



COMPARABLES

While we appreciate third-party brokers and their involvement in providing MLS information, we have found that their listed property data often contains many inconsistencies and unreliable information. The brokers involved are responsible for inputting financial information, specifically rental income and expenses. Unfortunately, the majority of multifamily listings on the MLS originate from brokers of various backgrounds and experiences, most of whom specialize in residential sales and many who have never listed a commercial property before. While no malice is intended, a lot of the information, especially expense related, is either incorrect or completely omitted, which can drastically affect actual returns of the property. Further, the information on finances is never vetted or audited by the MLS nor by any third-party service.

The vast majority of MLS listings expense data such as property management, maintenance and snow/lawn care are drastically understated or neglected altogether. Here at Citypoint, we analyze past sales using the same metrics we use for the properties offered through our platform. We use standardized management expenses (5%), maintenance expense per unit (to a comparable asset class and condition) and per unit insurance estimate based on Citypoint's collection of historical data of hundreds of multifamily transactions and units managed.

The comparables below were assessed using Citypoint analysis and are deemed to be a more accurate comparison. For any questions, please contact us.

Citypoint Illinois, LLC
www.citypoint.com

COMPARABLE

1545 HOMESTEAD RD, LA GRANGE PARK, IL 60526



SOLD PRICE:

\$579,000

PRICE PER UNIT:

\$193,000

DAYS ON MARKET:

95

CLOSED DATE:

09/01/2023

PROPERTY INFORMATION

Units	3
Year Built	1962
Beds	8
Baths	3
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	0.2 Miles

FINANCIAL DATA

Sold Price	\$579,000
Price/Unit	\$193,000
Gross Rents	\$40,800
GRM	14.19
Expenses*	UNK
NOI	\$22,440
CAP Rate	UNK

NOTES & COMMENTS

Property went
under contract in
30 Days and Closed
60 days after.

COMPARABLE

205 E 31ST ST, LA GRANGE PARK, IL 60526



SOLD PRICE:

\$630,000

PRICE PER UNIT:

\$210,000

DAYS ON MARKET:

296

CLOSED DATE:

02/24/2023

PROPERTY INFORMATION

Units	3
Year Built	1970
Beds	8
Baths	5
Condition	B
Listing Type	MLS
Occupancy	100%
Proximity To Subject	0.7 Miles

FINANCIAL DATA

Sold Price	\$630,000
Price/Unit	\$210,000
Gross Rents	\$49,000
GRM	12.85
Expenses*	UNK
NOI	\$26,950
CAP Rate	UNK

NOTES & COMMENTS

Price started at \$695K then the price was reduced to \$669K then \$659K to eventually sell for \$630K.