

COMPARABLE

2620 CENTRAL ST. EVANSTON, IL. 60201



SOLD PRICE:

5,220,000

PRICE PER UNIT:

\$274,736

DAYS ON MARKET:

12

SALE DATE:

10/06/2022

PROPERTY INFORMATION

Units	19
Year Built	1964
Beds	37
Baths	25
Condition	Very Good
Listing Type	MLS
Occupancy	100%
Proximity To Subject	3.7 miles

FINANCIAL DATA

Sale Price	\$5,220,000
Price/Unit	\$274,736
Gross Rents	422,055
GRM	12.36
Expenses*	UNK
NOI	UNK
CAP Rate	4.4%

NOTES & COMMENTS

This building is 3.7 miles to subject property. This buildings is newer in build. The key difference is that this building contains a large mix of 1 & 2 bed units. The subject property contains five 3 bedroom units, one 4 bedroom unit and a 1 bedroom garden unit. Furthermore, the subject building garners higher Gross rent per unit Annually.

COMPARABLE

7724 N. EASTLAKE TER, CHICAGO, IL 60626



SOLD PRICE:

1,675,000

PRICE PER UNIT:

\$279,166

DAYS ON MARKET:

101

SALE DATE:

5/1/2023

PROPERTY INFORMATION

Units	6
Year Built	1920
Beds	12
Baths	6
Condition	Fair
Listing Type	MLS
Occupancy	100%
Proximity To Subject	1 mile

FINANCIAL DATA

Sale Price	\$1,675,000
Price/Unit	\$279,166
Gross Rents	UNK
GRM	UNK
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

NOTES & COMMENTS

This building is similar in unit count and is within 1 mile to subject property. The key difference is that this building contains all 2 bedroom units. The subject property contains five 3 bedroom units, one 4 bedroom unit and a 1 bedroom garden unit.

COMPARABLE

7441 N. ROGERS AVE. CHICAGO, IL. 60626



SOLD PRICE:

1,500,000

PRICE PER UNIT:

\$250,000

DAYS ON MARKET:

5

SALE DATE:

7/7/2023

PROPERTY INFORMATION

Units	6
Year Built	2020
Beds	12
Baths	6
Condition	Very Good
Listing Type	MLS
Occupancy	100%
Proximity To Subject	1.2 miles

FINANCIAL DATA

Sale Price	\$1,500,000
Price/Unit	\$250,000
Gross Rents	127,020
GRM	12.5
Expenses*	UNK
NOI	UNK
CAP Rate	4.6%

NOTES & COMMENTS

This building is 1.2 miles to subject property. This buildings is newer in build. The key difference is that this building contains all 2 bed units. The subject property contains five 3 bedroom units, one 4 bedroom unit and a 1 bedroom garden unit. Furthermore, the subject building garners higher rent, higher gross income annually.