

ESTES VILLA



2641-43 W. ESTES
AVE., CHICAGO, IL
60645

Purchased
December 2020

**Distribution checks equate to a 63.29% annual
return on equity.**

**Predict continued returns due to rising rents
and fixed cheap debt for 8 more years.**

- Estes Villa Condominiums is being sold in a Section 15 deconversion sale.
- The plan here is to deconvert the condos to apartments.
- To stabilize the property, each unit requires upgrades and renovations.
- Improve efficiencies by implementing better management processes to increase rents, NOI, and cash flow through cohesive management.
- By doing so, the property will not only be more attractive to potential tenants but also enhance its value, ensuring long-term success.