

RECEIVERSHIP SALE

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



MULTIFAMILY PORTFOLIO FOR SALE

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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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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:	0.14 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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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



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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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RETAILER MAP



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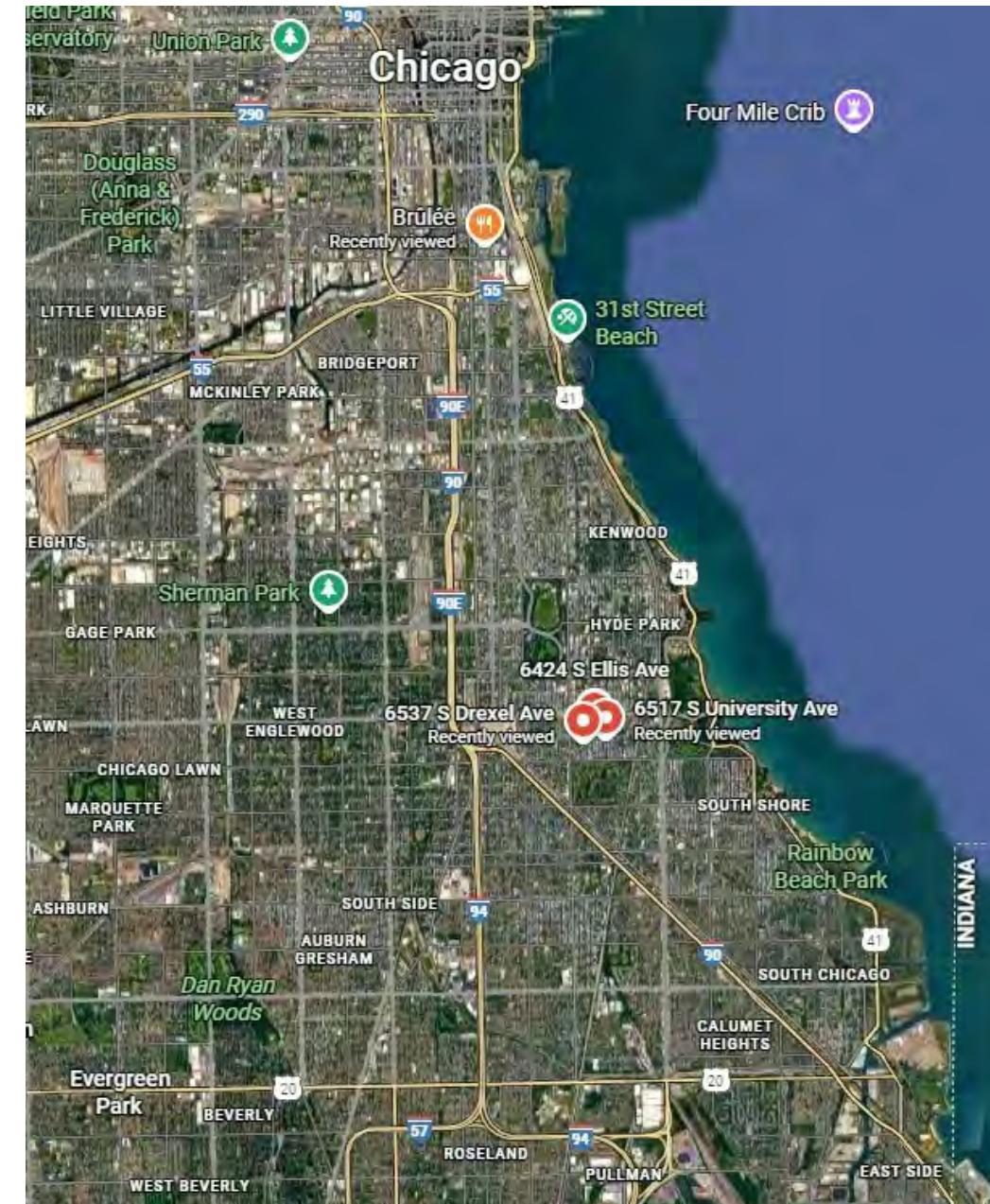
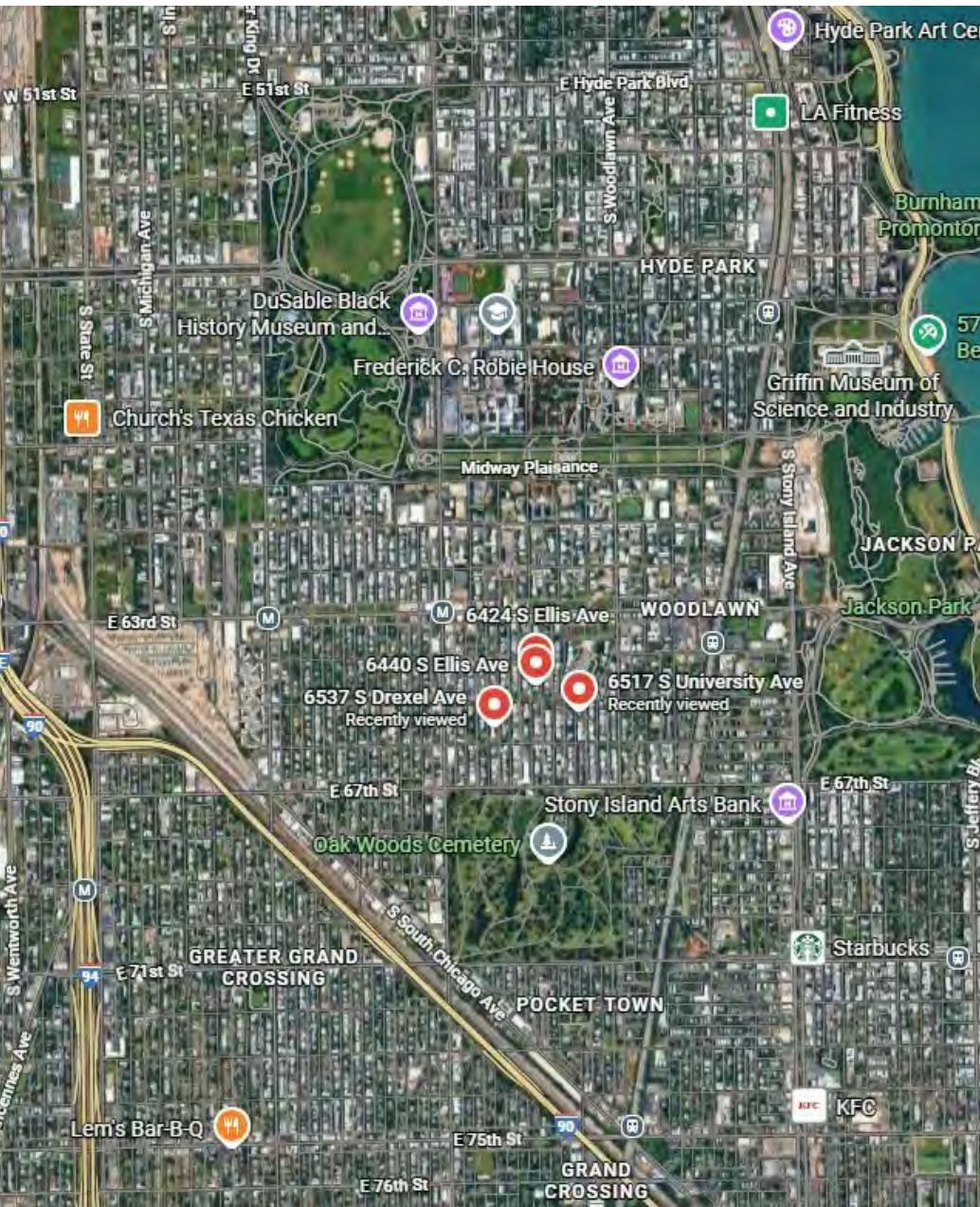
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LOCATION MAPS



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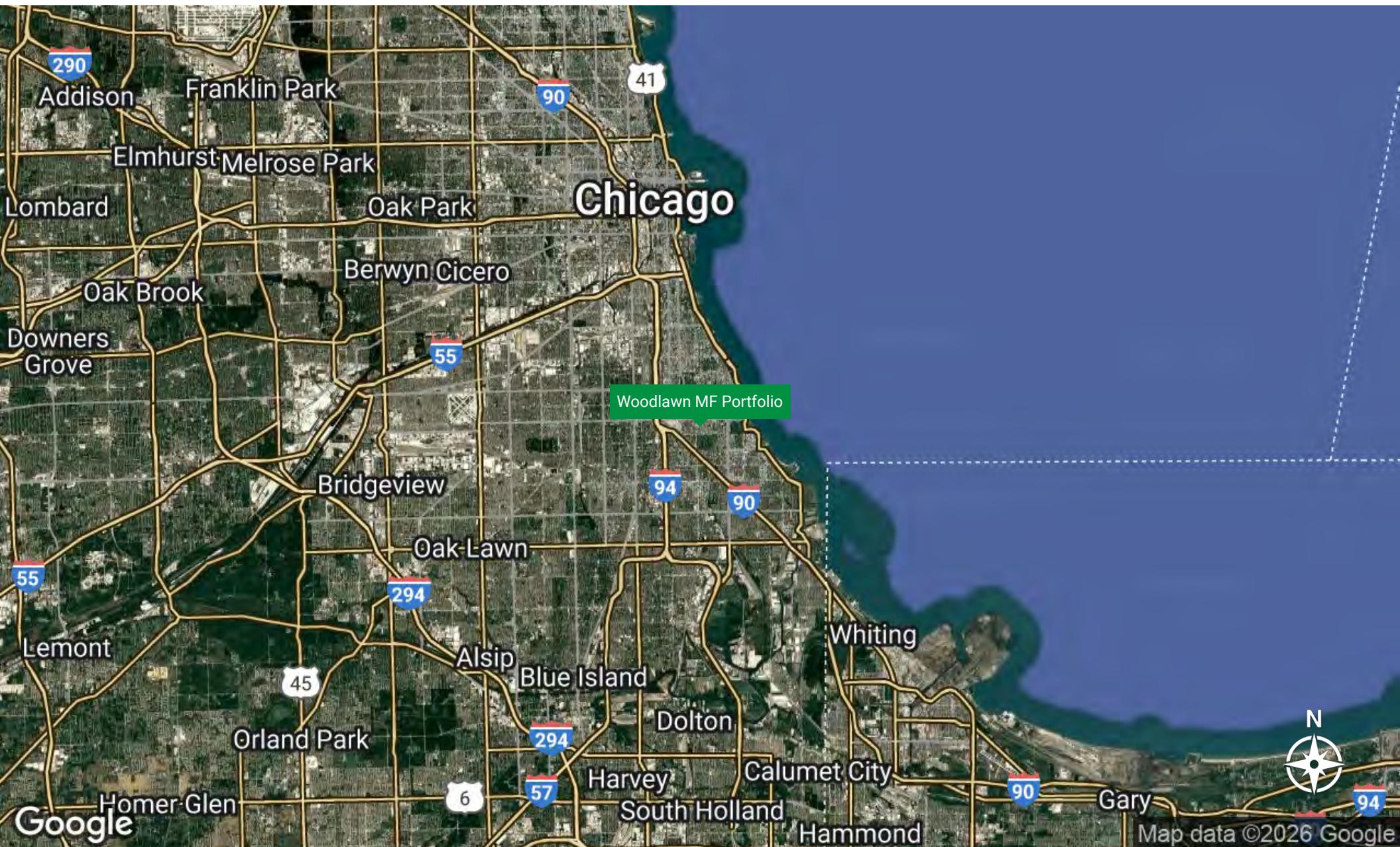
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AERIAL MAP



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DEMOGRAPHICS

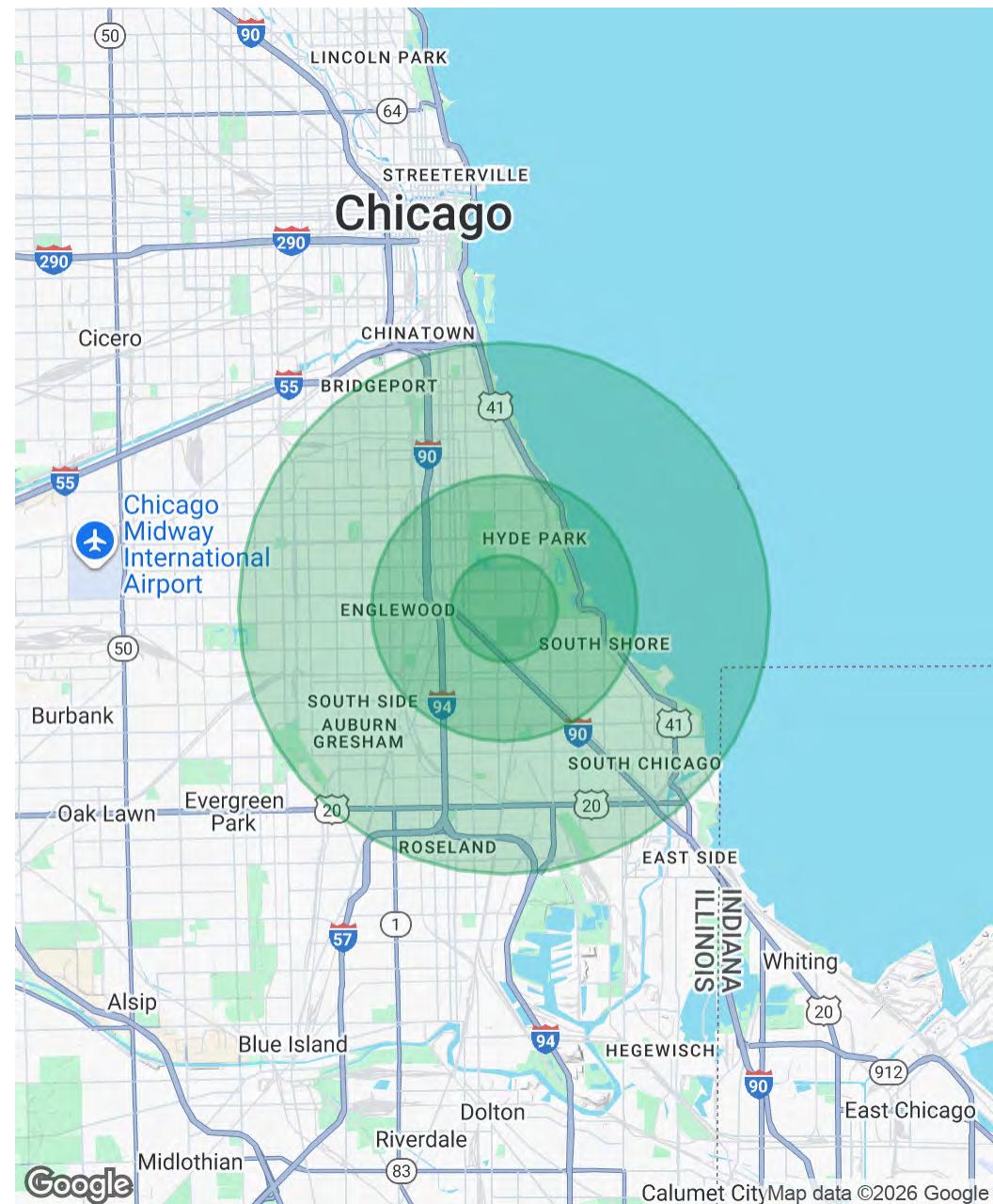
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DEMOGRAPHICS MAP & REPORT

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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