

OFFERING SUMMARY • RENT ROLL & OPERATING STATEMENT
Six-Unit Multifamily Investment

7441 N Rogers Avenue

Chicago, Illinois 60626 — Rogers Park

New Construction (Built 2021) | 100% Occupied

Offered at \$1,690,000 | 5.42% Cap Rate (2025)



Property Type	6-Unit Multifamily	Year Built	2021 (New Constr.)
Unit Mix	(6) 2 BR / 1 BA	Occupancy	100% (6 of 6)
Building Size	~5,017 SF*	Lot Size	~7,000 SF*
Parking	1 space per unit*	Neighborhood	Rogers Park
Gross Monthly Rent	\$10,935	Gross Annual Rent	\$131,220
Operating Exp. (2025)	\$39,652	Net Operating Income	\$91,568
List Price	\$1,690,000	Cap Rate (2025)	5.42%

Property Photos

New-construction (2021) six-flat — exterior, private parking and representative unit interiors.



Rear elevation & private parking



Secured side entrance



Kitchen — stainless steel



Living room with in-unit laundry closet



Bedroom



Second bedroom

Property Overview

7441 N Rogers Avenue is a newly built (2021) six-unit multifamily building in the heart of Rogers Park on Chicago's Far North Side. The building is fully occupied and comprises six identical 2-bedroom / 1-bath apartments with modern, in-demand finishes. Its location one block from the Jarvis CTA Red Line station and minutes from Loyola University, the lakefront and Evanston supports strong, durable rental demand.

Investment Highlights

- **100% occupied:** All six units leased
- **New construction:** Built in 2021, meaning minimal deferred maintenance and modern systems.
- **Clean unit mix:** Six identical 2 BR / 1 BA units simplify management and turnover.
- **Staggered, in-place leases:** Most leases run into 2027, providing predictable income.
- **Transit-oriented:** One block to Jarvis Red Line; walkable to retail, parks and the lake.

Unit Features

- Open-plan layouts with stainless-steel appliances and dishwasher.
- Wood-laminate flooring throughout; ceramic-tile bathrooms with tub.
- In-unit washer/dryer in every apartment.
- One parking space per unit; water included in rent.
- Central air conditioning.

Location

- Rogers Park, Chicago 60626 — Far North Side.
- ~0.3 mi to Jarvis Station (CTA Red Line).
- Near Loyola University, lakefront beaches, Touhy & Rogers parks, and Evanston.

Rent Roll

As of June 2026 • All figures monthly unless noted

Unit	Type	Approx. SF	Monthly Rent	Lease Expiration	Status
1A	2 BR / 1 BA	~930	\$1,810	May 31, 2027	Occupied
1B	2 BR / 1 BA	~930	\$1,800	Feb 28, 2027	Occupied
2A	2 BR / 1 BA	~930	\$1,850	Feb 28, 2027	Occupied
2B	2 BR / 1 BA	~930	\$1,875	May 31, 2027	Occupied
3A	2 BR / 1 BA	~930	\$1,800	Feb 28, 2027	Occupied
3B	2 BR / 1 BA	~930	\$1,800	Jun 30, 2026	Occupied
Totals	6 units	~5,580	\$10,935	/ month	100% leased

Annualized Gross Scheduled Rent: **\$131,220** (\$10,935 × 12)

Operating Statement

Calendar-year 2025 actuals as provided by ownership. Tenants pay their own gas and electric.

Line Item	Annual Amount	Notes
INCOME		
Gross Scheduled Rent (6 units)	\$131,220	From rent roll
Other income (parking, laundry, storage)	N/A	Buyer can charge for parking
Effective Gross Income (EGI)	\$131,220	Excl. any other income
OPERATING EXPENSES (2025)		
Property Taxes (Cook County)	\$26,300	Annual
Insurance	\$3,758	Annual premium
Water / Sewer	\$2,864	Owner-paid; incl. in rent
Scavenger / Trash	\$2,480	Private hauler
Repairs & Maintenance	\$4,250	2025
Gas	—	Paid by tenant
Electric	—	Paid by tenant (confirm common)
Total Operating Expenses	\$39,652	Expenses shown above
NET OPERATING INCOME		
Net Operating Income (NOI)	\$91,568	EGI less expenses shown
Operating Expense Ratio	30.2%	Expenses ÷ gross rent
PRICING & RETURNS		
List Price	\$1,690,000	
Capitalization Rate	5.42%	NOI ÷ list price
Price per Unit	\$281,667	6 units
Price per SF	~\$337	Per ~5,017 SF*
Gross Rent Multiplier (GRM)	12.9	Price ÷ gross rent

About this NOI: The \$91,568 NOI uses 2025 actuals for property taxes, insurance, water, trash and repairs; tenants pay their own gas and electric. Against the \$1,690,000 list price that is a 5.42% cap rate. NOI does not yet include a management fee and snow/landscaping