



2108 WESLEY AVE



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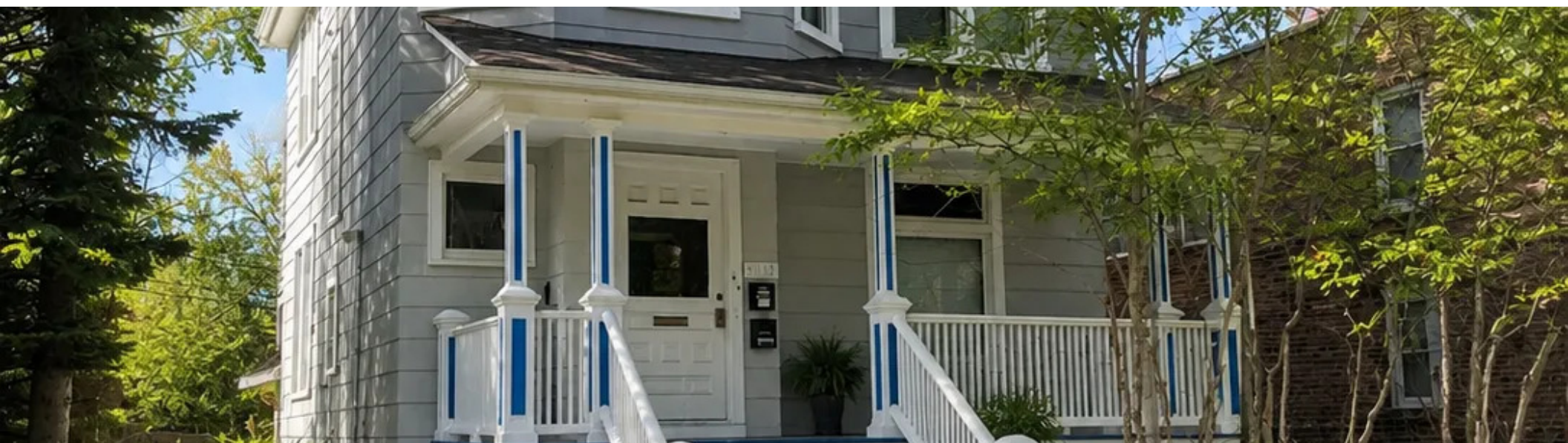
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PROPERTY INFORMATION



PROPERTY HIGHLIGHTS

- 7% In-Place Cap Rate with Strong Upside Potential
- Flexible Two-Unit Layout with Value-Add Rental Opportunities
- Prime Evanston Location Just Minutes from Northwestern University

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,004	3,783	12,515
Total Population	2,445	8,396	31,920
Average HH Income	\$92,977	\$103,876	\$153,229

OFFERING SUMMARY

Sale Price:	\$1,008,000
Number of Units:	3
Lot Size:	4,854 SF
Building Size:	5,000 SF
NOI:	\$70,583.07
Cap Rate:	7.0%



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PROPERTY DESCRIPTION

2108 WESLEY



PROPERTY DESCRIPTION

Rare investment opportunity in Evanston's highly sought-after rental market offers a 7% cap rate and 7.41% cash on cash return. With stable in-place income, while offering significant upside through future rent increases and flexible rental strategies in one of Evanston's strongest rental markets.

The property features two distinct floor plans that appeal to a broad tenant base. The spacious first-floor unit is ideal for families, Northwestern students, and young professionals. The second-floor unit includes a finished third-floor attic with three additional bedrooms and one bathroom, creating multiple value-add opportunities through various rental configurations.

Conveniently located within a five-minute walk of both Ingraham Park and Foster Park, the property is surrounded by Walgreens, restaurants, cafés, and boutique retail, offering tenants an exceptional neighborhood lifestyle. Northwestern University is just a five-minute drive away, ensuring a consistent and reliable rental pool.

Whether you're seeking a stable cash-flow investment or an owner-occupied property with excellent income potential, 2108 Wesley Avenue offers a compelling combination of strong current returns, long-term appreciation potential, and operational flexibility.

LOCATION DESCRIPTION

Ideally located in the heart of Evanston, the property offers exceptional access to public transportation. Residents are within walking distance of the ****Noyes CTA Purple Line Station (0.5 miles)****, ****Foster CTA Purple Line Station (0.5 miles)****, ****Evanston Central Street Metra Station (0.7 miles)****, ****Central CTA Purple Line Station (0.8 miles)****, and ****Davis Street Metra Station (0.8 miles)****, providing convenient connectivity to downtown Chicago and the North Shore suburbs.

The property is also ****less than one mile from Northwestern University**** and is surrounded by parks, restaurants, shopping, and everyday conveniences, making it a highly desirable location that continues to support strong rental demand and long-term appreciation.



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ADDITIONAL PHOTOS

2108 WESLEY



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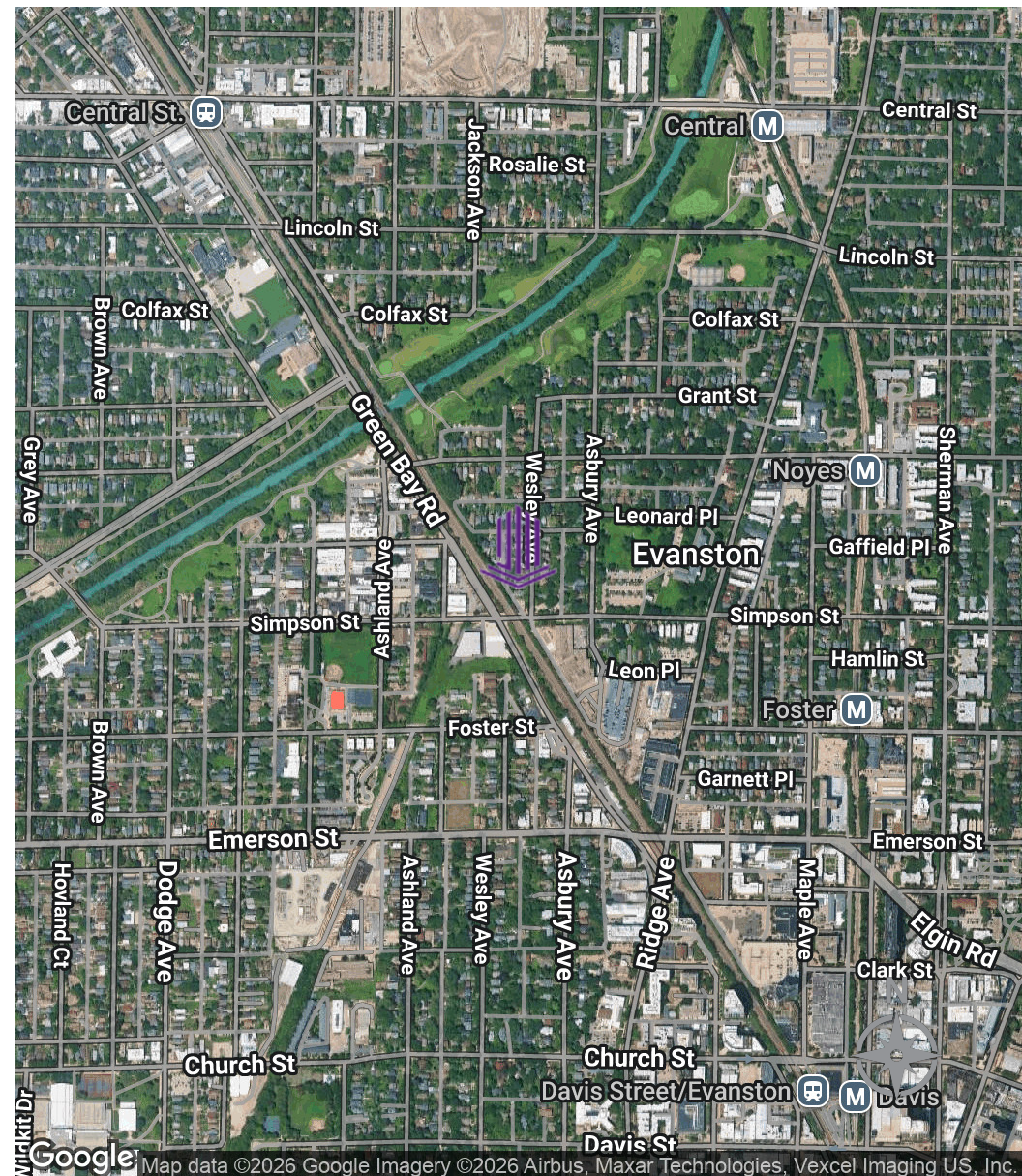
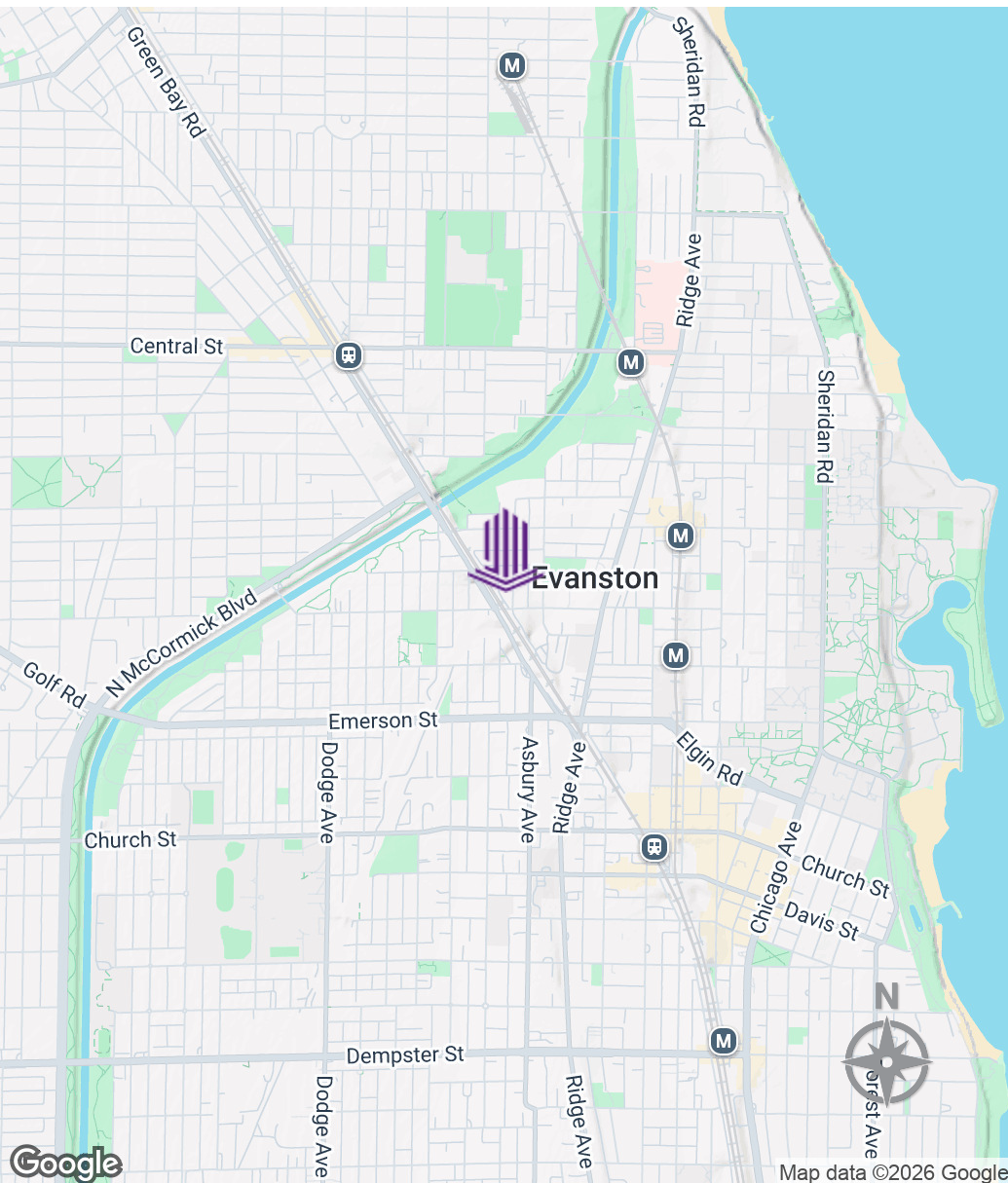
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LOCATION INFORMATION

REGIONAL MAP

2108 WESLEY



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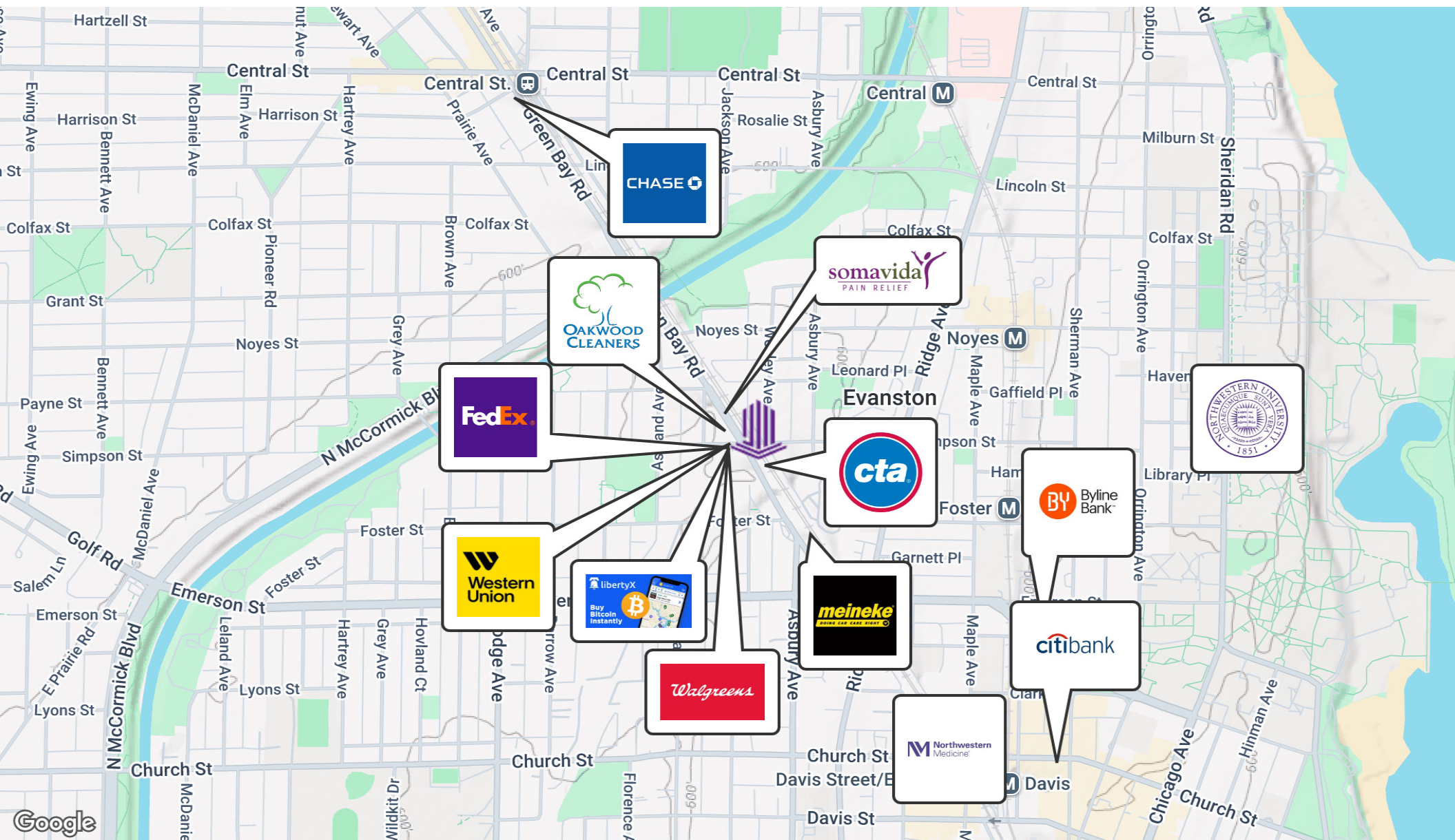
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LOCATION MAP

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FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

2108 WESLEY

INVESTMENT OVERVIEW

2108 WESLEY AVE

Price	\$1,008,000
Price per SF	\$202
Price per Unit	\$336,000
GRM	11.13
CAP Rate	7%
Cash-on-Cash Return (yr 1)	7.41%
Total Return (yr 1)	\$25,946
Debt Coverage Ratio	1.22

OPERATING DATA

2108 WESLEY AVE

Gross Scheduled Income	\$90,600
Other Income	\$6,000
Total Scheduled Income	\$96,600
Vacancy Cost	\$2,718
Gross Income	\$93,882
Operating Expenses	\$23,299
Net Operating Income	\$70,583
Pre-Tax Cash Flow	\$12,596

FINANCING DATA

2108 WESLEY AVE

Down Payment	\$170,000
Loan Amount	\$680,000
Debt Service	\$57,987
Debt Service Monthly	\$4,832
Principal Reduction (yr 1)	\$13,350



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INCOME & EXPENSES

2108 WESLEY

INCOME SUMMARY		2108 WESLEY AVE
Vacancy Cost		(\$2,718)
GROSS INCOME		\$93,882
EXPENSES SUMMARY		2108 WESLEY AVE
Real Estate Taxed		\$13,998
Property Insurance		\$2,398
Gas		\$1,800
Water & Sewer		\$676
Electrical		\$2,827
Repairs & Maintenance		\$1,000
Scavenger/Janitorial		\$600
OPERATING EXPENSES		\$23,299
NET OPERATING INCOME		\$70,583



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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	SECURITY DEPOSIT
Unit 1	3	1	\$2,640	\$2,800	\$2,640
Unit 2	3	1	\$2,660	\$2,800	\$2,660
Attic	3	1	\$1,500	\$2,800	\$1,500
TOTALS			\$6,800	\$8,400	\$6,800
AVERAGES			\$2,267	\$2,800	\$2,267



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SALE COMPARABLES

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SALE COMPS

2108 WESLEY

Subject Property



★

2108 WESLEY

2108 Wesley Ave, Evanston, IL 60201

Price:	\$1,008,000
Bldg Size:	5,000 SF
No. Units:	3
Cap Rate:	7%

On Market



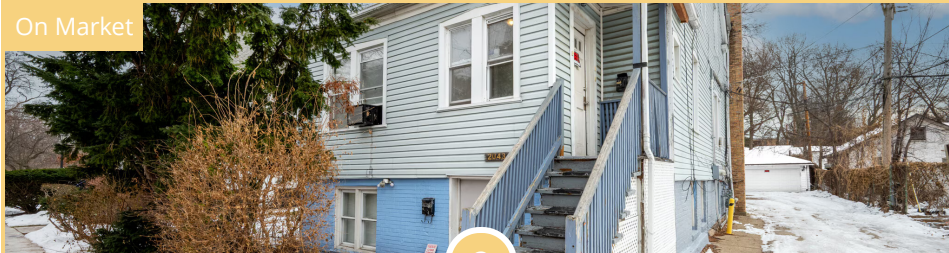
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1029 GARNETT PL

1029 Garnett Pl, Evanston, IL 60201

Price:	\$15,959,000
Bldg Size:	3,545 SF
No. Units:	3
Cap Rate:	6.82%

On Market



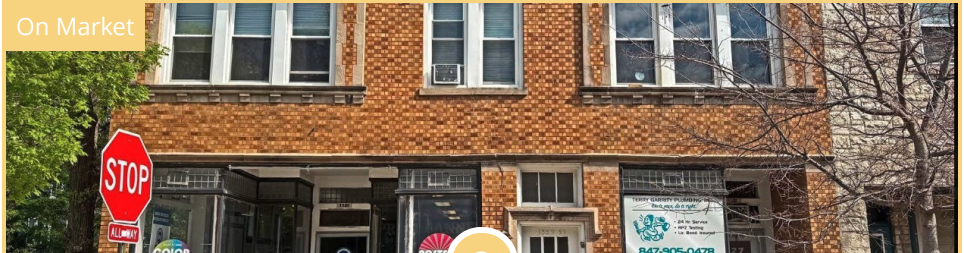
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2043 ASBURY AVE

2043 Asbury Ave, Evanston, IL 60201

Price:	\$850,000
Bldg Size:	3,050 SF
No. Units:	3
Cap Rate:	6.40%

On Market



3

1529 GREENLEAF ST

1529 Greenleaf St, Evanston, IL 60202

Price:	\$895,000
Bldg Size:	5,656 SF
No. Units:	3
Cap Rate:	6.42%



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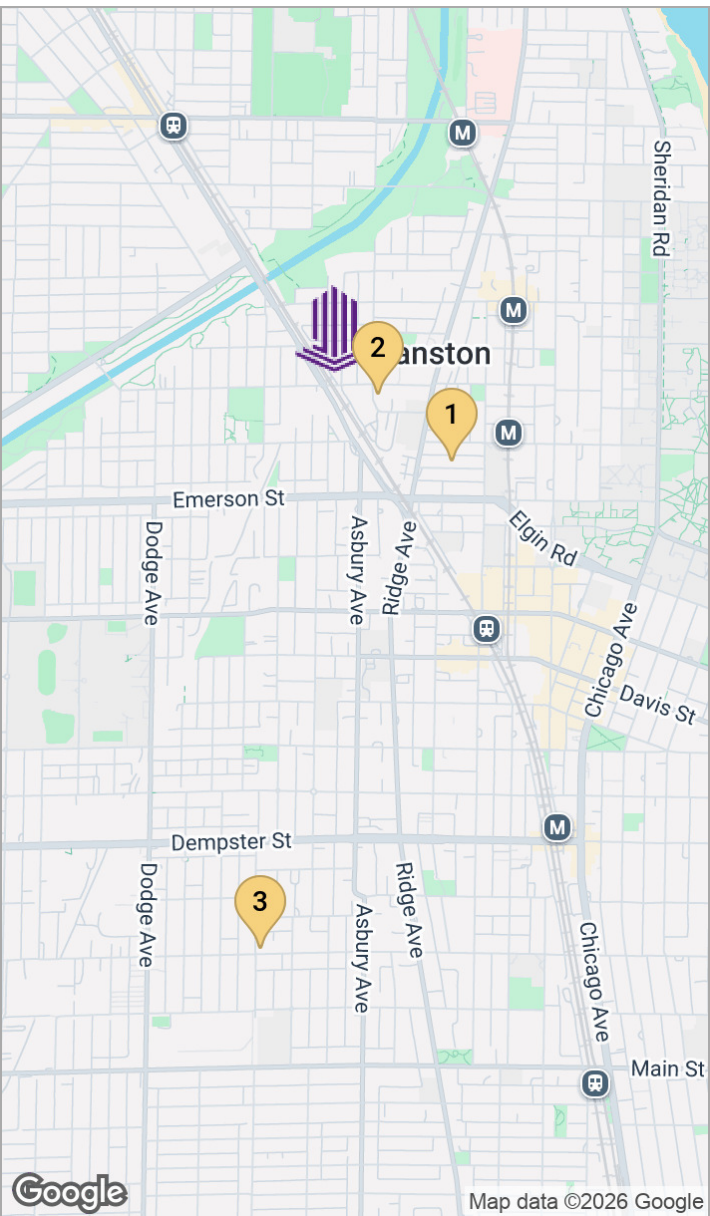
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2108 Wesley Ave Evanston, IL						
Price		\$1,008,000				
Bldg Size		5,000 SF				
Lot Size		4,854 SF				
No. Units		3				
Cap Rate		7%				
NAME/ADDRESS		PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
1	1029 Garnett Pl 1029 Garnett Pl Evanston, IL 60201	\$15,959,000	3,545 SF	17,424 SF	3	6.82%
2	2043 Asbury Ave 2043 Asbury Ave Evanston, IL 60201	\$850,000	3,050 SF	7,405 SF	3	6.40%
3	1529 Greenleaf St 1529 Greenleaf St Evanston, IL 60202	\$895,000	5,656 SF	3,350 SF	3	6.42%
AVERAGES		\$5,901,333	4,084 SF	9,393 SF	3	6.55%



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LEASE COMPARABLES

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Subject Property



2108 WESLEY

2108 Wesley Ave, Evanston, IL 60201

On Market



1

3B/1B UNIT RENT IS \$2,800/MONTH

2123 Wesley Ave, Evanston, IL 60201

On Market

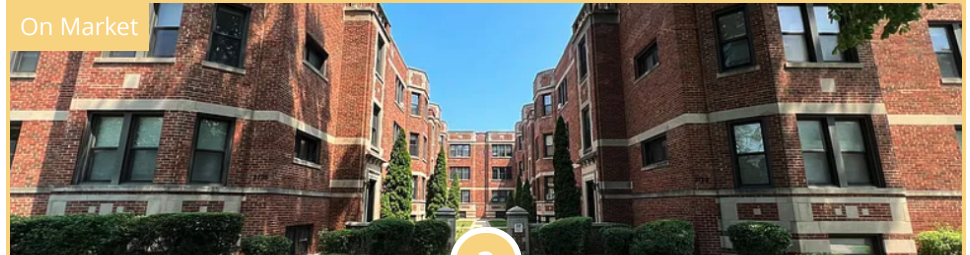


2

3B/1B UNIT RENT IS \$3,150/MONTH

1229 Leon Pl, Evanston, IL 60201

On Market



3

3B/1B UNIT RENT IS \$3,195/MONTH

2121 Ridge Avenue , Evanston, IL 60201



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★ 2108 WESLEY

2108 Wesley Ave
Evanston, IL

NAME/ADDRESS

1	3B/1B Unit Rent is \$2,800/Month 2123 Wesley Ave Evanston, IL 60201
2	3B/1B Unit Rent is \$3,150/Month 1229 Leon Pl Evanston, IL 60201
3	3B/1B Unit Rent is \$3,195/Month 2121 Ridge Avenue Evanston, IL 60201
AVERAGES	



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DEMOGRAPHICS

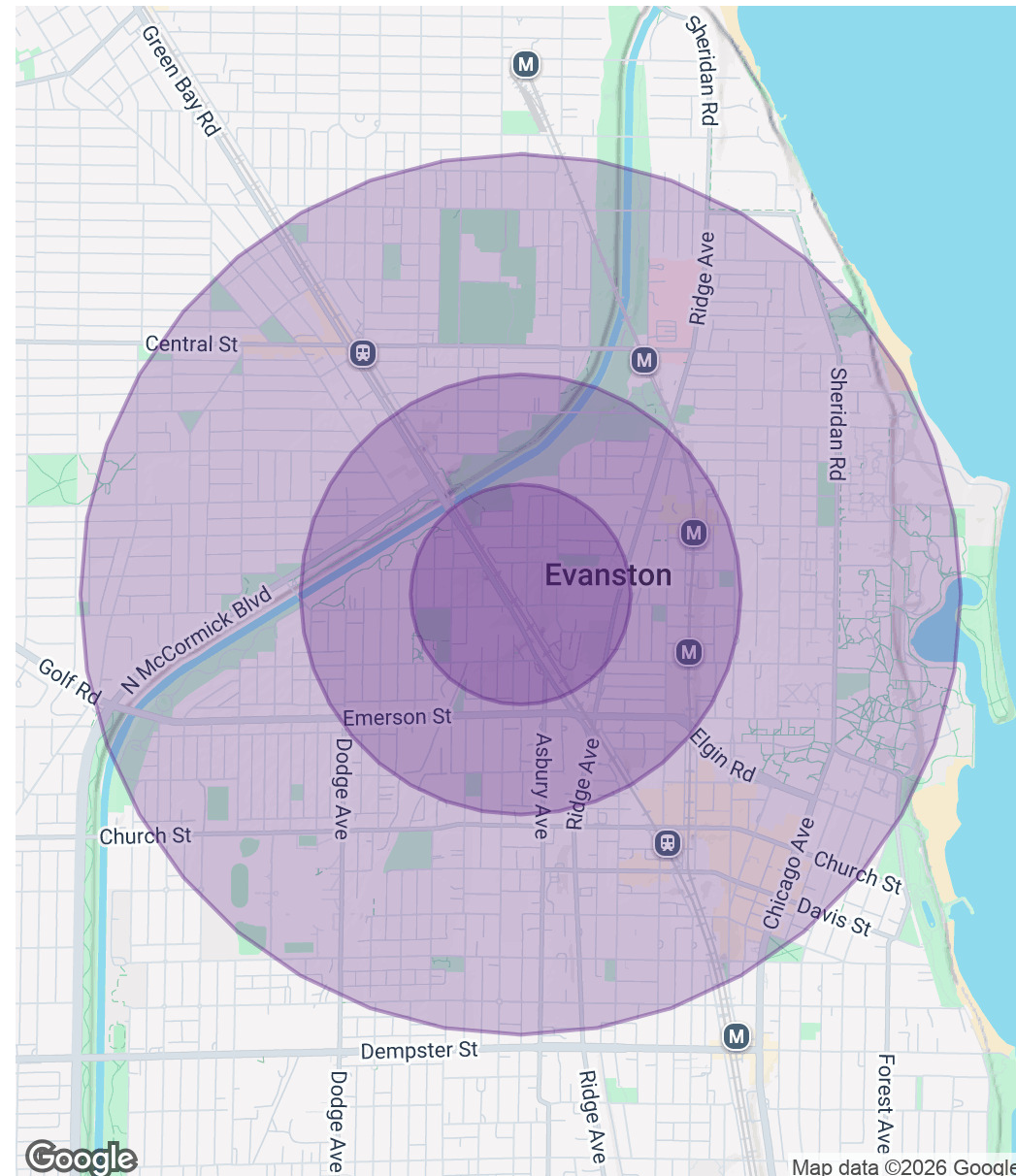
DEMOGRAPHICS MAP & REPORT

2108 WESLEY

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,445	8,396	31,920
Average Age	28.7	31.6	34.1
Average Age (Male)	27.5	30.2	32.5
Average Age (Female)	32.0	35.3	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,004	3,783	12,515
# of Persons per HH	2.4	2.2	2.6
Average HH Income	\$92,977	\$103,876	\$153,229
Average House Value	\$604,571	\$582,269	\$593,636

2023 American Community Survey (ACS)



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