

# EXHIBIT H

## **Rental Comparables**

14 comparable properties

## Comparable Rental Listings

### 3-Bedroom Units Near 6122 N. Winthrop Ave., Unit C, Chicago, IL 60660

**Subject Property:** 6122 N. Winthrop Ave., Unit C – Fully Furnished 3BR/2.5BA, 1,800 sq ft, Townhouse with parking and in-unit laundry room.

**Current Use & Occupancy:** \$2,080/month

**Average Comparable Rent (Unfurnished):** \$3,259/month

**Note:** All comparable units listed below are UNFURNISHED. Furnished rentals typically command a 20-30% premium.

| Address                                          | Distance (mi) | Price   | Size (sqft) | Bdrms | Baths | Property type | List date |
|--------------------------------------------------|---------------|---------|-------------|-------|-------|---------------|-----------|
| 6136 N Winthrop Ave Unit A, Chicago, IL 60660    | 0.03          | \$2,500 | 1,100       | 3     | 2ba   | Townhouse     | 1/19/25   |
| 6044 N Winthrop Ave, Apt 208, Chicago, IL 60660  | 0.08          | \$3,146 | -           | 3     | 3ba   | Apartment     | 4/19/25   |
| 1062 W Glenlake Ave, Apt 2, Chicago, IL 60660    | 0.08          | \$2,895 | 1,250       | 3     | 2ba   | House         | 11/26/24  |
| 6044 N Winthrop Ave, Apt 508, Chicago, IL 60660  | 0.08          | \$2,996 | 1,170       | 3     | 3ba   | Apartment     | 4/17/25   |
| 6042 N Kenmore Ave, Apt 2, Chicago, IL 60660     | 0.1           | \$2,900 | -           | 3     | 2ba   | Condo         | 4/10/25   |
| 1258 W Hood Ave, Chicago, IL 60660, USA          | 0.28          | \$4,100 | 2,400       | 3     | 2.5ba | Apartment     | 5/12/24   |
| 1524 W Thorndale Ave, Chicago, IL 60660, USA     | 0.73          | \$3,100 | 1,900       | 3     | 2ba   | Condo         | 11/6/24   |
| 1522 W Thorndale Ave, Chicago, IL 60660, USA     | 0.73          | \$2,900 | 1,900       | 3     | 2ba   | Condo         | 11/6/24   |
| 6455 N Newgard Ave, Chicago, IL 60626            | 0.9           | \$3,100 | 1,350       | 3     | 2ba   | Apartment     | 7/4/25    |
| 1149 W Farwell Ave, Chicago, IL 60626, USA       | 1.25          | \$3,400 | 2,050       | 3     | 2ba   | Apartment     | 9/9/24    |
| 1472 W Summerdale Ave Unit 1F, Chicago, IL 60640 | 1.5           | \$4,095 | -           | 3     | 2.5ba | Apartment     | -         |
| 7008 N Sheridan Rd, Chicago, IL 60626, USA       | 1.56          | \$2,700 | 1,800       | 3     | 2ba   | Apartment     | 8/17/24   |
| 1135 W Winona St, Chicago, IL 60640, USA         | 1.68          | \$4,000 | 1,846       | 3     | 3ba   | Apartment     | 3/15/25   |
| 1420 W Winnemac Ave, Chicago, IL 60640           | 1.7           | \$3,800 | -           | 3     | 2ba   | Apartment     | 6/15/25   |

*Source: Public rental listing data from Zillow, Apartments.com, and Redfin.*