENT	AVG RENT	AVG RENT/SF	MARKET RENT	MARKET RENT/SF
1BD/1BA	6	75.0	600	\$760	\$775	\$760	\$1.27	\$925	\$1.54
2BD/1BA	2	25.0	700	\$775	\$900	\$850	\$1.21	\$1,050	\$1.50
Totals / Averages	8	100%	5,000	\$6,110	\$6,110	\$6,260	\$1.25	\$7,650	\$1.53



Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
A	1	1	600	\$760	\$1.27	\$925	\$1.54
B	1	1	600	\$760	\$1.27	\$925	\$1.54
C	2	1	700	\$875	\$1.25	\$1,050	\$1.50
D	1	1	600	\$760	\$1.27	\$925	\$1.54
E	1	1	600	\$775	\$1.29	\$925	\$1.54
F	1	1	600	\$775	\$1.29	\$925	\$1.54
G	2	1	700	\$850	\$1.21	\$1,050	\$1.50
H	1	1	600	\$775	\$1.29	\$925	\$1.54
Totals/Averages			5,000	\$6,330	\$1.27	\$7,650	\$1.53

SECTION 4 | SALE COMPARABLES

Sale Comps

Subject Property

1112 W. Hawthorne Street | Arlington Heights, IL 60005



Sale Price:	N/A	Year Built:	1961
Building SF:	5,325 SF	Price PSF:	-
No. Units:	8	Price / Unit:	-
GRM:	11.08	Cap:	5.7%
NOI:	\$41,291		



908-910 W. Euclid Avenue

908-910 W. Euclid Avenue | Arlington Heights, IL 60005



Sale Price:	\$2,400,000	Building SF:	19,740 SF
Price PSF	\$121.58	No. Units	26
Price / Unit	\$92,307	Closed:	07/18/2017

Sold on July 18, 2017. Best comp since California Style, near property and renovated around same time (2007)



503 E. Manchester Drive

503 E. Manchester Drive | Wheeling, IL 60090



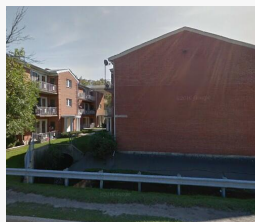
Sale Price:	\$565,000	Building SF:	5,544 SF
Price PSF	\$101.91	No. Units	6
Price / Unit	\$94,166	Closed:	08/31/2017



Sale Comps

8709-8711 W. Ballard Road

8709-8711 W. Ballard Road | Des Plaines, IL 60016



Sale Price: \$1,137,500
Price PSF \$101.09
Price / Unit \$94,791

Building SF: 11,252 SF
No. Units 12
Closed: 06/09/2017



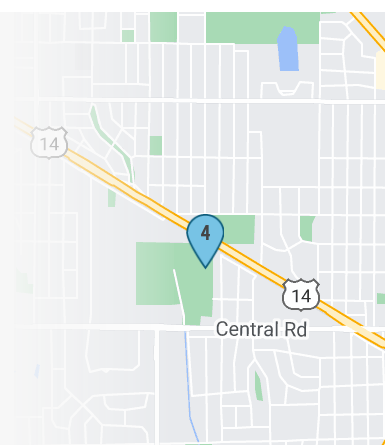
210 N. Kenilworth Avenue

210 N. Kenilworth Avenue | Mount Prospect, IL 60056



Sale Price: \$800,000
Price PSF \$106.50
Price / Unit \$100,000

Building SF: 7,512 SF
No. Units 8
Closed: 04/21/2016



212 S. Plum Grove Road

212 S. Plum Grove Road | Palatine, IL 60067



Sale Price: \$450,000
Price PSF \$90.00
Price / Unit \$90,000

Building SF: 5,000 SF
No. Units 5
Closed: 07/05/2016



Sale Comps

1517 N. Silver Lane

1517 N. Silver Lane | Palatine, IL 60074



Sale Price: \$565,000
Price PSF \$96.88
Price / Unit \$94,166

Building SF: 5,832 SF
No. Units 6
Closed: 01/19/2017



3021-3031 Lynn Court

3021-3031 Lynn Court | Arlington Heights, IL 60005



Sale Price: \$1,625,000
Price PSF \$87.93
Price / Unit \$135,416

Building SF: 18,480 SF
No. Units 12
Closed: 01/20/2016

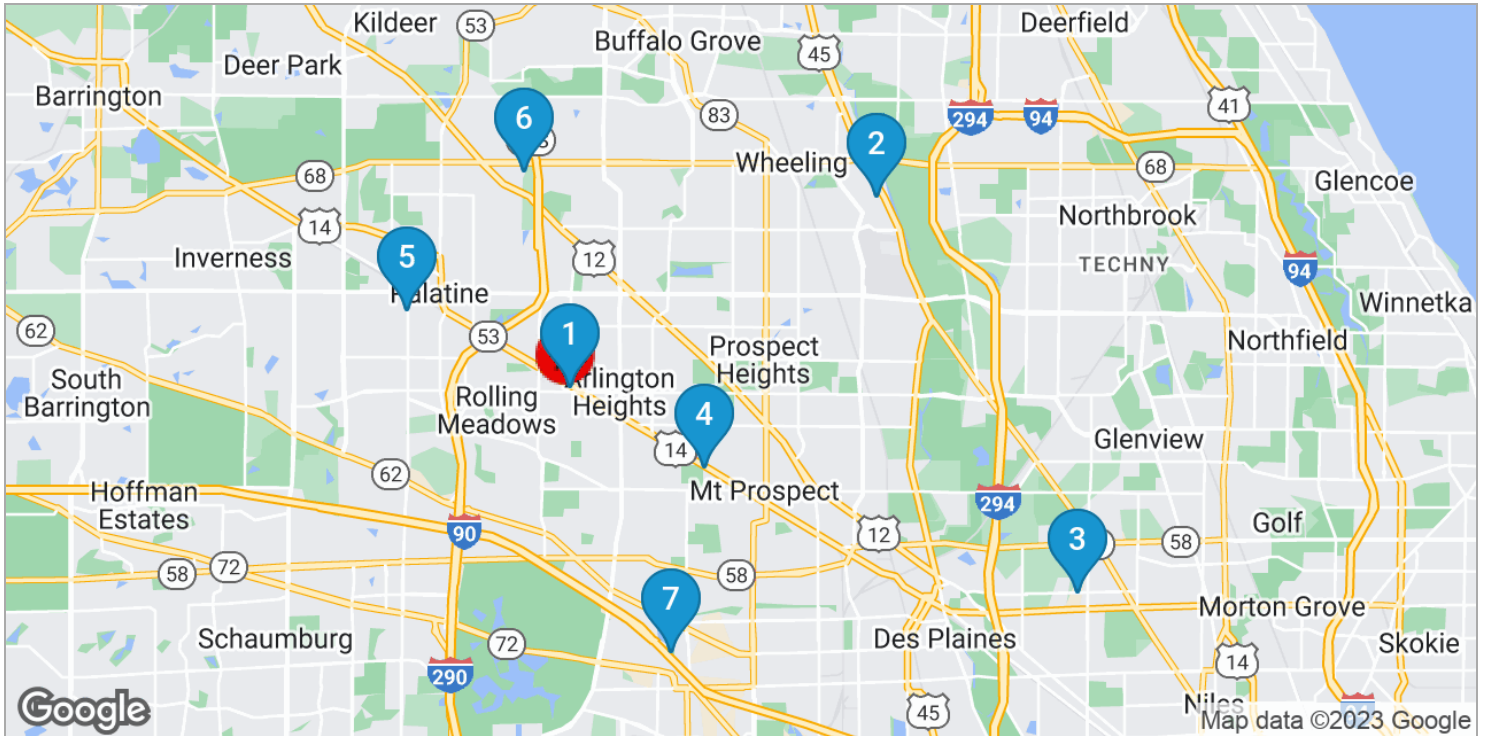




Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	# OF UNITS	
Arlington Heights - 8 Units - Value Add 1112 W. Hawthorne Street Arlington Heights, IL 60005		N/A	5,325 SF	-	-	8	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	# OF UNITS	CLOSE
1	908-910 W. Euclid Avenue - 26 Units 908-910 W. Euclid Avenue Arlington Heights, IL 60005	\$2,400,000	19,740 SF	\$121.58	\$92,307	26	07/18/2017
2	503 E. Manchester Drive - 6 Units 503 E. Manchester Drive Wheeling, IL 60090	\$565,000	5,544 SF	\$101.91	\$94,166	6	08/31/2017
3	8709-8711 W. Ballard Road - 12 Units 8709-8711 W. Ballard Road Des Plaines, IL 60016	\$1,137,500	11,252 SF	\$101.09	\$94,791	12	06/09/2017
4	Kenilworth - 8 Units 210 N. Kenilworth Avenue Mount Prospect , IL 60056	\$800,000	7,512 SF	\$106.50	\$100,000	8	04/21/2016
5	Plum Grove- 5 Units 212 S. Plum Grove Road Palatine, IL 60067	\$450,000	5,000 SF	\$90.00	\$90,000	5	07/05/2016
6	Silver Lane - 6 Units 1517 N. Silver Lane Palatine, IL 60074	\$565,000	5,832 SF	\$96.88	\$94,166	6	01/19/2017
7	Lake Briarwood Townhomes - 12 Units 3021-3031 Lynn Court Arlington Heights, IL 60005	\$1,625,000	18,480 SF	\$87.93	\$135,416	12	01/20/2016
TOTALS/AVERAGES		PRICE	PRICE/SF	PRICE/UNIT	# OF UNITS		
		\$1,077,500	\$102.81	\$100,606	10.71		

Sale Comps Map



★ Subject Property

1112 W. Hawthorne Street | Arlington Heights, IL 60005

1 908-910 W. Euclid Avenue - 26 Units

908-910 W. Euclid Avenue

4 Kenilworth - 8 Units

210 N. Kenilworth Avenue

7 Lake Briarwood Townhomes - 12 Units

3021-3031 Lynn Court

2 503 E. Manchester Drive - 6 Units

503 E. Manchester Drive

5 Plum Grove - 5 Units

212 S. Plum Grove Road

3 8709-8711 W. Ballard Road - 12 Units

8709-8711 W. Ballard Road

6 Silver Lane - 6 Units

1517 N. Silver Lane

SECTION 5

RENT COMPARABLES

Rent Comps

Subject Property

1112 W. Hawthorne Street | Arlington Heights, IL 60005



Year Built:	1961	Lot Size:	0.22 AC
No. Units:	8	Avg. Rent/SF:	\$1.25
Avg. Size:	625 SF	Avg. Rent:	\$782

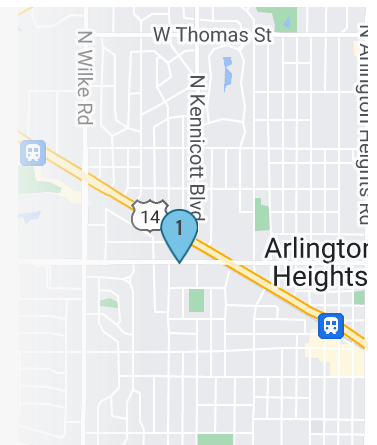


1102-1104 W. Hawthorne Street

1102-1104 W. Hawthorne Street | Arlington Heights, IL 60005



Bldg Size:	10,650 SF	Avg. Size	700 SF
Avg. Rent/SF	\$1.29	Avg. Rent	\$900



1107 W. Hawthorne Street

1107 W. Hawthorne Street | Arlington Heights, IL 60005



Bldg Size:	5,325 SF	Avg. Size	700 SF
Avg. Rent/SF	\$1.29	Avg. Rent	\$900



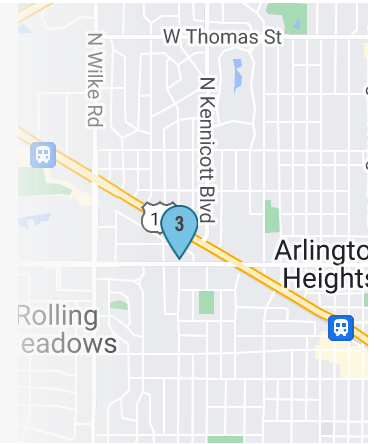
Rent Comps

1110 W. Hawthorne Street

1110 W. Hawthorne Street | Arlington Heights, IL 60005



Bldg Size:	5,325 SF	Avg. Size	650 SF
Avg. Rent/SF	\$1.33	Avg. Rent	\$865



910 W. Euclid Avenue

910 W. Euclid Avenue | Arlington Heights, IL 60005



Bldg Size:	19,740 SF	Avg. Size	750 SF
Avg. Rent/SF	\$1.20	Avg. Rent	\$900



211 N. Kaspar Avenue

211 N. Kaspar Avenue | Arlington Heights, IL 60005



Bldg Size:	125,715 SF	Avg. Size	720 SF
Avg. Rent/SF	\$1.56	Avg. Rent	\$1,122



Rent Comps

551 W. Euclid Avenue

551 W. Euclid Avenue | Arlington Heights, IL 60004

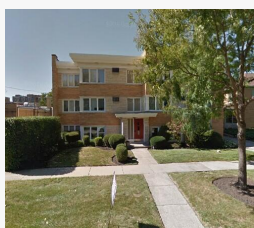


Bldg Size:	62,400 SF	Avg. Size	620 SF
Avg. Rent/SF	\$1.77	Avg. Rent	\$1,100



2 N. Pine Avenue

2 N. Pine Avenue | Arlington Heights, IL 60004



Bldg Size:	5,500 SF	Avg. Size	725 SF
Avg. Rent/SF	\$1.37	Avg. Rent	\$992



214-222 S. Pine Avenue

214-222 S. Pine Avenue | Arlington Heights, AK 60005



Bldg Size:	24,831 SF	Avg. Size	865 SF
Avg. Rent/SF	\$1.44	Avg. Rent	\$1,243



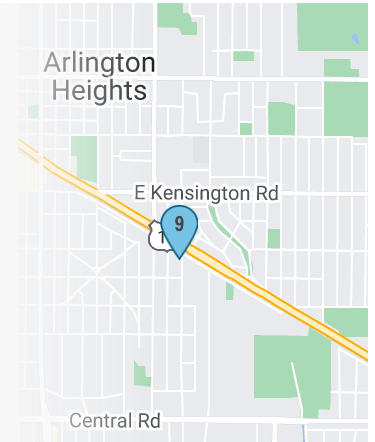
Rent Comps

414 S. Chatham Place

414 S. Chatham Place | Arlington Heights, IL 60004



Bldg Size:	8,000 SF	Avg. Size	900 SF
Avg. Rent/SF	\$1.31	Avg. Rent	\$1,175

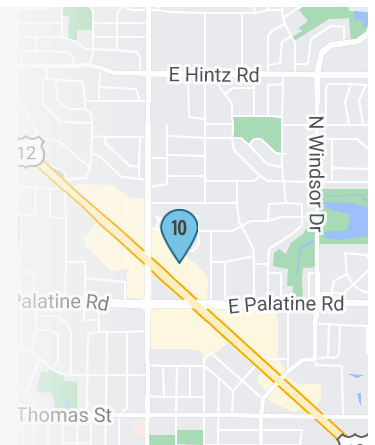


415 E. Circle Hill Drive

415 E. Circle Hill Drive | Arlington Heights, IL 60004



Bldg Size:	161,700 SF	Avg. Size	875 SF
Avg. Rent/SF	\$1.29	Avg. Rent	\$1,125

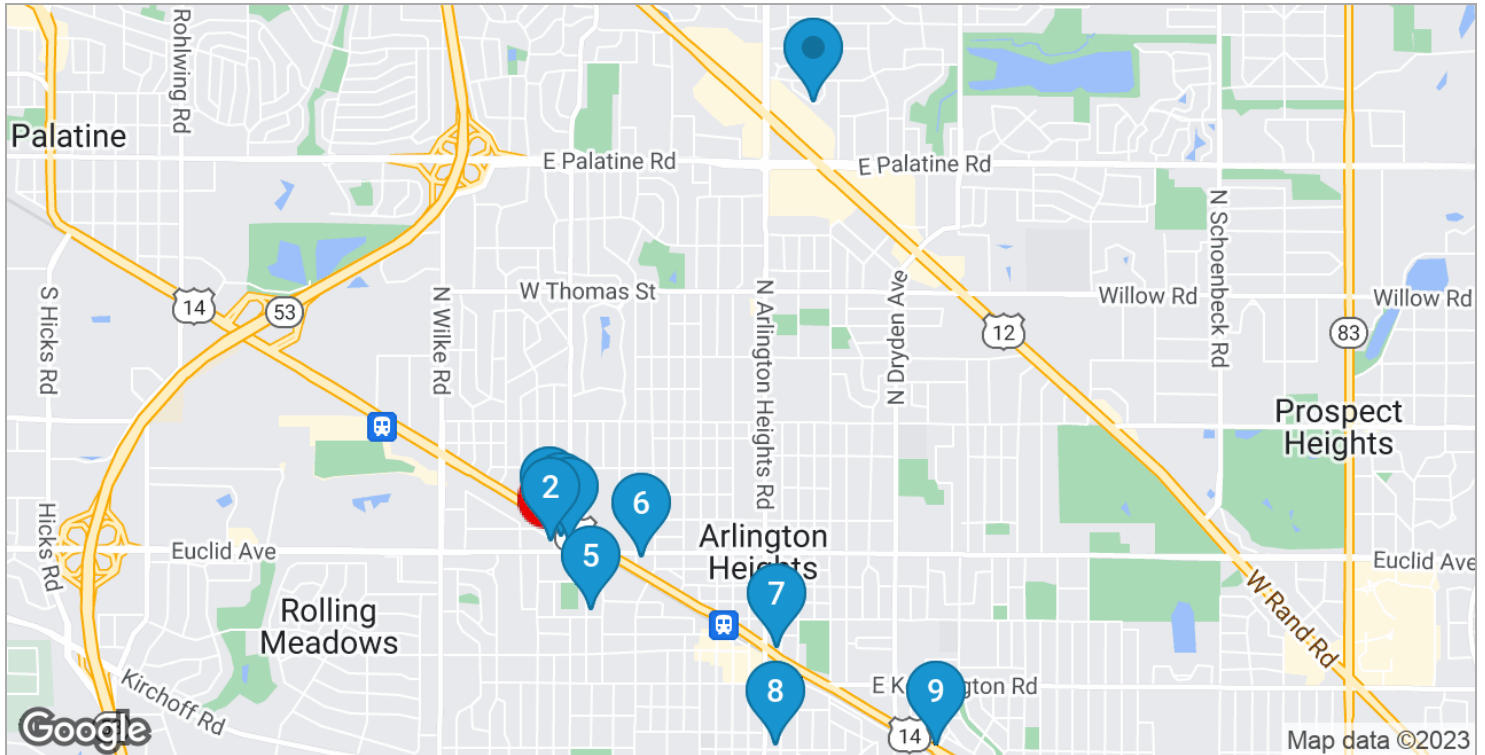




Rent Comps Summary

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	BLDG SF
	Arlington Heights - 8 Units - Value Add			
	1112 W. Hawthorne Street Arlington Heights, IL 60005	\$1.25	5,000 SF	5,325 SF
	RENT COMPS	RENT/SF	AVAILABLE SF	BLDG SF
	1102-1104 W. Hawthorne Street			
1	1102-1104 W. Hawthorne Street Arlington Heights, IL 60005	\$1.29	700 SF	10,650 SF
	1107 W. Hawthorne Street			
2	1107 W. Hawthorne Street Arlington Heights, IL 60005	\$1.29	700 SF	5,325 SF
	1110 W. Hawthorne Street			
3	1110 W. Hawthorne Street Arlington Heights, IL 60005	\$1.33	650 SF	5,325 SF
	910 W. Euclid Avenue			
4	910 W. Euclid Avenue Arlington Heights, IL 60005	\$1.20	750 SF	19,740 SF
	Salem Lane Apartments			
5	211 N. Kaspar Avenue Arlington Heights, IL 60005	\$1.56	1,440 SF	125,715 SF
	551 W. Euclid Avenue			
6	551 W. Euclid Avenue Arlington Heights, IL 60004	\$1.77	1,240 SF	62,400 SF
	2 N. Pine Avenue			
7	2 N. Pine Avenue Arlington Heights, IL 60004	\$1.37	1,450 SF	5,500 SF
	214-222 S. Pine Avenue			
8	214-222 S. Pine Avenue Arlington Heights, AK 60005	\$1.44	1,730 SF	24,831 SF
	414 S. Chatham Place			
9	414 S. Chatham Place Arlington Heights, IL 60004	\$1.31	900 SF	8,000 SF
	Circle Hill Apartments			
10	415 E. Circle Hill Drive Arlington Heights, IL 60004	\$1.29	875 SF	161,700 SF
		RENT/SF	AVAILABLE SF	BLDG SF
	TOTALS/AVERAGES	\$1.38	1,044 SF	42,919 SF

Rent Comps Map



Subject Property

1112 W. Hawthorne Street | Arlington Heights, IL 60005

- | | | |
|---|---|---|
| 1 1102-1104 W. Hawthorne Street
1102-1104 W. Hawthorne Street | 2 1107 W. Hawthorne Street
1107 W. Hawthorne Street | 3 1110 W. Hawthorne Street
1110 W. Hawthorne Street |
| 4 910 W. Euclid Avenue
910 W. Euclid Avenue | 5 Salem Lane Apartments
211 N. Kaspar Avenue | 6 551 W. Euclid Avenue
551 W. Euclid Avenue |
| 7 2 N. Pine Avenue
2 N. Pine Avenue | 8 214-222 S. Pine Avenue
214-222 S. Pine Avenue | 9 414 S. Chatham Place
414 S. Chatham Place |
| 10 Circle Hill Apartments
415 E. Circle Hill Drive | | |

SECTION 6

DEMOGRAPHICS



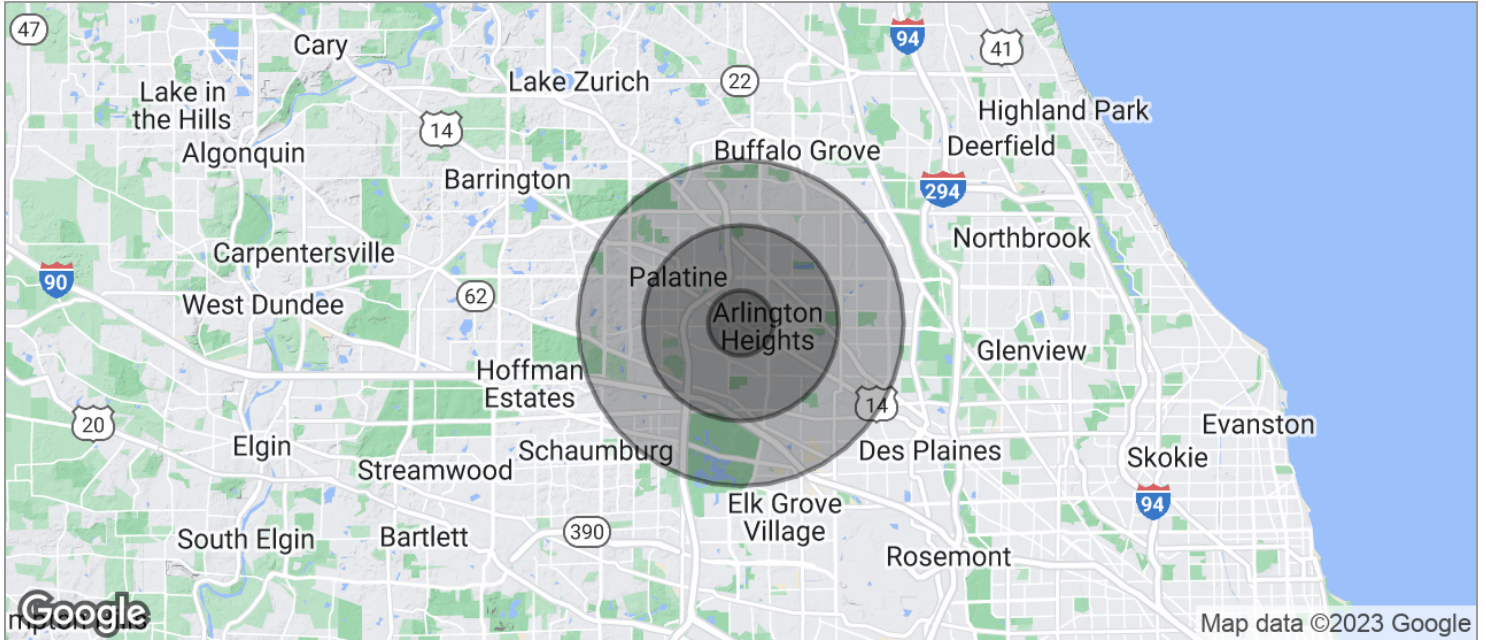
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	6,787	48,682	130,631
Total persons per hh	2.5	2.5	2.5
Average hh income	\$93,428	\$92,287	\$87,307
Average house value	\$384,238	\$375,912	\$338,041

	1 MILE	3 MILES	5 MILES
Total population	16,694	123,112	329,747
Median age	43.0	41.3	39.5
Median age (male)	40.4	39.9	38.2
Median age (female)	45.3	42.4	40.8

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,694	123,112	329,747
MEDIAN AGE	43.0	41.3	39.5
MEDIAN AGE (MALE)	40.4	39.9	38.2
MEDIAN AGE (FEMALE)	45.3	42.4	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,787	48,682	130,631
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$93,428	\$92,287	\$87,307
AVERAGE HOUSE VALUE	\$384,238	\$375,912	\$338,041

* Demographic data derived from 2020 ACS - US Census



1628 W. Montrose Ave. Chicago, IL 60613
Tel: 773.293.5000 Fax: 773.293.5001 www.kisergroup.com

