



TORG Realty Inc.

Together **O**ptimizing **R**esults & **G**rowth

OFFERING MEMORANDUM

Confidential Investment Offering



7653 S Roberts Rd | Bridgeview, IL 60455
Fully Updated 4-Unit Multifamily Investment
Opportunity

PROPERTY OVERVIEW

TORG Realty, Inc. is pleased to present the opportunity to acquire a fully updated and stabilized 4-unit multifamily property located in Bridgeview, Illinois. The property consists of four (4) spacious 2-bedroom, 1-bath units with strong in-place rental income and low operating expenses.

This well-maintained investment offers a desirable unit mix, updated interiors, shared coined laundry, tenant storage cages, bike storage, and utility reimbursements from all tenants. The property is ideal for both seasoned investors and owner-operators seeking stable cash flow with minimal deferred maintenance.

The building is currently professionally managed and offers a turnkey investment opportunity with strong in-place income and minimal deferred maintenance.



EXECUTIVE SUMMARY

7653 S Roberts Rd presents investors with the opportunity to acquire a stabilized, fully updated 4-unit multifamily asset in the heart of Bridgeview, Illinois. The property consists entirely of spacious 2-bedroom / 1-bath units with consistent modern finishes throughout.

The property generates approximately \$80,556 in annual gross income with additional utility reimbursements paid by tenants, creating a strong and reliable income stream. Shared coined laundry, tenant storage cages, and bike storage provide additional tenant convenience and long-term appeal.

This asset is ideal for investors seeking stable cash flow, low operating expenses, and a professionally maintained building in an established rental market.

In addition the property is currently professionally managed by TORG Realty, Inc., offering investors the opportunity for a seamless management transition if desired.

INVESTMENT HIGHLIGHTS

- Fully updated 4-unit building
- Four (4) 2-bedroom / 1-bath units
- Strong in-place rental income
- Utility reimbursements from all tenants
- Shared coined laundry provides additional income potential
- Tenant storage cages in basement
- Bike storage area in basement
- Professionally managed
- Stabilized occupancy
- Low operating expenses
- Excellent long-term investment opportunity
- Convenient Bridgeview location near shopping, dining, transportation, and major highways

RENT ROLL

Unit	Monthly Rent	Additional Income	Total Monthly
Unit 1	\$1,575	\$100 MTM Premium + \$72 Utilities	\$1,747
Unit 2	\$1,600	\$72 Utilities	\$1,672
Unit 3	\$1,600	\$72 Utilities	\$1,672
Unit 4	\$1,550	\$72 Utilities	\$1,622

Total Monthly Income: Approximately \$6,713
Annual Gross Income: Approximately \$80,556

Additional income includes utility reimbursements from tenants as well as a month-to-month premium currently being collected on one unit.

OPERATING EXPENSES

Expense Item	Approximate Annual Cost
Water	\$2,163
Common Electric	\$413
Gas	\$2,243
Trash	\$1,332
Lawn Care	\$1,050
Snow Removal	\$1,100
Interior Common Area Cleaning	\$1,800
Total Operating Expenses	\$10,101

Buyer to independently verify all income and expense figures.

PROPERTY FEATURES

Units

- Updated interiors
- Spacious 2-bedroom layouts
- Wall air conditioning units
- Radiant/baseboard heat

Exterior / Common Areas

- Exterior parking
- Shared basement
- Coin-operated laundry area
- Tenant storage cages
- Bike storage area



LOCATION OVERVIEW

Bridgeview is a well-established southwest suburban community offering convenient access to major transportation corridors including I-294, I-55, and Harlem Avenue. The property benefits from proximity to retail, restaurants, public transportation, parks, and employment centers.

The area continues to experience strong rental demand driven by affordability, commuter convenience, and limited inventory of updated multifamily housing.

Units 1E & 2E



GRAND EXTERIOR AREA
FLOOR 1: 724 sq. ft.
TOTAL: 724 sq. ft.
NOTE: ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



EMONS PHOTOGRAPHY



EMONS PHOTOGRAPHY



EMONS PHOTOGRAPHY

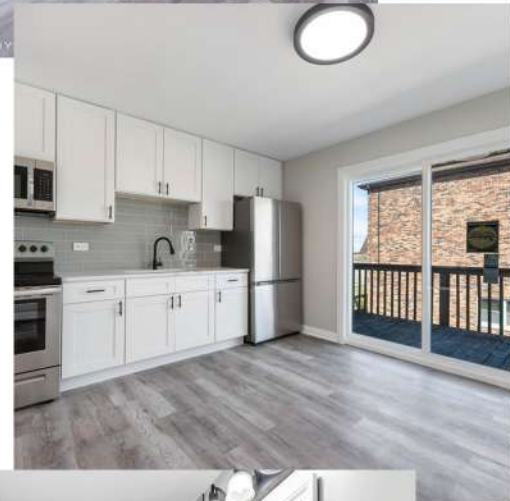


EMONS PHOTOGRAPHY

Units 1W & 2W



GRAND EXTERIOR AREA
FLOOR: 0.734 sq. ft.
TOTAL: 734 sq. ft.
NOTE: ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Common Areas



Exterior Photo's



INVESTMENT SUMMARY

Asking Price	\$739,900
Property Type	4-Unit Multifamily
Gross Annual Income	Approx. \$80,556
Operating Expenses	Approx. \$10,101
Units	4
Unit Mix	Four 2BR / 1BA Units

CONFIDENTIALITY & DISCLAIMER

The information contained herein has been obtained from sources deemed reliable; however, TORG Realty, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Prospective purchasers are advised to conduct their own independent investigations and due diligence regarding the property. This Offering Memorandum is confidential and intended solely for the use of prospective purchasers evaluating the subject property.



Mary DeLaLeurs

Managing Broker/Owner

🌐 630-816-6969

@ marytorgrealty@gmail.com

✉ www.TORGRealtyInc.com



TORG Realty Inc.

Together **Optimizing Results & Growth**

