



# COMPARABLES

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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.

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# COMPARABLE

## 9465 MAPLE DR. ROSEMONT, IL 60018



PRICE PER UNIT:  
**\$138,333**

DAYS ON MARKET:  
**UNK**

SALE DATE:  
**03/08/2024**



SOLD PRICE:

# \$830,000

### PROPERTY INFORMATION

Units	
Year Built	1967
Beds	10
Baths	6
Condition	Average
Listing Type	UNK
Occupancy	UNK
Proximity To Subject	0.22

### FINANCIAL DATA

Sale Price	\$830,000
Price/Unit	\$138,333
Gross Rents	UNK
GRM	UNK
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

### NOTES & COMMENTS

High demand and low inventory in the area has continued to push pricing well above the \$800,000 mark. Gross rents, expenses and NOI was not available for analysis. Similar 6 unit properties in the area are receiving interest at \$900,000 or above.

# COMPARABLE

## 9575 MAPLE DR. ROSEMONT, IL 60018



SOLD PRICE:

# \$800,000

PRICE PER UNIT:

# \$133,333

DAYS ON MARKET:

# UNK

SALE DATE:

# 03/08/2024

### PROPERTY INFORMATION

Units	6
Year Built	1969
Beds	12
Baths	6
Condition	Average
Listing Type	UNK
Occupancy	UNK
Proximity To Subject	0.22

### FINANCIAL DATA

Sale Price	\$800,000
Price/Unit	\$133,333
Gross Rents	UNK
GRM	UNK
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

### NOTES & COMMENTS

High demand and low inventory in the area has continued to push pricing well above the \$800,000 mark. This property is similar in design, build and unit layout. Gross rents, expenses and NOI was not available for analysis. Similar 6 unit buildings in the area are receiving interest at \$900,000 or above.

# COMPARABLE

## 9595 MAPLE DR. ROSEMONT, IL 60018



SOLD PRICE:

# \$800,000

PRICE PER UNIT:

# \$133,333

DAYS ON MARKET:

# UNK

SALE DATE:

# 03/08/2024

### PROPERTY INFORMATION

Units	6
Year Built	1969
Beds	12
Baths	6
Condition	Average
Listing Type	UNK
Occupancy	UNK
Proximity To Subject	0.10

### FINANCIAL DATA

Sale Price	\$800,000
Price/Unit	\$133,333
Gross Rents	UNK
GRM	UNK
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

### NOTES & COMMENTS

High demand and low inventory in the area has continued to push pricing well above the \$800,000 mark. Gross rents, expenses and NOI was not available for analysis. Similar 6 unit buildings in the area are receiving interest at \$900,000 or above.

# COMPARABLE

## 9463 MAPLE DR. ROSEMONT, IL 60018



SOLD PRICE:

# \$815,000

PRICE PER UNIT:

## \$135,833

DAYS ON MARKET:

## UNK

SALE DATE:

## 11/02/2023

### PROPERTY INFORMATION

Units	6
Year Built	1967
Beds	10
Baths	6
Condition	Average
Listing Type	UNK
Occupancy	UNK
Proximity To Subject	0.22

### FINANCIAL DATA

Sale Price	\$815,000
Price/Unit	\$135,833
Gross Rents	UNK
GRM	UNK
Expenses*	UNK
NOI	UNK
CAP Rate	UNK

### NOTES & COMMENTS

High demand and low inventory in the area has continued to push pricing well above the \$800,000 mark. Gross rents, expenses and NOI was not available for analysis. Similar 6 unit buildings in the area have received interest at \$900,000 or above.