

EXHIBIT M

**Comparable Market Analysis by Tracy Boyce,
Licensed Illinois Real Estate Broker,
@properties | Christie's International Real Estate
(with supporting MLS sheets)**

Comparable Rentals (Summary)

Subject:

Address: 6122 N Winthrop Ave Unit C

Bed/Bath: 3 Bed / 2.5 Bath

Approx Sq. Ft.: 1800 sq. ft.

Condition: Updated

Furnishing: Furnished (beautiful, not your standard)

Rented: \$4,000/month (2025)

Comp 1

Address: 6161 N Kenmore Ave Unit 1N

Bed/Bath: 3 Bed / 2.5 baths (assumed similar layout)

Approx Sq. Ft: Unknown

Condition: Updated

Furnishing: Furnished

Rented: \$4,000/month (2025)

Comp 2

Address: 6007 N Sheridan Rd, Unit 17DF

Bed/Bath: 3 bed/ 3 bath

Approx Sq. Ft: 2900

Condition: Updated

Furnishing: Unfurnished

Rented: \$4,200

Comp 3

Address: 5825 N Kenmore Ave, Unit 3

Bed/Bath: 3 Bed/2.5 baths

Approx Sq Ft: 3,000

Condition: Updated

Furnishing: Unfurnished

Rented: \$4,750/month

Comp 4

Address: 5856 N Magnolia Ave, Unit 1

Bed/Bath: 3 Bed/2.5 baths

Approx Sq Ft: 1,600

Condition: Updated

Furnishing: Unfurnished

Rented: \$4,100/month (prior year)

Comp 5 ACTIVE

Address: 5856 N Magnolia Ave, Unit 1

Bed/Bath: 3 Bed

Approx Sq Ft: 1,600

Condition: Updated

Furnishing: Unfurnished

Rented: \$4,250/month

Estimated Rental Range, based on the above comparable properties:

Unfurnished Estimated Rent: \$3,900 – \$4,200 per month

Furnished Estimated Rent: \$3,950 – \$4,250 per month

Conclusion

Based on the subject property's size (approximately 1,800 sq ft), condition (renovated), inclusion of parking, and furnished status, the property would be expected to achieve rent within the range of approximately \$3,950 to \$4,150 per month under typical market conditions.

This conclusion reflects a comparison of both furnished and unfurnished properties in the immediate Edgewater market, with adjustments made for size, condition, and amenities.

Supporting MLS sheets for the comparable properties are attached.

- 6161 N Kenmore Ave Unit 1N (see attached MLS sheet)
- 6007 N Sheridan Rd Unit 17DF (see attached MLS sheet)
- 5825 N Kenmore Ave Unit 3 (see attached MLS sheet)
- 5856 N Magnolia Ave (see attached MLS sheet)

Tracy Boyce

Illinois Licensed Real Estate Broker

@properties Christie's International Real Estate



Signature: _____

Date: 3/29/2026

	MLS #	Stat	Address	City	Rent Search Price	All Beds	Baths	Type DE/AT	Area
1	12390471	RNTD	6161 N Kenmore Ave Unit 1N	Chicago	\$4,000	3	2.1	Condo-Duplex	8077
2	12474538	RNTD	6007 N Sheridan Rd Unit 17DF	Chicago	\$4,200	3	3	Condo	8077
3	12600678	NEW	5856 N Magnolia Ave Unit 1R	Chicago	\$4,250	3	2.1	Condo, Condo-Duplex	8077
4	12441868	RNTD	5825 N Kenmore Ave Unit 3	Chicago	\$4,750	5	3	Vintage	8077

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CMA Summary Report

Residential Rental

Active - Residential Rental

#	Listing ID	List Date	Address	Status	Area	Subdivision	Tot Rms	Bd	Bth	Gar	FP	Yr Blt	SFMU	SFBG	\$/SqFt	RP	LMT	MT
1	12600678	03/25/2026	5856 N Magnolia #1R	NEW	8077		6	3	2.1	1		2025	0			\$4,250	5	5

1 Active - Residential Rental Statistics

	High	Low	Average	Median
Rental Price	\$4,250	\$4,250	\$4,250	\$4,250
Rental Price/SqFt (Main & Upper)	\$0	\$0	\$0	\$0
Total Main & Upper SqFt	0	0	0	0
Below Grade SqFt	0	0	0	0
Beds	3	3	3	3
Baths Full/Half	2.1	2.1	2.10	2.1
Year Built	2025	2025	2025	2025
Listing Market Time	5	5	5	5
Market Time	5	5	5	5

Rented - Residential Rental

#	Listing ID	Rented Date	Address	Status	Area	Subdivision	Tot Rms	Bd	Bth	Gar	FP	Yr Blt	SFMU	SFBG	\$/SqFt	RP	RNP	LMT	MT
1	12390471	07/17/2025	6161 N Kenmore #1N	RNTD	8077		7	3	2.1	1	1	2008	0			\$4,000	\$4,000	10	10
2	12474538	01/22/2026	6007 N Sheridan #17DF	RNTD	8077		6	3	3	0	1	1969	0			\$3,950	\$4,200	128	128
3	12441868	08/30/2025	5825 N Kenmore #3	RNTD	8077		9	5	3	4	1	1908	0			\$4,750	\$4,750	18	23

3 Rented - Residential Rental Statistics

	High	Low	Average	Median
Rental Price	\$4,750	\$3,950	\$4,233	\$4,000
Rented Price	\$4,750	\$4,000	\$4,317	\$4,200
Rented Price/SqFt (Main & Upper)	\$0	\$0	\$0	\$0
Total Main & Upper SqFt	0	0	0	0
Below Grade SqFt	0	0	0	0
Beds	5	3	4	3
Baths Full/Half	3	2.1	2.70	3
Year Built	2008	1908	1962	1969
Listing Market Time	128	10	52	18
Market Time	128	10	54	23

4 Residential Rental Summary Statistics

	High	Low	Average	Median
Rental Price	\$4,750	\$3,950	\$4,238	\$4,125
Rented Price	\$4,750	\$4,000	\$4,317	\$4,200
Rental Price/SqFt (Main & Upper)	\$0	\$0	\$0	\$0
Total Main & Upper SqFt	0	0	0	0
Below Grade SqFt	0	0	0	0
Beds	5	3	4	3
Baths Full/Half	3	2.1	2.55	2.6
Year Built	2025	1908	1978	1989
Listing Market Time	128	5	40	14
Market Time	128	5	42	17

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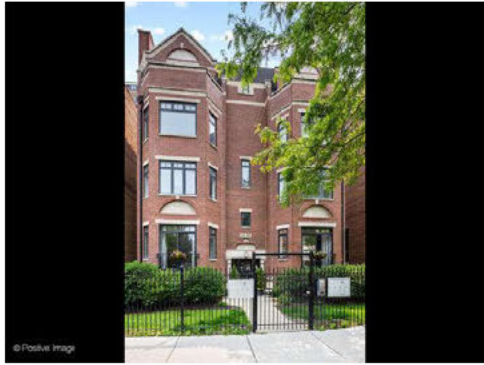
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6161 N Kenmore Ave Unit 1N, Chicago, IL 60660

\$4,000

**RNTD****3
Beds****2.1
Baths****0
SqFt****Built
2008****Residential Rental**

MLS #: 12390471

Subdivision:

Type: Condo-Duplex

Unit Floor Lvl: 1

Stories: 2

Master Bath: Full

Parking: Garage

Spaces: 1

Contract Date: 06/20/2025

Rented Date: 07/17/2025

Orig. Rent Price: \$4,000

List Date: 06/11/2025

Listing Market Time: 10

Available As Of: 08/01/2025

Possession: Closing

Security Deposit:

Basement: None

Pets Allowed: Yes

Off Mkt Date: 06/20/2025

Rented Price: \$4,000

Spacious and stylish duplex-down in the heart of Edgewater-available furnished! This beautifully updated and meticulously maintained home offers an ideal layout with open-concept living on the main level. Enjoy a large living room, separate dining area, and a modern kitchen with upgraded appliances that flows into a sunny breakfast room-perfect as a second dining space or home office-and a cozy family room. Step right out to your private deck, perfect for grilling and relaxing. All three bedrooms are located on the lower level, featuring radiant heat and luxury waterproof vinyl flooring for both comfort and durability. The oversized primary suite includes a walk-in closet and a spa-like marble bathroom with double vanity, whirlpool tub, and separate shower. Garage-style covered carport parking included. Just steps to the Red Line, the lakefront, parks, and all the shops and restaurants along Granville. Landlord prefers to rent furnished, making this the perfect turnkey rental!

General

Area:	8077	Avail Furnished (Y/N):	Yes
City, State, Zip:	Chicago, IL 60660	Furnished Rent Rate:	4300
County:	Cook	Short Term Lease Ok (Y/N):	
Township:	Lake View	Short Term Rent Rate:	
Corporate Limits:	Chicago	Property Currently Being Leased:	No
Coordinates:	N:6161 W:1030	Lease Expiration Date:	
Subdivision:		Common Area Amenities:	None
Model:		Management:	Self-Management
Built Before 1978:	No	Waterfront (Y/N):	No
Age:	16-20 Years	Water View:	No
# Stories:	2	Exposure:	E (East), W (West)
Type of Rental Property:	Attached	General Information:	Commuter Bus, Commuter Train, Interstate Access
Total # Units in Building:	8	Fees/Approvals:	
Board Approval (Y/N):		Monthly Rent Incl.:	Water
# Of Days:		Disability Access and/or Equipped:	No
Pets Allowed:	Yes	Disability Access/Equipment Details:	
Max Pet Weight:	999	Rural (Y/N):	
Pet Information:	Cats OK, Dogs OK	Mobility Score:	-
Security Deposit:			
Directions:	Sheridan, W on Thorndale, N on Kenmore to 6161		

School Data

Elementary Sch Dist:	299	2nd/Alternate Jr Hi/Mid School:	
Elementary School:	Swift Elementary School Specialty School	High Sch Dist:	299
2nd/Alternate Elem School:		High School:	Senn High School
Jr High/Middle Dist:	299	2nd/Alternate High School:	
Jr High/Middle School:	Swift Elementary School Specialty School		

Utilities/Green

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Air Conditioning:	Central Air
Water:	Lake Michigan
Sewer:	Sewer-Public
Electricity:	
Heat/Fuel:	Gas, Forced Air, Radiant
HERS Index Score:	

Interior Features

Interior Property Features:	Hardwood Floors, Heated Floors, Laundry Hook-Up in Unit, Storage
Unit Floor Level:	1
Rooms:	7
Master Bedroom Bath:	Full
Bath Amenities:	Whirlpool, Separate Shower, Double Sink, Full Body Spray Shower
Basement:	None
Basement Description:	None
Basement Bathrooms (Y/N):	No
Appliances:	Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances
Kitchen:	Eating Area-Breakfast Bar, Eating Area-Table Space, Pantry-Closet
Door Features:	
Window Features:	

Exterior Features

Lot Dimensions:	COMMON
Lot Size Source:	
Exterior Building Type:	Brick
Lot Description:	
Roof Type:	Rubber
Foundation:	
Exterior Property Features:	Storms/Screens
Parking:	Garage
Is Parking Included in Price:	Y
Garage Ownership:	Owned
Deeded Garage Cost:	
Lowest Parking Fee:	
Highest Parking Fee:	
Other Structures:	

Room Details

Living Room:	(14X24) Main Level Hardwood
Kitchen:	(11X10) Main Level Hardwood
Laundry:	Not Applicable
2nd Bedroom:	(10X12) Lower Vinyl
4th Bedroom:	Not Applicable

Listing Info

Orig. Rental Price:	\$4,000
Rented Price (Monthly):	\$4,000
Furnished Rate:	4300
List Date:	06/11/2025

Green Supporting Documents:	
Energy/Green Building Rating Source:	
Green Features:	
Equipment:	Security System, Ceiling Fan

Dining:	Combined w/ LivRm
Laundry Features:	
# Interior Fireplaces:	1
Fireplace Location:	Family Room
Fireplace Details:	Gas Starter
Square Feet:	0
Square Feet Source:	Not Reported
Bldg. Assess. SF:	
Square Footage Comments:	

Garage Fee/Lease \$:	
Garage On-Site:	Yes
Garage Type:	Detached
# Garage Spaces:	1
Garage Details:	Carport
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	
# Parking Spaces:	
Parking Details:	
Driveway:	

Family Room:	(19X12) Main Level Hardwood
Dining Room:	(11X9) Main Level Hardwood
Master Bedroom:	(16X12) Lower Vinyl
3rd Bedroom:	(10X10) Lower Vinyl
Additional Rooms:	No additional rooms

Contract Date:	06/20/2025
Off Market Date:	06/20/2025
Contingency:	
Financing:	

List Date Rcvd:	06/11/2025	Lease Terms:	
List Mkt Time:	10	Possession:	Closing
Available As Of:	08/01/2025	Additional Sales Info:	None
Rented Date:	07/17/2025	Broker Owned/Interested:	No

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6007 N Sheridan Rd Unit 17DF, Chicago, IL 60660

\$4,200

**RNTD****3
Beds****3
Baths****2900
SqFt****Built
1969****Residential Rental**

MLS #: 12474538
 Subdivision:
 Type: Condo
 Unit Floor Lvl: 17
 # Stories: 39
 Master Bath: Full
 Parking: None
 # Spaces: 0
 Rented Date: 01/22/2026

Orig. Rent Price: \$5,250
 List Date: 09/17/2025
 Listing Market Time: 128
 Available As Of: 09/17/2025
 Possession: Immediate
 Security Deposit: 5250
 Basement: None
 Pets Allowed: Yes
 Off Mkt Date: 01/22/2026
 Rented Price: \$4,200

Amazing-sized remodeled unit with 2900 SF features, three bedrooms and three full bathrooms, master with its own bathroom, jacuzzi, sauna, walk-in closet, balcony, and a nice view of the lake. Huge living room with new floors, modern new kitchen with a quartz countertop, with all stainless steel appliances. Every Room has a Balcony to enjoy nature, breeze, and water views. This unit is unique; it also offers a bar next to the living room. On the other side, we have two more bedrooms and two extra new bathrooms, new light fixtures. Enjoy the serenity of living on Lake Michigan, within walking distance of the restaurants, shops, and public transportation on Sheridan and Broadway

General

Area:	8077	Avail Furnished (Y/N):	No
City, State, Zip:	Chicago, IL 60660	Furnished Rent Rate:	
County:	Cook	Short Term Lease Ok (Y/N):	No
Township:	Lake View	Short Term Rent Rate:	
Corporate Limits:	Chicago	Property Currently Being Leased:	No
Coordinates:	N:6007 W:1000	Lease Expiration Date:	
Subdivision:		Common Area Amenities:	Bike Room/Bike Trails, Coin Laundry, Elevator, Exercise Room, Storage, Party Room, Pool-Outdoors, Receiving Room, Sauna
Model:		Management:	Manager On-site
Built Before 1978:	Yes	Waterfront (Y/N):	Yes
Age:	51-60 Years , Rehab in 2023	Water View:	Side(s) of Property
# Stories:	39	Water Touches:	Other
Type of Rental Property:	Attached	Exposure:	
Total # Units in Building:	356	General Information:	Non-Smoking Building, Non-Smoking Unit
Board Approval (Y/N):		Fees/Approvals:	Credit Report
# Of Days:		Monthly Rent Incl: Cable TV, Water, Pool, Doorman, Exterior Maintenance, Snow Removal, Exercise Facilities	
Pets Allowed:	Yes	Disability Access and/or Equipped:	No
Max Pet Weight:	70	Disability Access/Equipment Details:	
Pet Information:	Cats OK, Deposit Required, Dogs OK	Rural (Y/N):	
Security Deposit:	5250	Mobility Score:	-
Directions:	Sheridan Rd, between Glen Lake and Thorndale		

School Data

Elementary Sch Dist:	299	2nd/Alternate Jr Hi/Mid School:	
Elementary School:		High Sch Dist:	299
2nd/Alternate Elem School:		High School:	
Jr High/Middle Dist:	299	2nd/Alternate High School:	
Jr High/Middle School:			

Utilities/Green

Air Conditioning:	Central Air	Green Supporting Documents:	
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Water:	Public
Sewer:	Sewer-Public
Electricity:	Circuit Breakers
Heat/Fuel:	Gas, Forced Air
HERS Index Score:	

Interior Features

Interior Property Features:	Sauna, Hot Tub, Bar-Dry, Wood Laminate Floors, Storage, Doorman, Granite Counters, Lobby, Separate Dining Room, Quartz Counters
Unit Floor Level:	17
Rooms:	6
Master Bedroom Bath:	Full
Bath Amenities:	
Basement:	None
Basement Description:	None
Basement Bathrooms (Y/N):	No
Appliances:	Microwave, Dishwasher, Refrigerator, All Stainless Steel Kitchen Appliances, Cooktop, Range Hood
Kitchen:	Island, Custom Cabinetry, Granite Counters, Updated Kitchen
Door Features:	Sliding Doors
Window Features:	

Exterior Features

Lot Dimensions:	common
Lot Size Source:	
Exterior Building Type:	Brick
Lot Description:	
Roof Type:	
Foundation:	
Exterior Property Features:	Balcony, Hot Tub, Pool In-Ground
Parking:	None
Is Parking Included in Price:	
Garage Ownership:	
Deeded Garage Cost:	
Lowest Parking Fee:	
Highest Parking Fee:	
Other Structures:	Storage

Room Details

Living Room:	(18X15) Main Level Wood Laminate
Kitchen:	(17X15) Main Level Wood Laminate
Laundry:	Not Applicable
2nd Bedroom:	(16X13) Main Level Wood Laminate
4th Bedroom:	Not Applicable

Listing Info

Orig. Rental Price:	\$5,250
Rented Price (Monthly):	\$4,200
Furnished Rate:	
List Date:	09/17/2025

Energy/Green Building Rating Source:	
Green Features:	
Equipment:	
Dining:	Separate
Laundry Features:	
# Interior Fireplaces:	1
Fireplace Location:	Living Room
Fireplace Details:	Electric, Decorative Only
Square Feet:	2900
Square Feet Source:	Estimated
Bldg. Assess. SF:	
Square Footage Comments:	

Garage Fee/Lease \$:	
Garage On-Site:	
Garage Type:	
# Garage Spaces:	
Garage Details:	
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	
# Parking Spaces:	
Parking Details:	
Driveway:	

Family Room:	Not Applicable
Dining Room:	(18X15) Main Level Wood Laminate
Master Bedroom:	(23X16) Main Level Wood Laminate
3rd Bedroom:	(15X12) Main Level Wood Laminate
Bar:	(12X14) Main Level Wood Laminate
Additional Rooms:	Bar

List Date Rcvd:	09/17/2025	Lease Terms:	1 Year Lease
List Mkt Time:	128	Possession:	Immediate
Available As Of:	09/17/2025	Additional Sales Info:	
Rented Date:	01/22/2026	Broker Owned/Interested:	No

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**NEW****3
Beds****2.1
Baths****1600
SqFt****Built
2025****Residential Rental**

MLS #: 12600678

Subdivision:

Type: Condo, Condo-Duplex

Unit Floor Lvl: 1

Stories: 2

Master Bath: Full, Double Sink, Shower Only

Parking: Garage

Spaces: 1

Orig. Rent Price: \$4,250

List Date: 03/25/2026

Listing Market Time: 5

Available As Of: 06/01/2026

Possession: Tenant's Rights

Security Deposit:

Basement: Full

Pets Allowed: Yes

Welcome to your next home in one of Chicago's most vibrant lakefront neighborhoods! This 2025 newer construction residence blend modern comfort with upscale design - offering the perfect mix of style, space, and convenience. Step inside your duplex-down to soaring ceilings, and gorgeous hardwood floors that stretch across a sun-drenched layout. The open-concept living and dining space with bedrooms all on the lower level offers a seamless flow ideal for both everyday living and entertaining. Oversized windows and sliding glass doors bring in peaceful, tree-lined views from your expansive covered private balcony; an ideal spot for outdoor lounging and entertaining year-round. The living space effortlessly connects to a gourmet kitchens boasting of stainless steel appliances, quartz countertops, ample custom cabinetry, and sleek pendant lighting. All of your storage needs are met with Custom built-out closets, a dedicated laundry room with full sized- front loading stackable washer and dryer along with counter space for folding and cabinets for house all of your laundry and cleaning needs. Retreat to spacious bedrooms and spa-inspired bathrooms; The over-sized primary on-suite equipt with with double vanities and walk-in shower with rain head and two custom walk-in closets. Central heat and A/C, smart home features, and garage parking round out the elevated living experience. Just 5 minutes to Andersonville, 5 minutes to Hollywood Beach and Lakeshore Drive, Walk to Wholefoods, Aldi, La Fitness, & more, Welcome to the beautiful neighborhood of Edgewater Glen, \$750 non-refundable move-in fee in lieu of security deposit, \$250 non-refundable (1) time pet fee.

General

Area:	8077	Avail Furnished (Y/N):	No
City, State, Zip:	Chicago, IL 60660	Furnished Rent Rate:	
County:	Cook	Short Term Lease Ok (Y/N):	No
Township:	Rogers Park	Short Term Rent Rate:	
Corporate Limits:	Chicago	Property Currently Being Leased:	No
Coordinates:	N:5800 W:1200	Lease Expiration Date:	
Subdivision:		Common Area Amenities:	Curbs/Gutters, Sidewalks, Street Paved, Fencing
Model:		Management:	Developer Controls
Built Before 1978:	No	Waterfront (Y/N):	No
Age:	NEW Under Construction	Water View:	No
# Stories:	2	Exposure:	W (West)
Type of Rental Property:	Attached	General Information:	None
Total # Units in Building:	4	Fees/Approvals:	Move-in Fee
Board Approval (Y/N):		Monthly Rent Incl::	Water, Scavenger, Exterior Maintenance, Lawn Care, Snow Removal, Sewer, Trash Collection
# Of Days:		Disability Access and/or Equipped:	No
Pets Allowed:	Yes	Disability Access/Equipment Details:	
Max Pet Weight:	30	Rural (Y/N):	No
Pet Information:	Deposit Required, Dogs OK, Pet Count Limitation, Pet Weight Limitation	Mobility Score:	-
Security Deposit:			
Directions:	Lakeshore Drive to Hollywood, continue West to Magnolia, North to 5856, Magnolia is one way North		

School Data

Elementary Sch Dist:	299	2nd/Alternate Jr Hi/Mid School:	
Elementary School:	Swift Elementary School Specialty School	High Sch Dist:	299
2nd/Alternate Elem School:		High School:	Senn High School
Jr High/Middle Dist:	299	2nd/Alternate High School:	
Jr High/Middle School:			

Utilities/Green

Air Conditioning:	Central Air
Water:	Lake Michigan, Public
Sewer:	Sewer-Public
Electricity:	Circuit Breakers
Heat/Fuel:	Gas
HERS Index Score:	

Interior Features

Interior Property Features:	Hardwood Floors, Storage, Open Floorplan, Some Window Treatmnt, Some Wood Floors, Dining Combo, Drapes/Blinds
Unit Floor Level:	1
Rooms:	6
Master Bedroom Bath:	Full,Double Sink,Shower Only
Bath Amenities:	Separate Shower, Steam Shower, Double Sink, Full Body Spray Shower, Soaking Tub
Basement:	Full
Basement Description:	Finished, Egress Window, Sleeping Area
Basement Bathrooms (Y/N):	Yes
Appliances:	Oven/Range, Microwave, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Intercom, Gas Oven
Kitchen:	Island, Pantry-Closet, Custom Cabinetry, Pantry, Updated Kitchen
Door Features:	
Window Features:	

Exterior Features

Lot Dimensions:	34X125
Lot Size Source:	
Exterior Building Type:	Brick
Lot Description:	
Roof Type:	Rubber
Foundation:	Concrete
Exterior Property Features:	Balcony, Deck, Patio, Porch, Front Porch, Rear Porch, Brick Paver Patio, Private Entrance, End Unit
Parking:	Garage
Is Parking Included in Price:	Y
Garage Ownership:	Fee/Leased
Deeded Garage Cost:	
Lowest Parking Fee:	
Highest Parking Fee:	
Other Structures:	Garage(s)

Room Details

Living Room:	(15X16) Main Level Hardwood Aluminum Frames
Kitchen:	(7X18) Main Level Hardwood Aluminum Frames
Laundry:	(7X9) Lower Ceramic Tile None
2nd Bedroom:	(10X11) Lower Hardwood Aluminum Frames
4th Bedroom:	Not Applicable

Green Supporting Documents:	
Energy/Green Building Rating Source:	
Green Features:	
Equipment:	

Dining:	Kitchen/Dining Combo
Laundry Features:	In Unit, Laundry Closet
# Interior Fireplaces:	
Fireplace Location:	
Fireplace Details:	
Square Feet:	1600
Square Feet Source:	Builder
Bldg. Assess. SF:	
Square Footage Comments:	

Garage Fee/Lease \$:	\$250
Garage On-Site:	Yes
Garage Type:	Detached
# Garage Spaces:	1
Garage Details:	Garage Door Opener(s)
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	
# Parking Spaces:	
Parking Details:	
Driveway:	Concrete

Family Room:	Not Applicable
Dining Room:	(COMBO) Main Level
Master Bedroom:	(12X16) Lower Hardwood Aluminum Frames
3rd Bedroom:	(10X11) Lower Hardwood Aluminum Frames
Balcony:	(8X17) Main Level
Additional Rooms:	Balcony

Listing Info

Orig. Rental Price:	\$4,250	Contract Date:	
Rental Price (Monthly):	\$4,250	Off Market Date:	
Furnished Rate:		Contingency:	
List Date:	03/25/2026	Financing:	
List Date Rcvd:	03/25/2026	Lease Terms:	1 Year Lease
List Mkt Time:	5	Possession:	Tenant's Rights
Available As Of:	06/01/2026	Additional Sales Info:	List Broker Must Accompany
Rented Date:		Broker Owned/Interested:	No

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Prepared By: Tracy Boyce | @properties Christie's International Real Estate |

03/29/2026 12:34 PM

5825 N Kenmore Ave Unit 3, Chicago, IL 60660

\$4,750

**RNTD****5
Beds****3
Baths****3000
SqFt****Built
1908****Residential Rental**

MLS #: 12441868
 Subdivision:
 Type: Vintage
 Unit Floor Lvl: 3
 # Stories: 1
 Master Bath: Shared
 Parking: Exterior Space(s)
 # Spaces: 4
 Rented Date: 08/30/2025

Orig. Rent Price: \$4,750
 List Date: 08/08/2025
 Listing Market Time: 18
 Available As Of: 09/01/2025
 Possession: Specific Date
 Security Deposit:
 Basement: Full, Walkout
 Pets Allowed: Yes
 Off Mkt Date: 08/30/2025
 Rented Price: \$4,750

Amazing restoration! Over 3,000 Sqft of pure glory on one floor! Top-floor bathed in natural light! 5 bedrooms and 3 full baths! One-of-a-kind true vintage beauty! Huge living room with bay window and decorative fireplace, expansive separate dining room with beamed ceilings! Everything new just over 10 years ago: replaced brand new or completely restored to bring back the charm of yesteryear! Stunning dark hardwood floors throughout. Gorgeous chef's kitchen; all newer cabinets, countertops, all SS apps w/2 huge refrigerators; perfect for large family gatherings or roommates! Glass tile backsplash & gorgeous granite countertops! In-Unit W/D in a huge separate laundry room! New central heat & A/C systems! Enchanted front sunroom, enclosed back solarium porch & a nice balcony! 4 parking spaces (2 rows of 2 tandem spaces each row- 4 spots total) INCLUDED! Near Lakefront just a quick walk to the beach, newly renovated L stops and tons of grocery, shops and best eateries and nitelife! This is a must see! Pets Negotiable. being completely repainted and refreshd and will be ready for Sept 1!

General

Area:	8077	Avail Furnished (Y/N):	No
City, State, Zip:	Chicago, IL 60660	Furnished Rent Rate:	
County:	Cook	Short Term Lease Ok (Y/N):	No
Township:	North Chicago	Short Term Rent Rate:	
Corporate Limits:	Chicago	Property Currently Being Leased:	
Coordinates:	N:5825 W:1038	Lease Expiration Date:	
Subdivision:		Common Area Amenities:	Bike Room/Bike Trails, Storage, Sidewalks, Street Lights, Street Paved
Model:		Management:	
Built Before 1978:	Yes	Waterfront (Y/N):	No
Age:	100+ Years , Rehab in 2011	Water View:	No
# Stories:	1	Exposure:	
Type of Rental Property:	Attached	General Information:	Commuter Bus, Commuter Train
Total # Units in Building:	4	Fees/Approvals:	Credit Report, Move-in Fee
Board Approval (Y/N):	No	Monthly Rent Incl.:	Water, Parking, Exterior Maintenance, Lawn Care
# Of Days:		Disability Access and/or Equipped:	No
Pets Allowed:	Yes	Disability Access/Equipment Details:	
Max Pet Weight:	neg	Rural (Y/N):	No
Pet Information:	Additional Pet Rent, Cats OK, Dogs OK, Pet Count Limitation, Pet Weight Limitation	Mobility Score:	-
Security Deposit:			
Directions:	Ardmore or Hollywood to Kenmore (1 blk W of Sheridan). Kenmore is 1 way North; to Property.		

School Data

Elementary Sch Dist:	299	2nd/Alternate Jr Hi/Mid School:	
Elementary School:		High Sch Dist:	299
2nd/Alternate Elem School:		High School:	
Jr High/Middle Dist:	299	2nd/Alternate High School:	
Jr High/Middle School:			

Utilities/Green

FILED DATE: 3/30/2026 12:00 AM 2025CH05527

Air Conditioning:	Central Air
Water:	Public
Sewer:	Sewer-Public
Electricity:	
Heat/Fuel:	Gas, Forced Air, Indv Controls
HERS Index Score:	

Interior Features

Interior Property Features:	Hardwood Floors, Laundry Hook-Up in Unit, Storage
Unit Floor Level:	3
Rooms:	9
Master Bedroom Bath:	Shared
Bath Amenities:	
Basement:	Full, Walkout
Basement Description:	Partially Finished, Exterior Access, None
Basement Bathrooms (Y/N):	No
Appliances:	Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances
Kitchen:	Eating Area-Breakfast Bar, Island, Pantry-Butler, Pantry-Closet
Door Features:	
Window Features:	

Exterior Features

Lot Dimensions:	53X150
Lot Size Source:	
Exterior Building Type:	Brick
Lot Description:	
Roof Type:	
Foundation:	
Exterior Property Features:	
Parking:	Exterior Space(s)
Is Parking Included in Price:	Y
Garage Ownership:	
Deeded Garage Cost:	
Lowest Parking Fee:	
Highest Parking Fee:	
Other Structures:	

Room Details

Living Room:	(25X19) Main Level Hardwood Blinds
Kitchen:	(16X11) Main Level Hardwood Blinds
Laundry:	(8X6) Main Level Ceramic Tile
2nd Bedroom:	(17X12) Main Level Hardwood Blinds
4th Bedroom:	(15X12) Main Level Hardwood Blinds
Sun/Florida Room:	(8X6) Main Level Slate
Other:	(14X12) Main Level
Mud Room:	(7X5) Main Level
Balcony:	(3X7) Main Level

Listing Info

Orig. Rental Price:	\$4,750
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Green Supporting Documents:	
Energy/Green Building Rating Source:	
Green Features:	
Equipment:	Humidifier, CO Detectors, Ceiling Fan, Water Heater-Gas

Dining:	Separate
Laundry Features:	
# Interior Fireplaces:	1
Fireplace Location:	
Fireplace Details:	Decorative Only
Square Feet:	3000
Square Feet Source:	Landlord/Tenant/Seller
Bldg. Assess. SF:	
Square Footage Comments:	

Garage Fee/Lease \$:	
Garage On-Site:	
Garage Type:	
# Garage Spaces:	
Garage Details:	
Parking Ownership:	
Deeded Parking Cost:	
Parking Fee/Lease \$:	
Parking On-Site:	Yes
# Parking Spaces:	4
Parking Details:	
Driveway:	

Family Room:	Not Applicable
Dining Room:	(21X14) Main Level Hardwood Blinds
Master Bedroom:	(17X12) Main Level Hardwood Blinds
3rd Bedroom:	(16X9) Main Level Hardwood Blinds
5th Bedroom:	(13X12) Main Level Hardwood Blinds
Foyer:	(12X10) Main Level Hardwood
Sun/Florida Room Heated:	(12X11) Main Level
Utility Room-1st Floor:	(6X6) Main Level
Additional Rooms:	5th Bedroom, Sun/Florida Room, Foyer, Other, Sun/Florida Room Heated, Mud Room, Utility Room-1st Floor, Balcony

FILED DATE: 3/30/2026 12:00 AM 2025CH05527

Rented Price (Monthly):	\$4,750	Off Market Date:	08/30/2025
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