

Market : Chicago

Units : 300

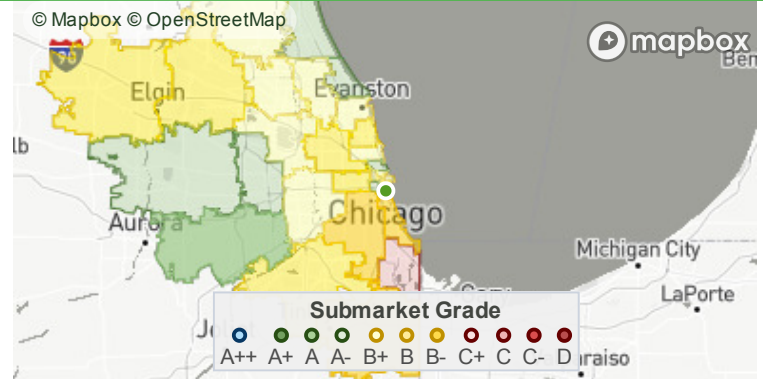
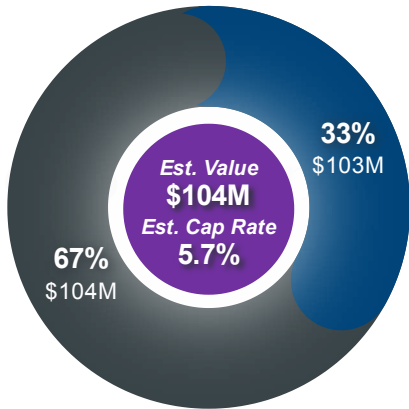
Est. Cap Rate : 5.7%

Est. Value : \$104M

Sector : Apartment 

**PROPERTY OVERVIEW**

● SmartComps® ● NOI Capitalization



Sector	Apartment	Building Quality	-
Units / Square Feet	300	Weighted Lease Term	-
LTM NOI	\$10,000	NOI Mark-to-Market	-
LTM Occupancy	10%	Tenant Quality	-
Average Asking Rent	-		

**AUTOMATED VALUATION MODEL**

**VALUE EXTRAPOLATION - 0% WEIGHTING**

Last Sale Date	-
Last Sale Price	-
Last Sale Price Per Unit	-
Renovation Date	-
Renovation Cost	-
Chicago CPPI®	-
Chicago CPPI® Present	-
Change	-
Change (Quality Adjusted)	-
Estimated Value	-
Estimated Value Per Unit	-

**NOI CAPITALIZATION - 33% WEIGHTING**

LTM NOI	\$5,758,540
Next-12-Month NOI Growth	1.8%
Next-12-Month NOI	\$5,860,078
Chicago Cap Rate	5.8%
WALT and Tenant Adjustment (bps)	-
NOI Mark-to-Market Adjustment (bps)	-
Location Adjustment (bps)	-7
Quality Adjustment (bps)	-
1130 S Michigan... Cap Rate	5.7%
Estimated Value	\$103M
Estimated Value Per Unit	\$341,925

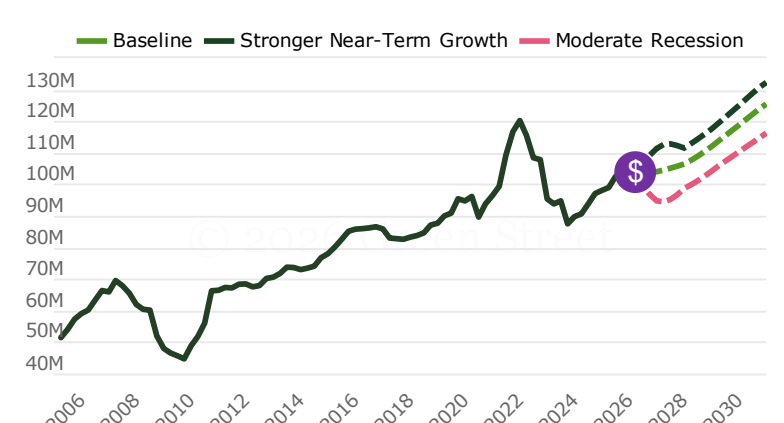
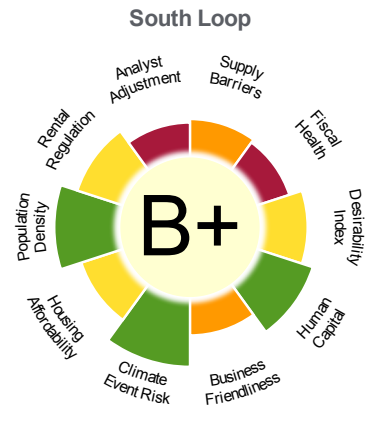
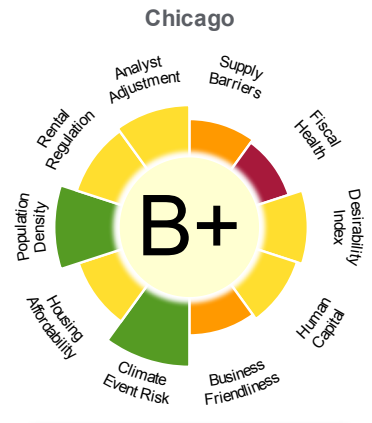
**SMARTCOMPS® - 67% WEIGHTING**

Number Of Comps	10
Comp Quality	High
Avg. Price	\$109M
Range Of Prices	\$76M - \$151M
Avg. Price Per Unit	\$336k
Range Of Price Per Unit	\$278k - \$425k
Average Distance of Comps	1.7 mi
Avg. Age Of Comp (Months)	11
CPPI® Growth Since SmartComps®	3.3%
Estimated Value	\$104M
Estimated Value Per Unit	\$346,956

**MARKET GRADE**

**SUBMARKET GRADE**

**FORECAST SCENARIOS CPPI®**



[Explore Market Snapshot](#)

[Explore Market Data](#)

Sources: Green Street. Note: The AVM output does not constitute a formal appraisal. Tertiary markets outside the top 50 MSAs don't include market grade information. See expanded disclosure on the back page of this report and at <https://www.greenstreet.com/disclosure>.

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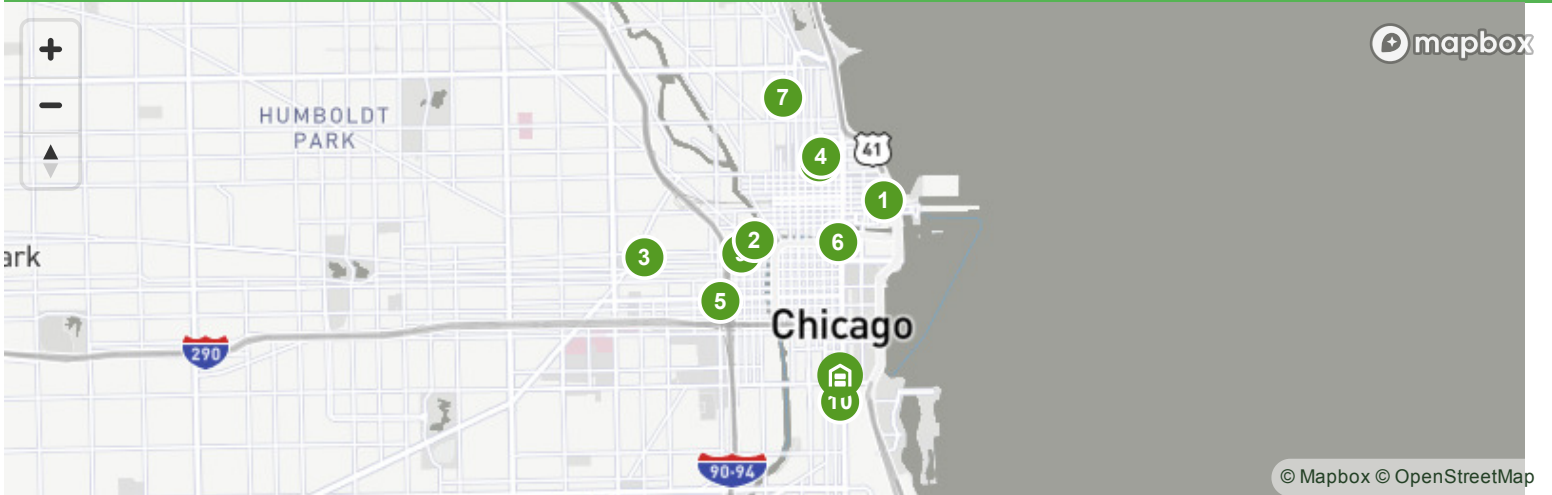
Units : 300

Est. Cap Rate : 5.7%

Est. Value : \$104M

Sector : Apartment 

**SMARTCOMPS®**



✓	Rank	Address	Date	Size	Distance	Submarket	Price	Price / Unit	Buyer	Seller
✓	1	✓ 420 East Ohio Street, Chicago, IL, 60611	17-Dec-2025	263 Units	1.7 mi	North Michigan	\$89.0M	\$338,403	FPA Multifamily	Green Cities
✓	2	✓ 300 North Canal Street, Chicago, IL, 60606	7-Nov-2025	451 Units	1.5 mi	Central Loop	\$151.0M	\$334,812	Hines	PGIM Real Estate
✓	3	✓ 180 North Ada Street, Chicago, IL, 60607	16-Sep-2025	263 Units	2.2 mi	West Loop	\$89.5M	\$340,304	Waterton	DWS Group; Marquette...
✓	4	✓ 1 East Delaware Place, Chicago, IL, 60611	20-Nov-2025	306 Units	2.1 mi	North Michigan	\$130.2M	\$425,327	Friedkin Property...	Alcion Ventures;...
✓	5	✓ 765 West Adams Street, Chicago, IL, 60661	16-Dec-2024	350 Units	1.4 mi	West Loop	\$113.3M	\$323,571	Legal & General...	-
✓	6	✓ 88 East Wacker Place, Chicago, IL, 60601	7-Jul-2025	289 Units	1.3 mi	Central Loop	\$122.0M	\$422,145	Cedar Street Companies;...	Magellan Developmen...
✓	7	✓ 1350 North Wells Street, Chicago, IL, 60610	31-Jan-2025	292 Units	2.7 mi	Gold Coast	\$88.3M	\$302,226	Centaur Capital...	Equity Group Investments
✓	8	✓ 8 West Chestnut Street, Chicago, IL, 60610	14-Oct-2024	280 Units	2.1 mi	Gold Coast	\$85.2M	\$304,286	Farallon Capital...	CIM Group; Golub & Co.
✓	9	✓ 180 North Jefferson Street, Chicago, IL, 60661	27-Sep-2024	274 Units	1.5 mi	West Loop	\$76.3M	\$278,310	ShoreGate Partners	JLL Income Property Trust
✓	10	✓ 1326 South Michigan Avenue, Chicago, IL, ...	6-Mar-2024	500 Units	0.2 mi	South Loop	\$144.0M	\$288,000	FPA Multifamily	CIM Group
	<b>Average</b>		-	<b>327 Units</b>	<b>1.7 mi</b>	-	<b>\$108.9M</b>	<b>\$335,738</b>	-	-

**RECENT SALE ACTIVITY FOR 1130 SOUTH MICHIGAN**

**No Recent Activity Found.**

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