PILSEN MULTIFAMILY INVESTMENT OPPORTUNITY

1334 W. 18TH PL.

1334 W. 18TH PL., CHICAGO, IL 60608

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SECTION 1

PROPERTY INFORMATION

OFFERING MEMORANDUM - 1334 W. 18TH PL.

PROPERTY DESCRIPTION

Triton presents the exclusive opportunity to acquire 1334 W. 18th Pl., an eleven (11) unit multifamily property — ten (10) legal units plus one (1) non-conforming garden unit with a defined path to legalization via ADU — in the heart of Chicago's Pilsen neighborhood. A three (3) story front building with loft space and a detached coach house together deliver a diverse unit mix: one (1) non-conforming garden 1-bed/1-bath unit, five (5) 2-bed/1-bath units, one (1) 3-bed/1-bath loft duplex, three (3) coach house 1-bed/1-bath units, and one (1) 3-bed/2-bath coach house duplex down. Fully renovated in 2016, the predominantly masonry brick asset has been professionally managed and maintained since, and is offered fully occupied with staggered lease expirations through 2027.

With every unit equipped with in-unit laundry, central A/C, and its own gas forced-air furnace, the property offers modern features that command premium rents and drive exceptional tenant retention. Gas and electric are tenant paid and internet is delivered through ownership's bundled services program, for a remarkably clean operating profile. In-place rents average $1,796 against market rents of $1,927, so a new owner inherits a stabilized asset with organic rent growth on natural turnover, culminating in a 6.27% pro forma cap rate with no deferred capital standing between acquisition and cash flow.

Ten (10) of the eleven (11) dwelling units are permitted per City of Chicago building records — six (6) in the front building and four (4) in the coach house. The front garden unit is non-conforming, with a defined path to legalization. Zoned RT-4, the property falls under the City's Additional Dwelling Unit ordinance, effective citywide April 1, 2026, which permits conversion units as-of-right in RT and RM districts without a zoning change. Built in 1883, the building clears the twenty-year age threshold; a single conversion unit sits within the permitted allowance, below the two-unit threshold triggering affordability requirements. Legalization would require a building permit with architect-sealed plans demonstrating code compliance.

A half block from 18th Street, the property sits at the center of the corridor's thriving dining, retail, gallery, and cultural activity, including Carnitas Uruapan, Thalia Hall, and the National Museum of Mexican Art. Connectivity is exceptional, with CTA Pink Line stations at 18th Street and Damen, multiple bus routes, and direct access to I-90/94. For an investor seeking durable income in a supply-constrained, high-demand submarket, 1334 W. 18th Pl. represents a rare opportunity to acquire a renovated, fully leased asset in one of the city's strongest rental locations.

PROPERTY HIGHLIGHTS

- **True Turnkey Asset with Tenant-Paid Utilities:** Renovated in 2016 with in-unit washers and dryers, central A/C, and individual gas forced-air furnaces throughout — gas and electric separately metered and tenant-paid
- **Diverse Unit Mix, Fully Occupied Through 2027:** Eleven (11) units — ten (10) legal and one (1) non-conforming — spanning four (4) one-bedroom, five (5) two-bedroom, and two (2) duplex three-bedroom layouts on staggered expirations
- **Lease-by-Lease Rent Upside:** In-place rents average $1,796 against $1,927 market, supporting a 6.27% pro forma cap rate on natural turnover — with the pro forma absorbing a fully reassessed tax load
- **Defined ADU Legalization Pathway:** RT-4 zoning permits conversion units as-of-right under the City's Additional Dwelling Unit ordinance, giving a buyer a permit-level path to legalizing the eleventh unit without a zoning change
- **Half a Block Off 18th Street:** Walking distance to Carnitas Uruapan, Thalia Hall, and the National Museum of Mexican Art, with CTA Pink Line service at 18th Street and Damen and direct I-90/94 access

OFFERING SUMMARY

Sale Price:	$2,575,000
Number of Units:	11 (10 Legal + 1 Non-Conforming)
Price Per Unit:	$234,091
Current - NOI (Net Operating Income):	$158,409
Current - Cap Rate:	6.15%
Current - GRM (Gross Rent Multiplier):	10.25
Pro Forma - NOI:	$161,482
Pro Forma - Cap Rate:	6.27%
Pro Forma - GRM:	9.59

PROPERTY DETAILS

PROPERTY INFORMATION

Parcel Identification #	17-20-313-023-0000
Zoning	RT-4
Rentable Square Feet	±7,235 SF
Lot Size Square Feet	±2,982 SF
Type of Construction	Masonry Brick & Wood Frame
Buildings	3-Story Front Building w/ Loft Space & 2-Story Coach House
Year Built	1883
Year Last Renovated	2016
Permitted Units	10 of 11 (6 Front Building | 4 Coach House)
ADU Eligibility	11th Unit — Conversion Unit Permitted As-of-Right (RT-4)

BUILDING INFORMATION

Heating	Individual Gas Forced-Air Furnaces
Cooling	Central Air
Laundry	In-Unit Washer & Dryer in All Units
Plumbing	Unknown
Gas	Separately Metered | Tenant Paid
Electric Service	Separately Metered | Tenant Paid 200A Front Building | 100A Coach House
Electric Panel Location	Unknown
Roof	Pitched
Internet	Included in Bundled Services Program

SECTION 2

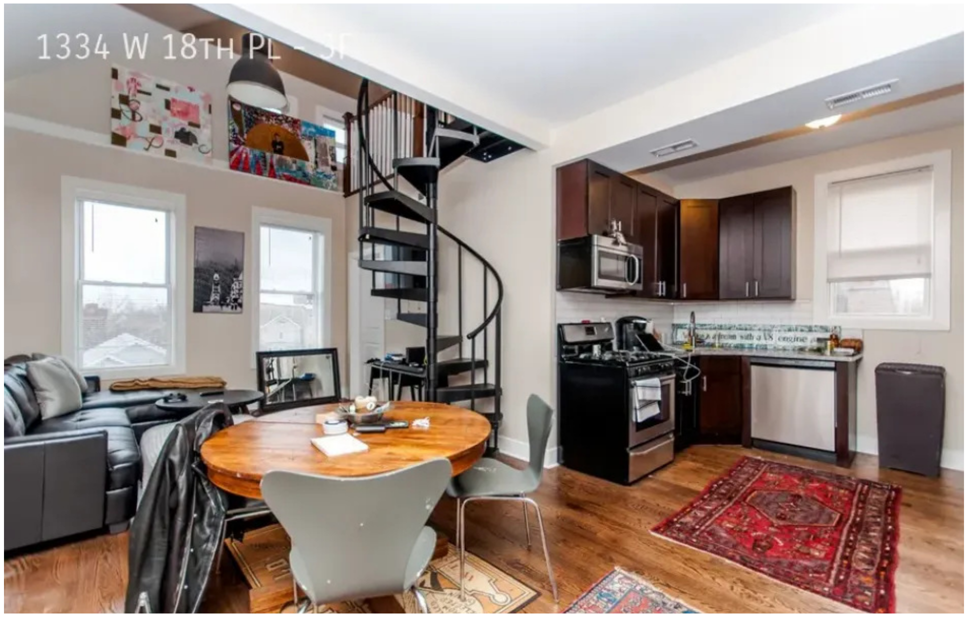
PROPERTY PHOTOS

OFFERING MEMORANDUM - 1334 W. 18TH PL.

EXTERIOR PHOTOS

AERIAL PHOTOS


1334 W 18th Pl - 3F

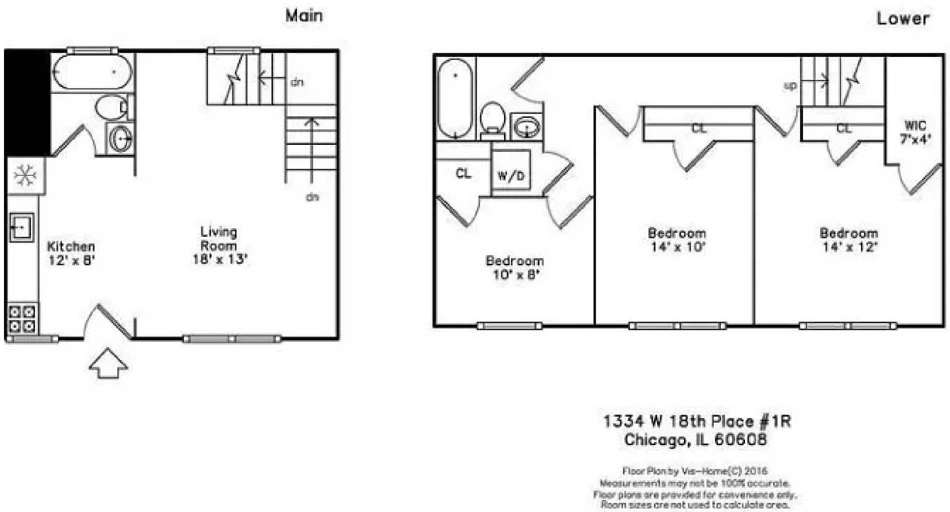



1334 W 18th Pl - 3F

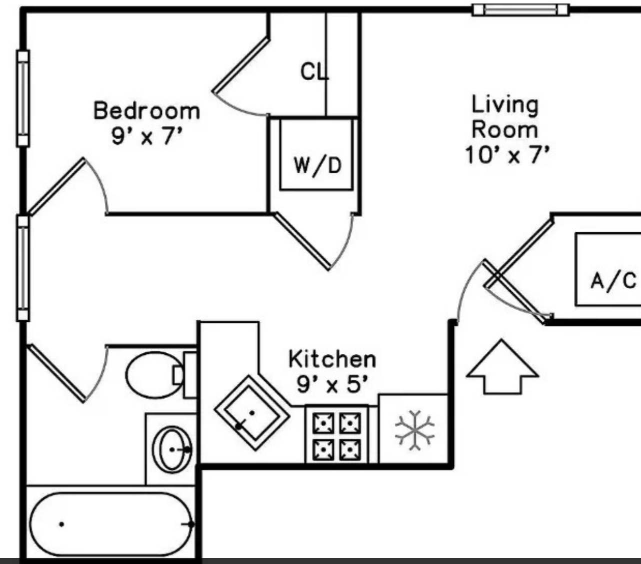
SECTION 3

FLOOR PLANS

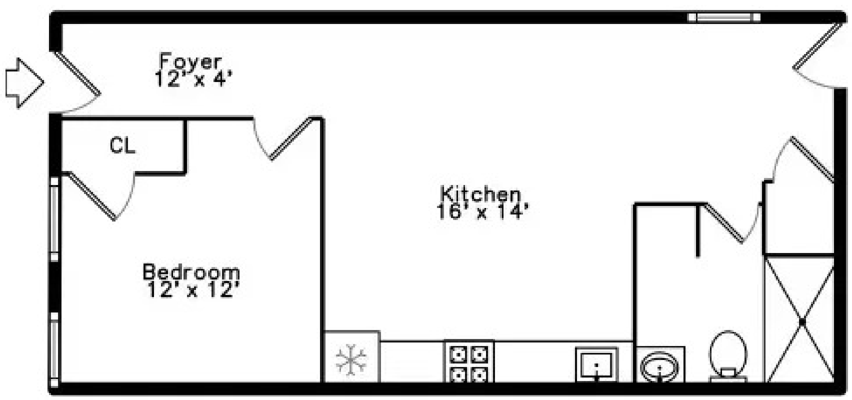
OFFERING MEMORANDUM - 1334 W. 18TH PL.



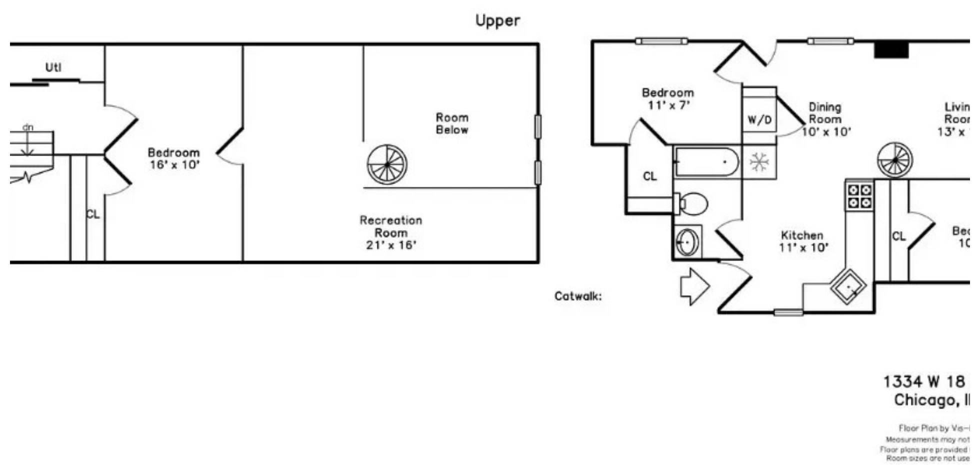
Unit #CH-1R



Unit #CH-2F



Unit #GF (Non-Conforming)



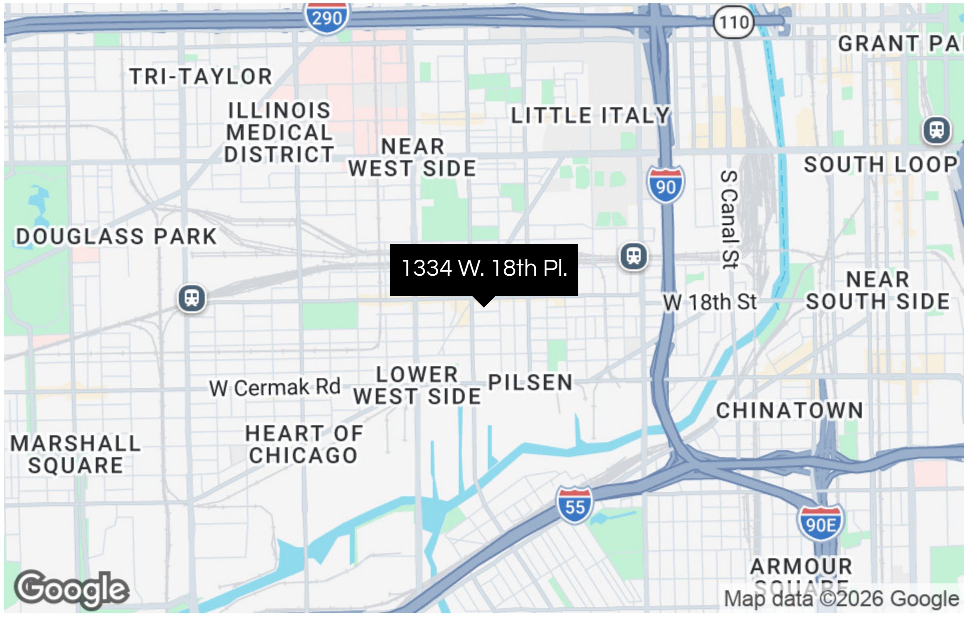
Unit #3F

TRITON
REALTY GROUP LLC

SECTION 4

LOCATION INFORMATION

OFFERING MEMORANDUM - 1334 W. 18TH PL.



LOCATION DESCRIPTION

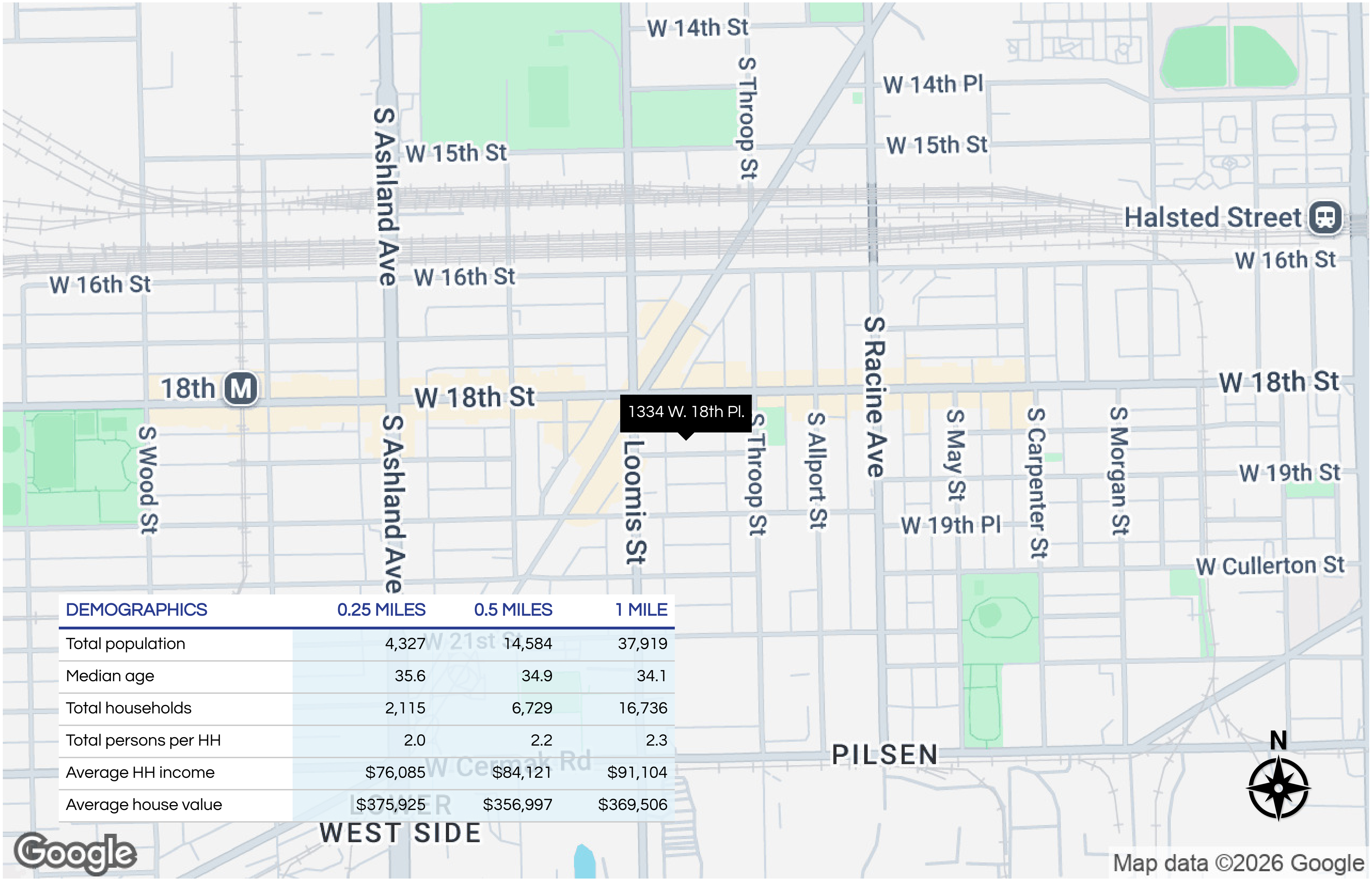
1334 W. 18th Pl. sits in Pilsen, on Chicago's Lower West Side, roughly two miles southwest of downtown and immediately south of the University of Illinois Chicago campus. The neighborhood is bounded by 16th Street to the north, Cermak Road to the south, Halsted Street to the east, and Western Avenue to the west. Pilsen is among the city's more trendy and up-and-coming neighborhoods, drawing artists, young professionals, and long-tenured families; Time Out named Pilsen's 18th Street the 21st Coolest Street in the World, the only Chicago street to make the list.

The property is located a half block off 18th Street, the neighborhood's primary commercial corridor and the center of its retail, dining, and cultural activity. Established operators along the corridor include Carnitas Uruapan, Dusek's Tavern at Thalia Hall, and La Luna, alongside independent bakeries, taquerias, coffee shops, galleries, and retail. The National Museum of Mexican Art sits on 19th Street a short distance west, and 18th Street is recognized for its large-scale murals and public art. Annual events, including Fiesta del Sol and Mole de Mayo, take place within the corridor.

CTA Pink Line stations at 18th Street and Damen are within walking distance and provide direct service to the Loop, with bus routes running along 18th Street, Halsted Street, Ashland Avenue, and Cermak Road. Interstate 90/94 is accessible at the 18th Street interchange a short distance east of the property, providing a direct route to downtown and other parts of the city.

LOCATION DETAILS

Market	Chicago
Sub Market	Pilsen
County	Cook
Cross Streets	W. 18th Pl. & S. Loomis St.



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	4,327	14,584	37,919
Median age	35.6	34.9	34.1
Total households	2,115	6,729	16,736
Total persons per HH	2.0	2.2	2.3
Average HH income	$76,085	$84,121	$91,104
Average house value	$375,925	$356,997	$369,506

SECTION 5

FINANCIAL ANALYSIS

OFFERING MEMORANDUM - 1334 W. 18TH PL.

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	$2,575,000	$2,575,000
Price per Unit	$234,091	$234,091
Gross Rent Multiplier	10.25	9.59
Cap Rate	6.15%	6.27%
OPERATING DATA	**CURRENT**	**PRO FORMA**
Gross Scheduled Income	$216,120	$232,800
Other Income	$34,979	$35,639
Total Scheduled Income	$251,099	$268,439
Vacancy Cost (5%)	$12,555	$13,422
Effective Gross Income	$238,544	$255,017
Operating Expenses	$80,135	$93,535
Net Operating Income	$158,409	$161,482
FINANCING DATA	**CURRENT**	**PRO FORMA**
Down Payment - 30%	$772,500	$772,500
Loan Amount - 70%	$1,802,500	$1,802,500
Interest Rate	6.15%	6.15%
Monthly Debt Service	$10,981	$10,981
Annual Debt Service	$131,776	$131,776
Pre-Tax Cash Flow	$26,633	$29,706
Cash-on-Cash Return	3.45%	3.85%

NOTE: Per-unit metrics are calculated on eleven (11) total units. On ten (10) legal units, price per unit is $257,500.

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PRO FORMA
Gross Potential Rent	$216,120	$232,800
Non-Conforming GDN 1-Bed [$1,745/mo Current; $1,800/mo Market]	$20,940	$21,600
Bundled Services Program	$11,820	$11,820
Admin Fees (Move-In, Late, Pet Rent)	$2,219	$2,219
Vacancy Cost	($12,555)	($13,422)
GROSS INCOME	**$238,544**	**$255,017**

EXPENSES SUMMARY	CURRENT	PRO FORMA
Real Estate Taxes	$16,984	$40,266
Insurance	$9,870	$10,363
Gas	$93	$96
Electric	$940	$969
Water & Sewer	$2,454	$2,528
Trash	$2,226	$2,226
Internet/Phone	$2,978	$3,067
Management Fees	$15,549	$12,751
Repair & Maintenance	$13,980	$9,350
Cleaning & Decorating	$2,160	$2,160
Unit Turnover	$5,310	$3,000
Landscaping & Snow	$2,360	$2,360
Supplies	$3,031	$2,200
Reserves	$2,200	$2,200
OPERATING EXPENSES	**$80,135**	**$93,535**

NET OPERATING INCOME	**$158,409**	**$161,482**

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE START	LEASE END
GF *	1	1	700 SF	$1,745	$2.49	6/1/2025	5/31/2027
1F	2	1	600 SF	$1,595	$2.66	6/1/2026	5/31/2027
1R	2	1	600 SF	$1,745	$2.91	7/1/2025	6/30/2027
2F	2	1	535 SF	$1,745	$3.26	6/1/2025	5/31/2027
2R	2	1	600 SF	$1,750	$2.92	7/1/2026	6/30/2027
3F	3	1	1,500 SF	$2,300	$1.53	7/15/2024	6/30/2027
3R	2	1	600 SF	$1,750	$2.92	7/1/2026	6/30/2027
CH-1F	1	1	400 SF	$1,445	$3.61	4/1/2025	3/31/2027
CH-1R	3	2	900 SF	$2,490	$2.77	8/1/2023	5/31/2027
CH-2F	1	1	400 SF	$1,595	$3.99	7/1/2026	6/30/2027
CH-2R	1	1	400 SF	$1,595	$3.99	5/1/2026	4/30/2027
TOTALS			**7,235 SF**	**$19,755**	**$33.05**		
AVERAGES			**658 SF**	**$1,796**	**$3.00**		

* Unit GF is a non-conforming dwelling unit. The unit carries a path to legalization as a conversion unit under the City's ADU Ordinance, subject to permitting and code compliance.

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
Non-Conforming GDN 1-Bd / 1-Ba	1	1	1	9.10%	700 SF	$1,745	$2.49	$1,800	$2.57
CH 1-Bd / 1-Ba	1	1	3	27.30%	400 SF	$1,545	$3.86	$1,600	$4.00
2-Bd / 1-Ba	2	1	5	45.50%	587 SF	$1,717	$2.93	$1,800	$3.07
Loft Duplex 3-Bd / 1-Ba	3	1	1	9.10%	1,500 SF	$2,300	$1.53	$2,700	$1.80
CH Duplex 3-Bd / 2-Ba	3	2	1	9.10%	900 SF	$2,490	$2.77	$2,900	$3.22
TOTALS/AVERAGES			**11**	**100.10%**	**658 SF**	**$1,796**	**$3.00**	**$1,927**	**$3.18**

SECTION 6

SALE COMPARABLES

OFFERING MEMORANDUM - 1334 W. 18TH PL.

SALE COMPS

1334 W. 18TH PL.

1334 W. 18th Pl., Chicago, IL 60608

Subject Property

Price:	$2,575,000	Bldg Size:	7,235 SF
No. Units:	11	Cap Rate:	6.15%
Price/Unit:	$234,091	GRM:	10.25

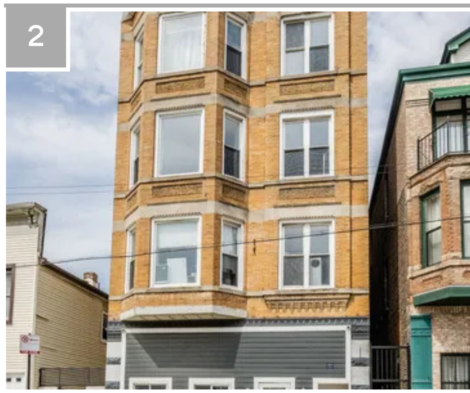
1 1441 W. CULLERTON

1441 W. Cullerton St., Chicago, IL 60608

Sold 7/28/2026

Price:	$1,200,000	Bldg Size:	5,148 SF
No. Units:	6	Cap Rate:	6.47%
Price/Unit:	$200,000	GRM:	10.16

COMMENTS: Six-unit Pilsen walk-up renovated in 2020 - quartz counters, newer HVAC, updated plumbing and electrical throughout. Unit mix of (1) studio and (5) 2Bd/1Ba, less diverse than subject. In-unit laundry plus individual heating and A/C, matching subject's operating profile. Two rear garage spaces add income subject lacks. Newest construction in the set at 1990 Comparable location two blocks off the 18th St corridor.



2 1946 S. RACINE

1946 S. Racine Ave., Chicago, IL 60608

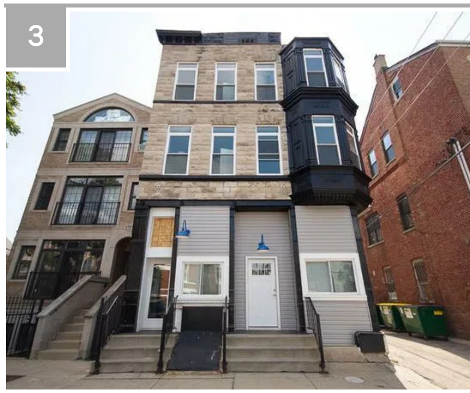
Sold 1/20/2026

Price:	$2,453,000	Bldg Size:	12,168 SF
No. Units:	10	Cap Rate:	7.95%
Price/Unit:	$245,300	GRM:	9.8

COMMENTS: Ten-unit East Pilsen walk-up, gut rehabbed 2017-18 - new mechanicals, roof, windows, plumbing, and electric. (4) 2Bd/1Ba, (4) 3Bd/2Ba, and (2) 1Bd/1Ba units, larger floor plans than subject. Modern finishes, in-unit W/D, individual HVAC, tenant-paid heat and electric - identical profile to subject. Three rear parking spaces. Comparable location two blocks off 18th St; further from 18th St. CTA Station.

SALE COMPS

3



1711 S. CARPENTER

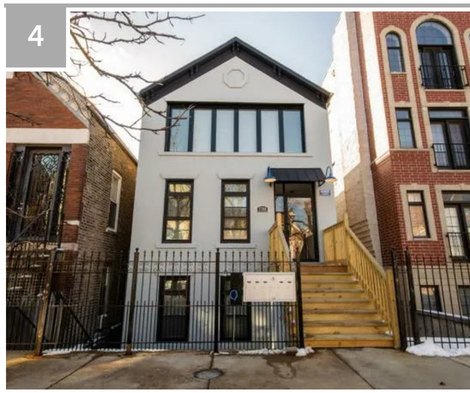
1711 S. Carpenter St., Chicago, IL 60608

Sold 9/19/2025

Price:	$1,605,000	Bldg Size:	5,904 SF
No. Units:	7	Cap Rate:	7.08%
Price/Unit:	$229,286	GRM:	10.07

COMMENTS: Seven-unit Pilsen walk-up, fully rehabbed with modern kitchens, baths, and finishes. Similar diverse mix - (3) 1Bd/1Ba, (2) 2Bd/1Ba, (1) 2Bd/2Ba, (1) 3Bd/2Ba. Individual HVAC, tenant-paid heat and electric, same as subject. In-unit laundry in select units only, rest on common-area laundry. Two-car garage plus exterior space add parking income. Comparable location steps off 18th St; further from 18th St. CTA Station.

4



1706 S. CARPENTER

1706 S. Carpenter St., Chicago, IL 60608

Sold 7/15/2025

Price:	$1,125,000	Bldg Size:	4,020 SF
No. Units:	5	Cap Rate:	6.79%
Price/Unit:	$225,000	GRM:	10.59

COMMENTS: Five-unit Pilsen walk-up renovated in 2020, with a diverse mix of (2) 1Bd/1Ba, (2) 2Bd/1Ba, and (1) 3Bd/1Ba and similar unit size to subject. Individual HVAC and modern kitchen & bath finishes, similar to subject. Common area laundry - inferior to subject.Two-car garage in rear. Comparable location three blocks east of subject, steps blocks off 18th St; further from 18th St. CTA Station.

5

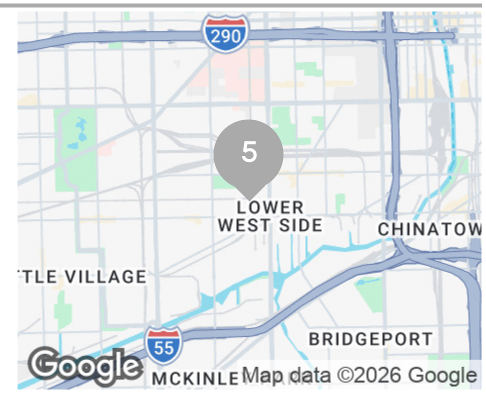
1724 W. 21ST ST.

1724 W. 21st St., Chicago, IL 60608

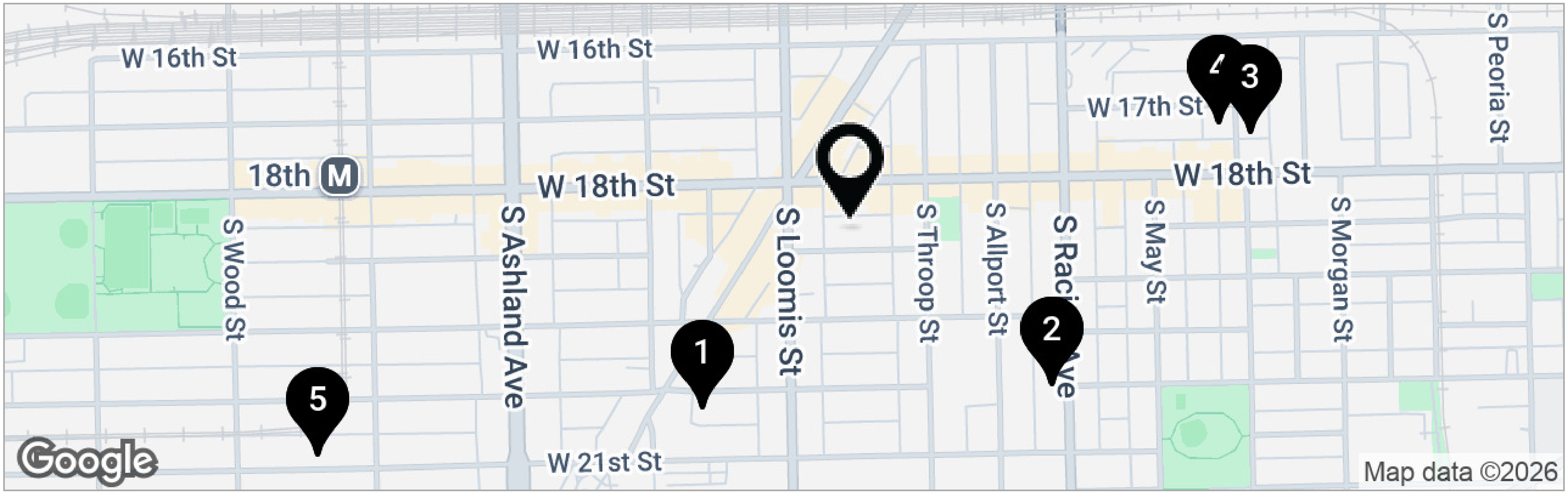
Sold 2/13/2025

Price:	$1,140,000	Bldg Size:	4,469 SF
No. Units:	5	Cap Rate:	6.81%
Price/Unit:	$228,000	GRM:	9.9

COMMENTS: Five-unit Lower West Side walk-up on 21st, gut renovated with modern kitchens & baths, new central HVAC, and high-speed internet - finish level and bundled-internet operating profile similar to subject. Mix of (1) 1Bd/1Ba, (3) 2Bd/1Ba, and (1) 3Bd/2Ba duplex mirrors subject's use of duplex product. On-site parking offered. Inferior location a mile west of subject and about three blocks south of 18th St corridor.



SALE COMPS MAP & SUMMARY



★ 1334 W. 18TH PL.	
1334 W. 18th Pl. Chicago, IL	
Price	$2,575,000
No. Units	11
Cap Rate	6.15%
Price/Unit	$234,091
GRM	10.25

	NAME/ADDRESS	PRICE	NO. UNITS	CAP RATE	PRICE/UNIT	GRM
1	**1441 W. Cullerton** 1441 W. Cullerton St. Chicago, IL 60608	$1,200,000	6	6.47%	$200,000	10.16
2	**1946 S. Racine** 1946 S. Racine Ave. Chicago, IL 60608	$2,453,000	10	7.95%	$245,300	9.8
3	**1711 S. Carpenter** 1711 S. Carpenter St. Chicago, IL 60608	$1,605,000	7	7.08%	$229,286	10.07
4	**1706 S. Carpenter** 1706 S. Carpenter St. Chicago, IL 60608	$1,125,000	5	6.79%	$225,000	10.59
5	**1724 W. 21st St.** 1724 W. 21st St. Chicago, IL 60608	$1,140,000	5	6.81%	$228,000	9.9
	AVERAGES	**$1,504,600**	**6**	**7.02%**	**$225,517**	**10.10**

SECTION 7

ADVISOR BIOS

OFFERING MEMORANDUM - 1334 W. 18TH PL.

MATTHEW A. FRITZSHALL

MATTHEW A. FRITZSHALL

Founder & Managing Principal

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PROFESSIONAL BACKGROUND

Matthew Fritzshall doesn't just broker deals—he is an active owner and operator with "skin in the game." This dual perspective allows him to provide a level of advisory that goes beyond a simple transaction, offering his clients the same strategic insights he uses for his own portfolio he operates in other submarkets.

Since entering the profession in 2009, Matt has focused solely on the sale and acquisition of multi-family and mixed-use investment properties throughout Chicago's North and Northwest Side neighborhoods. Over the course of his 15+ year career, he has been involved in more than $650M+ in total sales volume, representing many of Chicago's most prominent real estate companies and established himself as a dominant force in Chicago's investment real estate market.

In 2016, Matt co-founded Triton Realty Group to disrupt the traditional brokerage model, replacing corporate silos with a collaborative, client-first culture. Matt's expertise is built on a "block by block" knowledge of Chicago's North and Northwest Side neighborhoods. His clients gain exclusive access to a proprietary database of nearly every multi-family and mixed-use building in the area, including the "silent" off-market opportunities that other platforms often miss.

EDUCATION

• Illinois State University: B.S. in Finance & Real Estate
• Specialization: Multi-family, mixed-use, and re-development assets.

MEMBERSHIPS

A perennial top producer, Matt is consistently recognized by the Chicago Association of Realtor's Commercial Forum, including:
• IL RE Journal Finalist: Broker of the Year & Broker Team of the Year (2026); Most Significant Investment Sales Transaction (Multiple Transactions)
• Chicago Association of Realtor's Commercial Forum Awards - Chosen from 4,000 members, Chicago's largest commercial real estate community
• Crexi Platinum Award (2026)
• 2023-2024 Platinum Level (#1): Multi-Family 5+ Unit Sales Volume
• Multi-Year Award Winner: Consistent Gold and Silver honors (2018–2024) for sales volume and transaction count
• Neighborhood Builder's Owner's Alliance (NBOA); Edgewater Uptown Builders Alliance (EUBA); Northwest Side Building Coalition (NSBC)

HARRISON COHEN

HARRISON COHEN

Senior Vice President & Principal

harrison@tritonrealtygroup.com

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PROFESSIONAL BACKGROUND

Harrison Cohen joined Triton Realty Group, after several years as an attorney with two major law firms in downtown Chicago. His strong work ethic, legal expertise, and organized approach have shaped his disciplined style in multi-family real estate brokerage. Harrison's background in law has been a catalyst for his rapid success, helping him become one of Triton's top producers for the past four consecutive years, specializing in the sale of apartment buildings and mixed-use properties.

Since 2017, Harrison has successfully closed more than 100 multi-family property sales, totaling over 800 units and exceeding $125 million in investment value across Chicago and its suburbs. In 2024, he was recognized as a Top Producer by the Chicago Association of Realtors' Commercial Forum, earning both Silver and Bronze awards for multi-family (5+ units) sales volume and number of transactions.

A key factor in Harrison's continued success is his commitment to learning every day — staying ahead of market trends, uncovering hidden value in properties, and understanding evolving city ordinances. He has a sharp eye for identifying opportunities others may miss, whether it's recognizing long-term development potential, adding units based on zoning and lot sizes, or leveraging Chicago's Accessory Dwelling Unit (ADU) ordinance to maximize property value. His ability to look beyond surface numbers and piece together deals that others might overlook has made him one of the most trusted and forward-thinking brokers in the market.

EDUCATION

- Illinois State University, Bachelor of Arts
- Law degree from the "Harvard" of the Midwest Southern Illinois University School of Law

MEMBERSHIPS

- IL RE Journal Finalist: Broker of the Year & Broker Team of the Year (2026); Most Significant Investment Sales Transaction (Multiple Transactions)
- Chicago Association of Realtor's Commercial Forum Awards - Chosen from 4,000 members, Chicago's largest commercial real estate community
- 2025-Platinum Level (#1) Multifamily 5+ Sales Volume & # of Transactions
- Member of IL State Bar Association (Real Estate Section); Rogers Park Builders Group (RPBG); Edgewater Uptown Builders Alliance (EUBA); Northwest Side Building Coalition (NSBC)
- Fluent in Spanish

NICOLE LINARES

NICOLE LINARES

Senior Advisor

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PROFESSIONAL BACKGROUND

Nicole Linares is a Chicago-based real estate broker with 30+ years specializing in multifamily investment properties across the city's most dynamic neighborhoods. Known for her deep market knowledge and intuitive deal-making, she advises investors, developers, and private owners on both stabilized assets and value-add opportunities.

With a strong understanding of Chicago's evolving landscape—from zoning and incentives to shifting capital markets—Nicole brings a strategic, highly personalized approach to every transaction. She is particularly skilled at navigating complex deals, including assumable debt structures, repositioning opportunities, and off-market sourcing.

What sets Nicole apart is the strength of her relationships. Over the course of her career, she has built long-standing relationships with owners, buyers, and developers, often working with them across multiple stages of their growth as they expand and establish themselves in the market. These relationships are not transactional—they are carefully built, maintained over time, and rooted in discretion, honesty, and follow-through. It is often through these connections that opportunities surface before they ever reach the broader market.

Clients rely on Nicole not only for results, but for perspective—an ability to read both the market and the people within it. Her philosophy is simple: real estate is a long game, and the best outcomes are built on trust, timing, and a clear understanding of value.

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