



ROSELAND • 27-UNIT MULTIFAMILY

11027 S King Dr.

Chicago, IL 60628

ASKING PRICE

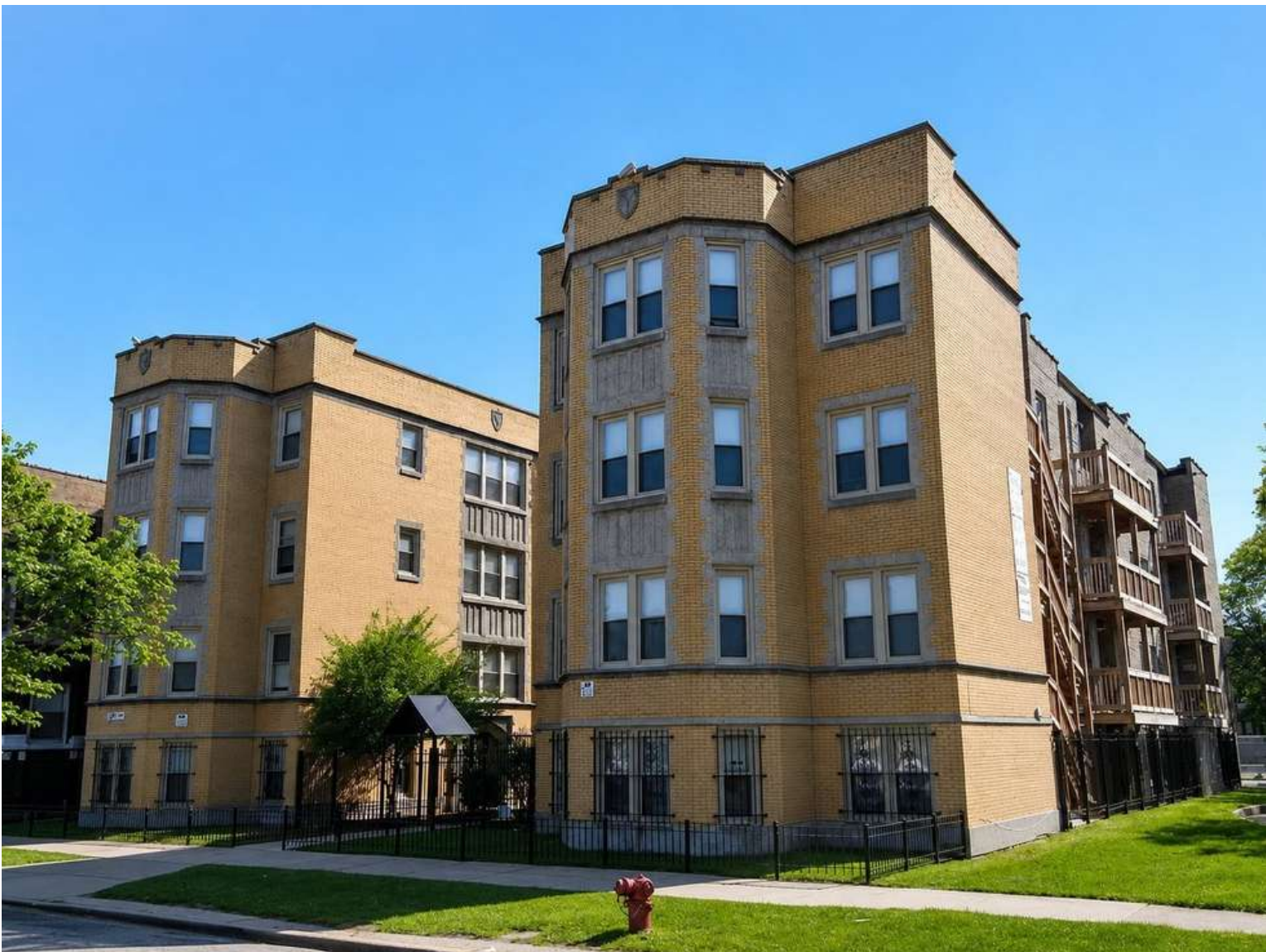
\$2,600,000

Executive Summary

11027–11035 S King Dr. is a two-building, single-parcel offering — single tax bill, single insurance policy, single operator — delivering \$466,824 of in-place gross scheduled income.

A spacious 3BR / 2BA mix in a 25,000 SF vintage brick property — inventory that trades thinly in this market.

10 of the 27 apartments have been recently renovated, and the property is 100% leased.



IN-PLACE GSI

\$466,824

UNITS RENOVATED

10

TOTAL UNITS

27

YEAR BUILT

1926

Site Details

— ADDRESS	11027–11035 S King Dr, Chicago, IL
— UNIT MIX	13 × 3BR · 8 Studio · 4 × 1BR · 2 × 2BR
— BUILDING SF	25,000 SF
— PIN	25-15-414-008-0000
— 2025 TAXES	\$35,795
— OCCUPANCY	100% Leased · 10 Recently Renovated
— STORIES	4-Story Walk-Up



Unit Interiors



Financial Details

— GROSS SCHEDULED

\$466,824

— EFFECTIVE GROSS

\$303,436

— OPERATING EXPENSES

\$193,073

— STABILIZED NOI

\$221,675

LINE ITEM	CURRENT	STABILIZED	Δ / NOI
Gross Scheduled Income	\$466,824	\$466,824	—
Vacancy & Collection Loss	(\$163,388)	(\$46,682)	+\$116,706
Effective Gross Income	\$303,436	\$420,142	+\$116,706
EXPENSES			
Real Estate Taxes	\$35,795	\$31,090	+\$4,705
Insurance	\$27,000	\$27,810	(\$810)
Utilities (Gas / Elec / W&S)	\$37,260	\$38,378	(\$1,118)
Scavenger / Pest	\$7,857	\$8,093	(\$236)
Management (5%)	\$15,172	\$21,007	(\$5,835)
Janitorial / Landscape	\$8,769	\$9,032	(\$263)
Maintenance / Turnover	\$28,820	\$29,685	(\$865)
Misc & Reserves	\$34,220	\$33,372	+\$848
Total Operating Expenses	(\$193,073)	(\$198,466)	(\$5,393)
NET OPERATING INCOME	\$110,363	\$221,675	+\$111,312

Investment Metrics

— ASKING PRICE

\$2,600,000

— CURRENT CAP RATE

4.25%

— STABILIZED CAP RATE

8.53%

— GRM

5.57×

— STABILIZED DSCR

1.54

— STABILIZED NOI

\$221,675

— GROSS SCHEDULED

\$466,824

— 2025 TAXES

\$35,795

— AVG IN-PLACE RENT

\$1,441

Unit Mix

TOTAL UNITS

27

AVG IN-PLACE

\$1,441

AVG MARKET

\$1,746

RENT UPSIDE

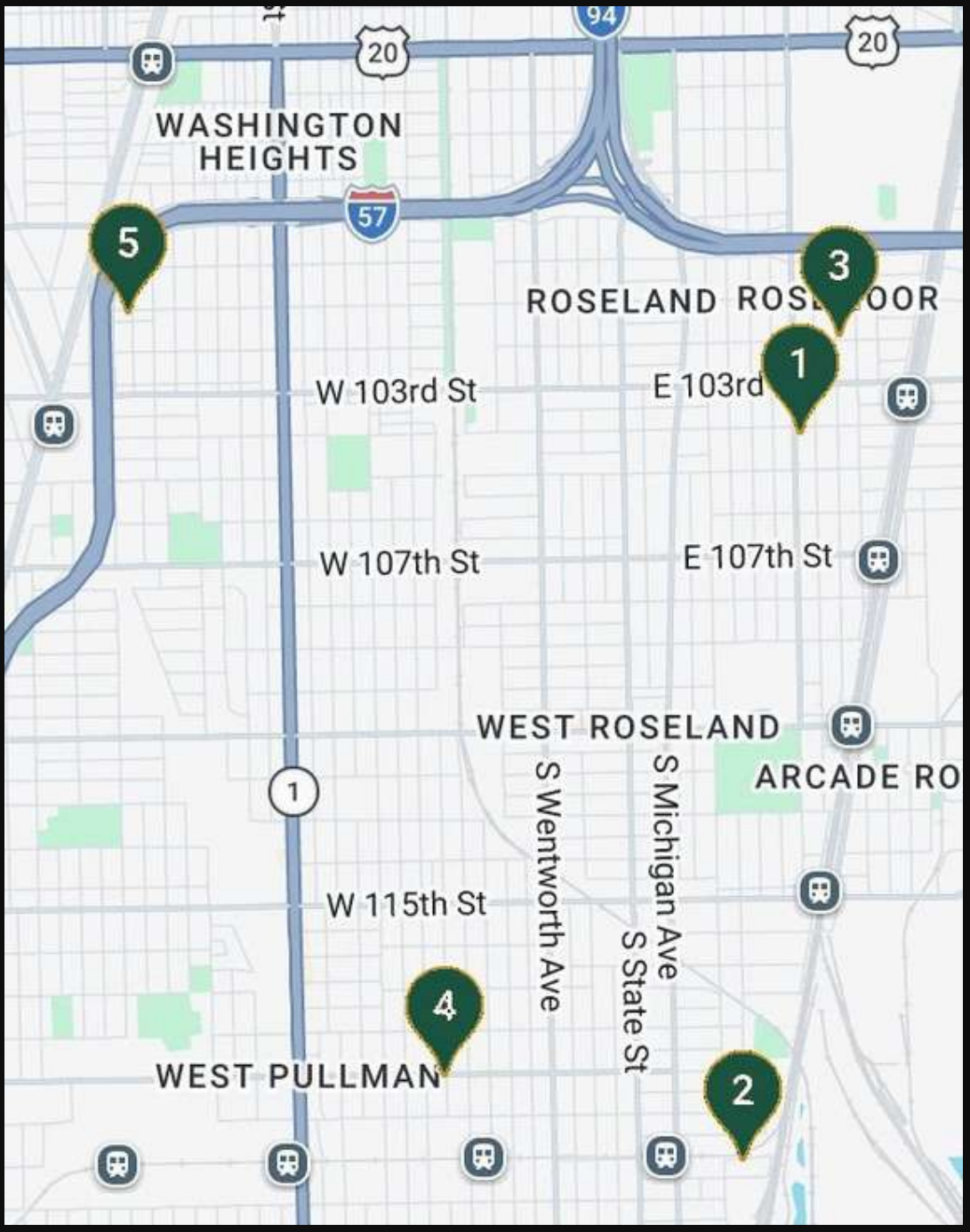
+21%

UNIT TYPE	# UNITS	IN-PLACE	MARKET	Δ / MO	RENT / SF
Studio · 1BA	8	\$928	\$1,275	+\$347	\$1.82
1 BR · 1 BA	4	\$1,300	\$1,300	—	\$1.63
2 BR · 1 BA	1	\$1,470	\$1,475	+\$5	\$1.84
2 BR · 2 BA	1	\$1,650	\$1,675	+\$25	\$1.86
3 BR · 2 BA	13	\$1,782	\$2,200	+\$418	\$1.57
TOTAL / AVG	27	\$1,441	\$1,746	+\$305	\$1.66



Recent Trades

#	PROPERTY	PRICE	UNITS	CAP	\$ / UNIT
S	Subject · 11027 S King Dr	\$2,600,000	27	4.25%	\$96,296
1	10155 S Eberhart Ave · Roseland · 8/24	\$2,000,000	10	10.00%	\$200,000
2	433–437 W 119th St · W. Pullman · 12/21	\$846,468	6	9.20%	\$141,078
3	221 E 121st Plz · Roseland · 1/26	\$21,000,000	180	8.74%	\$116,667
4	1133–35 W 101st St · Wash. Hts. · 8/24	\$740,000	9	9.60%	\$82,222
5	10409 S King Dr · Roseland · 9/25	\$485,000	6	9.00%	\$80,833
	5 COMPS · AVERAGE	\$5,014,294	42	9.31%	\$124,160



Comparable Sales

1



10155 S Eberhart Ave

Chicago, IL 60628 · Roseland

SOLD · 08/2024

PRICE	UNITS
\$2,000,000	10
CAP RATE	\$ / UNIT
10.00%	\$200,000
UNIT MIX 10 × 1BR / 1BA	

2



433–437 W 119th St

Chicago, IL 60628 · West Pullman

SOLD · 12/2021

PRICE	UNITS
\$846,468	6
CAP RATE	\$ / UNIT
9.20%	\$141,078
UNIT MIX 2 × 1BR + 4 × 2BR / 1BA	

3



221 E 121st Plz

Chicago, IL 60628 · Roseland

SOLD · 01/2026

PRICE	UNITS
\$21,000,000	180
CAP RATE	\$ / UNIT
8.74%	\$116,667
UNIT MIX 62 × 1BR + 118 × 2BR / 1BA	

Comparable Sales

4



1133–35 W 101st St

Chicago, IL 60643 · Washington Heights

SOLD · 08/2024

PRICE	UNITS
\$740,000	9
CAP RATE	\$ / UNIT
9.60%	\$82,222

UNIT MIX 2 × 1BR + 7 × 2BR / 1BA

5



10409 S King Dr

Chicago, IL 60628 · Roseland

SOLD · 09/2025

PRICE	UNITS
\$485,000	6
CAP RATE	\$ / UNIT
9.00%	\$80,833

UNIT MIX 5 × 1BR + 1 × 2BR / 1BA

— COMP SET

5-Comp Average

AVG PRICE

\$5,014,294

AVG CAP

9.31%

AVG \$ / UNIT

\$124,160

Subject offered at **\$96,296 / unit** — well below the comp-set average.

Roseland

— LOCATION & ACCESS

Roseland is a historic South Side community area anchored by the 111th Street and Michigan Avenue retail corridors. 11027 S King Dr sits just 0.2 miles from the Pullman / 111th Street Metra station, offering direct commuter-rail access to downtown Chicago and the Loop. The property is moments from Pullman National Historical Park and a short drive to I-94, I-57, and the Lake Michigan shoreline — placing residents within easy reach of major employment, retail, and recreation across the South Side.



POPULATION

20,693

TRANSIT SCORE

90/100

MEDIAN HH INC

\$40,967

SUBMARKET VAC

3.6%



BROKERAGE TEAM

BRIAN MOND

SENIOR INVESTMENT ADVISOR

312.662.9590

Bmond@33realty.com

GEORGE BENITEZ

INVESTMENT ADVISOR

239-443-0768

gbenitez@33realty.com

