

# RECEIVERSHIP SALE: CHICAGO MULTI-FAMILY PORTFOLIO

## *Greater Chatham Portfolio*

*319-25 E. 79th Street, 7431-47 S. King Drive, 7908 S. Prairie Avenue & 8249-59 S. Evans Avenue  
Chicago, IL 60619*





## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Frontline Real Estate Partners, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Frontline Real Estate Partners, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Frontline Real Estate Partners, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Frontline Real Estate Partners, LLC in compliance with all applicable fair housing and equal opportunity laws.

## CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	10
DEMOGRAPHICS	14
ADVISOR BIOS	16

A faded background image of a multi-story brick building with many windows. A large green tree is in the foreground on the left side.

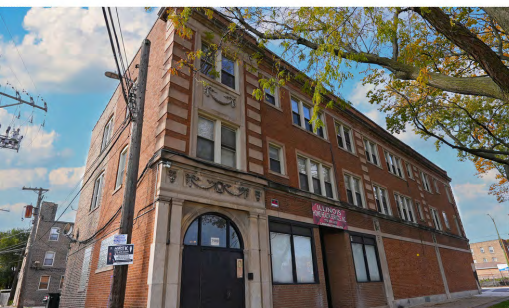
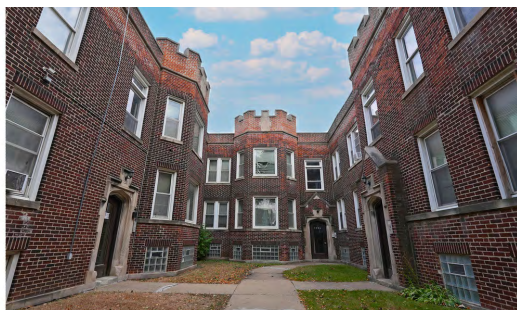
# 1

## PROPERTY INFORMATION



# MULTIFAMILY PORTFOLIO FOR SALE

## EXECUTIVE SUMMARY



## Offering Summary

Sale Price:	Subject to Offer
Residential Units:	97
Retail Units:	17
Residential Occupancy:	25.77%
Portfolio Size:	81,168 SF
Total Land:	1.32 Acres
Submarket	Chatham Neighborhood
Market	Chicago

## Property Overview

The Greater Chatham Portfolio consists of four (4) mixed-use and multi-family assets totaling 97 residential and 17 retail units across 81,168 square feet in Chicago's Chatham and Greater Grand Crossing neighborhoods. The portfolio includes 8249-59 S. Evans Avenue, 7908 S. Prairie Avenue, 319-25 E. 79th Street, and 7431-37 S. King Drive featuring 32 studio units, 62 1 bed units, and 3 2 bed units. Collectively, the portfolio offers upside through additional lease-up and operational efficiencies. The Properties feature a diverse mix of ground-floor retail storefronts and upper-level apartment units positioned along established South Side commercial corridors. The portfolio benefits from strong neighborhood visibility, a dense surrounding population base, and proximity to major arterials including 79th Street, Cottage Grove Avenue, and the Dan Ryan Expressway—making it a compelling value-add opportunity within a strengthening South Side rental market.

## Property Highlights

- Four-Building Portfolio: Includes 8249-59 S. Evans Avenue, 7908 S. Prairie Avenue, 319-25 E. 79th Street, and 7431-37 S. King Drive
- Diverse Unit Mix featuring 97 residential units and 17 retail storefronts
- Value-Add Opportunity: Potential to enhance returns through unit renovations, leasing-up, and operational efficiencies across the portfolio

Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



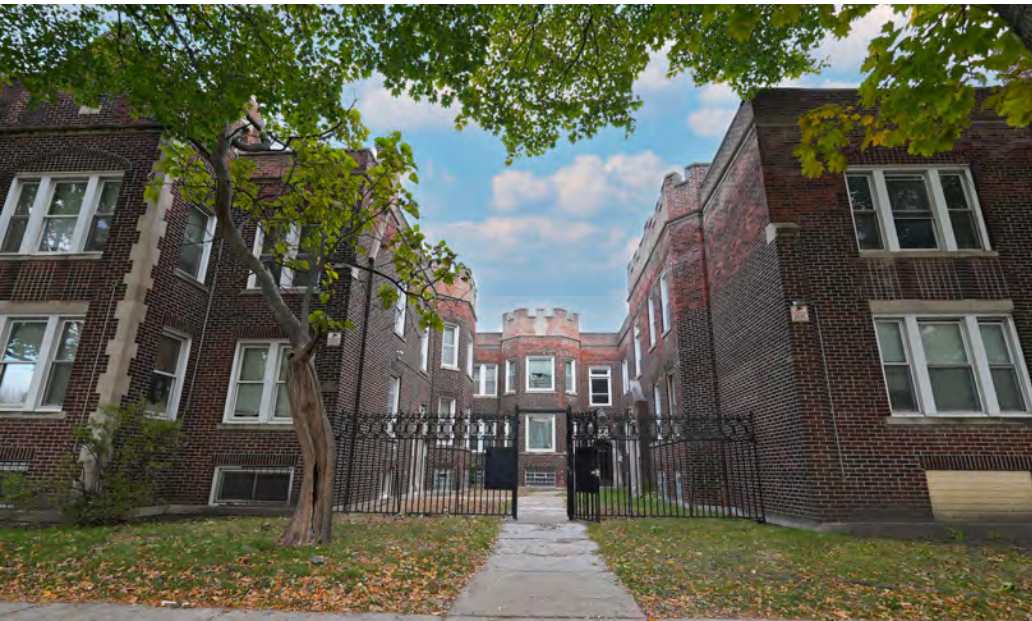
# MULTIFAMILY PORTFOLIO FOR SALE

## PROPERTY SUMMARY



### 319-25 E 79th Street

Building Size:	13,700 SF
Residential Units:	16
Residential Occupancy:	0%
Retail Units:	4
Lot Size:	0.26 Acres
Year Built:	1926
Zoning:	B3-2
APN:	20-34-104-008



### 7431-47 S King Drive

Building Size:	17,388 SF
Residential Units:	25
Residential Occupancy:	44%
Retail Units:	N/A
Lot Size:	0.51 Acres
Year Built:	1924
Zoning:	RS-3
APN:	20-27-224-010

Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



# MULTIFAMILY PORTFOLIO FOR SALE

## PROPERTY SUMMARY



### 7908 S Prairie Avenue

Building Size:	27,190 SF
Residential Units:	31
Residential Occupancy:	13%
Retail Units:	8
Lot Size:	0.26 Acres
Year Built:	1928
Zoning:	B3-2
APN:	20-34-103-007



### 8249-59 S Evans Avenue

Building Size:	22,890 SF
Residential Units:	25
Residential Occupancy:	32%
Retail Units:	5
Lot Size:	0.29 Acres
Year Built:	1927
Zoning:	B3-2
APN:	20-34-231-015

Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

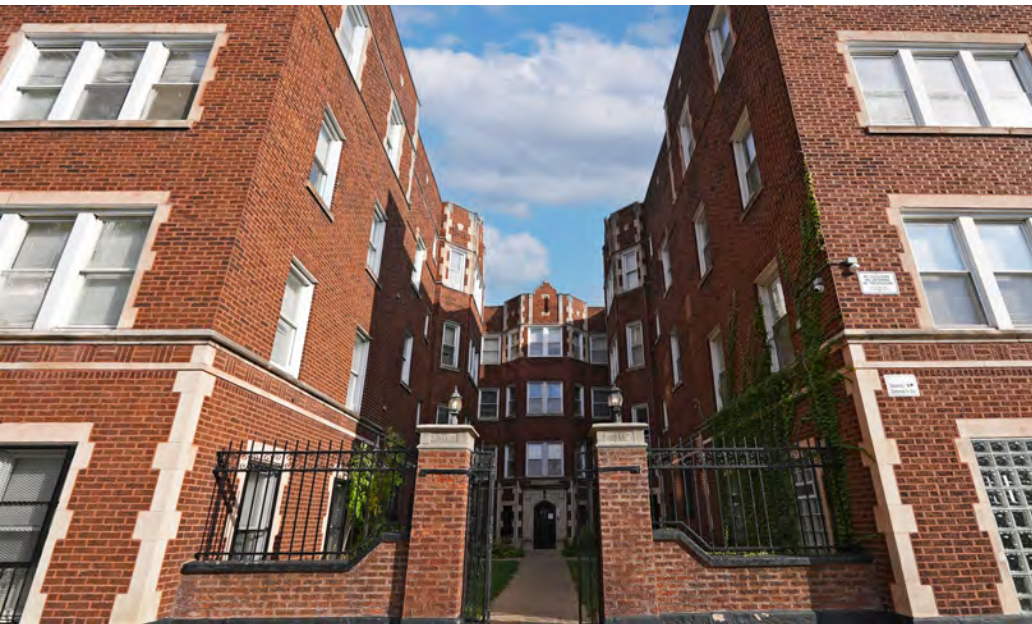
Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



# MULTIFAMILY PROPERTY FOR SALE

RESIDENTIAL UNIT MIX



Unit Count	Unit Description	Average Unit Size
19	Studio - 319-25 S 79th Avenue	600 SF
7	Studio - 7431-37 S King Drive	500 SF
6	Studio - 7908 S Prairie Avenue	500 SF
10	1 BR/1 BA - 319-25 S 79th Avenue	700 SF
18	1 BR / 1 BA - 7431-39 S King Drive	700 SF
12	1 BR/ 1 BA - 7908 S Prairie Avenue	700 SF
22	1 BR/ 1 BA - 8249-59 S Evans Avenue	700 SF
3	2 BR/ 2 BA - 8249-59 S Evans Avenue	800 SF
97		

Matthew Tarshis  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com



# MULTIFAMILY PORTFOLIO FOR SALE

## LOCATION DESCRIPTION



### Location Description

The Greater Chatham Portfolio is strategically positioned across the Chatham and Greater Grand Crossing neighborhoods on Chicago's South Side, with properties located along 79th Street, South Evans Avenue, South Prairie Avenue, and South King Drive. Together, these sites offer excellent visibility and accessibility within a densely populated residential corridor featuring a population exceeding 36,000 residents and an average household income of approximately \$53,000 within one (1) mile. Each property benefits from convenient proximity to major transportation routes, situated less than a half mile east of Interstate-94 (I-94) and approximately 1.5 miles west of Interstate-90 (I-90), as well as close access to the Avalon Park and Grand Crossing Metra Stations. The portfolio is surrounded by numerous national and local retailers including Aldi, Jewel-Osco, Walgreens, Home Depot, Lowe's, Nike, McDonald's, Chipotle, Family Dollar, and Dunkin', among others, providing strong neighborhood amenities and demand drivers.

The Chatham and Greater Grand Crossing submarkets are experiencing renewed investment activity and sustained rental demand, supported by the area's affordability, strong transit infrastructure, and steady population density. These established South Side neighborhoods continue to attract both local and regional investors seeking value-add multifamily and mixed-use opportunities with strong cash-flow potential. Ongoing public and private investment initiatives, including corridor beautification projects and retail revitalization along 79th Street and Cottage Grove Avenue, have further strengthened the market's appeal. With close access to major employment centers, schools, and retail corridors, this portfolio is well positioned to benefit from the continued economic stabilization and growth of Chicago's South Side rental market.

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



# MULTIFAMILY PORTFOLIO FOR SALE

ADDITIONAL PHOTOS



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com





# LOCATION INFORMATION



# MULTIFAMILY PORTFOLIO FOR SALE

## RETAILER MAP



Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

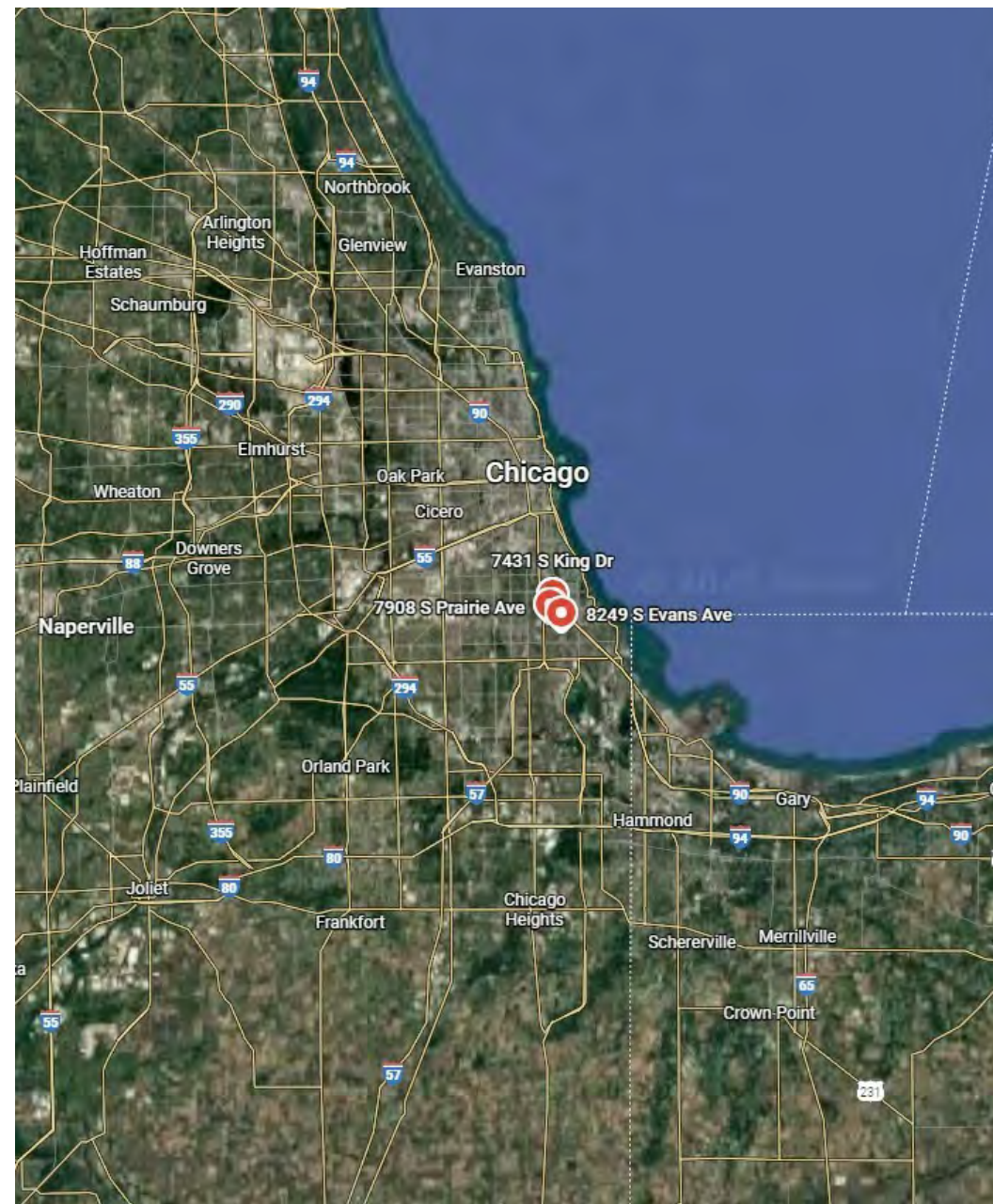
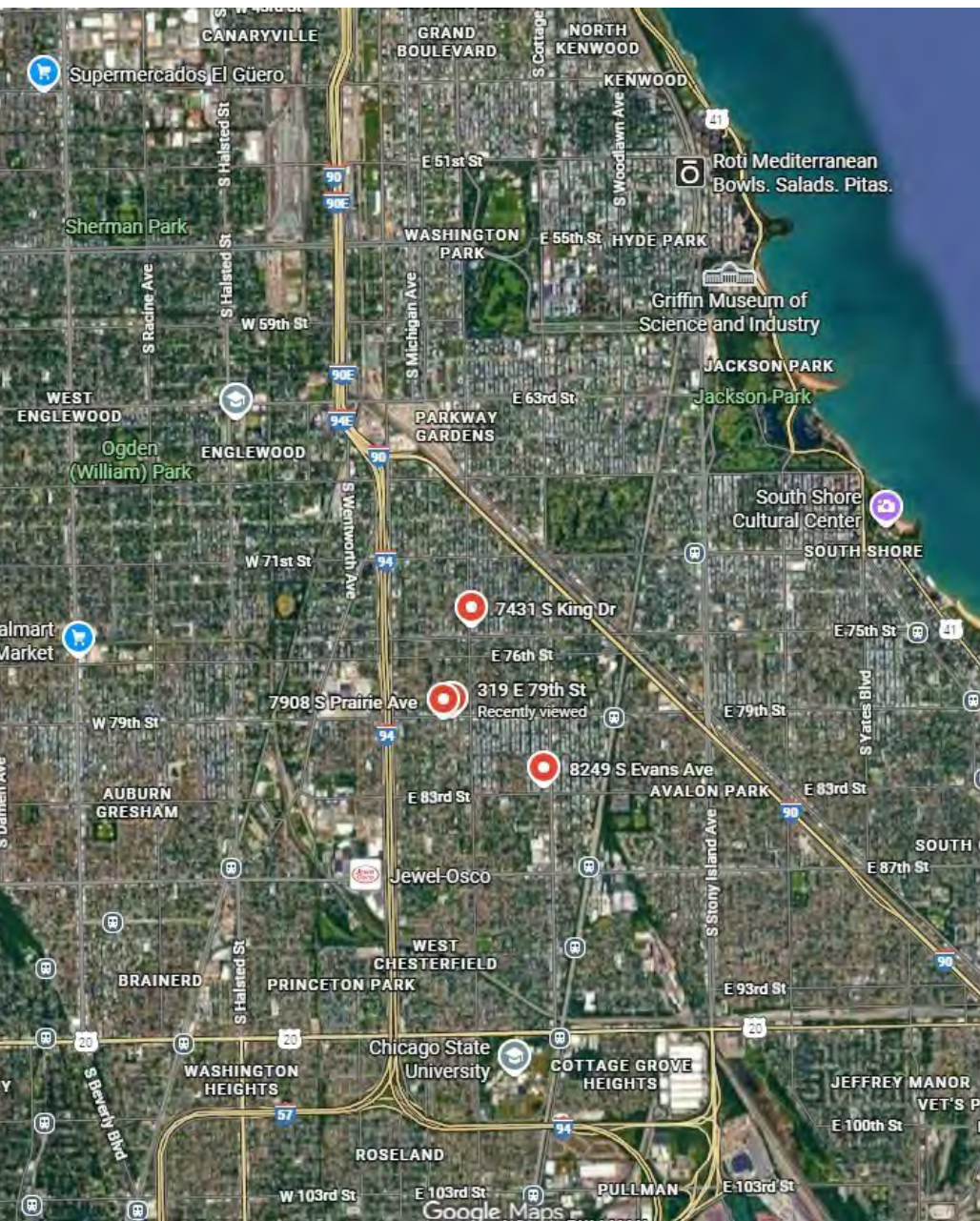
Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



# MULTIFAMILY PROPERTY FOR SALE

LOCATION MAP



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

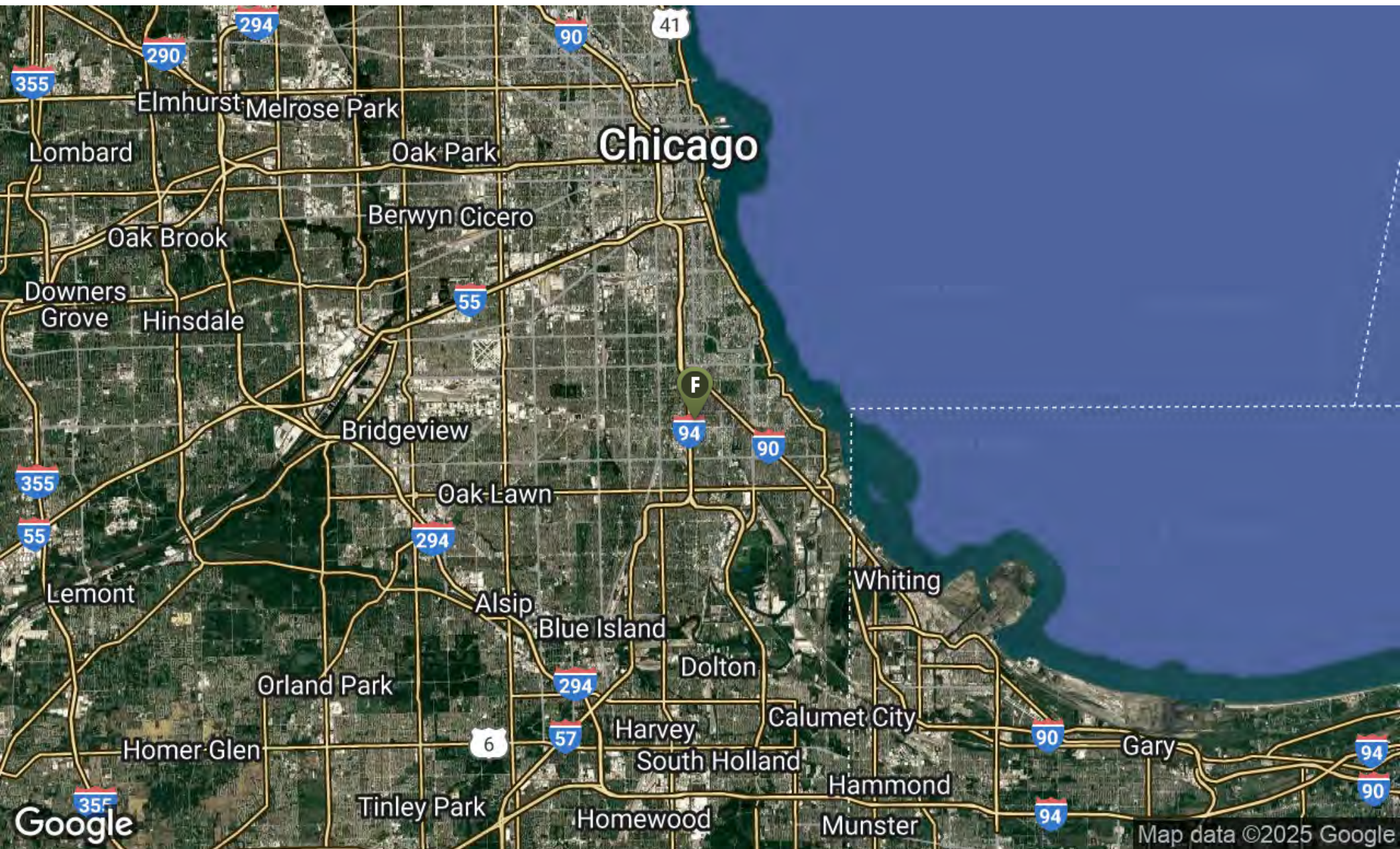
847.989.6020  
aslovis@frontlinerepartners.com

Frontline Real Estate Partners | 12



# MULTIFAMILY PORTFOLIO FOR SALE

AERIAL MAP



Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

Frontline Real Estate Partners | 13



An aerial photograph of a city street scene. In the center is a three-story red brick building with a flat roof and several windows. To its left is a larger, lower building with a white roof. To its right is another building with a white roof. The street is lined with trees, some of which have yellow leaves, suggesting autumn. A few cars are visible on the street and parked. The overall image has a slightly faded, ethereal quality.

3

## DEMOGRAPHICS



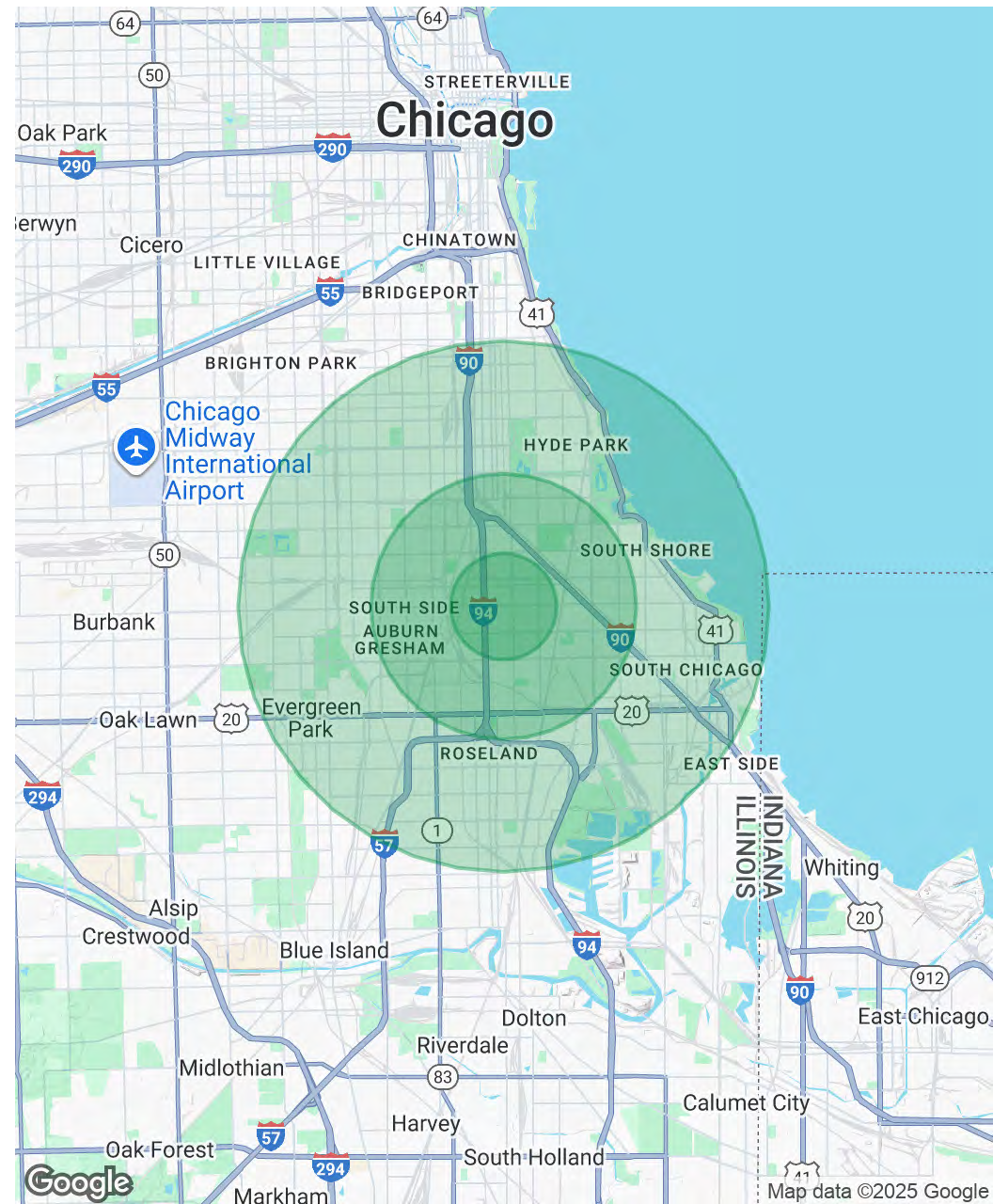
# MULTIFAMILY PORTFOLIO FOR SALE

## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2.5 Miles	5 Miles
Total Population	36,094	198,820	626,195
Average Age	43	41	40
Average Age (Male)	41	39	38
Average Age (Female)	44	42	41

Households & Income	1 Mile	2.5 Miles	5 Miles
Total Households	16,645	85,269	248,834
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$60,834	\$59,566	\$67,669
Average House Value	\$259,326	\$255,920	\$266,660

Demographics data derived from AlphaMap



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com





4

## ADVISOR BIOS



# MULTIFAMILY PORTFOLIO FOR SALE

## MEET THE TEAM



**Matthew Tarshis**

Principal

**Direct:** 847.780.8063 **Cell:** 847.542.9058  
mtarshis@frontlinerepartners.com



**Andrew Rubin**

Executive Vice President

**Direct:** 224.628.4005 **Cell:** 224.628.4005  
arubin@frontlinerepartners.com

IL #475.156642



**Zack Pearlstein**

Senior Vice President

**Direct:** 847.275.6106 **Cell:** 847.275.6106  
zpearlstein@frontlinerepartners.com



**Andrew Picchietti**

Vice President

**Direct:** 847.602.2005 **Cell:** 847.602.2005  
apicchietti@frontlinerepartners.com

IL #475168541

IL #475-181270

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com



# MULTIFAMILY PORTFOLIO FOR SALE

MEET THE TEAM



Andrew Slovis

Associate Broker

**Direct:** 847.989.6020 **Cell:** 847.989.6020  
aslovis@frontlinerepartners.com

IL #475.215824

Matthew Tarshis  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com

Andrew Slovis  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com



**Frontline Real Estate Partners, LLC**  
570 Lake Cook Rd, Suite 120, Deerfield, IL 60015

**main:** 847.780.8065

**fax:** 847.919.3816

[frontlinerepartners.com](http://frontlinerepartners.com)

# GREATER CHATHAM PORTFOLIO

*319-25 E. 79th Street, 7431-47 S. King Drive, 7908 S. Prairie Avenue & 8249-59 S. Evans Avenue Chicago, IL 60619*

**Frontline** Real Estate Partners

**Matthew Tarshis**  
**Principal**

**O:** 847.780.8063

**C:** 847.542.9058

[mtarshis@frontlinerepartners.com](mailto:mtarshis@frontlinerepartners.com)

**Andrew Rubin**  
**Executive Vice President**

**O:** 224.628.4005

**C:** 224.628.4005

[arubin@frontlinerepartners.com](mailto:arubin@frontlinerepartners.com)

**Zack Pearlstein**  
**Senior Vice President**

**O:** 847.275.6106

**C:** 847.275.6106

[zpearlstein@frontlinerepartners.com](mailto:zpearlstein@frontlinerepartners.com)

**Andrew Picchiatti**  
**Vice President**

**O:** 847.602.2005

**C:** 847.602.2005

[apicchiatti@frontlinerepartners.com](mailto:apicchiatti@frontlinerepartners.com)

**Andrew Slovis**  
**Associate Broker**

**O:** 847.989.6020

**C:** 847.989.6020

[aslovis@frontlinerepartners.com](mailto:aslovis@frontlinerepartners.com)