

Asking price

\$995,000

No. of Unit

6

OFFERING MEMORANDUM

**4522 South Calumet Avenue,
Chicago, IL 60653**

Exclusively Marketed by
Kevin Rocio

Founder
ROC Advisory Group
@properties commercial

(312) 972-4381
kjrocio@atproperties.com
IL 476.435668

Content

4522 SOUTH CALUMET AVENUE

ROC
ADVISORY GROUP

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE

04 Executive Summary

15 Location

24 Financials

07 Property

19 Comps



Kevin Rocio

Founder
ROC Advisory Group

Kevin Rocio is a seasoned real estate professional in Chicago, renowned for his extensive experience in commercial real estate, encompassing sales, leasing, and advisory services. As a leader at the ROC Advisory Group with @properties Commercial, Kevin has earned a stellar reputation for his expertise, dedication, and profound knowledge of local market trends. His strategic insights and commitment to client success make him a trusted advisor in the industry.

In 2019, Kevin received the prestigious Commercial Achievement Awards from both the Chicago Association of Realtors and the National Association of Realtors, recognizing his exceptional contributions and unwavering commitment to excellence in the field.

Since 2012, Kevin has been consistently recognized as a top-producing Realtor, earning annual top producer awards.

Kevin's achievements highlight his dedication and excellence in the real estate industry. His consistent recognition over the years underscores his commitment to providing exceptional service to his clients.

The Chicago Association of REALTORS® acknowledges top producers annually, celebrating those who have demonstrated outstanding sales performance and professionalism in the field.

Executive Summary

4522 SOUTH CALUMET AVENUE

ROC
ADVISORY GROUP

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Offering Summary



Address	4522 South Calumet Avenue, Chicago, IL 60653
Submarket	Grand Boulevard / Bronzeville, Cook County
Type	Multifamily — 6 units, 3-story
Building SF	6,600 SF
Land SF	6,000 SF
Unit Mix	2x 3bd/1.5ba (1,500 SF) · 4x 2bd/1ba (900 SF)
APN	20-30-316-028-0000

Asking price	\$995,000
Price/unit	\$165,833
Price PSF	\$150.76
Current NOI	\$72,724 (7.31% cap)
Pro forma NOI	\$92,306 (9.28% cap)
Current CoC	7.12%
Pro Forma CoC	15.00%
Occupancy	95%
Proposed Financing	75% LTV · \$746,250 loan · 5.88% · 30-year amort

Investment Highlight



Below-market Entry

The subject property presents a rare pricing advantage, offered at \$165,833 per unit and \$150.76 PSF. This entry point sits significantly below the local landscape, undercutting every active on-market comparable (average \$189,688/unit) and trailing recent sale comps (average \$198,611/unit). This substantial value gap provides immediate "built-in" equity at acquisition, shielding the investment from market volatility while offering a superior basis compared to any other asset in the submarket.



Cosmetic Value-add

Unlike heavy lift projects, this asset benefits from a full 2014 renovation that updated all major systems, including plumbing, electrical, porches, and masonry. The remaining upside is purely cosmetic, focused on high-impact, low-cost updates like floor refinishing, fresh paint, and modern countertops at turnover. This surgical capex strategy is projected to drive a 12.6% rent lift, moving current averages of \$1,539 toward a market-supported \$1,733, and ultimately yielding a 9.28% stabilized cap rate.



Bronzeville Momentum

Situated in one of Chicago's most dynamic corridors, the property is positioned to capture the rapid appreciation of the ongoing Bronzeville development cycle. The immediate area has seen a surge in luxury rentals, new-construction single-family homes, and commercial expansion over the last five years. With its strategic proximity to IIT, the University of Chicago, and seamless transit access via the Green Line, Red Line, and I-90, the asset is perfectly placed to benefit from the sustained institutional and private investment flowing into the neighborhood.

Property

4522 SOUTH CALUMET AVENUE

ROC
ADVISORY GROUP

@properties

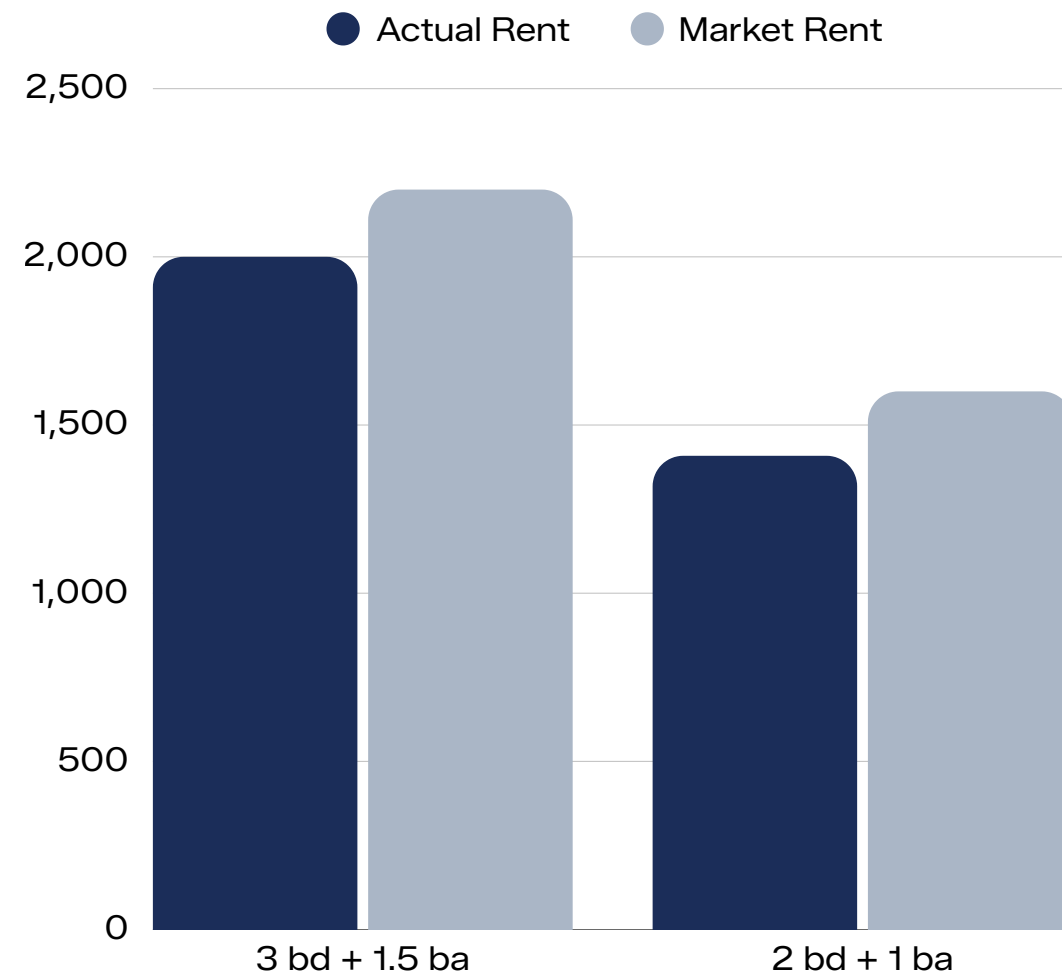
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Unit Mix and Rent Analysis

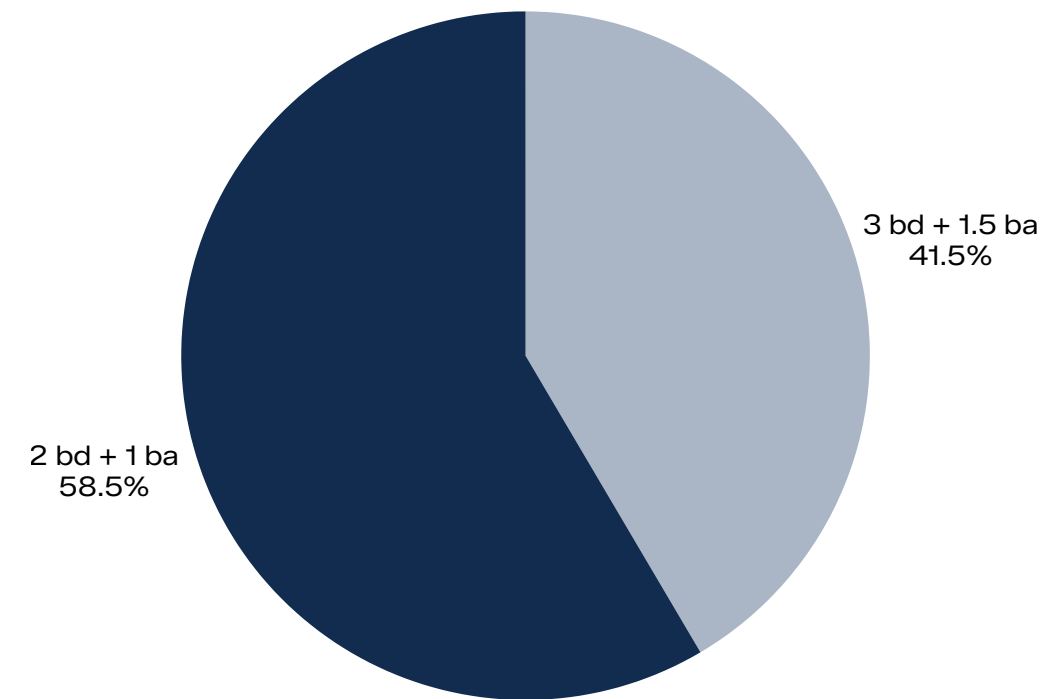
Unit Mix	# of Unit	SF	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
3 bd + 1.5 ba	2	1,500	\$1800-\$2100	\$1.30	\$3900	\$2,200	\$1.46	\$4,400
2 bd + 1 ba	4	900	\$1,250 - \$1,567	\$1.57	\$5,634	\$1,650	\$1.83	\$6,600
Total	6	1,100	\$1,589	\$1.48	\$9,534	\$1,833	\$1.67	\$11,000

Unit Mix and Rent Analysis

Actual Rent vs. Market Rent



Unit Mix Revenue



Property Features

4522 SOUTH CALUMET AVENUE 10



Building Structure: 3-story, single-building asset.

Parking: 3 dedicated on-site parking spaces.

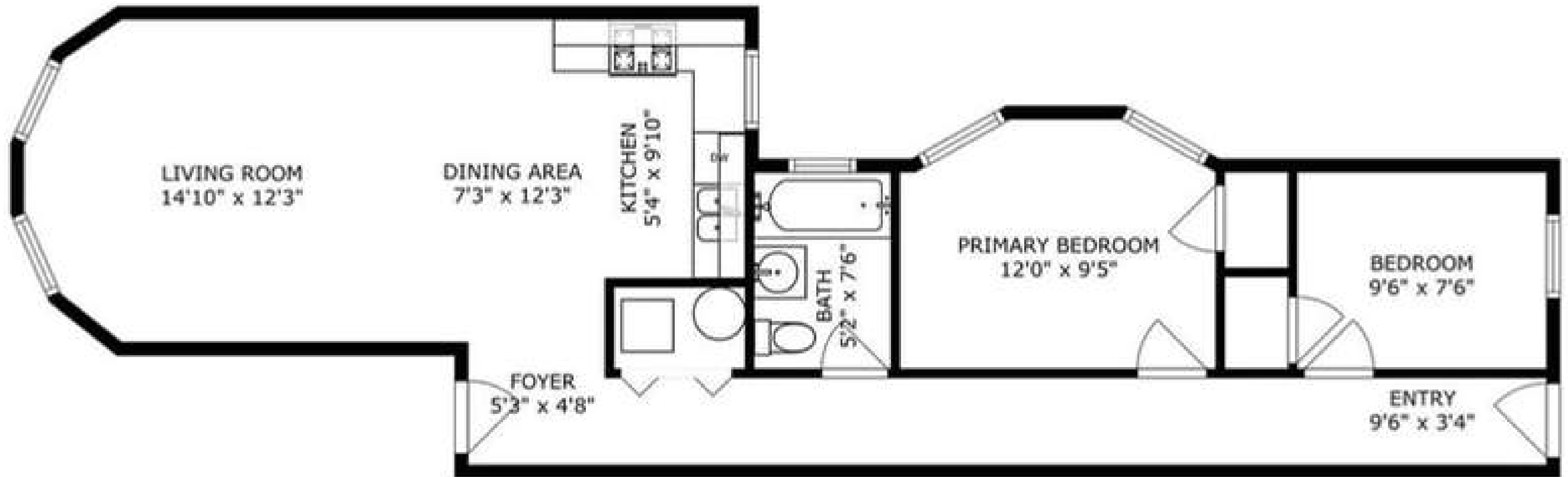
Climate Control: Individualized heating and cooling systems for each unit.

Utilities (Tenant-Paid): Individual hot water, gas, and electricity.

Utilities (Owner-Paid): Common water and trash removal services.

Administrative Fees: \$60 application fee | \$500 move-in fee.

2 Bed Floor Plan



Property Photos

4522 SOUTH CALUMET AVENUE 12



Property Photos



Property Photos



Location

4522 SOUTH CALUMET AVENUE

ROC
ADVISORY GROUP

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Proximity at a Glance

4522 SOUTH CALUMET AVENUE 16





BURGER KING **POPEYES**
MARIANO'S
CHIPOTLE MEXICAN GRILL **O'Reilly AUTO PARTS**
DOLLAR TREE

CVS pharmacy **Starbucks**

MCCORMICK PLACE CHICAGO

ILLINOIS INSTITUTE OF TECHNOLOGY

lake meadows
T-Mobile **Foot Locker**
LA FITNESS **DUNKIN'**
WING-STOP



Rate Field



SWAPORAMA
The First Name In Flea Markets

Subject Property

vestis
 Uniforms and Workplace Supplies

LA FITNESS
Starbucks **McDonald's** **WHOLE FOODS MARKET**
HARPER THEATER

3 Miles

FAIRPLAY
 NEIGHBORHOOD MARKET

Foot Locker
Pizza Hut

DUNKIN' **Target**
T-Mobile
PAPA JOHN'S **SUBWAY**
CVS pharmacy **MESLER**

PEACE & EDUCATION
 COMMUNITY CENTER

SHERMAN
 AN APTS NETWORK SCHOOL
 SCHOOL OF EXCELLENCE

BURGER KING

TRADER JOE'S **UNITED STATES POSTAL SERVICE**
Walgreens

St. BERNARD HOSPITAL AND HEALTH CARE CENTER



ALDI

THE UNIVERSITY OF CHICAGO



Subject Property

8 Miles

Walmart
Supercentre

★★★★
MIDWAY
INTERNATIONAL AIRPORT

Sam's Club
Target
The Home Depot
IHOP

Walgreens
FAIRPLAY
el gineiro
The Home Depot

Target **PET SMART**
Michaels
Marshalls

SUPERMALL

Walmart Supercentre
Sams Beauty WAREHOUSE
Jack In the Box
BEST BUY
COSTCO WHOLESALE
AMC THEATRES
Olive Garden
FORD CITY MALL

JPH
Jackson Park Hospital

CHICAGO STATE UNIVERSITY

LA RABIDA
CHILDREN'S HOSPITAL

South shore hospital

Advocate Trinity Hospital



Employment Density

262,876 total employment in market area.



U.S. Government
52,315



Chicago Public
Schools
43,286



Advocate Health
38,679



City of Chicago
30,918



Amazon
30,100



Northwestern
Memorial
Healthcare
25,386

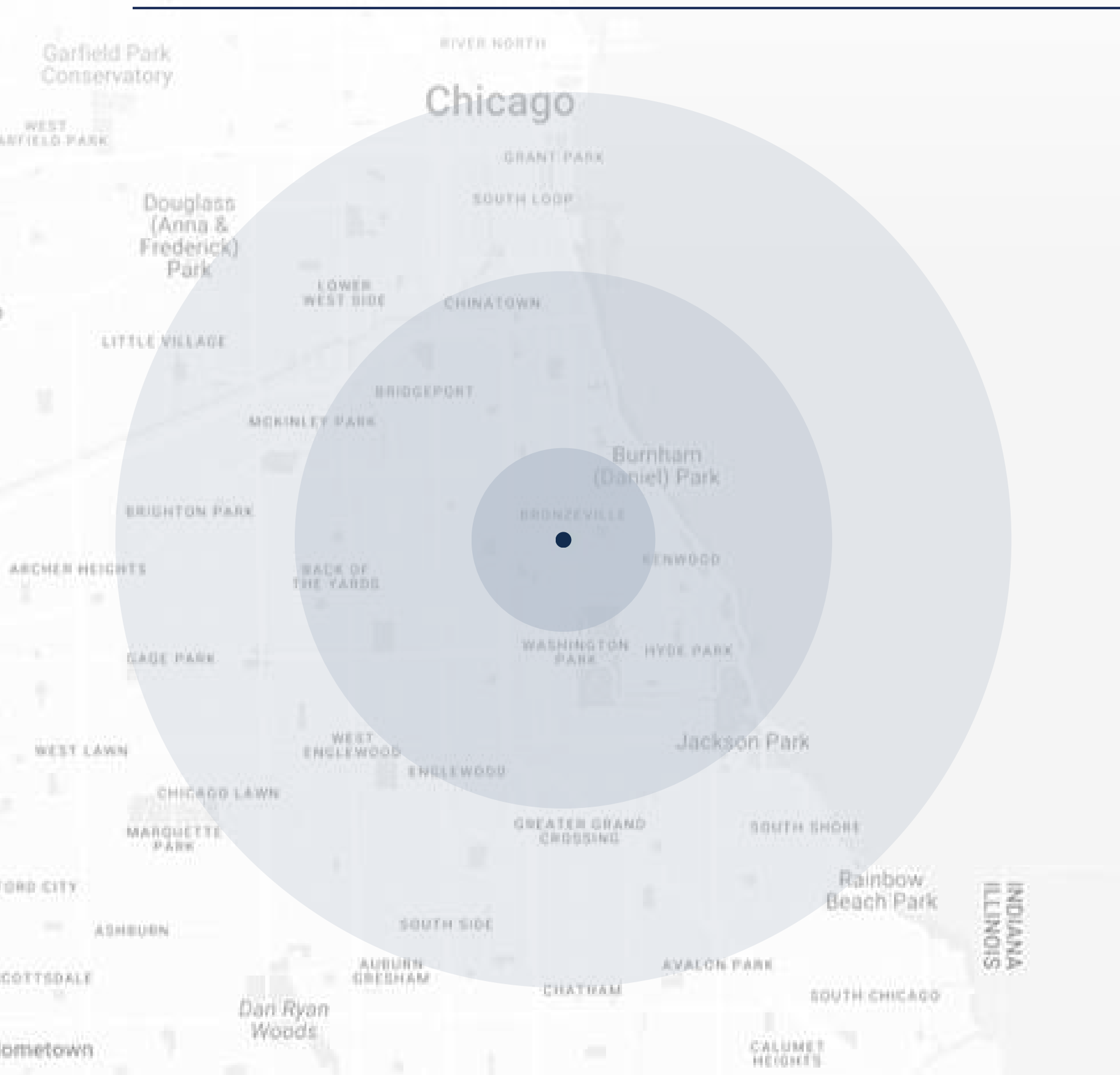


University of
Chicago
22,395



Cook County
19,797

Demographics



Metric	1 Mile	3 Mile	5 Mile
Population	37,668	251,369	667,506
Median HH income	\$46,422	\$54,244	\$59,213
Avg HH income	\$78,017	\$84,444	\$90,256
Median age	39	36	35

Comps

4522 SOUTH CALUMET AVENUE

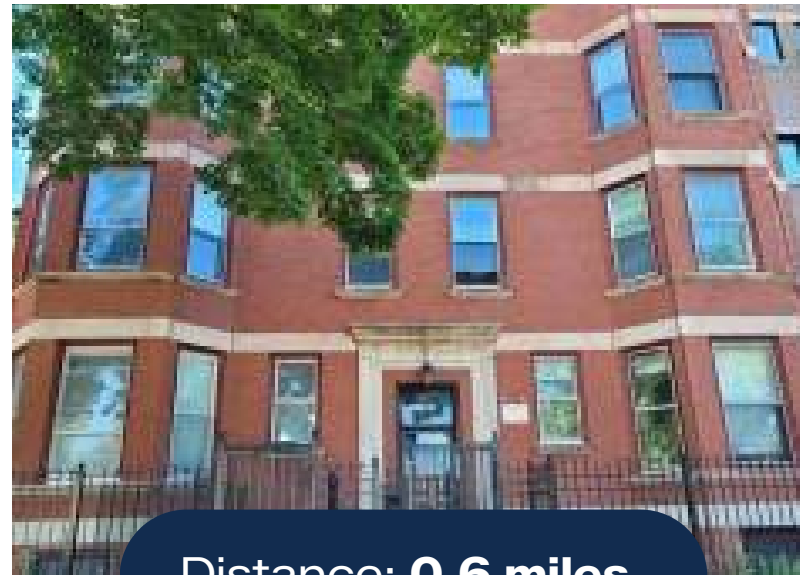
ROC
ADVISORY GROUP

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE

On Market Comps

1



Distance: **0.6 miles**

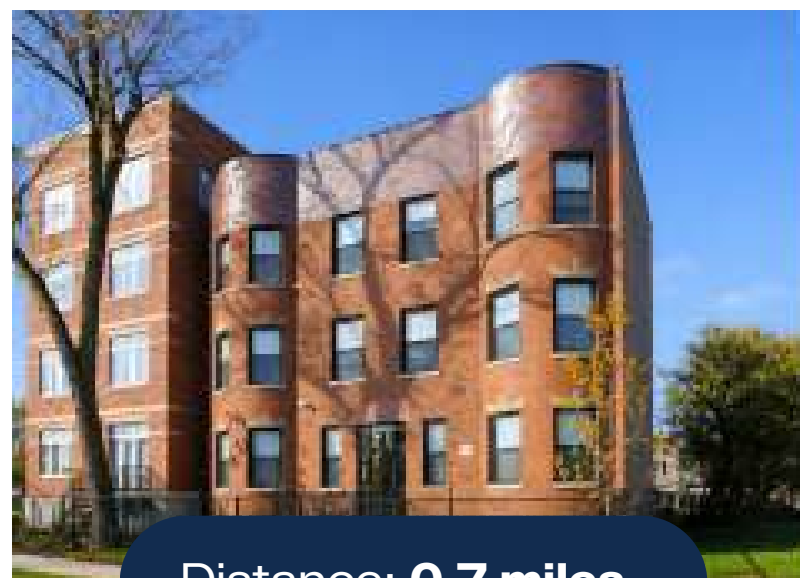
4927 South Prairie

4927 South Prairie Avenue
Chicago, IL 60615

The fully renovated ten (10) unit property features renovated units (including the mechanicals) as well as replacement of the roof and porches.

Total Units	10
Building SF	10,850
Asking Price	\$1,950,000
Price/Unit	\$195,000
Price PSF	\$179.72
Cap Rate	7.67%

2



Distance: **0.7 miles**

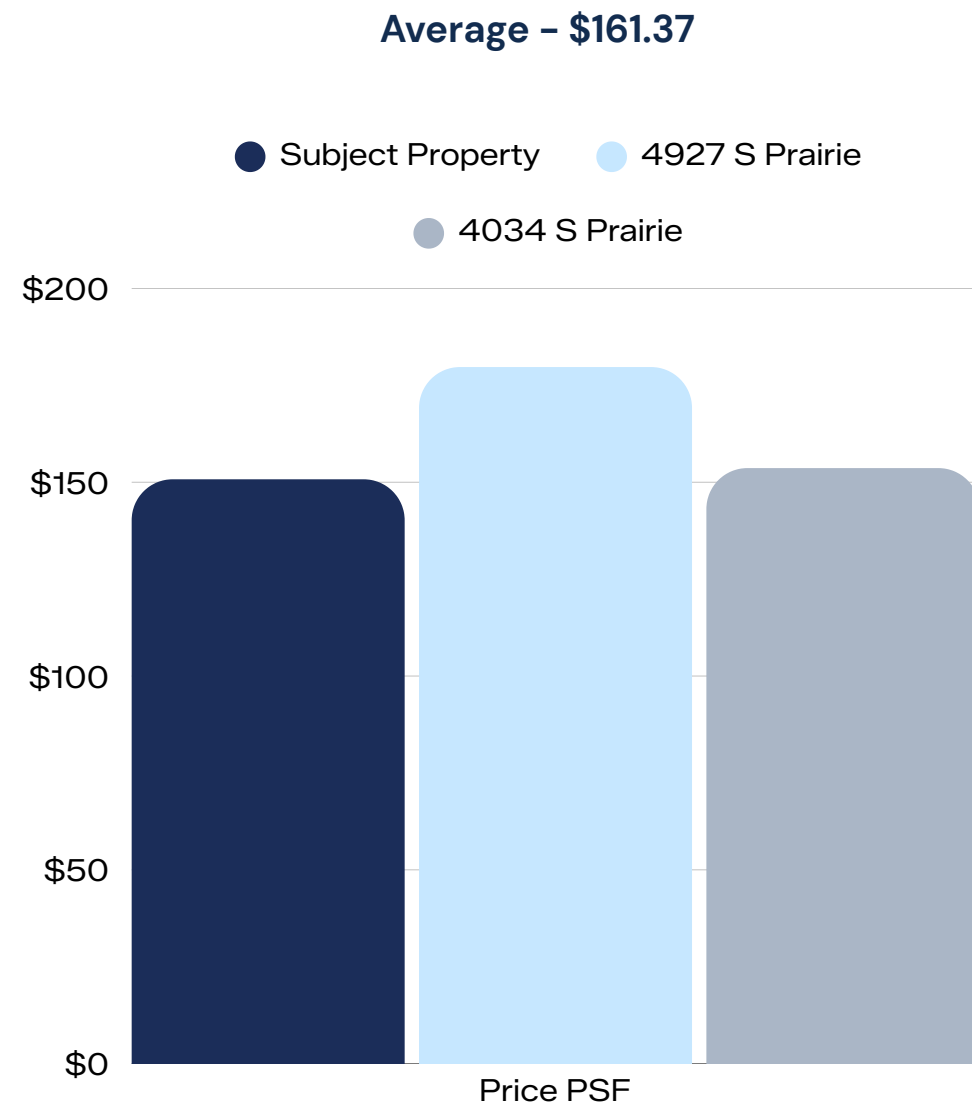
4034 South Prairie

4034 South Prairie Avenue
Chicago, IL 60653

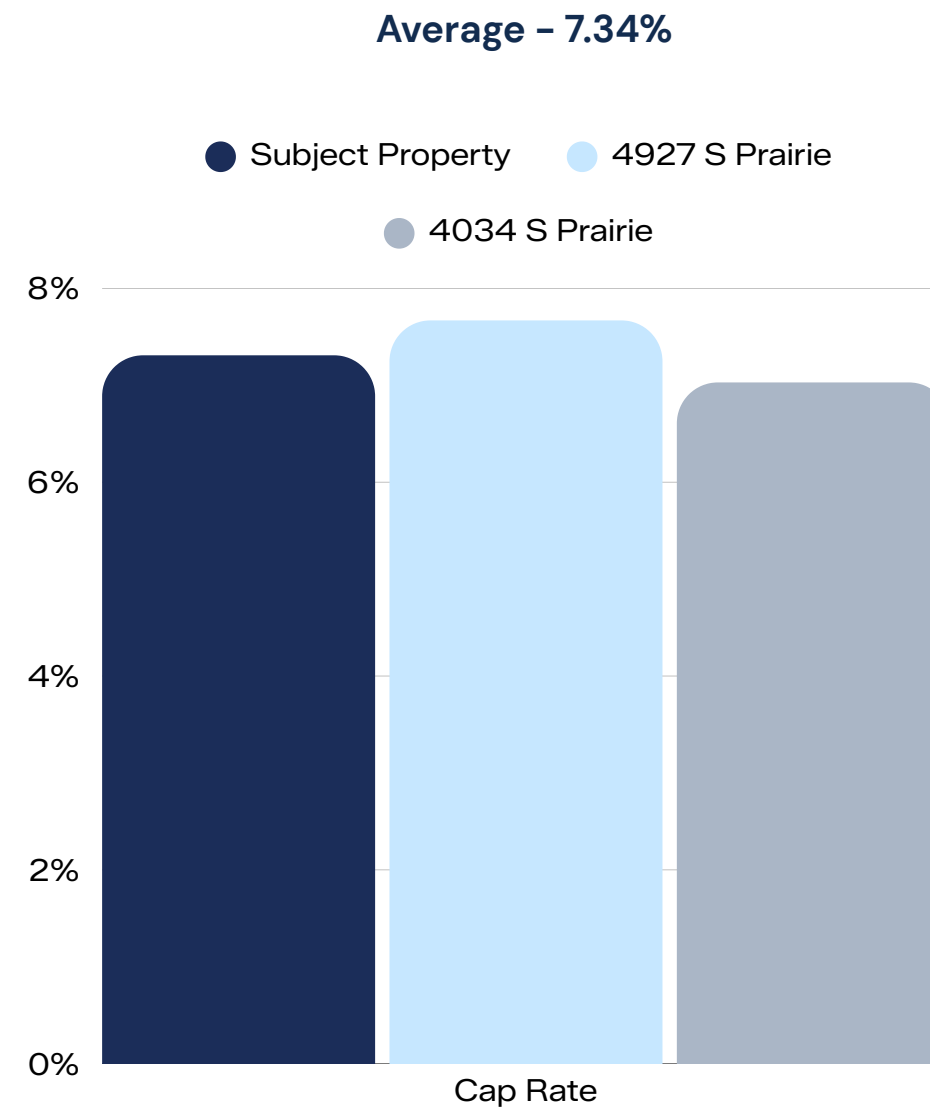
The property features (8) 3 bed /1 bath units. Current ownership fully renovated the property in the last 12-15 months to provide a submarket-leading product in terms of finishes. Major Capex items such as roof replacement and porches were also completed.

Total Units	8
Building SF	9,600
Asking Price	\$1,475,000
Price/Unit	\$184,375
Price PSF	\$153.65
Cap Rate	7.03%

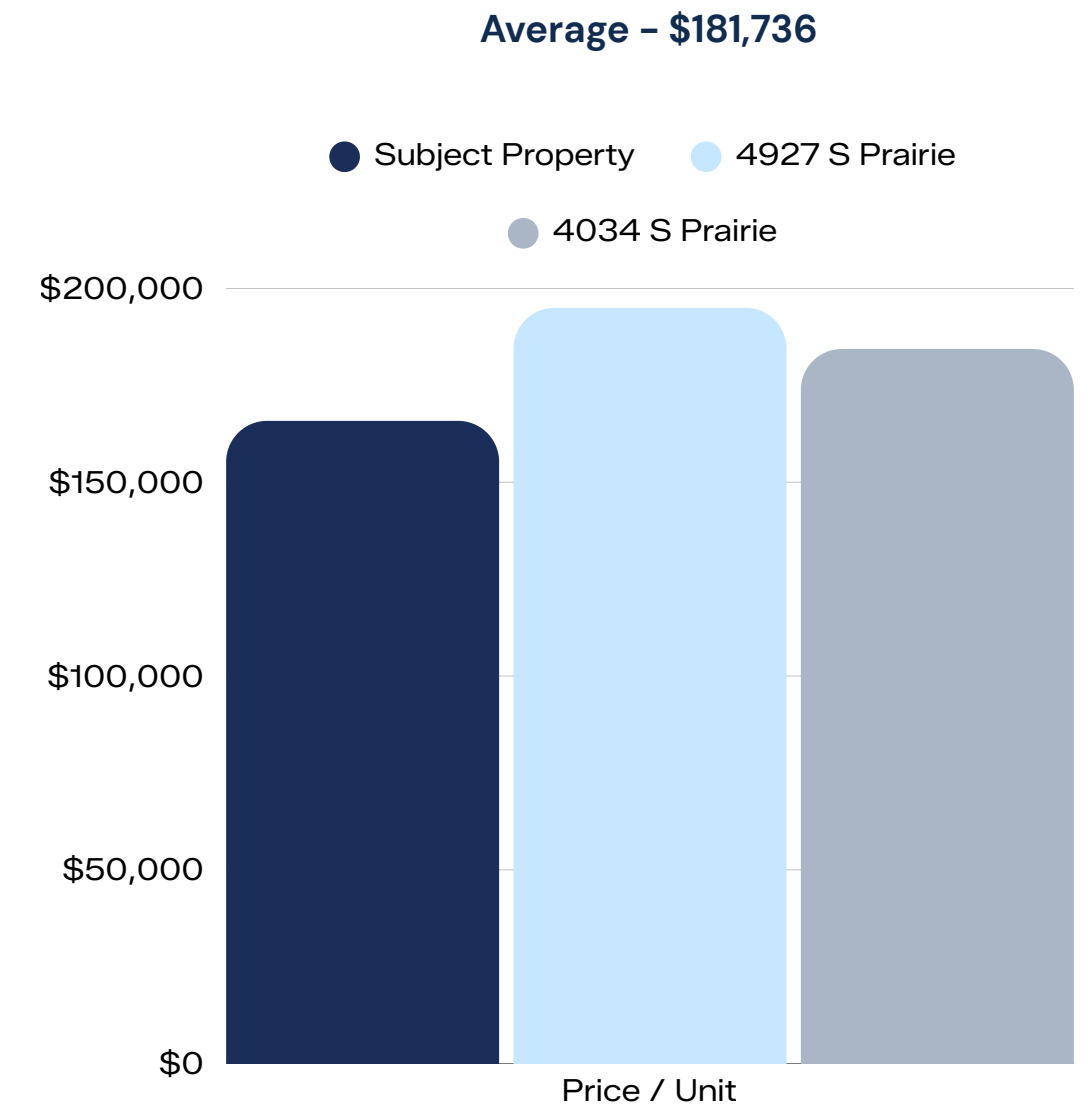
On Market Comps



The subject is priced below market on a PSF basis while offering a competitive yield relative to comparable properties.

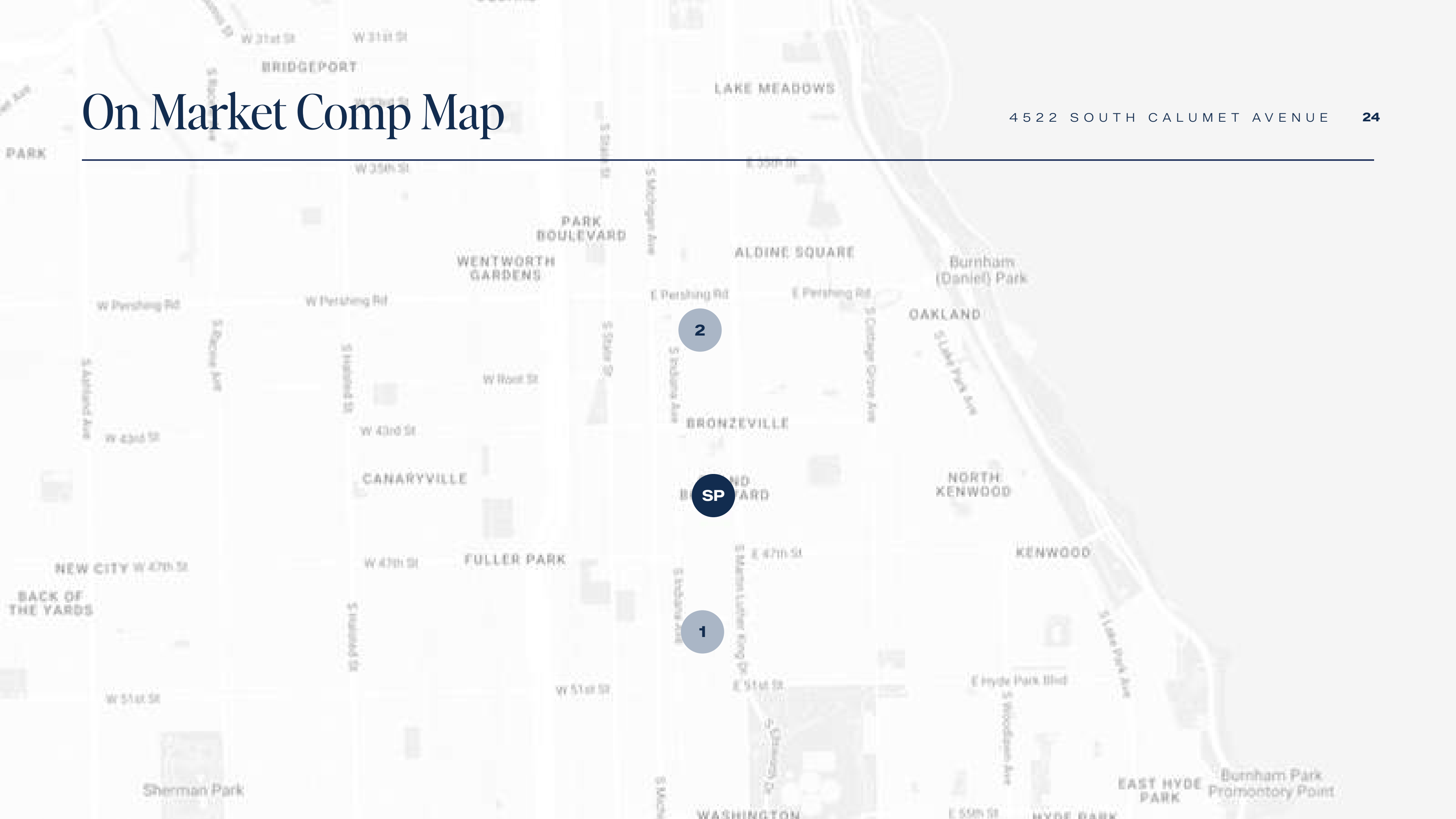


The subject property is priced at a slightly lower cap rate than comparable properties, reflecting its current income profile and potential for future upside.



The subject property's price per unit is positioned below comparable properties, indicating a more attractive basis relative to the market and offering potential upside as rents and overall asset performance are optimized.

On Market Comp Map



2

SP

1

1



4343 South Michigan

4343 South Michigan Avenue
Chicago, IL 60653

Closing Date: **5/5/2025**
Distance: **0.4 Miles**

Total Units	6
Building SF	7,810
Sale Price	\$1,090,000
Price/Unit	\$181,667
Price PSF	\$139.56

2



4008 South Calumet

4008 South Calumet Avenue
Chicago, IL 60653

Closing Date: **7/17/2025**
Distance: **0.8 Miles**

Total Units	6
Building SF	8,650
Sale Price	\$1,260,000
Price/Unit	\$210,000
Price PSF	\$145.66
Cap Rate	8.00%

3



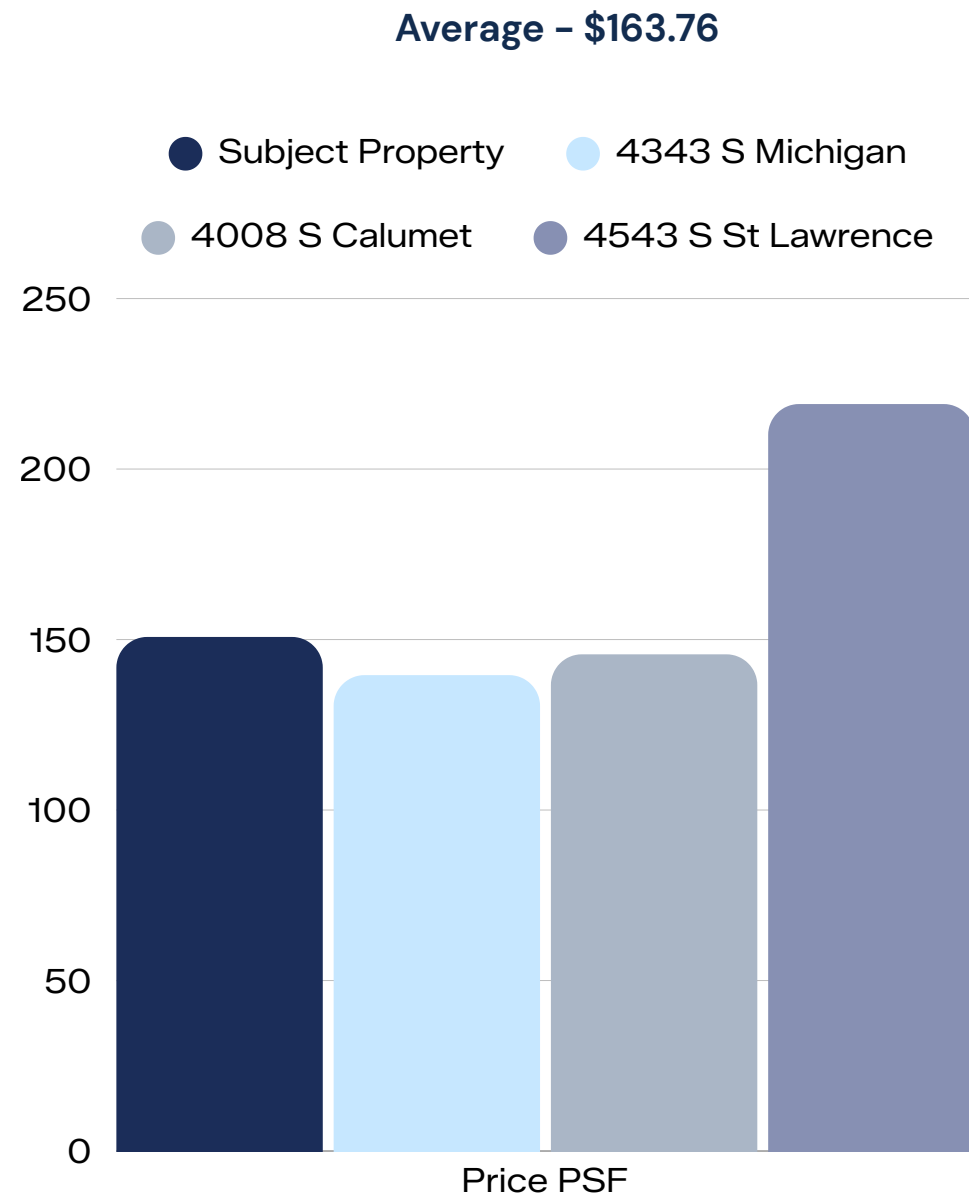
4543 South Saint Lawrence

4543 South Saint Lawrence
Avenue Chicago, IL 60653

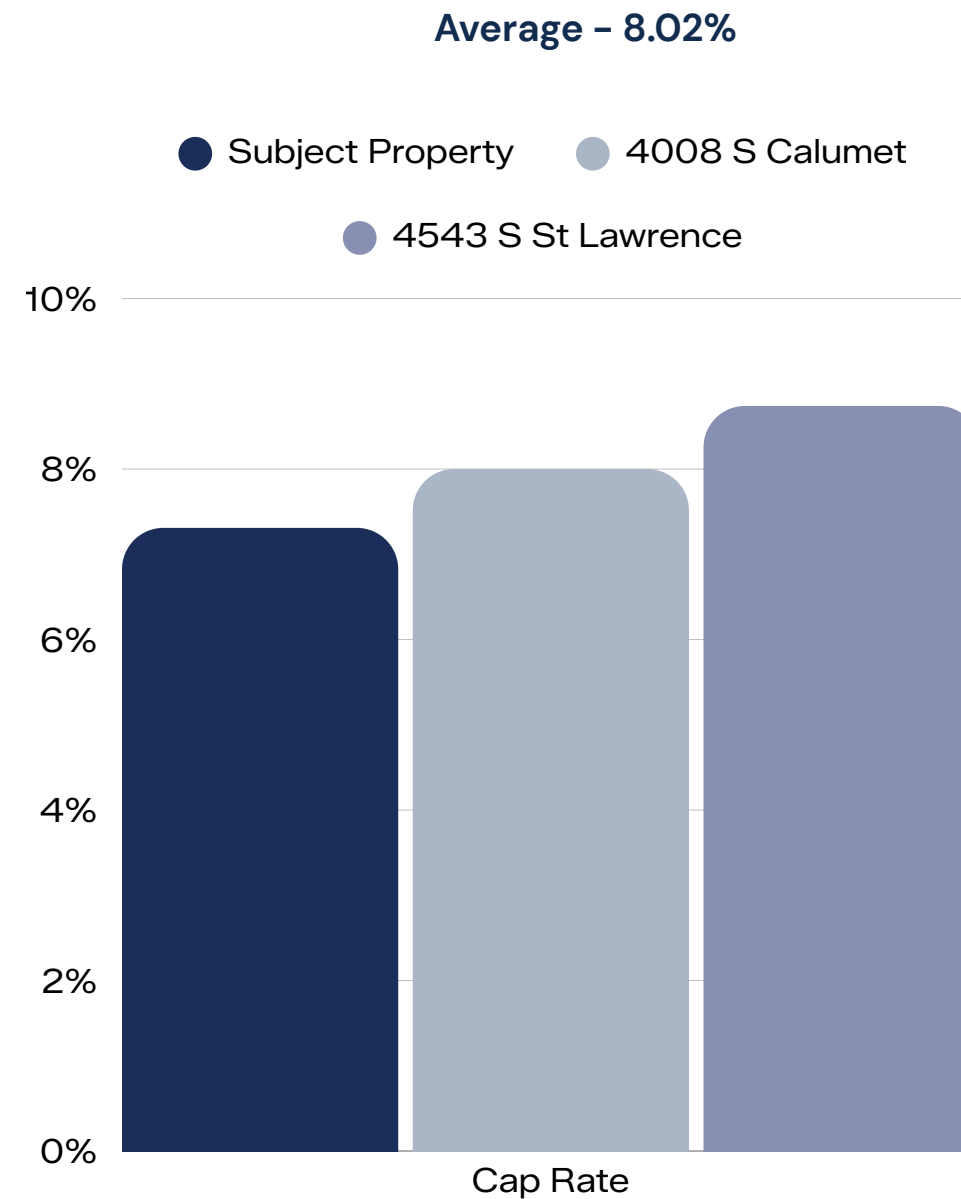
Closing Date: **7/31/2025**
Distance: **0.5 Miles**

Total Units	6
Building SF	5,592
Sale Price	\$1,225,000
Price/Unit	\$204,167
Price PSF	\$219.06
Cap Rate	8.74%

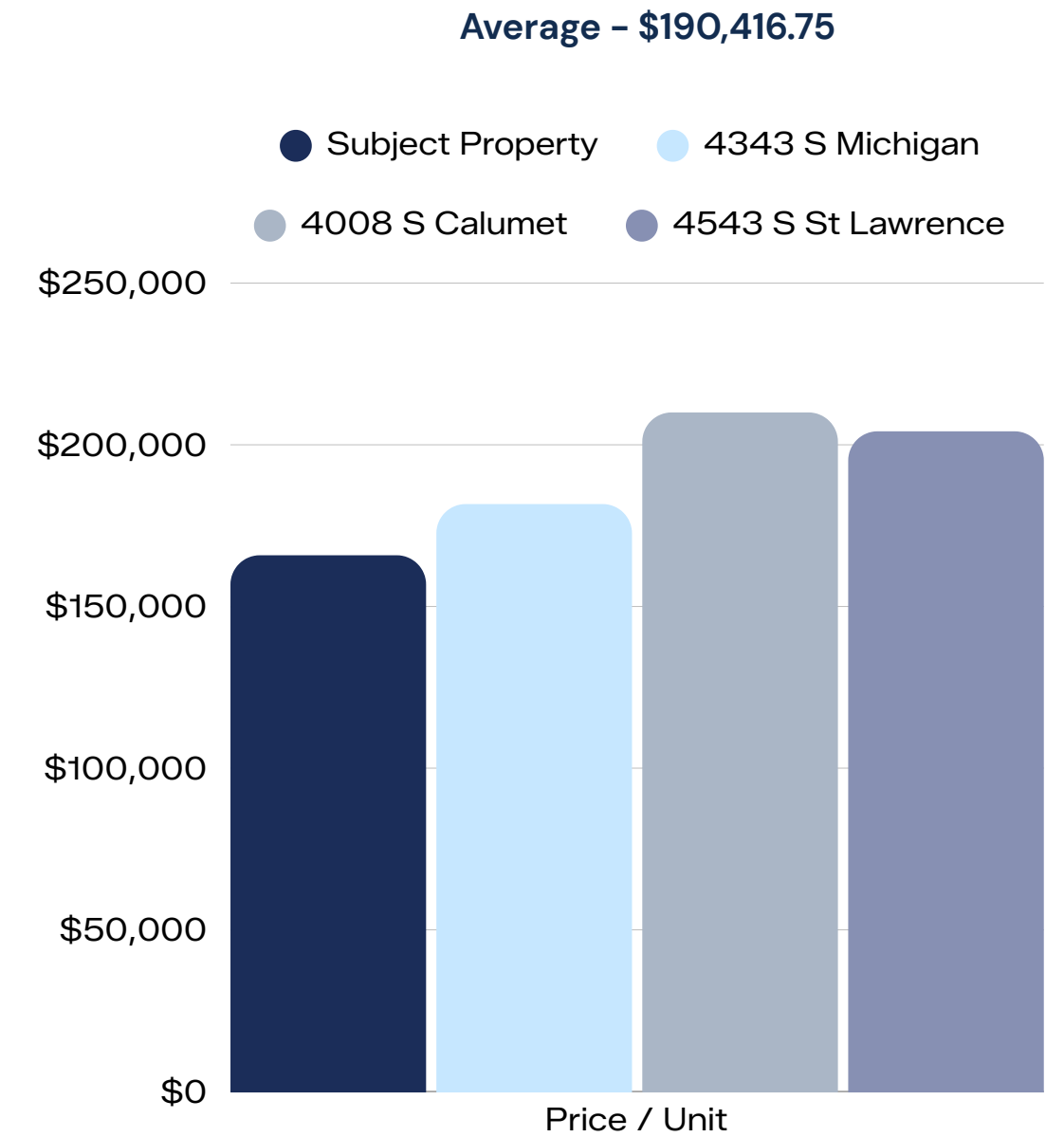
Sales Comps



The subject property is priced in line with recent comparable sales, positioned above lower-tier transactions while remaining below premium renovated assets.



The subject property's cap rate is slightly below comparable properties, reflecting its current income profile while suggesting potential for yield expansion as operational efficiencies are realized and revenue is further optimized.



The subject property's price per unit is in line with comparable properties, indicating a competitive basis within the market while still offering room for value creation through operational improvements and rent growth.

Comp Map



Financials

4522 SOUTH CALUMET AVENUE

ROC
ADVISORY GROUP

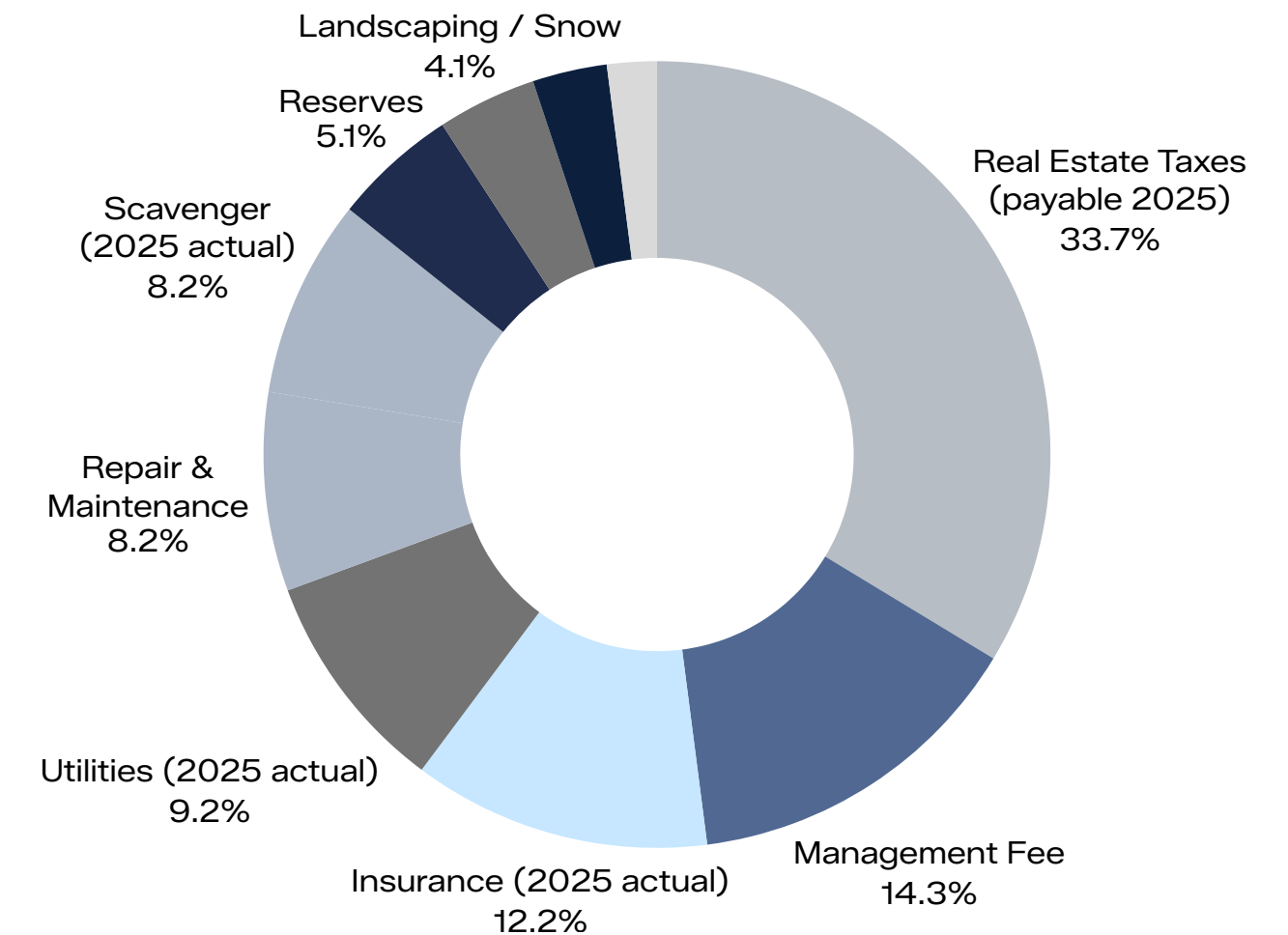
@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Income and Expense Analysis

Income	Current	Pro Forma		
Real Estate Taxes (payable 2025)	\$ 12,716	\$ 2,119	\$ 12,716	\$ 2,119
Insurance (2025 actual)	\$ 4,665	\$ 778	\$ 4,665	\$ 778
Management Fee (5% of EGI)	\$ 5,434	\$ 906	\$ 6,465	\$ 1,078
Marketing / Admin	\$ 1,200	\$ 200	\$ 1,200	\$ 200
Repairs & Maintenance	\$ 3,000	\$ 500	\$ 3,000	\$ 500
Scavenger (2025 actual)	\$ 2,862	\$ 477	\$ 2,862	\$ 477
Landscaping / Snow	\$ 1,440	\$ 240	\$ 1,440	\$ 240
Utilities (2025 actual)	\$ 3,446	\$ 574	\$ 3,446	\$ 574
Janitorial (2025 actual)	\$ 1,200	\$ 200	\$ 1,200	\$ 200
Total Operating Expense	\$ 35,963	\$ 5,994	\$ 36,994	\$ 6,166
Reserves	\$ 2,000	\$ 333	\$ 2,000	\$ 333
Annual Debt Service	\$ 53,001		\$ 53,001	
Expense / SF	\$ 5.45		\$ 5.61	
% of EGI	33.08%		28.61%	

Distribution of Expenses (Current)



Income and Expense Analysis

	Current	Pro-forma
Income		
Gross Potential Income	\$115,608	\$128,700
Effective Gross Income	\$109,828	\$122,460
Net Operating Income	\$74,036	\$85,808
Cash flow	\$19,035	\$30,807

	Current	Pro-forma
Expense		
Total Operating Expense	\$35,792	\$36,652
Total Expense Per Unit	\$5,965	\$6,109

5-year Cashflow Projection

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$ 114,408	\$ 132,000	\$ 134,640	\$ 137,333	\$ 140,079
Parking (3 spaces)		\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700
Other Income		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
Gross Potential Income	\$ 114,408	\$ 135,900	\$ 138,540	\$ 141,233	\$ 143,979
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$ 108,688	\$ 129,300	\$ 131,808	\$ 134,366	\$ 136,975
Operating Expenses					
Real Estate Taxes (payable 2025)	\$ 12,716	\$ 12,716	\$ 12,970	\$ 13,230	\$ 13,494
Insurance (2025 actual)	\$ 4,665	\$ 4,665	\$ 4,758	\$ 4,853	\$ 4,951
Management Fee	\$ 5,434	\$ 6,465	\$ 6,590	\$ 6,718	\$ 6,849
Marketing / Admin	\$ 1,200	\$ 1,200	\$ 1,224	\$ 1,248	\$ 1,273
Repairs & Maintenance	\$ 3,000	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Scavenger (2025 actual)	\$ 2,862	\$ 2,862	\$ 2,919	\$ 2,978	\$ 3,037
Landscaping / Snow	\$ 1,440	\$ 1,440	\$ 1,469	\$ 1,498	\$ 1,528
Utilities (2025 actual)	\$ 3,446	\$ 3,446	\$ 3,515	\$ 3,585	\$ 3,657
Janitorial (2025 actual)	\$ 1,200	\$ 1,200	\$ 1,224	\$ 1,248	\$ 1,273
Total Operating Expense	\$ 35,963	\$ 36,994	\$ 37,730	\$ 38,481	\$ 39,246
Net Operating Income	\$ 72,724	\$ 92,306	\$ 94,078	\$ 95,885	\$ 97,729
Capital Costs					
Reserves	\$ 2,000	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122
Total Capital Costs	\$ 2,000	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122
Annual Debt Service	\$ 53,001	\$ 53,001	\$ 53,001	\$ 53,001	\$ 53,001
Cash Flow	\$ 17,723	\$ 37,305	\$ 39,037	\$ 40,804	\$ 42,606

Confidentiality and Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from @properties commercial and it should not be made available to any other person or entity without the written consent of @properties commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to @properties commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. @properties commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, @properties commercial has not verified, and will not verify, any of the information contained herein, nor has @properties commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

RCC
ADVISORY GROUP

@properties
CHRISTIE'S
INTERNATIONAL REAL ESTATE

ROC
ADVISORY GROUP

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE

OFFERING MEMORANDUM

4522 South Calumet Avenue,
Chicago, IL 60653



Exclusively Marketed by

Kevin Rocio

Founder
ROC Advisory Group
@properties commercial

(312) 972-4381
kjroci@atproperties.com
IL 476.435668