





REALTY

5714 S Prairie - 4-Unit Apartment Building in Washington Park

A Multifamily Investment Offering

Presented by: **GENE HART**
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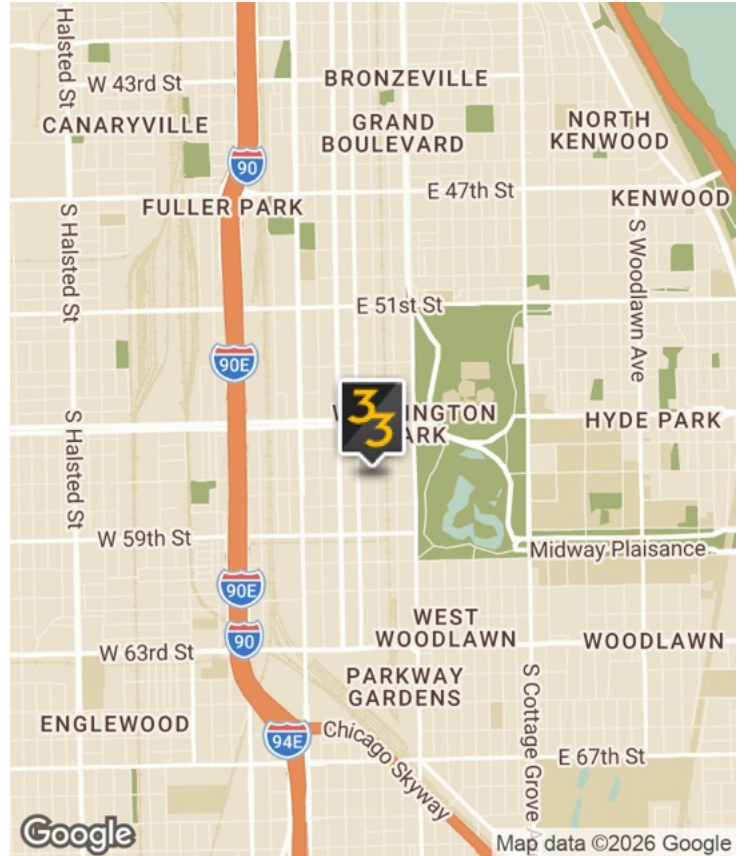
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OFFERING SUMMARY

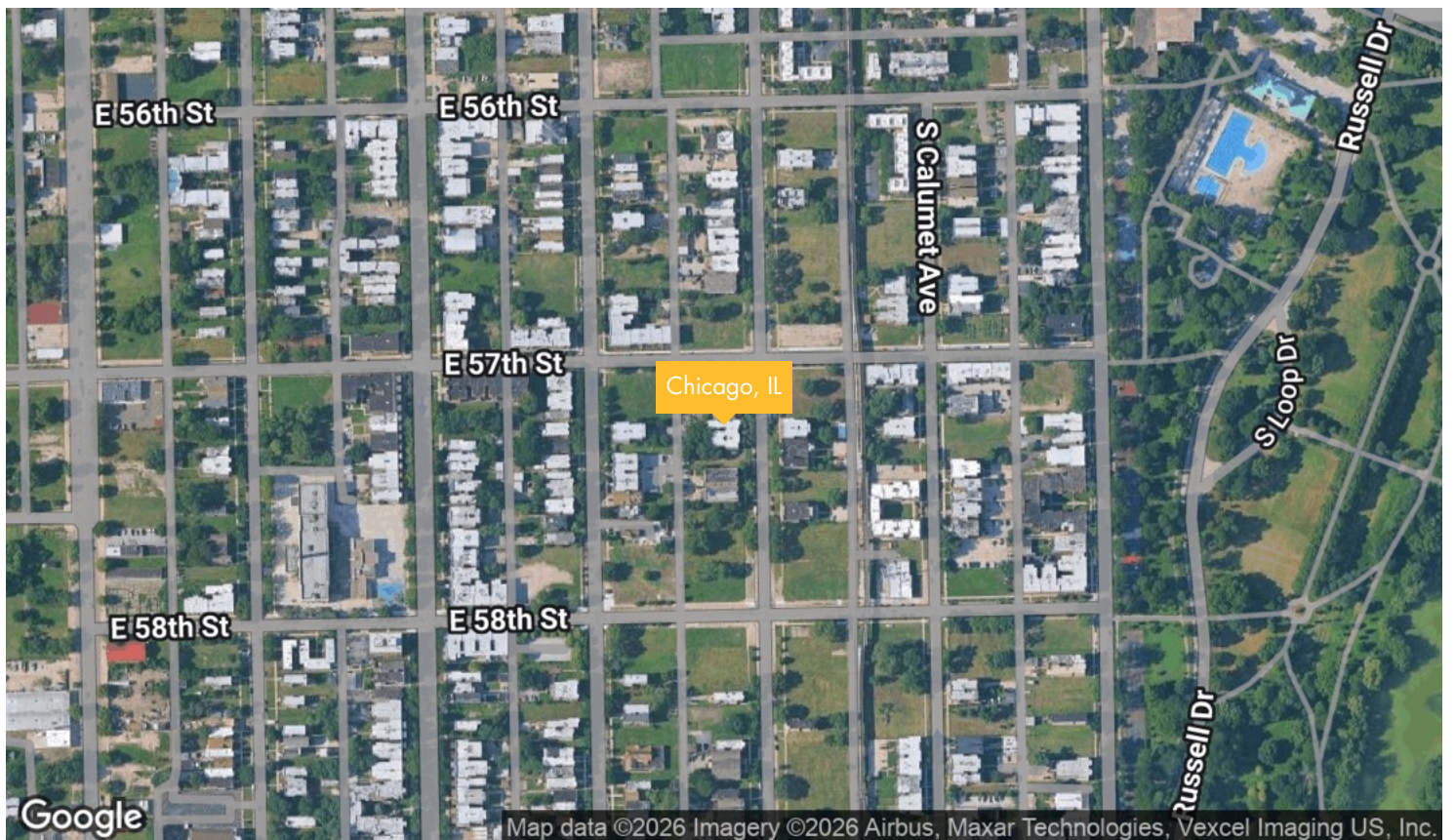
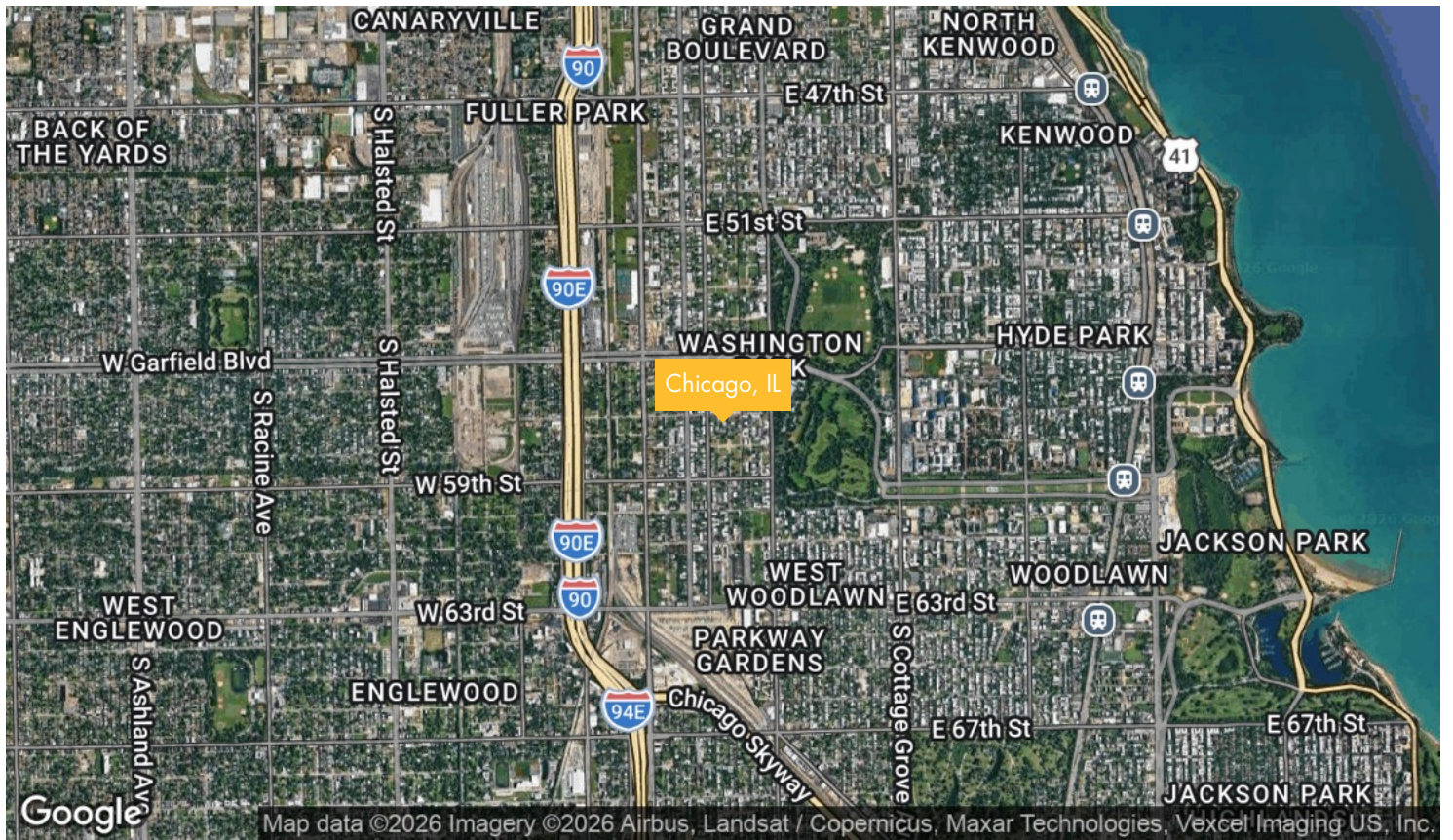
Sale Price:	\$799,000
Building Size:	5,200 SF
Lot Size:	3,896 SF
Number of Units:	4
Stabilized Cap Rate:	11.59%
Stabilized NOI:	\$92,637
In-Place Cap Rate:	7.4%
In-Place NOI:	\$63,237
Year Built:	1896
Zoning:	RM-5
Market:	Chicago
Submarket:	Washington Park

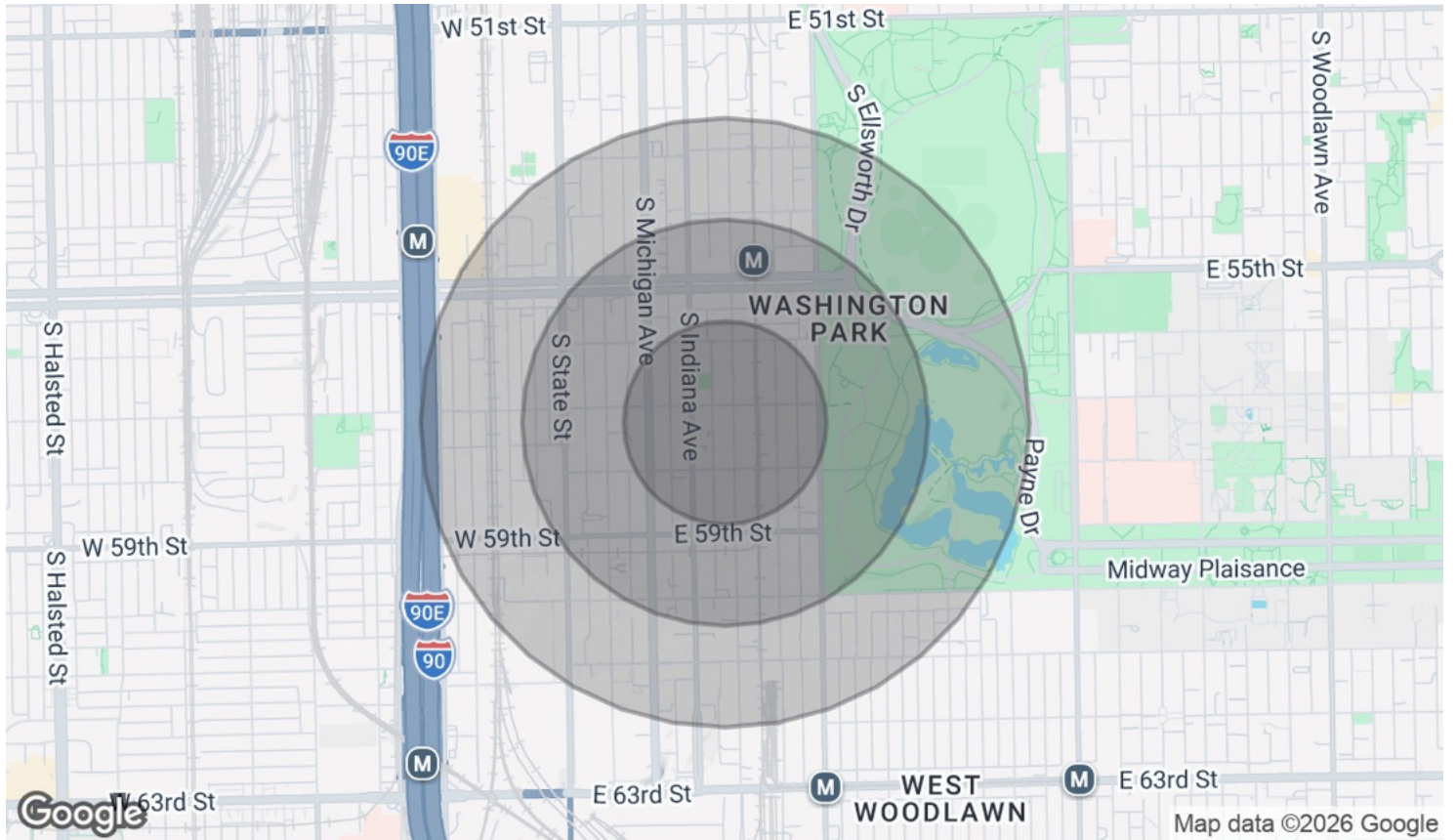
PROPERTY OVERVIEW

33 Realty is pleased to present for sale 5714 S Prairie Avenue, a four-unit multi-family investment property in the east Washington Park neighborhood of Chicago. This is an excellent opportunity for an OWNER-OCCUPANT OPPORTUNITY as the top floor (unit 3) 4-bed/2-bath unit was gut-rehabbed in 2026 and will be vacant upon closing.

The property is composed of two 4-Bed/1-Bath & one 4-Bed/2-Bath, and 5-Bed/2-Bath apartments that were previously renovated for individual condominiums.

All units have hardwood and tile throughout, modern appliances, gas-forced-heat, granite counter tops, individual hot water tanks, and individual utilities. The residences are larger than most of the new construction in the area, ranging in size between 1,200 and 1,400 SF and feature separate dining & living areas.





	0.2 MILES	0.4 MILES	0.6 MILES
POPULATION			
Total Population	2,164	5,876	10,331
Average Age	35	34	35
Average Age (Male)	33	33	33
Average Age (Female)	37	36	36
HOUSEHOLDS & INCOME			
Total Households	905	2,322	4,149
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$38,364	\$45,592	\$45,714
Average House Value	\$287,685	\$269,851	\$265,011

2020 American Community Survey (ACS)

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT/SF	MARKET RENT	MARKET RENT/SF
4 BD / 1 BA - Garden	1	25.0	1,250	\$1.16	\$2,200	\$1.76
4 BD / 1 BA	1	25.0	1,300	\$1.15	\$2,350	\$1.81
5 BD / 2 BA	1	25.0	1,350	\$1.22	\$2,500	\$1.85
4 BD / 2 BA - Owner	1	25.0	1,400	\$1.96	\$2,750	\$1.96
TOTALS/AVERAGES	4	100%	5,300	\$1.39	\$9,800	\$1.85

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
G	4	1	1,250	\$1,450	\$1.16	\$2,200.00	\$1.76
1	4	1	1,300	\$1,500	\$1.15	\$2,350.00	\$1.81
2	5	2	1,350	\$1,650	\$1.22	\$2,500.00	\$1.85
3 - Vacant	4	2	1,400	\$2,750	\$1.96	\$2,750.00	\$1.96
TOTALS/AVERAGES			5,300	\$7,350	\$1.39	\$9,800	\$1.85

INVESTMENT OVERVIEW	STABILIZED FINANCIALS	IN-PLACE FINANCIALS
Price	\$799,000	\$799,000
Price per SF	\$154	\$154
Price per Unit	\$199,750	\$199,750
GRM	6.79	9.06
CAP Rate	11.59%	7.91%
Cash-on-Cash Return (yr 1)	28.38%	13.66%
Total Return (yr 1)	\$56,682	\$27,282
Debt Coverage Ratio	2.58	1.76
OPERATING DATA	STABILIZED FINANCIALS	IN-PLACE FINANCIALS
Gross Scheduled Income	\$117,600	\$88,200
Total Scheduled Income	\$117,600	\$88,200
Gross Income	\$117,600	\$88,200
Operating Expenses	\$24,963	\$24,963
Net Operating Income	\$92,637	\$63,237
Pre-Tax Cash Flow	\$56,682	\$27,282
FINANCING DATA	STABILIZED FINANCIALS	IN-PLACE FINANCIALS
Down Payment	\$199,750	\$199,750
Loan Amount	\$599,250	\$599,250
Debt Service	\$35,955	\$35,955
Debt Service Monthly	\$2,996	\$2,996

INCOME SUMMARY	STABILIZED FINANCIALS	IN-PLACE FINANCIALS
Market Rental Income	\$117,600	-
In-Place Income	-	\$88,200
Vacancy Cost	\$0	\$0
NET INCOME	\$117,600	\$88,200
EXPENSES SUMMARY	STABILIZED FINANCIALS	IN-PLACE FINANCIALS
2024 Pay 2025 Real Estate Taxes	\$14,763	\$14,763
Property Insurance (\$600/Unit Broker Est.)	\$2,400	\$2,400
Electric (Broker Est.)	\$500	\$500
Water/Sewer (\$800/Unit Broker Est.)	\$3,200	\$3,200
Snow Removal (Broker Est.)	\$250	\$250
Landscaping (Broker Est.)	\$250	\$250
Repairs & Maintenance (\$600/Unit Broker Est.)	\$2,400	\$2,400
Reserves (\$300/Unit Broker Est.)	\$1,200	\$1,200
OPERATING EXPENSES	\$24,963	\$24,963
NET OPERATING INCOME	\$92,637	\$63,237





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IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11 - Real Estate Program

DePaul University - Honors Program - Liberal Studies

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