

RECEIVERSHIP SALE

*Woodlawn Multi-Family Portfolio
6440 & 6424 S Ellis Ave, 6517 S. University Ave, & 6537 S.
Drexel Ave Chicago, IL 60637*



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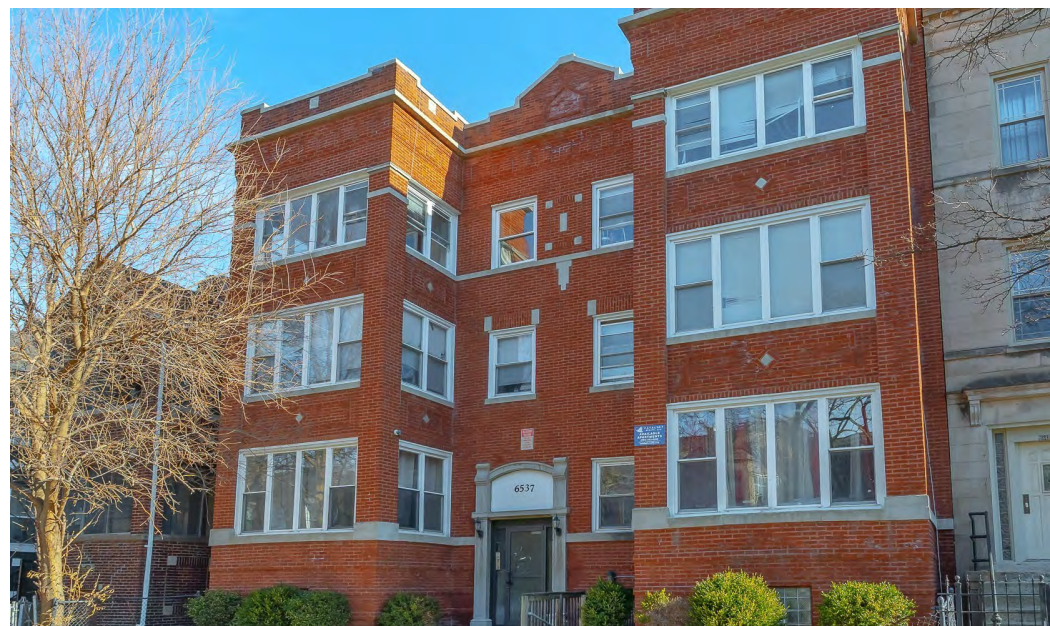
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PROPERTY INFORMATION



Offering Summary

| | |
|--------------------|--|
| Auction Date: | 3/9/26 - 3/11/26 |
| Residential Units: | 24 |
| Unit Mix: | 20 3 BR / 2 BA & Four (4) 4 BR / 2 BA |
| Occupancy: | 16.67% |
| Portfolio Size: | 35,080 SF |
| Total Land: | 0.56 Acres |
| Submarket: | Woodlawn Neighborhood |
| Market: | Chicago |

Property Overview

The offering features four (4) multi-family properties totaling 24 residential units across 35,080 square feet in Chicago's Woodlawn neighborhood. The portfolio includes 6424 & 6440 S Ellis Ave, 6517 S. University Ave, & 6537 S. Drexel Ave. The Woodlawn Portfolio offers significant upside through strategic capital improvements, professionalized management, and lease-up. The properties consist of a mix of assets strategically positioned within Woodlawn's most active residential pocket. The portfolio benefits from exceptional neighborhood visibility and is anchored by a dense population of students, faculty, and medical professionals. With immediate proximity to major arterials—including 63rd Street, Cottage Grove Avenue, and Lake Shore Drive—and just blocks from the CTA Green Line and University of Chicago south campus, this portfolio represents a compelling value-add opportunity in one of the South Side's most rapidly appreciating and supply-constrained rental markets.

Property Highlights

- Four-Building Portfolio featuring 24 units over four (4) buildings in Chicago's Woodlawn neighborhood
- Unit mix features 20 3 BR / 2 BA units and Four (4) 4 BR / 2 BA units
- Value-Add Opportunity: Potential to enhance returns through unit renovations, lease-up and operational efficiencies across the portfolio

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MULTIFAMILY PORTFOLIO FOR SALE

PROPERTY HIGHLIGHTS



6424 S Ellis Avenue, Chicago, IL

| | |
|--------------------|---------------|
| Building Size: | 5,400 SF |
| Residential Units: | Six (6) |
| Occupancy: | 0% |
| Unit Mix: | 3 BR / 2 BA |
| Lot Size: | 014 Acres |
| Year Built: | 1926 |
| Zoning: | RT-4 |
| Parking: | 3 Spaces |
| APD: | 20-23-105-057 |



6440 S Ellis Avenue, Chicago, IL

| | |
|--------------------|---------------|
| Building Size: | 11,220 SF |
| Residential Units: | Six (6) |
| Occupancy: | 33.33% |
| Unit Mix: | 3 BR / 2 BA |
| Lot Size: | 0.14 Acres |
| Year Built: | 1888 |
| Year Renovated: | 2004 |
| Zoning: | RT-4 |
| Parking: | 6 Spaces |
| APN: | 20-23-105-060 |

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MULTIFAMILY PORTFOLIO FOR SALE

PROPERTY HIGHLIGHTS



6517 S University Avenue, Chicago, IL

| | |
|--------------------|--|
| Building Size: | 7,656 SF |
| Residential Units: | Six (6) |
| Occupancy: | 33.33% |
| Unit Mix: | Two (2) 4 BR / 2 BA & Four (4) 3 BR / 2 BA |
| Lot Size: | 0.14 Acres |
| Year Built: | 1899 |
| Year Renovated: | 2007 |
| Zoning: | RT-4 |
| Parking: | 4 Spaces |
| APN: | 20-23-118-004 |



6537 S Drexel Avenue, Chicago, IL

| | |
|--------------------|--|
| Building Size: | 8,658 SF |
| Residential Units: | Six (6) |
| Occupancy: | 0% |
| Unit Mix: | Two (2) 4 BR / 2 BA & Four (4) 3 BR / 2 BA |
| Lot Size: | 0.14 Acres |
| Year Built: | 1913 |
| Zoning: | RT-4 |
| Parking | 5 Spaces |
| APN: | 20-23-114-015 |

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LOCATION INFORMATION

MULTIFAMILY PORTFOLIO FOR SALE

LOCATION DESCRIPTION



Location Description

The Woodlawn Residential Portfolio is strategically situated in the heart of Chicago's South Side, featuring a prime cluster of properties located at 6424 & 6440 S. Ellis Ave, 6517 S. University Ave, and 6537 S. Drexel Ave. This portfolio offers exceptional positioning within a high-demand residential corridor, benefiting from a dense local population of 36,000 residents and an average household income of \$49,000. The portfolio has immediate proximity to some of the city's most significant institutional anchors. Each building is located within walking distance of the University of Chicago campus, the Obama Presidential Center, Jackson Park, and Hyde Park, all within three (3) miles, driving consistent demand for high-quality housing in the area. Each property benefits from exceptional connectivity to Chicago's primary transportation arteries, situated approximately less than one (1) mile east of the interchange of Interstate-94 (I-94) and Interstate-90 (I-90), as well as close walking access to the CTA Green Line (Cottage Grove) and Ashland/63rd Station Metra Station. Nearby retailers include Walmart, Lowe's, Home Depot, Jewel-Osco, Aldi, Trader Joe's, McDonald's, Wendy's, and Dunkin' among others, providing strong neighborhood amenities to the local community.

The Woodlawn submarket is currently undergoing one of the most significant revitalizations on Chicago's South Side, characterized by robust public-private partnerships and a sustained surge in rental demand. Supported by its exceptional transit infrastructure and increasing population density, Woodlawn has emerged as a primary destination for both local and institutional investors seeking high-yield, value-add multifamily and mixed-use opportunities.

The market's appeal is further bolstered by transformative investment initiatives, most notably the \$895 million Woodlawn Central master plan and the Revive 63 project, which is transforming the historic Washington Park National Bank building into a modern office and retail hub anchored by the Chicago Public Library. Unlike other South Side corridors, Woodlawn benefits from the physical and economic expansion of the University of Chicago, whose southern campus footprint now extends directly into the neighborhood, providing a recession-resistant tenant base of students, faculty, and medical professionals. With proximity to major employment centers, prestigious academic institutions, and newly revitalized retail corridors, this portfolio is ideally positioned to capitalize on the continued appreciation and rapid economic stabilization of the Woodlawn community.

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MULTIFAMILY PORTFOLIO FOR SALE

RETAILER MAP



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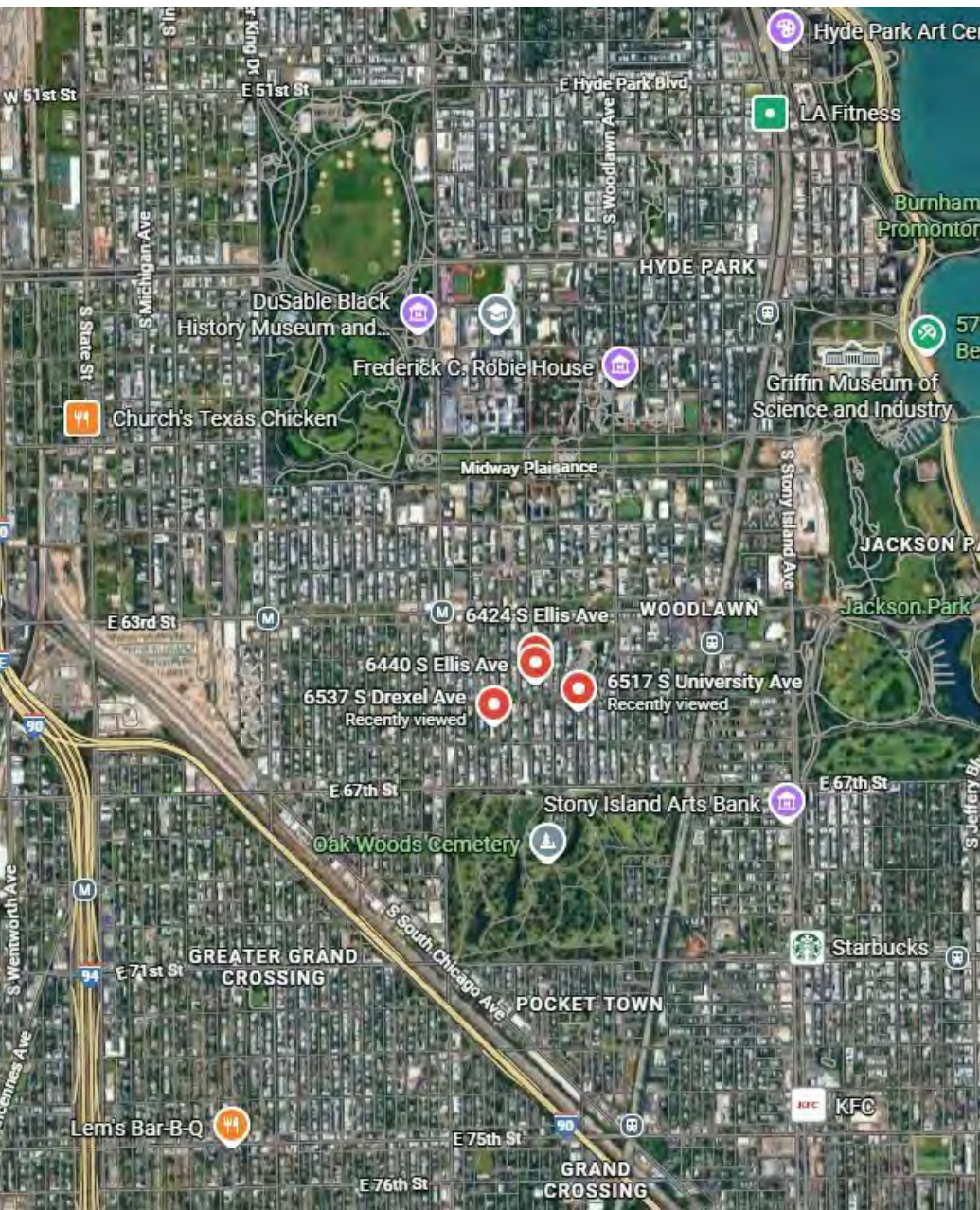
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MULTIFAMILY PORTFOLIO FOR SALE

LOCATION MAPS



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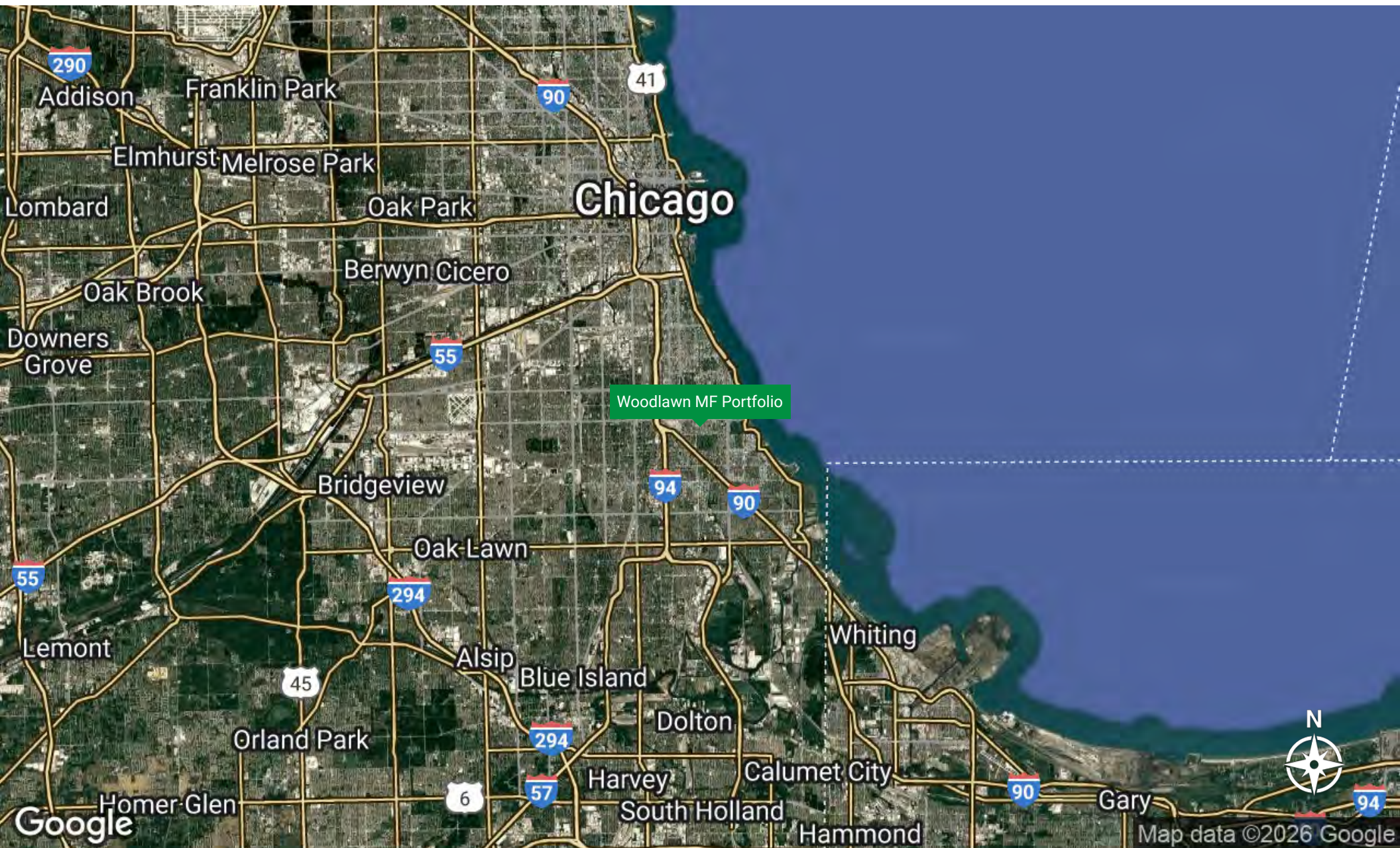
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MULTIFAMILY PORTFOLIO FOR SALE

AERIAL MAP



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DEMOGRAPHICS

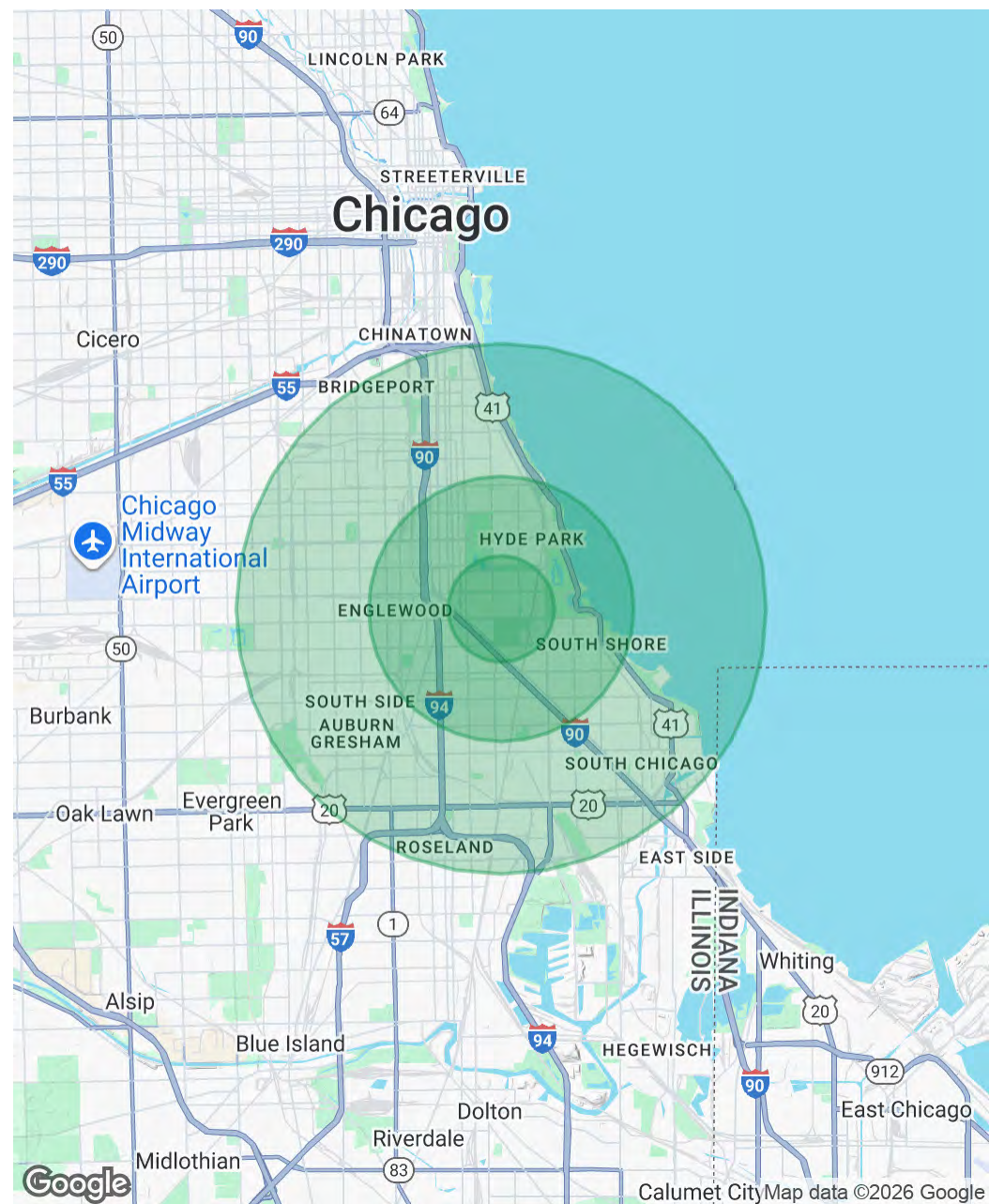
MULTIFAMILY PORTFOLIO FOR SALE

DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 2.5 Miles | 5 Miles |
|----------------------|--------|-----------|---------|
| Total Population | 34,899 | 200,913 | 542,968 |
| Average Age | 36 | 39 | 40 |
| Average Age (Male) | 35 | 38 | 38 |
| Average Age (Female) | 38 | 41 | 41 |

| Households & Income | 1 Mile | 2.5 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 14,718 | 93,348 | 229,144 |
| # of Persons per HH | 2.4 | 2.2 | 2.4 |
| Average HH Income | \$58,538 | \$66,107 | \$67,698 |
| Average House Value | \$395,511 | \$340,356 | \$302,668 |

Demographics data derived from AlphaMap



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WOODLAWN MULTI-FAMILY PORTFOLIO

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