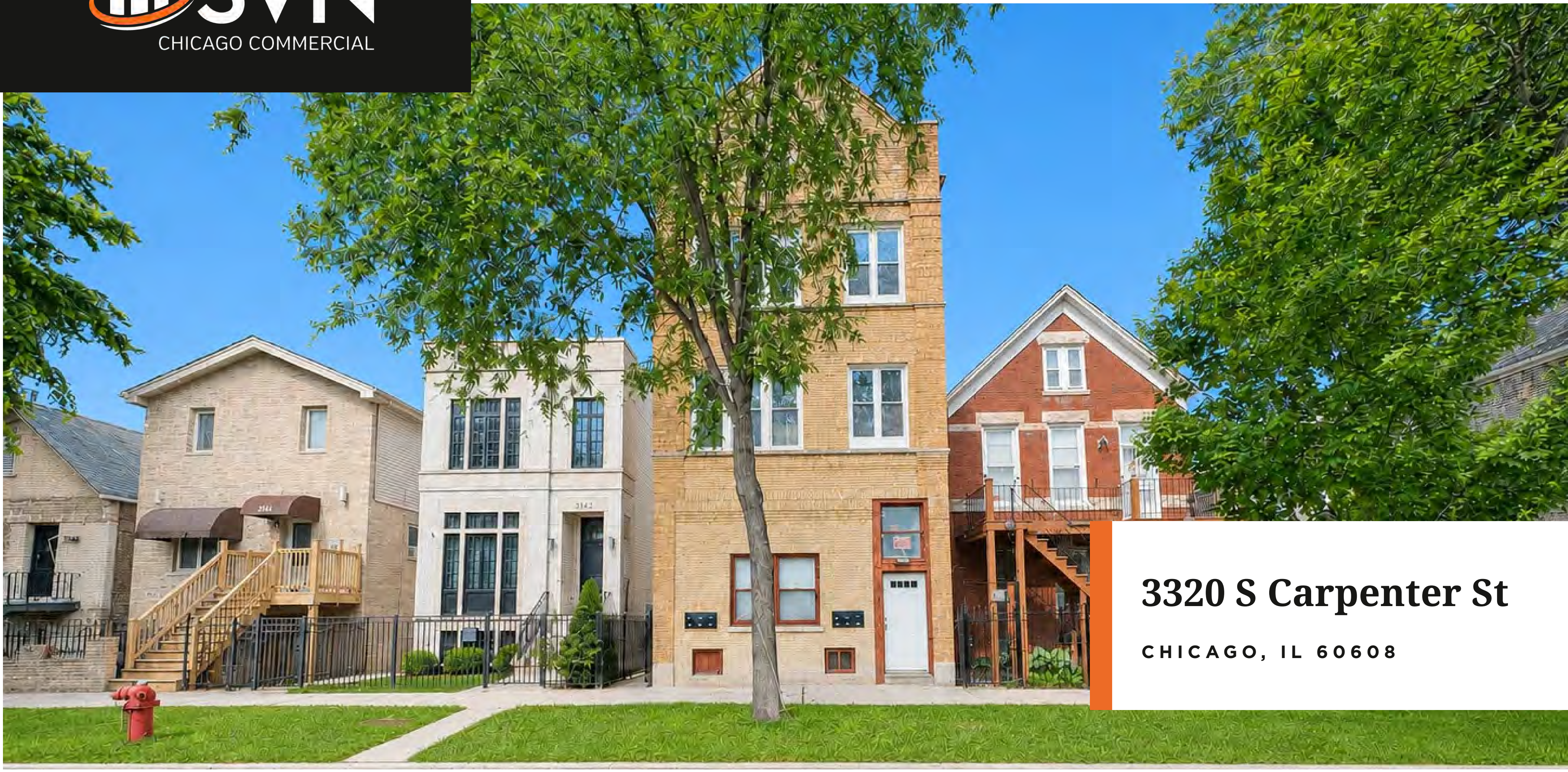
Offering Memorandum



3320 S Carpenter St

CHICAGO, IL 60608

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SVN CHICAGO COMMERCIAL

PROPERTY SUMMARY

3320 S CARPENTER ST

CHICAGO, IL 60608

OFFERING SUMMARY	
SALE PRICE:	$1,290,000
BUILDING SIZE:	4,008 SF
UNITS:	8 | **6 + 2**
LOT SIZE:	3,001 SF
PRICE / SF:	$321.86
CAP RATE:	11.63%

PROPERTY SUMMARY

3320 S. Carpenter Street presents an attractive value-add investment opportunity in Chicago's Bridgeport neighborhood. The brick building contains six legal units consisting of five two-bedroom/one-bath apartments and one studio, plus two large non-conforming loft-style studio units. The non-conforming units may offer the potential to be duplexed into existing apartments or converted to legal dwelling units under Chicago's expanded ADU ordinance, subject to zoning and municipal approval. A rear brick structure provides additional flexibility and could potentially be converted into a garage, repurposed as an additional ADU or demolished to create a larger parking pad. The property also includes a full basement with shared laundry and tenant storage. With current annual rental income of $196,440, strong cash flow in place and several opportunities to increase the property's legal unit count and long-term value, 3320 S. Carpenter offers investors a compelling combination of immediate income and future upside.

PROPERTY DETAILS

SALE PRICE	**$1,290,000**

LOCATION INFORMATION	
STREET ADDRESS	3320 S Carpenter St
CITY, STATE, ZIP	Chicago, IL 60608
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Bridgeport

BUILDING INFORMATION	
BUILDING SIZE	4,008 SF
NOI	$149,999.49
CAP RATE	11.63
BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	3
YEAR BUILT	1898
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION	
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	RS-3
LOT SIZE	3,001 SF
APN #	17-32-217-074-0000
LOT FRONTAGE	24 ft
LOT DEPTH	125 ft
CORNER PROPERTY	No

UTILITIES & AMENITIES	
CENTRAL HVAC	Yes

TAXES & VALUATION	
TAXES (2024)	$11,762.51

PROPERTY HIGHLIGHTS

- Six legal units plus two non-conforming loft-style studio units
- Potential ADU conversion opportunities, subject to municipal approval
- Strong in-place annual rental income of $196,440
- Significant value-add potential
- Full basement with shared laundry and tenant storage
- Desirable Bridgeport location with convenient access to transportation and neighborhood amenities
- Located on a tree lined dead end Street for limited traffic

Two Additional Income Producing In-Law Units (Non-Conforming)

Full Basement With On-Site Laundry & Storage

PROPERTY PHOTOS

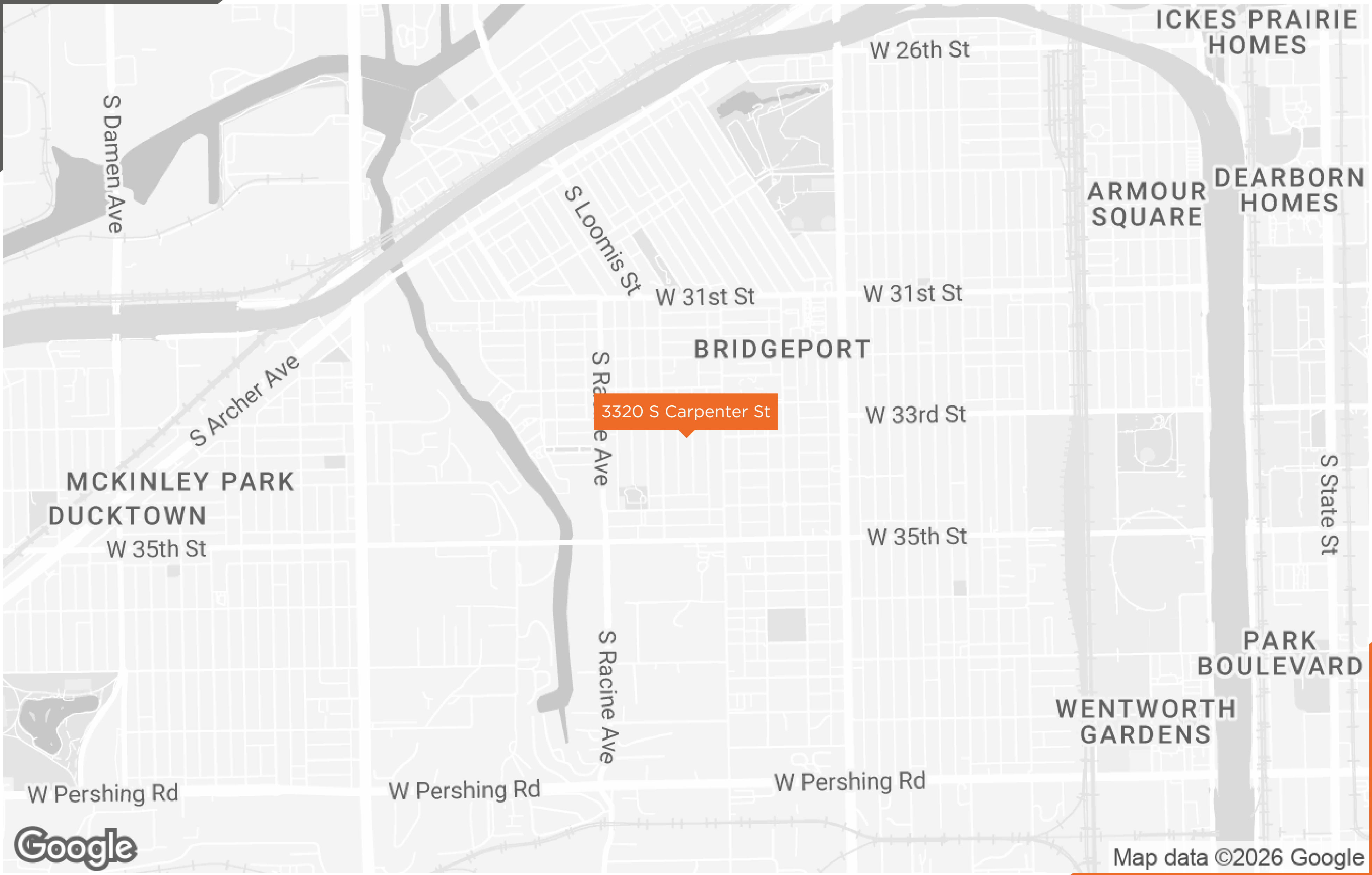
ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

LOCATION DESCRIPTION

Located in Chicago's desirable Bridgeport neighborhood, 3320 S. Carpenter Street offers residents a walkable residential setting near the shops, restaurants and neighborhood amenities found along 31st Street, 35th Street, Morgan Street and Halsted Street. The property is convenient to Palmisano Park, McGuane Park, Armour Square, the Chicago White Sox ballpark and the growing dining and arts scene throughout Bridgeport. Nearby CTA bus service provides connections to the Orange and Red Lines, while access to I-90/94 and I-55 makes travel to downtown Chicago, the Illinois Medical District, UIC and surrounding neighborhoods convenient. With a Walk Score of 84, the location combines the character of an established Chicago neighborhood with strong access to employment centers, recreation and public transportation.

REGIONAL MAP



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE END	COMMENTS
1F	-	1	600 SF	$1,581	$2.64	04/30/27	gas & electric paid by tenant
1R	2	1	600 SF	$1,730	$2.88	02/28/27	gas & electric paid by tenant
2F	2	1	520 SF	$1,754	$3.37	09/30/26	gas & electric paid by tenant includes $50/mo pet fee (dog)
2R	2	1	520 SF	$1,638	$3.15	04/30/27	gas & electric paid by tenant includes $25/mo pet fee (cat)
3F	2	1	570 SF	$2,200	$3.86	05/31/26	utilities included rent 3F/LF together long term in summer 2026
3R	2	1	570 SF	$1,700	$2.98	09/30/26	utilities included rent 3R/LR together long term in Oct 2026
Loft Front	-	1	400 SF	$2,609	$6.52	07/31/26	utilities included
Loft Rear	-	1	400 SF	$3,158	$7.90	07/31/26	utilities included
TOTALS			**4,180 SF**	**$16,370**	**$33.30**		
AVERAGES			**523 SF**	**$2,046**	**$4.16**		

INCOME & EXPENSES

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INCOME SUMMARY	CURRENT	6-UNIT WITH ATTIC SUITES FOR UNITS 3F & 3R
RENTAL INCOME	$196,440	$134,436
VACANCY COST	($9,822)	($6,722)
GROSS INCOME	**$186,618**	**$127,714**

EXPENSES SUMMARY	CURRENT	6-UNIT WITH ATTIC SUITES FOR UNITS 3F & 3R
REAL ESTATE TAXES (2024)	$11,763	$11,763
INSURANCE	$4,121	$4,121
WATER & SEWER	$1,680	$1,680
COMMON ELECTRIC	$1,265	$1,265
COMMON GAS	$876	$876
WIFI	$2,160	$2,160
REPAIRS & MAINTENACE	$2,880	$2,880
SNOW REMOVAL & JANITORIAL	$780	$780
SCAVENGER	$1,272	$1,272
MANAGEMENT (5%)	$9,822	$6,722
OPERATING EXPENSES	**$36,619**	**$33,518**

NET OPERATING INCOME	**$149,999**	**$94,196**

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	6-UNIT WITH ATTIC SUITES FOR UNITS 3F & 3R
PRICE	$1,290,000	$1,290,000
GRM	6.57	9.6
CAP RATE	11.63%	7.30%
CASH-ON-CASH RETURN (YR 1)	24.35%	7.04%
TOTAL RETURN (YR 1)	$89,852	$34,048
DEBT COVERAGE RATIO	2.1	1.32

OPERATING DATA	CURRENT	6-UNIT WITH ATTIC SUITES FOR UNITS 3F & 3R
GROSS SCHEDULED INCOME	$196,440	$134,436
TOTAL SCHEDULED INCOME	$196,440	$134,436
VACANCY COST	$9,822	$6,722
GROSS INCOME	$186,618	$127,714
OPERATING EXPENSES	$36,619	$33,518
NET OPERATING INCOME	$149,999	$94,196
PRE-TAX CASH FLOW	$78,514	$22,711

SALE COMPS

1

1. 2859 S LOWE AVENUE
Chicago, IL 60616

PRICE:	$1,165,000	**BLDG SIZE:**	6,672 SF
LOT SIZE	3,125 SF	**NO. UNITS:**	6
PRICE/UNIT:	$194,167		

Renovated 6-unit, HVAC, tenant paid utilities, below market rents. 2 car garage.

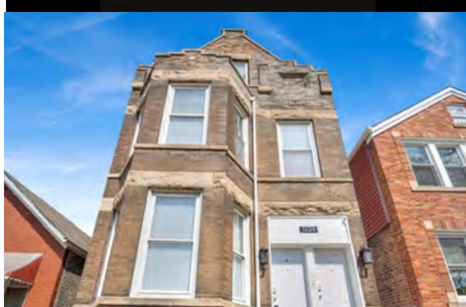
2

2. 3247 S EMERALD
Chicago, IL 606016

PRICE:	$1,509,000	**BLDG SIZE:**	8,940 SF
LOT SIZE	4,166 SF	**NO. UNITS:**	7
PRICE/UNIT:	$215,571		

Large brick 7-unit, completely renovated. In-unit laundry, HVAC, Hardwood Floors, Granite, SS Appliances. Large lot - 4,166 SF. 6,705 SF Above grade + Garden Level, Long market time, 2+ years due to initial high asking price.

3



3. 1226 W 31ST PLACE
Chicago, IL 60608

PRICE:	$1,235,000	**BLDG SIZE:**	3,325 SF
LOT SIZE	2,976 SF	**NO. UNITS:**	6
PRICE/UNIT:	$205,833		

2022 renovation, quartz counters, SS appliances, shared laundry, updated baths & Kitchens.

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4

4. 3316 S MORGAN
Chicago, IL 60608

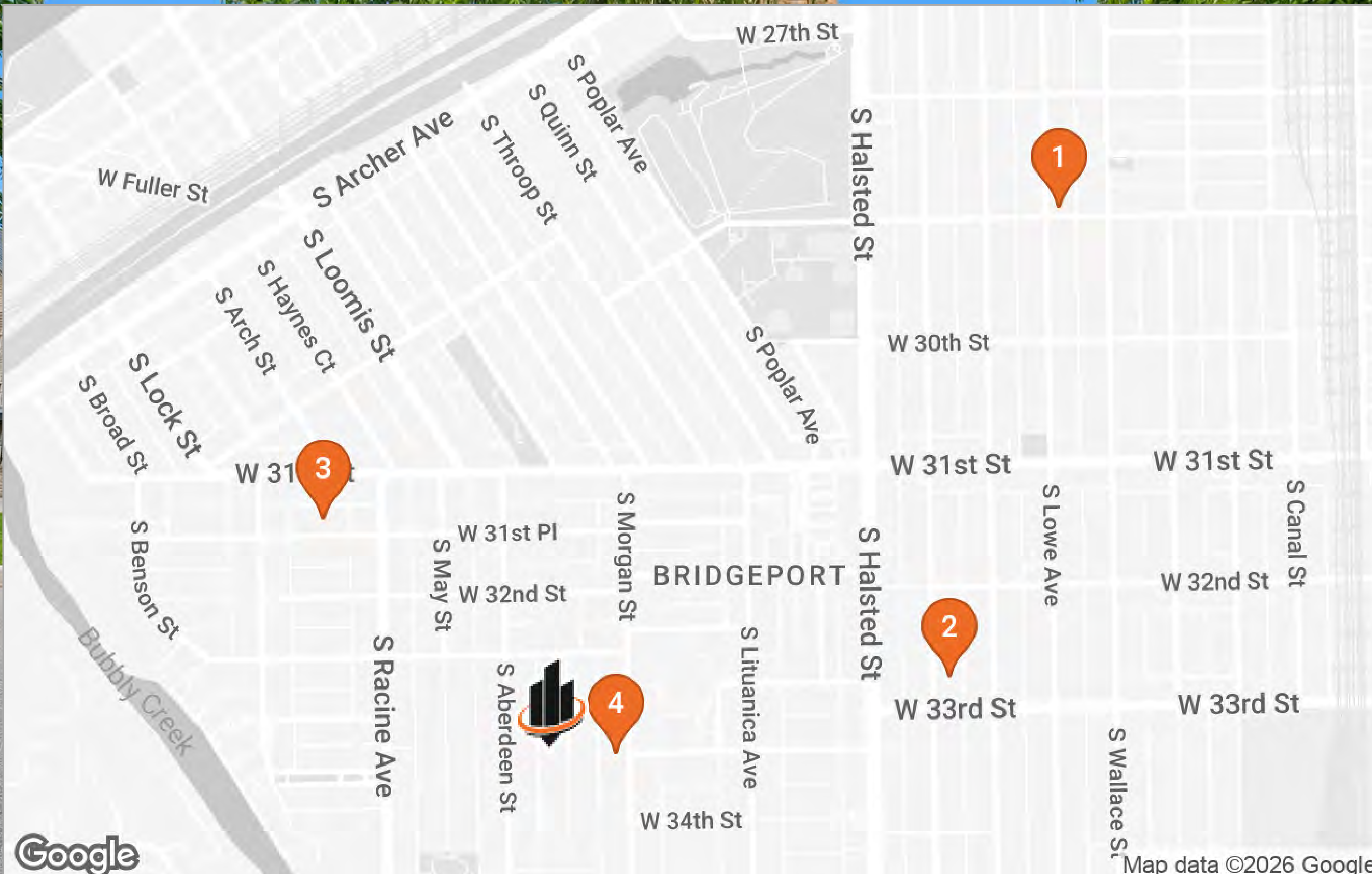
PRICE:	$1,600,000	**BLDG SIZE:**	5,432 SF
LOT SIZE	6,098 SF	**NO. UNITS:**	6
PRICE/UNIT:	$266,667		

Gutted and renovated in 2024, on a double lot, 7.5 cap.

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	PRICE/UNIT
★	**3320 S Carpenter St** Chicago, IL	$1,290,000	4,008 SF	3,001 SF	6	$215,000
1	**2859 S Lowe Avenue** Chicago, IL	$1,165,000	6,672 SF	3,125 SF	6	$194,167
2	**3247 S Emerald** Chicago, IL	$1,509,000	8,940 SF	4,166 SF	7	$215,571
3	**1226 W 31st Place** Chicago, IL	$1,235,000	3,325 SF	2,976 SF	6	$205,833
4	**3316 S Morgan** Chicago, IL	$1,600,000	5,432 SF	6,098 SF	6	$266,667
	AVERAGES	**$1,377,250**	**6,092 SF**	**4,091 SF**	**6**	**$220,560**

SALE COMPS MAP & SUMMARY



MEET THE TEAM

CLG

Cawthon-Labriola Group

— SVN CHICAGO COMMERCIAL —

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