

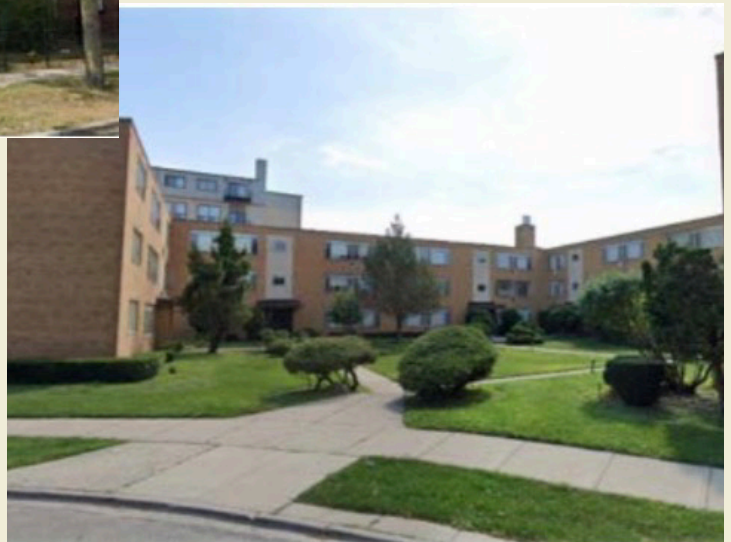
# JEROME & BIRCHWOOD



2515 W Jerome  
Chicago, IL 60645

2001 W Birchwood  
Chicago, IL 60645

Purchased  
June 2023



## STRATEGY:

- The Properties are well positioned to achieve enhanced operating results through the implementation of a moderate “value-add program.”
- The value-added program for 2515 W. Jerome includes vacating apartments tier by tier to complete renovations while still collecting rent on the remaining occupied tiers.
- The value-add program for 2001 W. Birchwood includes adding bedrooms. The renovation scope will vary by unit depending on the current condition.
- After completing renovations, raising rents and, in turn, drastically increasing the net operating