

OFFERING MEMORANDUM



6 Units::North Riverside - Bank Owned

2306 17th Ave, North Riverside, IL 60546

presented by:



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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

OFFERING INFORMATION

Executive Summary



OFFERING SUMMARY

| | |
|------------------------|----------|
| List Price: | N/A |
| Number Of Units: | 6 |
| Allocated Price/Unit | \$71,500 |
| Cap Rate: | 8.88% |
| NOI: | \$38,631 |
| Year Built: | 1967 |
| Building & Condo Size: | 4,705 SF |

PORTFOLIO OVERVIEW

Kiser Group is pleased to exclusively list this five unit apartment building in North Riverside and a vacant condominium in River Forest for sale.

The apartment building is located at 2306 S 17th Ave in North Riverside, IL. The property lies on a 4,329 sf lot with a unit mix of one (1) three bedroom/2 bath; two (2) two bedroom/1 bath; and two (2) one bedroom/one bath units. The units are all currently occupied and taxes are \$9,394.

The condominium is a two bedroom/one bath unit located at 1518 N Harlem Ave in River Forest, IL. It is in a six unit building. It was rented out until recently. Taxes on this unit are \$1,609.

The successful investor will have the opportunity to acquire both assets, improve the income on the apartment building and potentially renovated and sell the condominium for a positive return.

LOCATION OVERVIEW

The Five unit apartment building is located near the intersection of 17th Ave and Cermak in North Riverside, IL and the condominium is located in River Forest near the intersection of Harlem and North Ave.

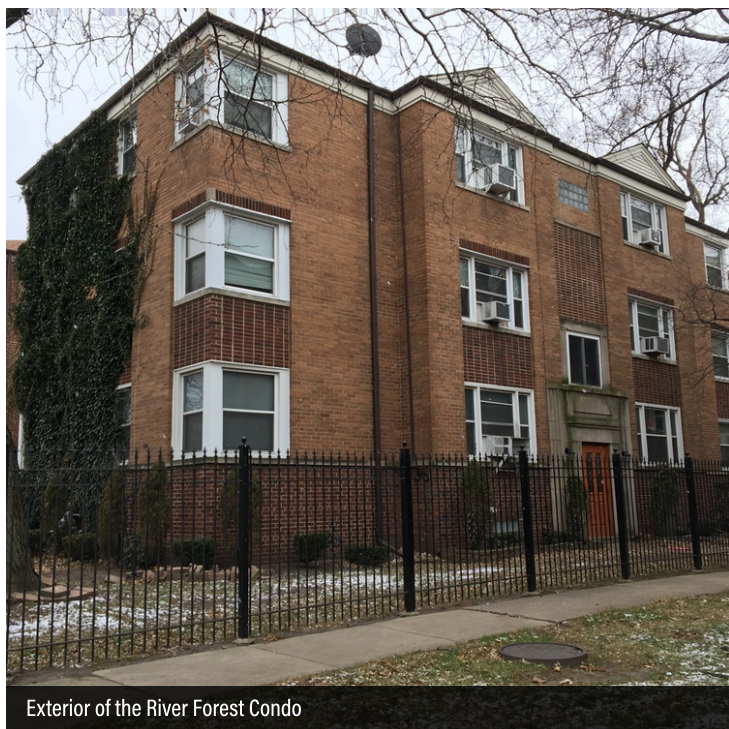
Additional Photos



Kitchen of the North Riverside Building



Living Room of the North Riverside Building



Exterior of the River Forest Condo



Kitchen of the River Forest Condo

SECTION 2 | FINANCIAL ANALYSIS



Financial Summary

INVESTMENT OVERVIEW

| | REALIZED | FORECAST |
|----------------------------|-----------|-----------|
| Price | \$435,000 | \$429,000 |
| Price per Unit | \$72,500 | \$71,500 |
| GRM | 6.0 | 6.9 |
| CAP Rate | 8.9% | 10.4% |
| Cash-on-Cash Return (yr 1) | 15.81 % | 22.07 % |
| Total Return (yr 1) | \$22,651 | \$28,420 |
| Debt Coverage Ratio | 1.86 | 2.14 |

OPERATING DATA

| | REALIZED | FORECAST |
|-------------------------------|----------|----------|
| Gross Scheduled Rental Income | \$72,600 | \$62,400 |
| Other Income | \$1,200 | \$4,200 |
| Total Scheduled Income | \$70,110 | \$76,950 |
| Vacancy/Collections Cost - 5% | \$3,690 | \$0 |
| Gross Income | \$70,110 | \$76,950 |
| Operating Expenses | \$31,479 | \$32,550 |
| Net Operating Income | \$38,631 | \$44,400 |
| Pre-Tax Cash Flow | \$17,904 | \$23,673 |

FINANCING DATA

| | REALIZED | FORECAST |
|----------------------------|-----------|-----------|
| Down Payment | \$113,250 | \$107,250 |
| Loan Amount | \$321,750 | \$321,750 |
| Debt Service | \$20,727 | \$20,727 |
| Debt Service Monthly | \$1,727 | \$1,727 |
| Principal Reduction (yr 1) | \$4,747 | \$4,747 |



North Riverside & River Forest Income & Expenses

| INCOME SUMMARY | REALIZED | PER UNIT | FORECAST | PER UNIT |
|-------------------------------|-----------------|-----------------|-----------------|-----------------|
| Gross Scheduled Rental Income | \$72,600 | \$12,100 | \$76,800 | \$12,800 |
| Laundry Income | \$1,200 | \$200 | \$1,200 | \$200 |
| Parking Income | \$0 | \$0 | \$3,000 | \$500 |
| Vacancy/Collections Cost | -\$3,690 | -\$615 | -\$4,050 | -\$675 |
| GROSS INCOME | \$70,110 | \$11,685 | \$76,950 | \$12,825 |
| EXPENSE SUMMARY | REALIZED | PER UNIT | FORECAST | PER UNIT |
| Taxes | \$11,003 | \$1,833 | \$11,350 | \$1,891 |
| Insurance* | \$1,600 | \$266 | \$1,650 | \$275 |
| Gas | \$3,095 | \$515 | \$3,200 | \$533 |
| Electric | \$622 | \$103 | \$725 | \$120 |
| Water | \$2,915 | \$485 | \$3,000 | \$500 |
| Scavenger | \$1,019 | \$169 | \$1,050 | \$175 |
| Landscaping/Snow* | \$1,200 | \$200 | \$1,200 | \$200 |
| Management* | \$3,500 | \$583 | \$3,850 | \$641 |
| Janitor* | \$1,800 | \$300 | \$1,800 | \$300 |
| Decorating* | \$1,300 | \$216 | \$1,300 | \$216 |
| Maint/Repair* | \$1,425 | \$237 | \$1,425 | \$237 |
| Reserves* | \$1,400 | \$233 | \$1,400 | \$233 |
| Miscellaneous* | \$600 | \$100 | \$600 | \$100 |
| GROSS EXPENSES | \$31,479 | \$5,246 | \$32,550 | \$5,425 |
| NET OPERATING INCOME | \$38,631 | \$6,438 | \$44,400 | \$7,400 |

*Broker Estimates



Unit Mix Summary

| UNIT TYPE | COUNT | % TOTAL | SIZE (SF) | MIN. RENT | MAX. RENT | AVG RENT | AVG RENT/SF | MARKET RENT | MARKET RENT/SF |
|-------------------|-------|---------|-----------|-----------|-----------|----------|-------------|-------------|----------------|
| 1 Bedroom | 2 | 33.3 | 680 | \$750 | \$850 | \$800 | \$1.18 | \$850 | \$1.25 |
| 2 Bedroom | 2 | 33.3 | 810 | \$850 | \$1,150 | \$1,000 | \$1.23 | \$1,100 | \$1.36 |
| 3 Bed/2 Bath | 1 | 16.7 | 925 | \$1,250 | \$1,250 | \$1,250 | \$1.35 | \$1,300 | \$1.41 |
| 2 Bed - Condo | 1 | 16.7 | 800 | | | \$0 | \$0.00 | \$1,200 | \$1.50 |
| Totals / Averages | 6 | 100% | 4,705 | \$4,450 | \$4,450 | \$4,850 | \$1.03 | \$6,400 | \$1.36 |



Rent Roll

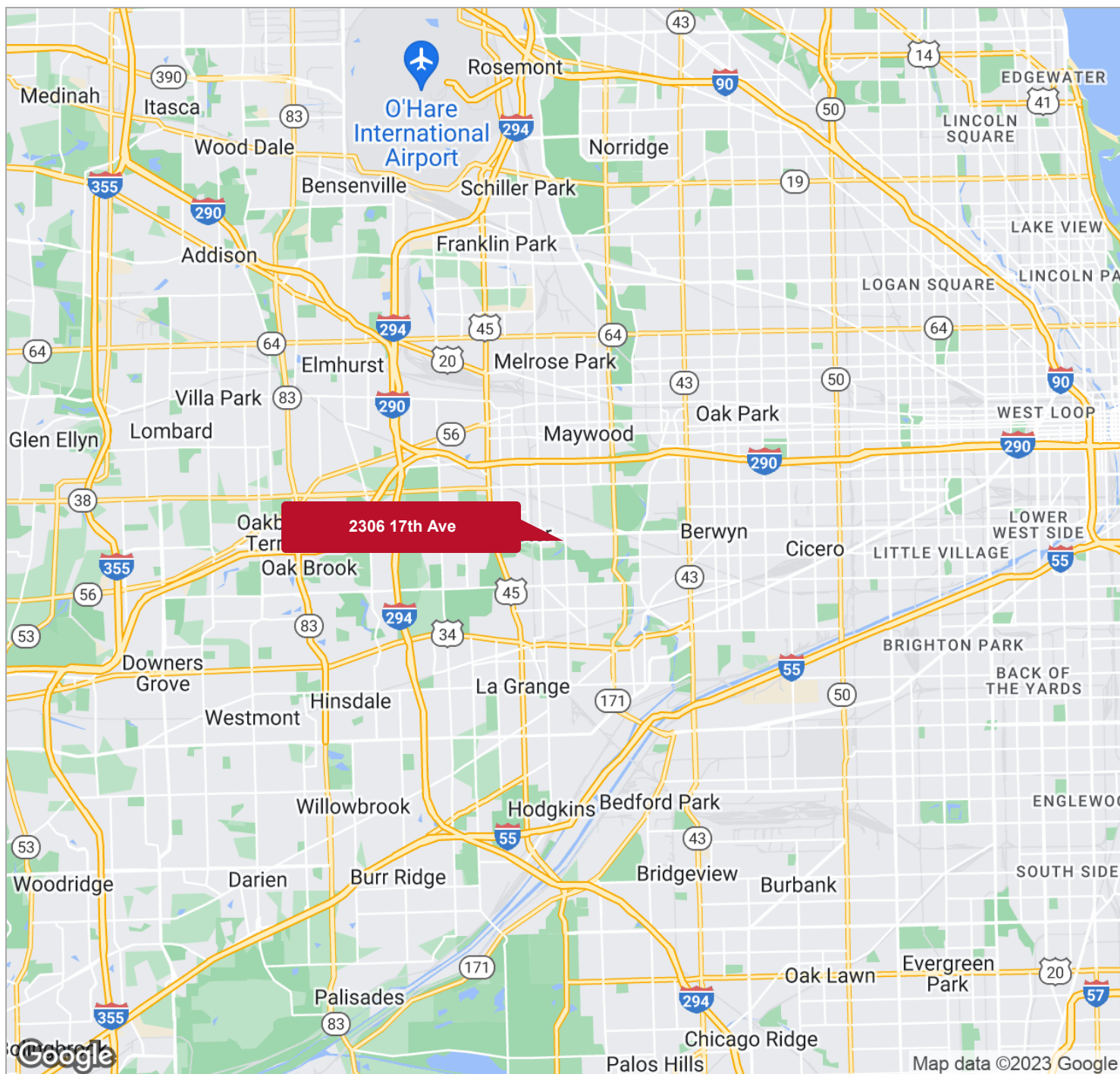
| UNIT NUMBER | UNIT BED | UNIT BATH | UNIT SIZE (SF) | CURRENT RENT | CURRENT RENT (PER SF) | MARKET RENT | MARKET RENT/SF |
|-----------------|-------------|--------------|-------------------|-----------------|--------------------------|----------------|-------------------|
| 2306 1E | 1 | 1 | 680 | \$850 | \$1.25 | \$850 | \$1.25 |
| 2306 1W | 1 | 1 | 680 | \$750 | \$1.10 | \$850 | \$1.25 |
| 2306 2E | 2 | 1 | 810 | \$1,150 | \$1.42 | \$1,100 | \$1.36 |
| 2306 2W | 2 | 1 | 810 | \$850 | \$1.05 | \$1,100 | \$1.36 |
| 2306 GE | 3 | 2 | 925 | \$1,250 | \$1.35 | \$1,300 | \$1.41 |
| 1518 1W | 2 | 1 | 800 | \$0 | \$0.00 | \$1,200 | \$1.50 |
| Totals/Averages | | | 4,705 | \$4,850 | \$1.03 | \$6,400 | \$1.36 |

SECTION 3

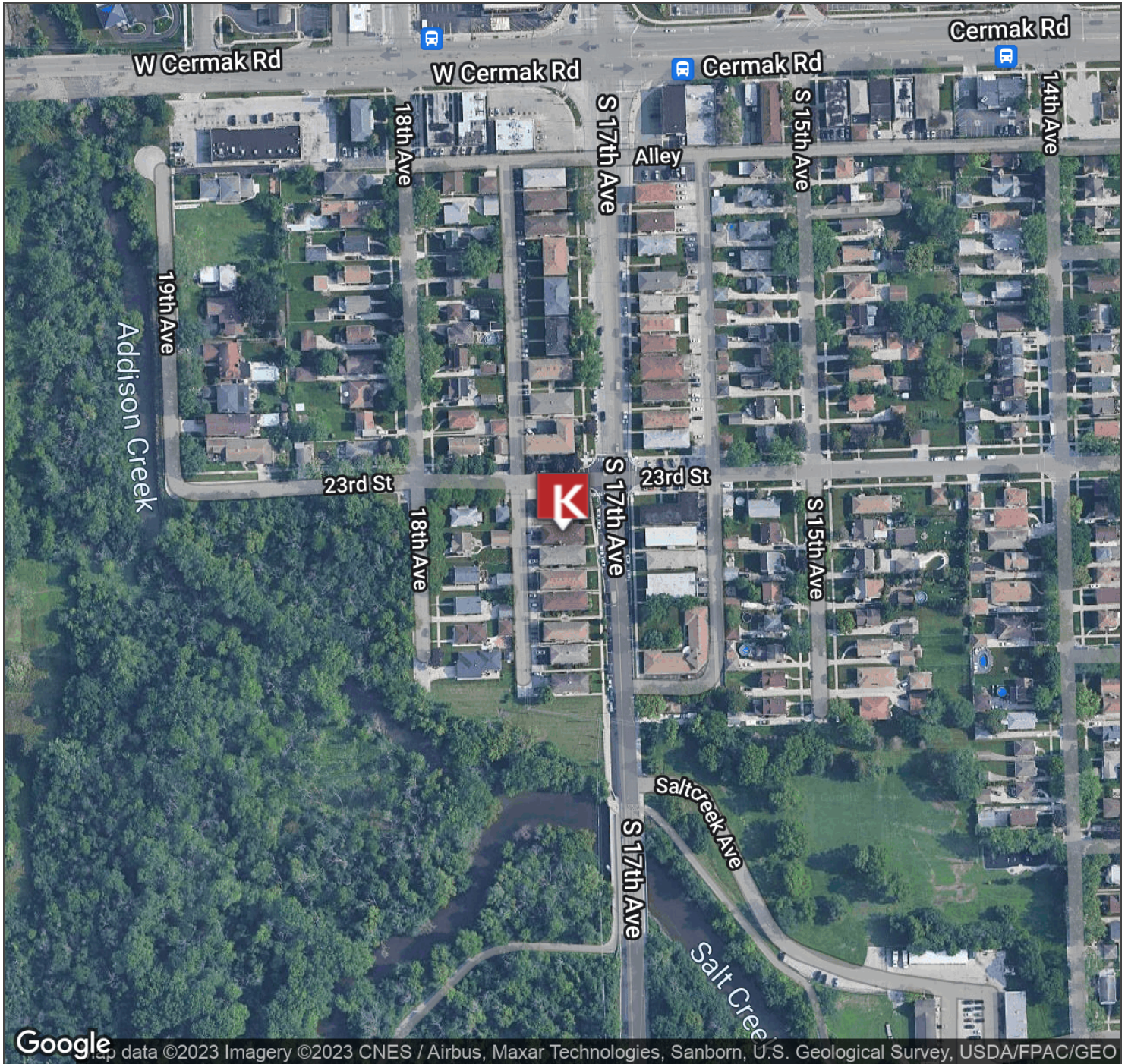
LOCATION INFORMATION



Regional Map



Aerial Map



SECTION 4 | SALE COMPARABLES

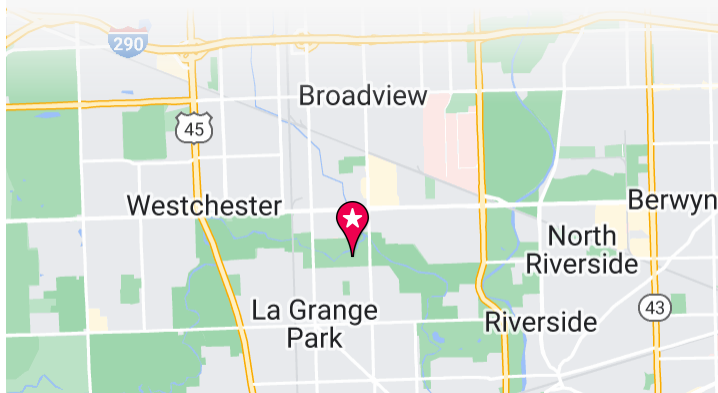


Subject Property

2306 17th Ave
North Riverside, IL 60546

| | | | |
|--------------|----------|---------------|------|
| Sale Price: | N/A | Year Built: | 1967 |
| Building SF: | 4,705 SF | Price PSF: | - |
| No. Units: | 6 | Price / Unit: | - |
| Cap: | 8.88% | GRM: | 5.99 |
| NOI: | \$38,631 | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | MIN. RENT | MAX. RENT | AVG RENT | AVG RENT/SF |
|------------------|----------|-------------|------------|--------------|--------------|--------------|---------------|
| 1 Bedroom | 2 | 33.3 | 680 | \$750 | \$850 | \$800 | \$1.18 |
| 2 Bedroom | 2 | 33.3 | 810 | \$850 | \$1,150 | \$1,000 | \$1.23 |
| 3 Bed/2 Bath | 1 | 16.7 | 925 | \$1,250 | \$1,250 | \$1,250 | \$1.35 |
| 2 Bed - Condo | 1 | 16.7 | 800 | | | \$0 | \$0.00 |
| TOTAL/AVG | 6 | 100% | 784 | \$741 | \$875 | \$808 | \$1.03 |



Sale Comps



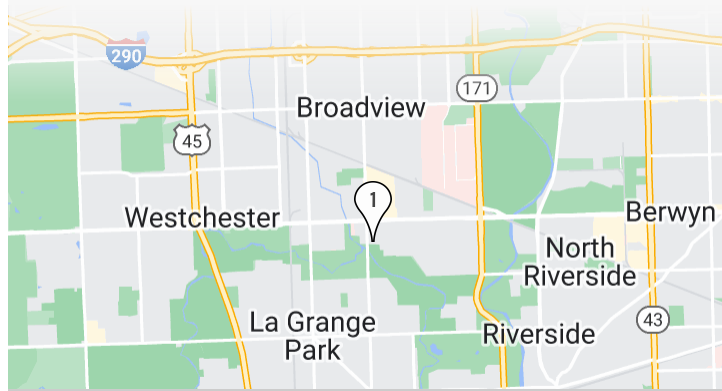
2229 S. 17th Ave

2229 S. 17th Ave
North Riverside, IL 60546

Sale Price: \$462,000 Year Built: 1961
Building SF: 3,750 SF Price PSF: \$123.20
No. Units: 5 Price / Unit: \$92,400
Closed: 01/23/2018

| UNIT TYPE | # UNITS | % OF | SIZE SF | MIN. RENT | MAX. RENT | AVG RENT | AVG RENT/SF |
|------------------|----------|-------------|------------|--------------|--------------|--------------|---------------|
| 2 Bed/1 Bath | 5 | 100 | 750 | \$900 | \$950 | \$925 | \$1.23 |
| TOTAL/AVG | 5 | 100% | 750 | \$925 | \$925 | \$925 | \$1.23 |

The 2 Bedroom units in this property very near the subject property all have 4 rooms.



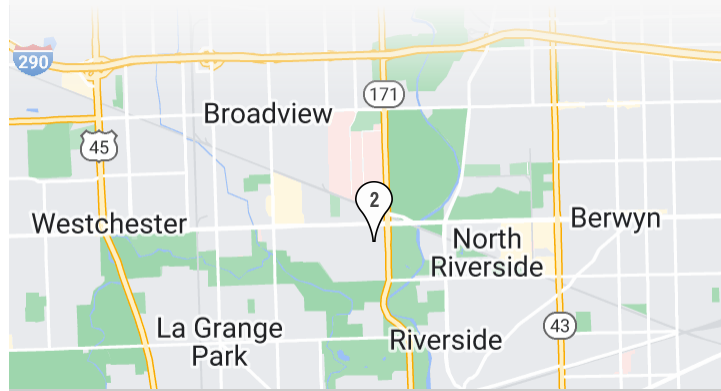
8519 Cermak

8519 Cermak
North Riverside, IL 60546

Sale Price: \$449,000 Year Built: 1957
Building SF: 3,800 SF Price PSF: \$118.16
No. Units: 5 Price / Unit: \$89,800
Closed: 05/01/2017

| UNIT TYPE | # UNITS | % OF | SIZE SF |
|------------------|----------|-------------|------------|
| 2 Bedroom | 5 | 100 | 760 |
| TOTAL/AVG | 5 | 100% | 760 |

This property was turn key at the time of purchase.



Sale Comps



2427 S. Des Plaines

2427 S. Des Plaines
North Riverside, IL 60546

| | | | |
|--------------|------------|---------------|-----------|
| Sale Price: | \$800,000 | Year Built: | 1964 |
| Building SF: | 7,344 SF | Price PSF: | \$108.93 |
| No. Units: | 7 | Price / Unit: | \$114,285 |
| Closed: | 12/20/2017 | | |

This California Style building was stabilized and had 19 parking spaces with it. The property had been in the same family for a long time.



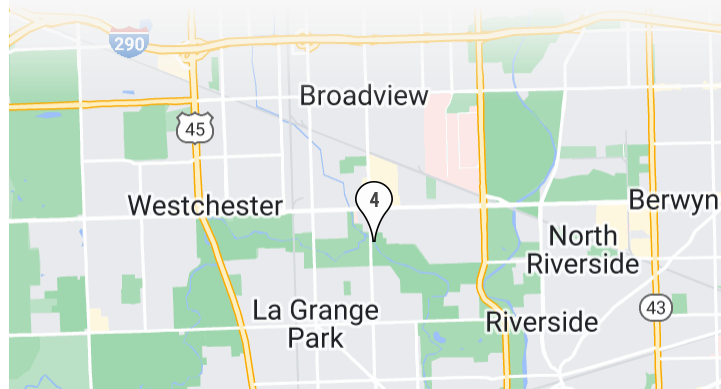
2318 17th Ave

2318 17th Ave
North Riverside, IL 60546

| | | | |
|--------------|-----------|---------------|------------|
| Sale Price: | \$399,000 | Year Built: | 1960 |
| Building SF: | 3,875 SF | Price PSF: | \$102.97 |
| No. Units: | 5 | Price / Unit: | \$79,800 |
| Cap: | 7% | Closed: | 04/05/2017 |
| GRM: | 7.5 | NOI: | \$26,000 |

| UNIT TYPE | # UNITS | % OF | SIZE SF |
|------------------|----------|-------------|------------|
| 2 Bedroom | 5 | 100 | 775 |
| TOTAL/AVG | 5 | 100% | 775 |

This property is obviously right down the street from the subject property



Sale Comps



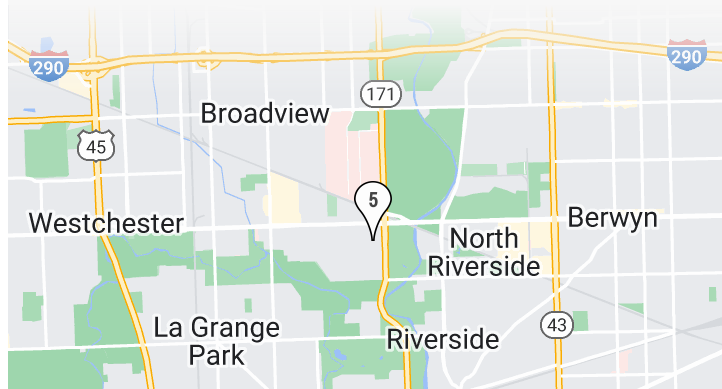
8507 Cermak

8507 Cermak
North Riverside, IL 60546

Sale Price: \$435,000 Year Built: 1958
Building SF: 4,375 SF Price PSF: \$99.43
No. Units: 5 Price / Unit: \$87,000
Closed: 01/21/2017

| UNIT TYPE | # UNITS | % OF | SIZE SF |
|------------------|----------|-------------|------------|
| 2 Bedroom Units | 5 | 100 | 875 |
| TOTAL/AVG | 5 | 100% | 875 |

This building consisted of 2 Bedroom units.



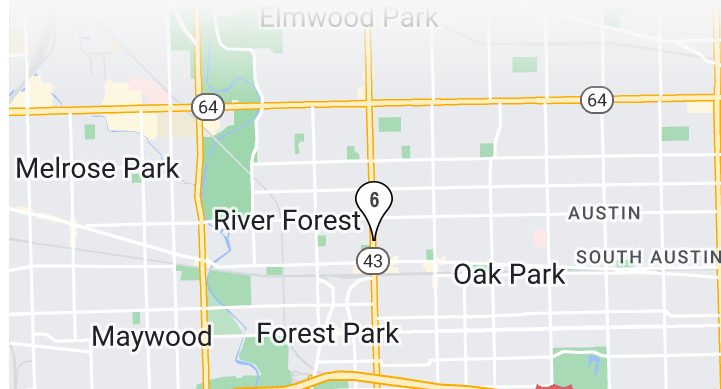
7202 Oak Ave #2SW

7202 Oak Ave #2SW
River Forest, IL 60305

Sale Price: \$80,000 Building SF: 850 SF
Price PSF: \$94.12 No. Units: 1
Price / Unit: \$80,000 Closed: 03/27/2018

| UNIT TYPE | # UNITS | % OF | SIZE SF |
|------------------|----------|-------------|------------|
| 2 Bed/1 Bath | 1 | 100 | 850 |
| TOTAL/AVG | 1 | 100% | 850 |

This is a 2 Bedroom/1 Bath Condo just off Harlem less than a mile south of 1518 N Harlem



Sale Comps



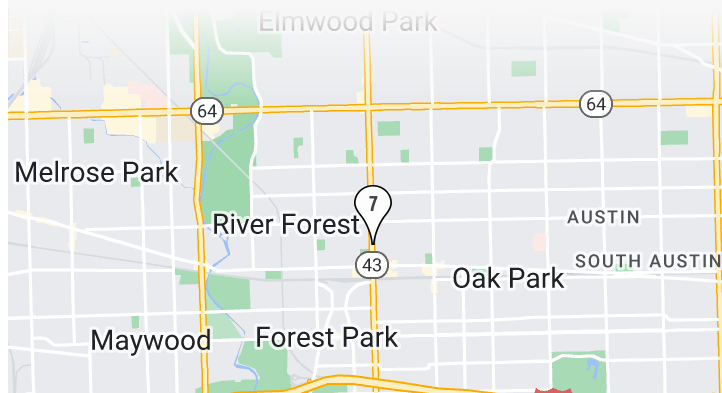
7210 Oak Ave #2NE

7210 Oak Ave #2NE
River Forest, IL 60305

Sale Price: \$101,000 Year Built: 1940
Building SF: 850 SF Price PSF: \$118.82
No. Units: 1 Price / Unit: \$101,000
Closed: 10/18/2017

| UNIT TYPE | # UNITS | % OF | SIZE SF |
|------------------|----------|-------------|------------|
| 2 Bed/1 Bath | 1 | 100 | 850 |
| TOTAL/AVG | 1 | 100% | 850 |

This is large condo association with several buildings right on Harlem Ave.



1553 Monroe

1553 Monroe
River Forest, IL 60305

Sale Price: \$99,000 Building SF: 775 SF
Price PSF: \$127.74 No. Units: 1
Price / Unit: \$99,000 Closed: 06/09/2017

| UNIT TYPE | # UNITS | % OF | SIZE SF |
|------------------|----------|-------------|------------|
| 2 Bed/1 Bath | 1 | 100 | 775 |
| TOTAL/AVG | 1 | 100% | 775 |

This is a 2 bedroom/1 bath unit with dated Kitchens and Bath

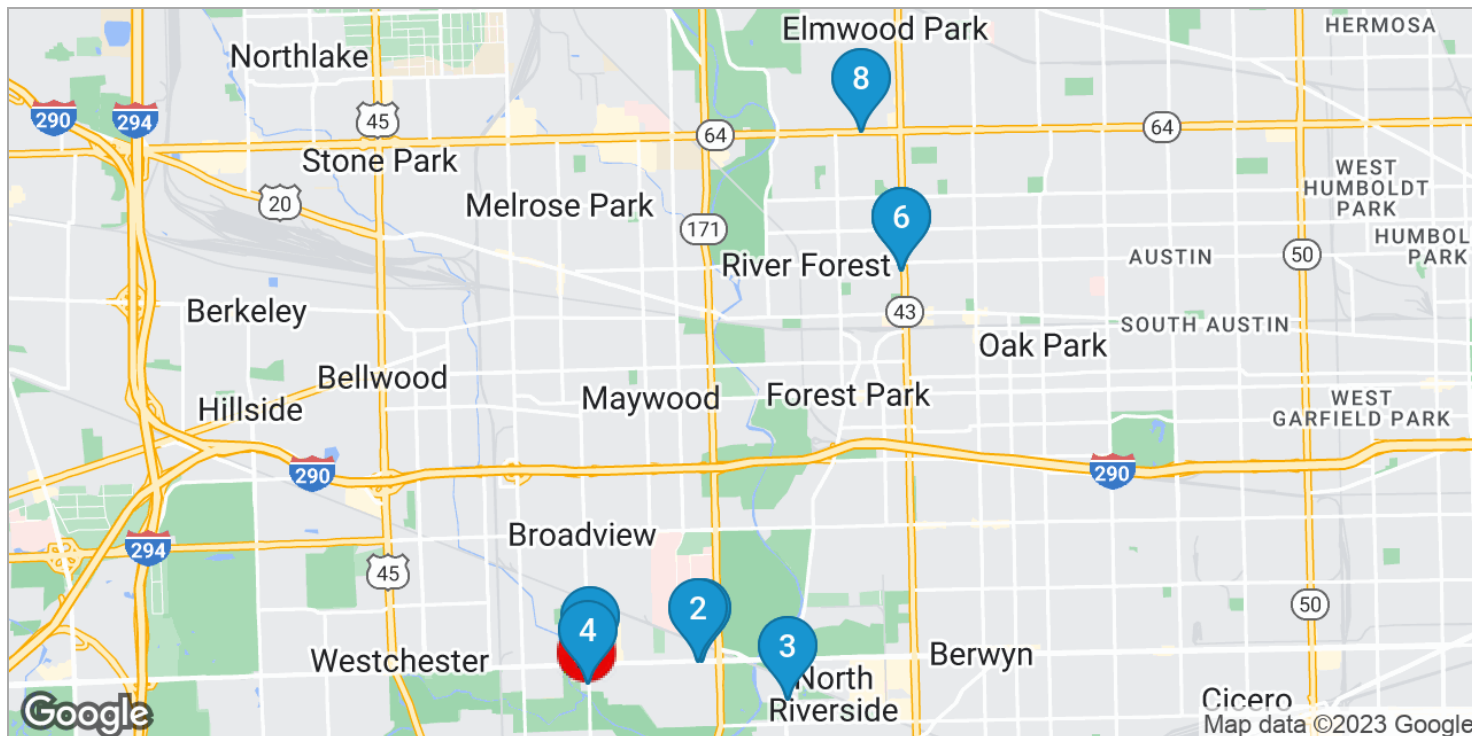




Sale Comps Summary

| SUBJECT PROPERTY | PRICE | BLDG SF | PRICE/SF | PRICE/UNIT | # OF UNITS | |
|--|-----------|----------|------------|------------|------------|------------|
| 2306 17th Ave 2306 17th Ave North Riverside, IL 60546 | N/A | 4,705 SF | - | - | 6 | |
| SALE COMPS | PRICE | BLDG SF | PRICE/SF | PRICE/UNIT | # OF UNITS | CLOSE |
| 1 2229 S. 17th Ave North Riverside, IL 60546 | \$462,000 | 3,750 SF | \$123.20 | \$92,400 | 5 | 01/23/2018 |
| 2 8519 Cermak North Riverside, IL 60546 | \$449,000 | 3,800 SF | \$118.16 | \$89,800 | 5 | 05/01/2017 |
| 3 2427 S. Des Plaines North Riverside, IL 60546 | \$800,000 | 7,344 SF | \$108.93 | \$114,285 | 7 | 12/20/2017 |
| 4 2318 17th Ave North Riverside, IL 60546 | \$399,000 | 3,875 SF | \$102.97 | \$79,800 | 5 | 04/05/2017 |
| 5 8507 Cermak North Riverside, IL 60546 | \$435,000 | 4,375 SF | \$99.43 | \$87,000 | 5 | 01/21/2017 |
| 6 7202 Oak Ave #2SW River Forest, IL 60305 | \$80,000 | 850 SF | \$94.12 | \$80,000 | 1 | 03/27/2018 |
| 7 7210 Oak Ave #2NE River Forest, IL 60305 | \$101,000 | 850 SF | \$118.82 | \$101,000 | 1 | 10/18/2017 |
| 8 1553 Monroe River Forest, IL 60305 | \$99,000 | 775 SF | \$127.74 | \$99,000 | 1 | 06/09/2017 |
| TOTALS/AVERAGES | PRICE | PRICE/SF | PRICE/UNIT | # OF UNITS | | |
| | \$353,125 | \$110.28 | \$94,166 | 3.75 | | |

Sale Comps Map



★ Subject Property

2306 17th Ave | North Riverside, IL 60546

1 2229 S. 17th Ave

North Riverside, IL
60546

2 8519 Cermak

North Riverside, IL
60546

3 2427 S. Des Plaines

North Riverside, IL
60546

4 2318 17th Ave

North Riverside, IL
60546

5 8507 Cermak

North Riverside, IL
60546

6 7202 Oak Ave #2SW

River Forest, IL
60305

7 7210 Oak Ave #2NE

River Forest, IL
60305

8 1553 Monroe

River Forest, IL
60305

SECTION 5

RENT COMPARABLES

Rent Comps

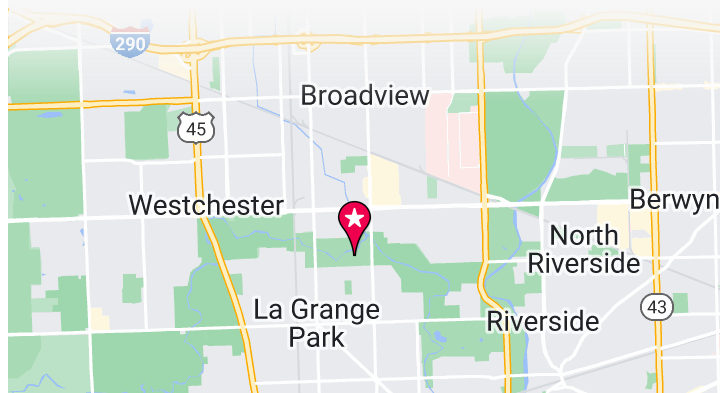


Subject Property

2306 17th Ave
North Riverside, IL 60546

Year Built: 1967 Lot Size: 0.1 AC
No. Units: 6 Avg. Rent/SF: \$1.03
Avg. Size: 784 SF Avg. Rent: \$808

| UNIT TYPE | # UNITS | % OF | SIZE SF | MIN. RENT | MAX. RENT | AVG RENT | AVG RENT/SF |
|------------------|----------|-------------|------------|--------------|--------------|--------------|---------------|
| 1 Bedroom | 2 | 33.3 | 680 | \$750 | \$850 | \$800 | \$1.18 |
| 2 Bedroom | 2 | 33.3 | 810 | \$850 | \$1,150 | \$1,000 | \$1.23 |
| 3 Bed/2 Bath | 1 | 16.7 | 925 | \$1,250 | \$1,250 | \$1,250 | \$1.35 |
| 2 Bed - Condo | 1 | 16.7 | 800 | | | \$0 | \$0.00 |
| TOTAL/AVG | 6 | 100% | 784 | \$741 | \$875 | \$808 | \$1.03 |

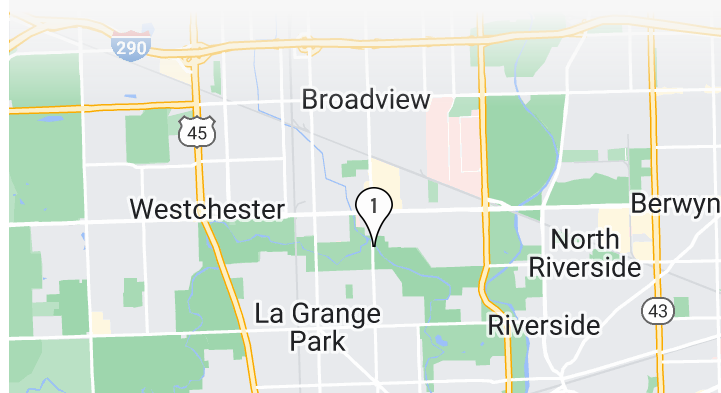


2322 S. 17th

2322 S. 17th
North Riverside, IL 60546

Year Built: 1961 Bldg Size: 3,875 SF
No. Units: 5 Avg. Size: 775 SF
Avg. Rent/SF: \$1.21 Occupancy: 100%
Avg. Rent: \$935

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | AVG RENT/SF |
|------------------|----------|-------------|------------|--------------|---------------|
| 2 bedroom | 5 | 100 | 775 | \$935 | \$1.21 |
| TOTAL/AVG | 5 | 100% | 775 | \$935 | \$1.21 |



Rent Comps

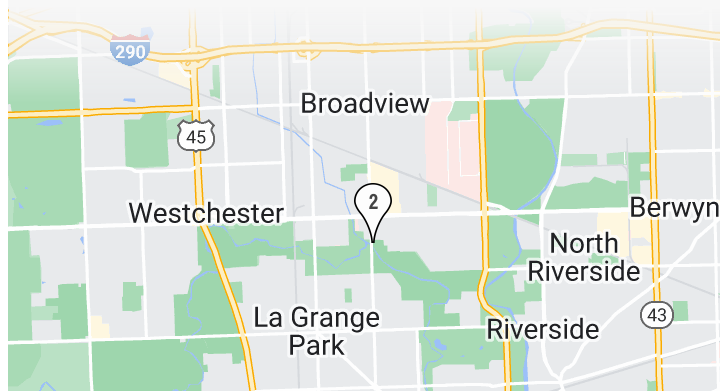


2246 17th Ave

2246 17th Ave
North Riverside, IL 60546

| | | | |
|------------|----------|--------------|--------|
| Bldg Size: | 4,550 SF | No. Units: | 6 |
| Avg. Size | 758 SF | Avg. Rent/SF | \$1.17 |
| Occupancy: | 100% | Avg. Rent | \$885 |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | AVG RENT/SF |
|------------------|----------|-------------|------------|--------------|---------------|
| 1 Bedroom | 1 | 16.7 | 675 | \$710 | \$1.05 |
| 2 Bedroom | 5 | 83.3 | 775 | \$920 | \$1.19 |
| TOTAL/AVG | 6 | 100% | 758 | \$885 | \$1.17 |



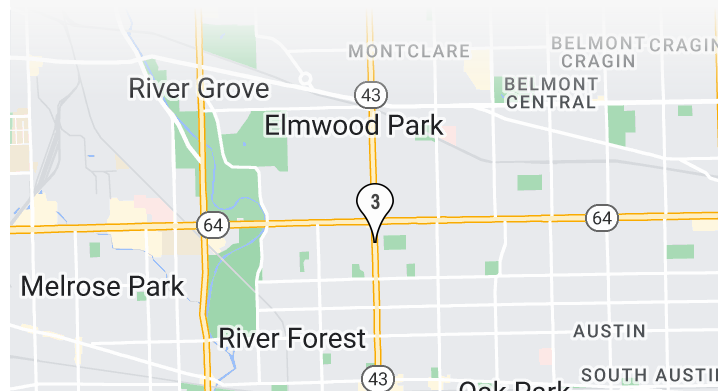
1522 Harlem

1522 Harlem
River Forest, IL 60305

| | | | |
|--------------|---------|------------|----------|
| Year Built: | 1949 | Bldg Size: | 4,920 SF |
| No. Units: | 6 | Avg. Size | 820 SF |
| Avg. Rent/SF | \$1.70 | Occupancy: | 100% |
| Avg. Rent | \$1,395 | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | AVG RENT/SF |
|------------------|----------|-------------|------------|----------------|---------------|
| 2 Bedroom 1 Bath | 6 | 100 | 820 | \$1,395 | \$1.70 |
| TOTAL/AVG | 6 | 100% | 820 | \$1,395 | \$1.70 |

These units have been rehabbed recently with all new kitchen cabinets, granite counter tops, stainless steel appliances including dishwashers, all new bathrooms as well. Hardwood floors throughout and no air conditioning. Rent does include heat and off street parking is available, but not included in rent.



Rent Comps



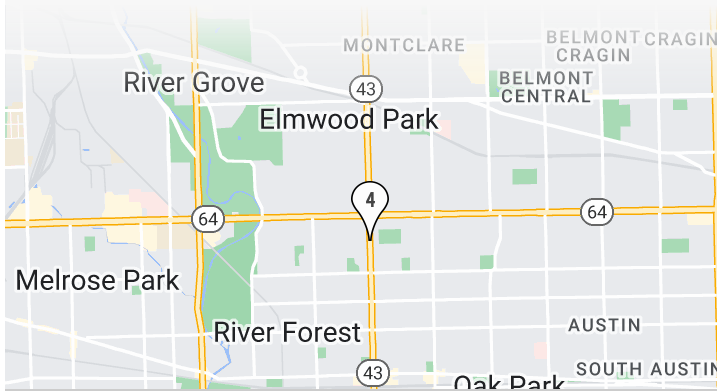
1510 N. Harlem Ave

1510 N. Harlem Ave
River Forest, IL 60305

| | | | |
|-------------|------------|--------------|----------|
| Year Built: | 1951 | Bldg Size: | 5,150 SF |
| Lot Size: | 0.16 Acres | No. Units: | 6 |
| Avg. Size | 858 SF | Avg. Rent/SF | \$1.39 |
| Avg. Rent | \$1,191 | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | MIN. RENT | MAX. RENT | RENT | AVG RENT/SF |
|--------------------------|----------|-------------|------------|----------------|----------------|----------------|---------------|
| 2 Bedroom/1 Bath | 5 | 83.3 | 820 | \$1,100 | \$1,200 | \$1,150 | \$1.40 |
| 3 Bed/Semi finished Bsmt | 1 | 16.7 | 1,050 | | | \$1,400 | \$1.33 |
| TOTAL/AVG | 6 | 100% | 858 | \$1,191 | \$1,191 | \$1,191 | \$1.39 |

This 6 unit apartment building was developed the same time as the condominium for sale in this package. The tenants consist of several long time tenants and the finishes are similar to that of 1518 N Harlem.

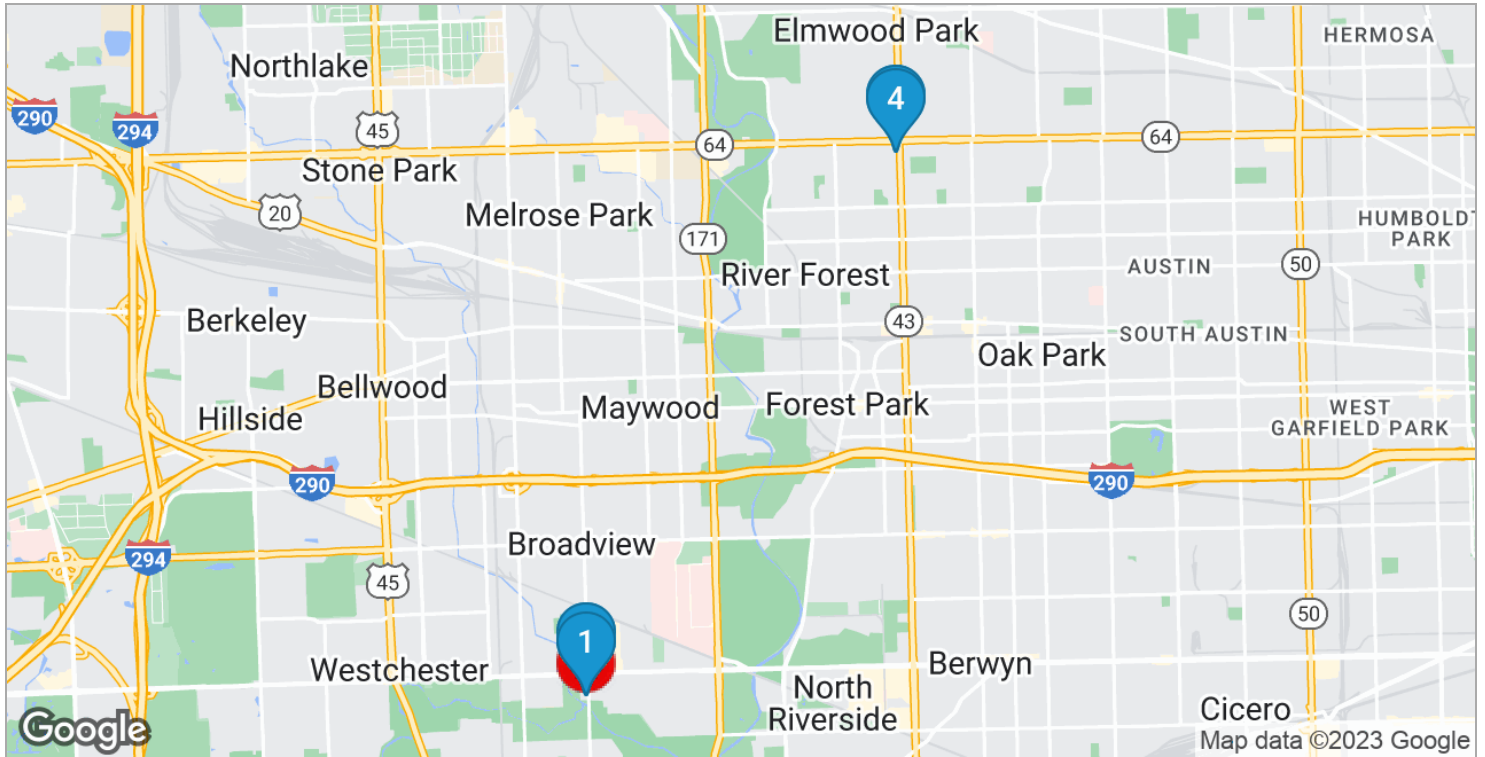




Rent Comps Summary

| SUBJECT PROPERTY | | RENT/SF | AVAILABLE SF | BLDG SF | # OF UNITS | OCCUPANCY % |
|--|--|---------|--------------|----------|------------|-------------|
|  | 2306 17th Ave | | | | | |
| | 2306 17th Ave | \$1.03 | 4,705 SF | 4,705 SF | 6 | - |
| | North Riverside, IL 60546 | | | | | |
| RENT COMPS | | RENT/SF | AVAILABLE SF | BLDG SF | # OF UNITS | OCCUPANCY % |
| 1 | 2322 S. 17th North Riverside, IL 60546 | \$1.21 | 3,875 SF | 3,875 SF | 5 | 100% |
| 2 | 2246 17th Ave North Riverside, IL 60546 | \$1.17 | 4,550 SF | 4,550 SF | 6 | 100% |
| 3 | 1522 Harlem River Forest, IL 60305 | \$1.70 | 4,920 SF | 4,920 SF | 6 | 100% |
| 4 | 1510 N. Harlem Ave River Forest, IL 60305 | \$1.39 | 5,150 SF | 5,150 SF | 6 | - |
| TOTALS/AVERAGES | | RENT/SF | AVAILABLE SF | BLDG SF | # OF UNITS | OCCUPANCY % |
| TOTALS/AVERAGES | | \$1.37 | 4,624 SF | 4,624 SF | 5.75 | 100% |

Rent Comps Map



★ Subject Property

2306 17th Ave | North Riverside, IL 60546

1 2322 S. 17th
North Riverside, IL
60546

2 2246 17th Ave
North Riverside, IL
60546

3 1522 Harlem
River Forest, IL
60305

4 1510 N. Harlem Ave
River Forest, IL
60305

SECTION 6

AGENT BIOS



Agent Bios

NOAH BIRK

Partner

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Professional Background

Noah focuses on the disposition of apartment buildings on the south side of Chicago. Noah is Chicago's highest producing multifamily broker. Since 2014, he has sold more apartment buildings than any other broker in Chicago. He has a reputation of persistence, market knowledge and integrity, which has lead to achieving record-setting results for his clients.

Noah stays active in the real estate community as a member of the South Side Community Investment Association (SSCIA) and Young Real Estate Professionals (YREP). Noah is also an experienced operator of his own personal multi-family portfolio.

Outside of real estate, Noah is a volunteer mentor/coach with the Sunshine Gospel Ministries youth basketball program. Noah enjoys cooking, loves any type of competition and is always excited to simply relax with family and friends.

Noah graduated with a business degree from Carthage College where he was a defensive back on the football team. Noah currently resides in Burr Ridge with his wife and two sons.



Agent Bios

MATT HALPER

Senior Director

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Professional Background

As Senior Director at Kiser Group, Matt helps his clients achieve their investment goals and has become a trusted consultant to many. He specializes in the analysis and disposition of multifamily properties throughout Chicago and the surrounding suburbs since joining the firm in 2015.

Before joining Kiser Group, Matt worked in a variety of roles within the real estate industry and has a diverse background in engineering, construction, and consulting. He received his Bachelor of Science in Civil Engineering from Marquette University and his M.B.A. from DePaul University's Kellstadt Graduate School of Business.

Matt grew up on the north side of Chicago and currently resides in River Forest with his wife and three children.



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