MULTIFAMILY INVESTMENT OFFERING

8136 S Marshfield Ave

Auburn Gresham | Chicago, Illinois

6	$625,000	10.5%	100%
UNITS	PRICE	CAP RATE	OCCUPIED

PRESENTED BY

Phillip Gross

Investment Broker | 312.351.1111 | PGross@33realty.com

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Contents

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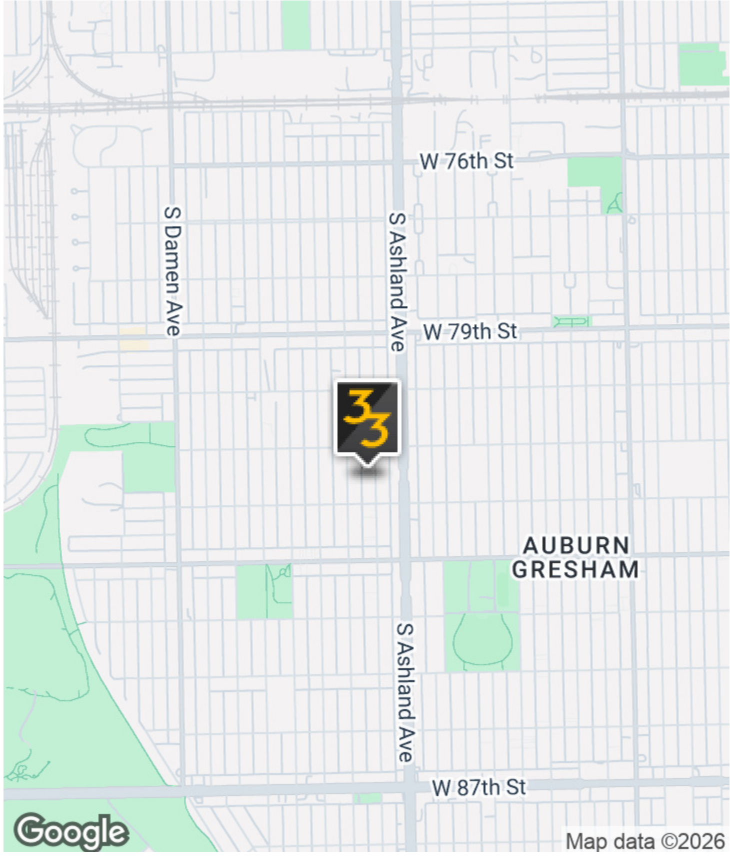


OFFERING SUMMARY

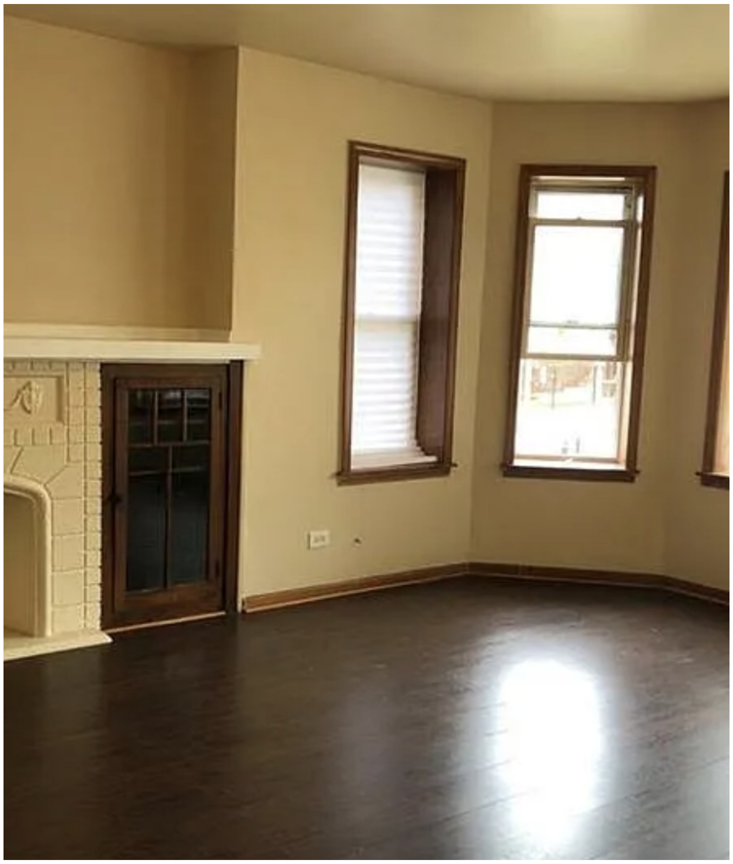
Sale Price:	$625,000
Building Size:	8,754 SF
Lot Size:	7,522 SF
Number of Units:	6
Price / SF:	$71.40
Cap Rate:	10.48%
NOI:	$65,531
Year Built:	1927
Zoning:	RT-4

PROPERTY OVERVIEW

Well-maintained 6-unit brick building in Auburn Gresham, fully occupied and delivering a 10.5% cap rate on actual operating figures. Updated with new copper plumbing, electrical, and an upgraded roof, the property offers four 3-bedroom and two 2-bedroom units on a 7,522 SF lot. In-place rents are low compared to market, allowing meaningful room for growth.

PROPERTY HIGHLIGHTS

- Excellent unit mix: [4] 3 Bedroom / 1 Bath + [2] 2 Bedroom / 1 Bath
- New copper plumbing and electrical
- Upgraded roof
- 100% Occupied
- In-place rents below market - meaningful room for growth
- 10.5% cap rate on actual operating figures

INVESTMENT OVERVIEW	CURRENT	PROFORMA
Price	$625,000	$625,000
Price per SF	$71	$71
Price per Unit	$104,167	$104,167
GRM	5.95	4.69
CAP Rate	10.48%	13.67%
Cash-on-Cash Return (yr 1)	16.58%	26.80%
Total Return (yr 1)	$39,909	$59,790
Debt Coverage Ratio	1.97	2.57

OPERATING DATA	CURRENT	PROFORMA
Gross Scheduled Income	$104,976	$133,200
Estimated Vacancy Cost	$3,149	$3,996
Gross Income	$101,827	$129,204
Operating Expenses	$36,296	$41,128
Net Operating Income	$65,531	$85,412
Pre-Tax Cash Flow	$32,246	$52,127

FINANCING DATA	CURRENT	PROFORMA
Down Payment	$194,500	$194,500
Loan Amount (6.00%, 25-yr am.)	$430,500	$430,500
Debt Service	$33,285	$33,285
Debt Service Monthly	$2,773	$2,773
Principal Reduction (yr 1)	$7,663	$7,663

Current figures per broker package T12 (Aug 2025 - Jul 2026). Pro forma: market rents of $1,950 (3BR)/$1,650 (2BR); 3% vacancy; expenses escalated 3% except taxes (Cook County reassessment estimate, reduced 20%) and insurance ($6,100 quoted).

INVESTMENT ANALYSIS

At the $625,000 asking price ($104,167/unit, $71/SF), the property produces a 10.5% cap rate and 16.6% cash-on-cash return on the 2025 tax bill and trailing-12 operating actuals, with a 1.97x debt coverage ratio at the assumed 6.00%, 25-year financing - conservative leverage with ample cushion. The building is 100% occupied, and recent capital work (new copper plumbing, electrical, and roof) limits near-term capex risk.

The primary upside is rent growth: in-place rents average $1,458/unit versus market rents of $1,950 (3BR) and $1,650 (2BR) - roughly 27% below market. Bringing units to market at turnover lifts NOI from $65,531 to a pro forma $85,412 (13.7% cap, 26.8% cash-on-cash), even after a 3% vacancy allowance and a 3% expense escalation.

INCOME SUMMARY	CURRENT	PROFORMA
Gross Rental Income	$104,976	$133,200
Estimated Vacancy Cost	-$3,149 (3%)	-$3,996 (3%)
GROSS INCOME	**$101,827**	**$129,204**

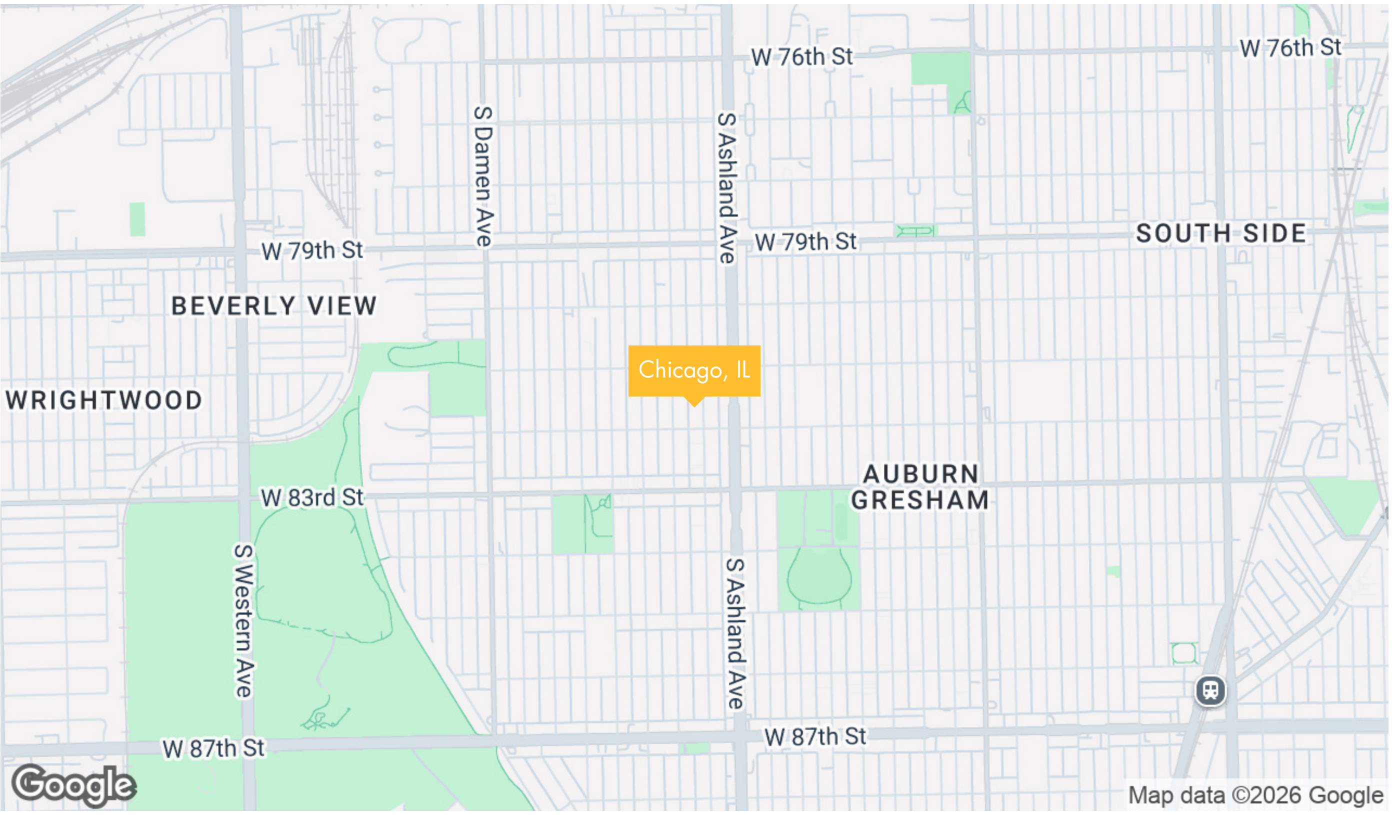
EXPENSES SUMMARY	CURRENT	PROFORMA
Taxes	$7,920	$10,624
Insurance	$4,684	$6,100
Gas	$2,952	$3,041
Electric	$426	$439
Water	$3,569	$3,676
Trash	$1,858	$1,914
Unit Turnover	$1,230	$1,267
Repairs & Maintenance	$2,500	$2,575
Management Fee	$6,298	$6,487
Reserves	$3,900	$4,017
Cleaning & Landscaping	$959	$988
OPERATING EXPENSES	**$36,296**	**$41,128**
NET OPERATING INCOME	**$65,531**	**$85,412**

Current taxes are the 2025 payable bill of $7,919.53; other current figures reflect T12 actuals (Aug 2025 - Jul 2026). Pro forma expenses escalated 3% over current, except: Taxes per Cook County reassessment estimate at sale price (10% assessment x 3.0355 equalizer x ~7.0% composite rate), reduced 20%; Insurance per quote of $6,100. Pro forma income at market rents of $1,950 (3BR) / $1,650 (2BR) with 3% vacancy.

RENT ROLL

UNIT	BED	BATH	CURRENT RENT	MARKET RENT
8136-1	3	1	$1,783	$1,950.00
8136-2	3	1	$1,450	$1,950.00
8136-3	2	1	$1,000	$1,650.00
8138-1	3	1	$1,757	$1,950.00
8138-2	3	1	$1,500	$1,950.00
8138-3	2	1	$1,258	$1,650.00
TOTALS / AVERAGES			**$8,748**	**$11,100**

Current rents per AppFolio rent roll dated 7/31/2026. Market rents: $1,950 (3BR) / $1,650 (2BR).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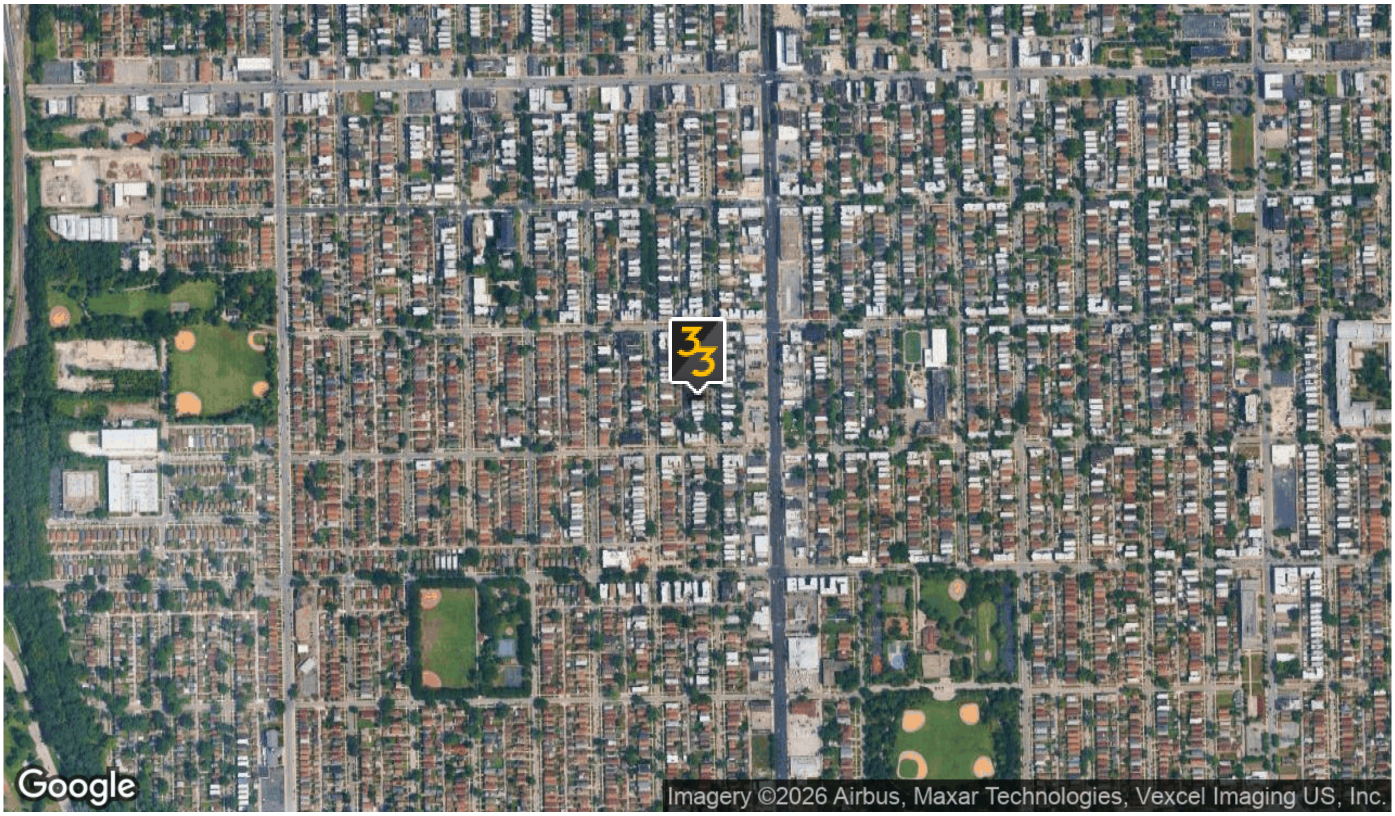
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PHILLIP GROSS

Investment Broker

PGross@33realty.com

Direct: **312.351.1111**

PROFESSIONAL BACKGROUND

Phillip Gross is a recognized expert in multifamily and mixed-use transactions across the Chicago metropolitan area. He is dedicated to achieving optimal financial outcomes for both buyers and sellers, leveraging his deep understanding of the market and strong negotiation skills to expertly navigate complex property sales.

Phillip's unique strength lies in his extensive background in technology, cultivated through senior leadership roles at technical startups and Fortune 100 companies. He applies this expertise to revolutionize the real estate landscape, significantly improving sales pipeline visibility and performance by implementing advanced analytics platforms and data solutions.

These tools provide real-time insights that empower strategic decision-making. Furthermore, his experience in optimizing digital marketing campaigns has accelerated lead generation and strengthened client relationships. Phillip's comprehensive skill set, encompassing leadership, strategic planning, sales negotiation, and advanced technology implementation, positions him as a trusted advisor committed to delivering the best results for all parties in the Chicago multifamily market.

Phillip lives in downtown Chicago with his family and believes strongly in building community. He has served on several advisory boards including the prestigious Pilchuck Glass School. In his free time Phillip enjoys long distance running, music and seeking out the cultural gems of Chicago.

EDUCATION

Bachelor Degree | University of Kansas