

# STABILIZED NEW CONSTRUCTION TRIPLEX PORTFOLIO Bronzeville (Chicago)



KWILL RE presents three newly constructed triplexes located at 4153, 4155, and 4157 S Prairie Avenue, representing a rare, stabilized investment opportunity in the heart of Bronzeville. Each building features three modern 3-bedroom, 2-bathroom units with in-unit laundry, enclosed parking, and high-end contemporary finishes. Constructed between 2023 and 2024, the assets are fully leased and performing, providing investors with immediate cash flow and minimal operational friction.

The opportunity for a purchaser is: 1) enjoy immediate cash flow from 100% occupied units; 2) new construction requires little capital requirements; and 3) in-place rents are at or below comparable properties, meaning rent growth is immediately available.

Ten minutes south of Downtown, Bronzeville is a rapidly appreciating neighborhood situated along Chicago's famed Lakefront and blocks away from Washington Park, numerous cultural landmarks, and public transportation. It is bordered by Kenwood and Hyde Park, home to the prestigious University of Chicago.

## PROPERTY HIGHLIGHTS

**Pricing Guidance** Call for Information

**PGI/NOI** \$196,494

**Units** All Market Rate

**Current Occupancy** 100%

| Address        | Units | Bd | Ba | Area     |
|----------------|-------|----|----|----------|
| 4153 S Prairie | 3     | 3  | 2  | 1,350 SF |
| 4155 S Prairie | 3     | 3  | 2  | 1,350 SF |
| 4157 S Prairie | 3     | 3  | 2  | 1,350 SF |

| In-Place Rent | Market Rent                  |
|---------------|------------------------------|
| \$2,350       | \$2,844 for New Construction |
| \$2,675       | Highest Rent Achieved So Far |



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REAL ESTATE

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| OPERATING STATEMENT           |           |             |
|-------------------------------|-----------|-------------|
|                               | TOTALS    | PER UNIT/MO |
| POTENTIAL GROSS INCOME        | \$288,900 | \$2,675     |
| NATURAL VACANCY               | 3%        |             |
| ADJUSTED CURRENT GROSS INCOME | \$280,233 | \$2,595     |
| EXPENSES                      | \$83,779  | \$775       |
| NET OPERATING INCOME          | \$196,454 | \$1,819     |

## PLEASE CONTACT FOR MORE INFORMATION:

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