



JAMESON.

OFFERING
MEMORANDUM

7006 S CREGIER

CHICAGO, IL

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EXECUTIVE SUMMARY

\$1,050,000

SALE PRICE

8.43%

IN-PLACE CAP

9.79%

YEAR 2 CAP

14.87%

YEAR 2 CoC

PROPERTY OVERVIEW

Jameson Commercial is pleased to exclusively present for sale 7006 S. Cregier Avenue, an eleven-unit multifamily property located in Chicago's prestigious Jackson Park Highlands landmark district, seven miles south of the Loop. Built in 1961, the property has undergone significant capital improvements — including new electrical systems, updated plumbing with copper re-piping, updated kitchens and bathrooms, and modernized common areas — significantly reducing near-term capital requirements for an incoming investor.

The building comprises eleven one-bedroom, one-bathroom units across three floors and is currently 100% occupied, generating \$139,980 in scheduled gross rent annually against a market rate of \$1,200 per unit. With an average in-place rent of \$1,048, the asset presents a clear, executable path to increased NOI through organic lease-up to market rate — representing approximately \$18,420 in additional annual gross income with no capital outlay required.

Amenities include building-owned on-site laundry, an internet-enabled security camera system, a gated parking lot — rare for a building of this type and currently unmonetized — and a fenced rear dog park with custom drainage. The building is entirely electric with no gas utility exposure. The neighborhood is a direct beneficiary of the Obama Presidential Center currently under construction at nearby Jackson Park, the redesigned Jackson Park Golf Course, Quantum Shore Development, Thrive Exchange, and Regal Mile Studios — all catalysts driving continued long-term investment and demand on Chicago's South Side.

OFFERING SUMMARY

Sale Price	\$1,050,000
Number of Units	11
Price Per Unit	\$95,455
Year Built / Reno	1961 / 2016
Occupancy	100%
Use	Residential
Unit Mix	11 x 1BR/1BA
Submarket	Jksn. Pk. Highlands
In-Place CAP	8.43%
Year 2 CAP	9.79%
In-Place NOI	\$90,162
Year 2 NOI	\$102,842
Year 1 CoC	9.43%
Year 2 CoC	14.87%
GRM	7.51x

Capital Expenditures

Documented capital improvements completed pre & post-acquisition.

ELECTRICAL

- Replaced 6 electrical distribution panels with new 100-amp, 20-circuit load centers
- Replaced old electrical wiring throughout 6 units using existing conduit
- Replaced common area electrical panel; eliminated double-tapped breakers Secured and repaired electrical wiring at all water heaters
- Installed bonding bushings and jumpers on all remaining panels
- Identified and labeled all branch circuits in each unit panel
- Repaired and replaced emergency lighting throughout common areas
- Installed 18 new through-the-wall AC units (10 of 11 units)
- Installed 1 mobile AC unit (G1)

PLUMBING

- Removed galvanized piping; replaced with solid copper throughout all units Re-piped 7 hot water heaters with solid copper
- Replaced 5 hot water heaters
- Installed TPR valve extension piping and alarms on water heaters Installed expansion tank on water heater
- Serviced tankless on-demand water heater
- Installed new exterior 6" sanitary sewer line (up to 6 linear feet)
- Reset and inspected all toilets throughout building
- Replaced laundry sink in maintenance room
- Installed baseboard heaters in laundry room and workshop

MASONRY & EXTERIOR

- Pulled sills below 3 windows; installed self-adhering flashing with water dams Applied sealant between all window frames and sills
- Rebuilt bowing section of exterior brick wall
- Tuckpointed front facade
- Installed new front door with 2 side-lites
- Installed vinyl-wrapped fence with concrete footer (rear)
- Installed wrought iron fence (front exterior)
- Applied silver coating; patched asphalt around roof skylight
- Filled cracks, potholes; applied top coat to parking lot
- Installed concrete pad (front) and new sidewalk (back)
- Built ADA-compliant handicap ramp

SECURITY & AMENITIES

- Installed 8 internet-enabled security cameras (interior & exterior) Installed dog park drainage system with custom grading Installed vinyl-wrapped fence enclosure around dog park Installed new washer and dryer (building-owned coin-op) Installed vestibule door (common area)
- Installed carpet in common area interior

1

Quantum Shore Chicago

8080 S. DuSable Lake Shore Dr.

A new quantum technology campus rising on the former U.S. Steel South Works lakefront site. Designed as the Illinois Quantum & Microelectronics Park's flagship, the project is expected to attract billions in investment and thousands of high-wage research and engineering jobs to Chicago's South Side.



Thrive Exchange South

7901 S. Exchange Ave.

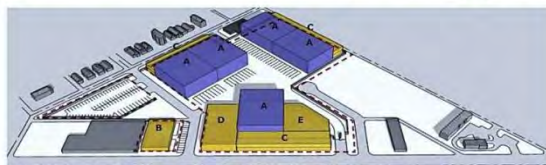
A mixed-use development steps from the South Shore Metra corridor, delivering 43 new affordable apartments with complementary street-level retail. Thrive Exchange South adds modern housing, activates the streetscape, and supports long-term residential stability in the South Shore neighborhood.



Regal Mile Studios

Near 79th & Stony Island

A proposed \$60M, state-of-the-art media campus envisioned with soundstages, production support and creative office space. Regal Mile Studios aims to position Chicago's Far South Side as a hub for film, television and digital content, bringing new jobs and vendor spending into the area.



	Use	Height	Total Gross SF
A	Studio	52'	100,000
B	Green Room	12'	8,000
C	Office	30'	66,000
D	Mill	30'	20,000
E	Cafeteria/Flex, Wardrobe	30'	28,000

Studio buildings are contained to the interior of the site, leaving a 50' perimeter setback region where the maximum building height is 28' or two stories. The triangular site along 77th Street is retained as parking so as to not block light from the residential buildings across the street.



INCOME SCENARIOS

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INCOME					
	Year 1	Year 2	Year 3	Year 4	Year 5
Scheduled Gross Rent	\$139,980	\$158,400	\$162,599	\$166,799	\$170,998
Other Income - Laundry*	\$1,500	\$1,500	\$1,500	1500`	\$1,500
Gross Potential Income (GPI)	\$141,480	\$159,900	\$164,099	\$166,799	\$172,498
Less: Vacancy	-\$7,074	-\$7,995	-\$8,205	-\$8,340	-\$8,625
Effective Gross Income (EGI)	\$134,406	\$151,905	\$155,894	\$158,459	\$163,873

EXPENSES					
Real Estate Taxes	\$10,762	\$10,762	\$11,300	\$11,865	\$12,458
Insurance	\$3,612	\$5,500	\$5,638	\$5,778	\$5,923
Electric	\$2,098	\$2,150	\$2,204	\$2,259	\$2,316
Gas	\$0	\$0	\$0	\$0	\$0
Water / Sewer	\$3,096	\$3,173	\$3,253	\$3,334	\$3,417
Trash	\$3,156	\$3,235	\$3,316	\$3,399	\$3,484
Management Fee (% of GPI)	\$6,600	\$9,114	\$9,354	\$9,508	\$9,832
Snow Removal	\$1,440	\$1,476	\$1,513	\$1,551	\$1,589
Turnover	\$2,750	\$2,750	\$2,819	\$2,889	\$2,961
Cleaning	\$1,380	\$1,415	\$1,450	\$1,486	\$1,523
Maintenance & Repairs	\$5,500	\$5,638	\$5,778	\$5,923	\$6,071
Misc.	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100
Reserves	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750
Total Operating Expenses	\$44,244	\$49,063	\$50,474	\$51,842	\$53,425
NET OPERATING INCOME	\$90,162	\$102,842	\$105,421	\$106,617	\$110,448
CAP Rate	8.59%	9.79%	10.04%	10.15%	10.52%

IN-PLACE RENT ROLL

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UNIT	# OF BEDS	# OF BATHS	CURRENT	MARKET	LEASE TYPE
G1	1	1	\$1,060	\$1,200	Market
G2	1	1	\$1,300	\$1,200	Voucher
G3	1	1	\$1,060	\$1,200	Market
1A	1	1	\$1,060	\$1,200	Market
1B	1	1	\$1,060	\$1,200	Market
1C	1	1	\$1,200	\$1,200	Market
1D	1	1	\$1,100	\$1,200	Market
2A	1	1	\$975	\$1,200	Market
2B	1	1	\$1,000	\$1,200	Market
2C	1	1	\$850	\$1,200	Market
2D	1	1	\$1,000	\$1,200	Market
Total (monthly)			\$11,665	\$13,200	
Total (annually)			\$139,980	\$158,400	

PROJECTED RETURNS & DEBT

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5-Year Operating & Return Summary

Year	NOI	Debt Service	DSCR	CoC %	CAP Rate %
2026	\$90,162	-\$63,807	1.41	10.04%	8.59%
2027	\$102,842	-\$63,807	1.61	14.87%	9.79%
2028	\$105,421	-\$63,807	1.65	15.85%	10.04%
2029	\$106,617	-\$63,807	1.67	16.31%	10.15%
2030	\$110,448	-\$63,807	1.73	17.77%	10.52%

Assumes 25% down payment, 6.50% interest rate, 25-year amortization, and no rent growth beyond current underwriting.

Debt Overview & Key Terms

Loan Amount	\$787,500
Down Payment	\$262,500
Loan-to-Value (LTV)	75.00%
Interest Rate	6.50%
Amortization	25
Fixed Period	TBD
Monthly Debt Service	-\$5,317
Annual Debt Service	-\$63,807
Minimum DSCR	1.25

REAL ESTATE TAX ANALYSIS

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2024 Cook County Tax Overview

Estimated Property Value (2025)	\$534,010
Assessment Level	10% (Class 3)
Assessed Value	\$53,401
State Equalizer (2024)	303.55%
Equalized Assessed Value	\$162,099
Local Tax Rate (2024)	6.6390%
Estimated Taxes	\$10,762

2025 Cook County Tax Overview

Estimated Property Value (2025)	\$534,010
Assessment Level	10% (Class 3)
Assessed Value	\$53,401
State Equalizer (2024)	3.0355
Equalized Assessed Value	\$162,099
Local Tax Rate (2024)	6.6390%
Estimated Taxes	\$10,762

Real Estate Tax Projection

Tax Year	Estimated Taxes
2024 (Actual)	\$10,762
2025 (Projected)	\$10,762

Projection assumes flat taxes at 9,452 per year based on 2024 triennial reassessment. Actual bills may vary once future equalization factors and local tax rates are published.

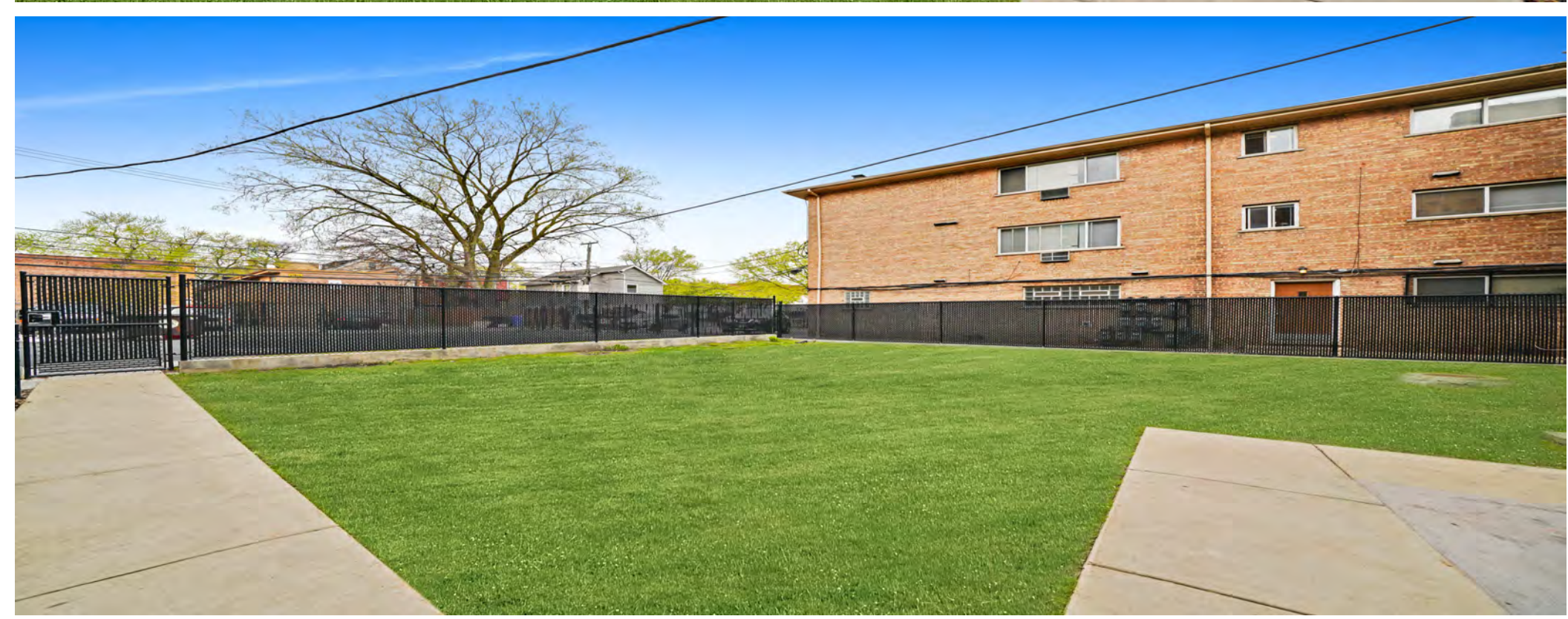
Notes on Cook County Reassessment

Cook County reassesses property values on a triennial cycle. For this asset, 2024 and 2025 assessments are identical, so no change in value is assumed through 2025. The only factors that could change taxes over this period are updates to the state equalization factor or the local tax rate.

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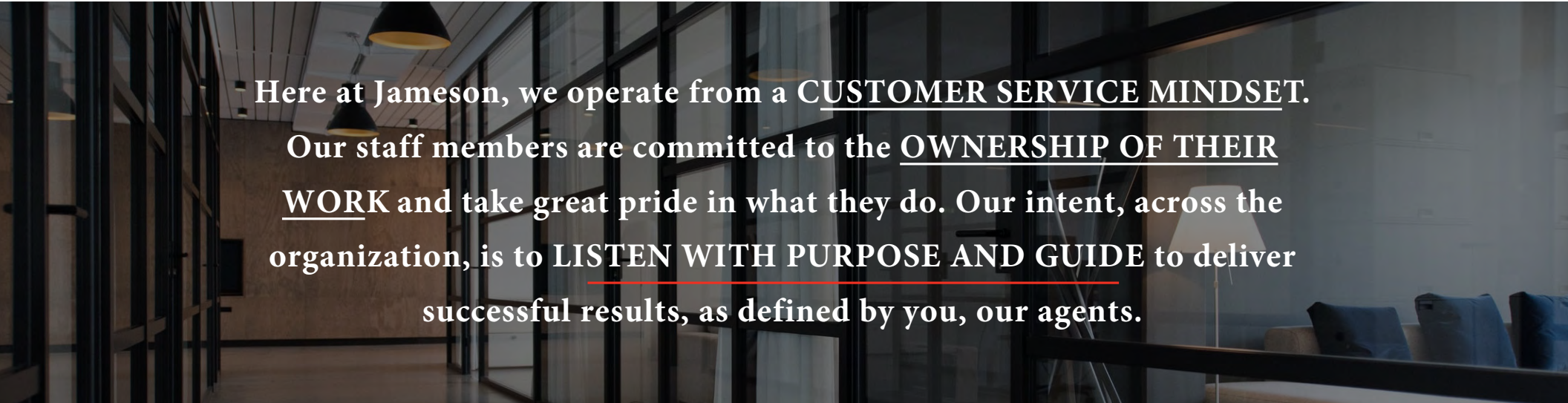
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



**Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR
WORK and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.**

WHY WORK WITH US

1

THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else – within real estate or outside of it – can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.



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