

RECEIVERSHIP SALE: 57-UNIT SUBSIDIZED SENIOR LIVING BUILDING

*Crestwood Apartments  
525 North Austin Boulevard  
Chicago, IL 60644*



### 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	5
DEMOGRAPHICS	9
ADVISOR BIOS	13

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com



1

# PROPERTY INFORMATION



### Offering Summary

Auction Dates	4/14 - 4/16
Starting Bid	\$750,000
Number of Units:	57
Unit Mix:	40 Studios, 16 1-bed, & One (1) 2-bed
Occupancy:	89%
Building Size:	26,035 SF
Lot Size:	0.34 Acres
Zoning:	RS-3
Parking:	19 Surface Level Spaces

### Property Overview

Crestwood Apartments, located at 525 N. Austin Boulevard, features a six (6) story subsidized senior living apartment building on Chicago's West Side. Constructed in 1930, the 57-unit building sits on 0.34 acres and features a studio-heavy mix with 40 studio units, 16 1-bedroom units, and one (1) 2-bedroom unit. The building is 89% occupied and includes 19 parking spaces, an elevator, and on-site laundry. With all but one (1) unit subsidized through the CHA, Crestwood offers buyers the potential for durable, stable income supported by an established resident base. The property is well located near Interstate-290 (I-290) and the Austin CTA "L" Station (Green Line), providing for strong connectivity across the West Side and into Downtown Chicago.

### Property Highlights

- 57-Unit subsidized senior living building located on Chicago's west side
- 89% leased, providing immediate consistent cash flow upon acquisition
- Conveniently located within walking distance and a few blocks away from the Austin CTA "L" Station (Green Line) and approx. one (1) mile from Interstate-290 (I-290), providing convenient access for residents and visitors
- All but one (1) of the units are subsidized through the CHA

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com



# LOCATION INFORMATION

# MULTIFAMILY PROPERTY FOR SALE

## LOCATION DESCRIPTION



### Location Description

Crestwood Apartments is located at 525 N. Austin Boulevard in Chicago's Austin neighborhood on the west side of the city. The surrounding area features strong local demographics, with over 352,000 residents and an average household income exceeding \$86,000 within one (1) mile of the property. The building is conveniently positioned approx. one (1) mile north of Interstate 290 (I-290) and only a couple blocks north of the Austin CTA "L" Station (Green Line), offering residents practical connectivity across the West Side and into downtown. The property is located near a broad mix of national and local retailers including Walmart, Trader Joe's, Whole Foods, Jewel-Osco, Aldi, Target, Walgreens, Menards, Old Navy, Burlington, Home Depot, Planet Fitness, McDonald's, CAVA, Dunkin', Wingstop, Lou Malnati's, and Firecakes Donuts, among others.

Crestwood Apartments' location aligns with core drivers of multifamily performance: transit access, highway connectivity, and everyday retail convenience. Proximity to the CTA Green Line and I-290 expands the renter pool to commuters who prioritize efficient access throughout the city, while the surrounding concentration of grocery, pharmacy, fitness, and dining options supports daily livability and resident retention. This combination of connectivity and amenities enhances the property's leasing appeal and helps sustain demand for a mid-rise asset in an established Chicago neighborhood.

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

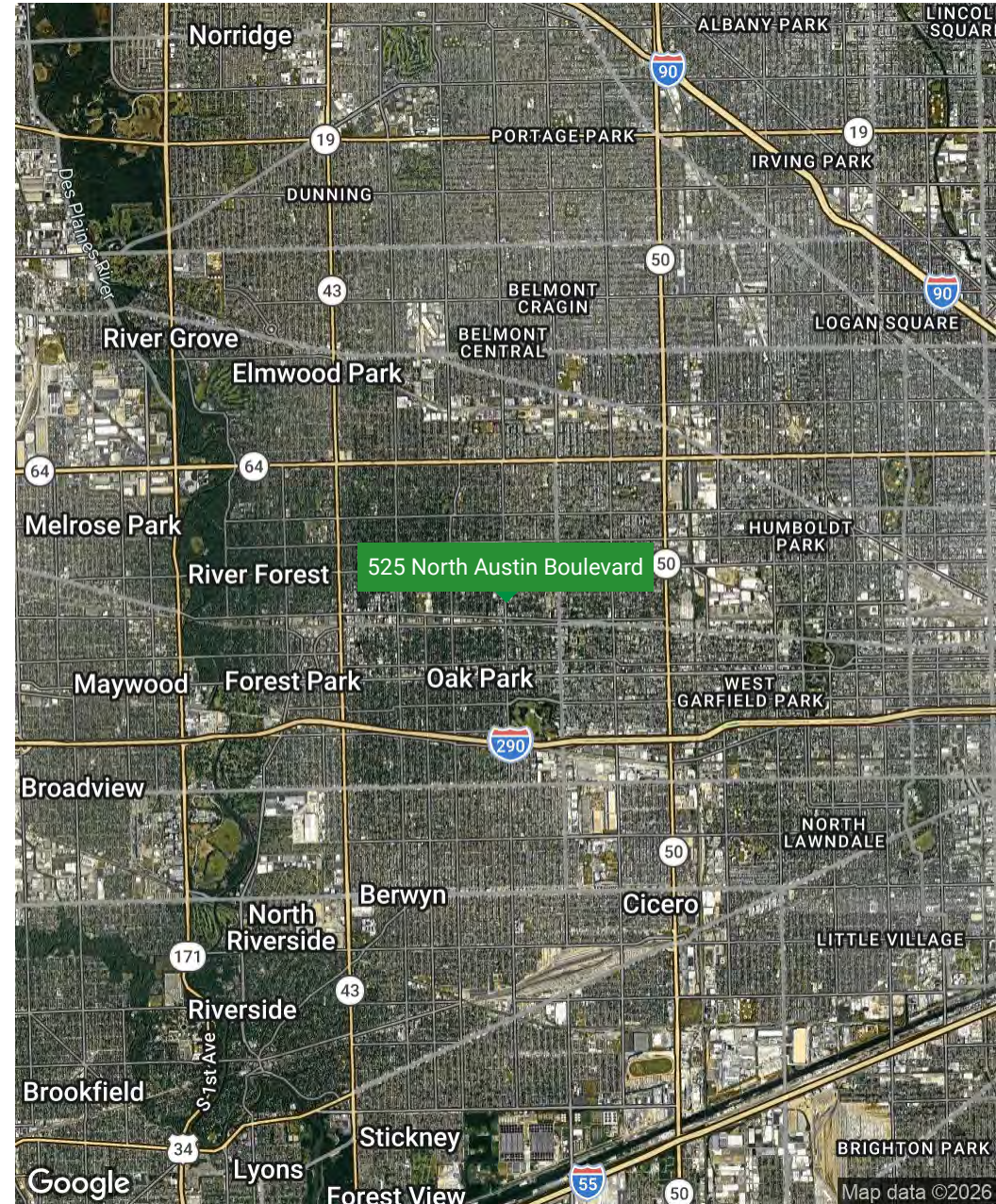
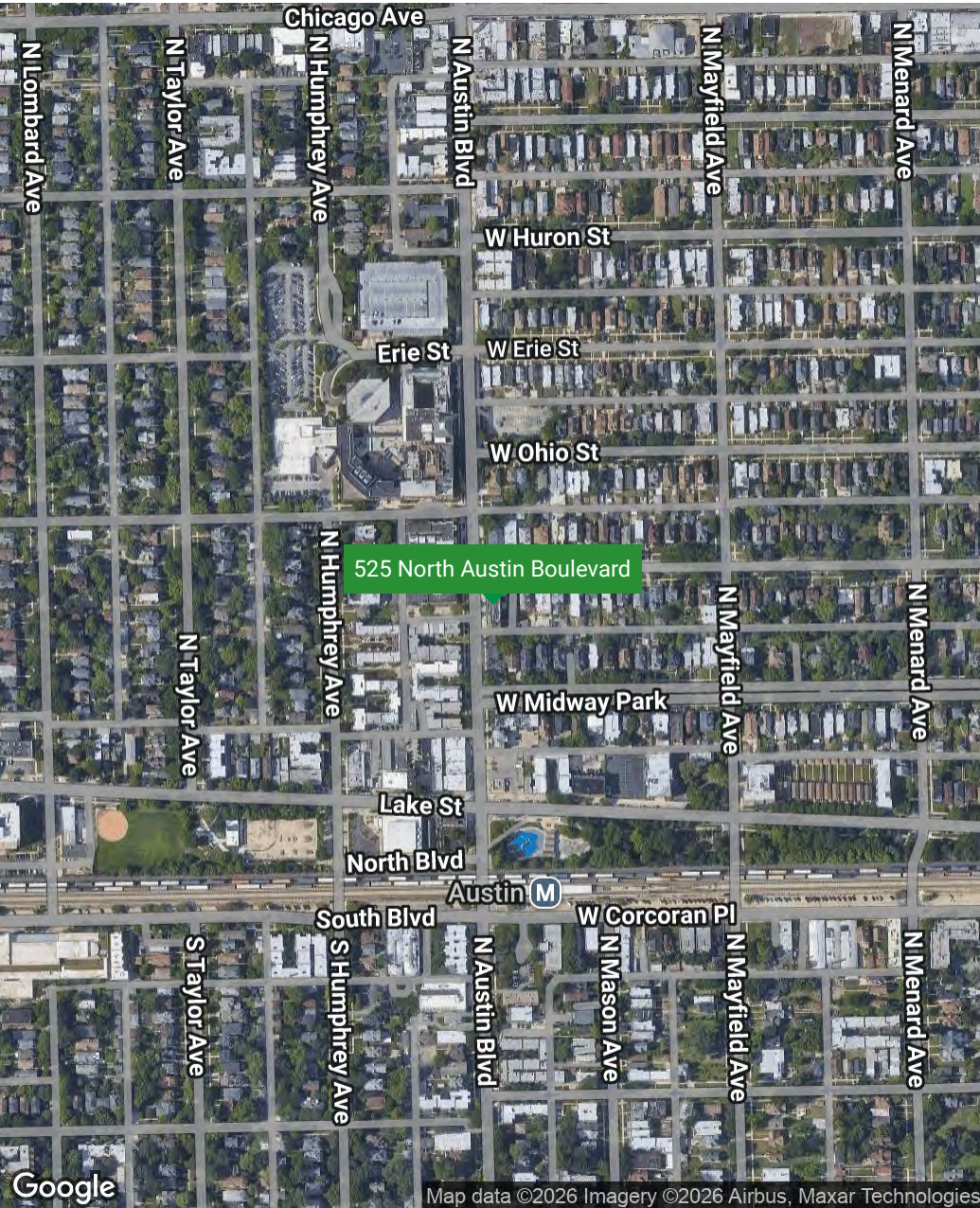
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

# MULTIFAMILY PROPERTY FOR SALE

## LOCATION MAP



**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

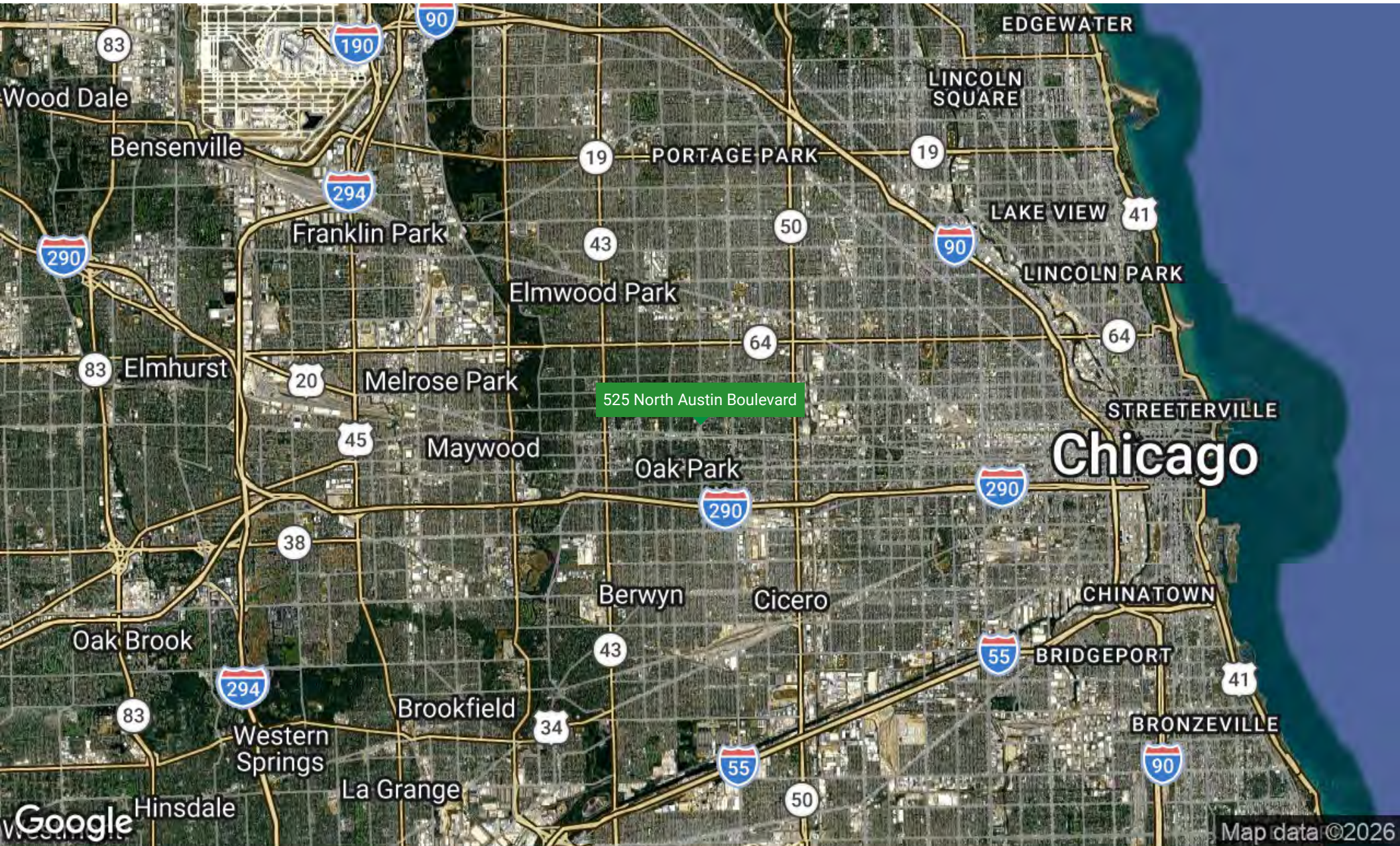
**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

# MULTIFAMILY PROPERTY FOR SALE

AERIAL MAP



**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com



# 3

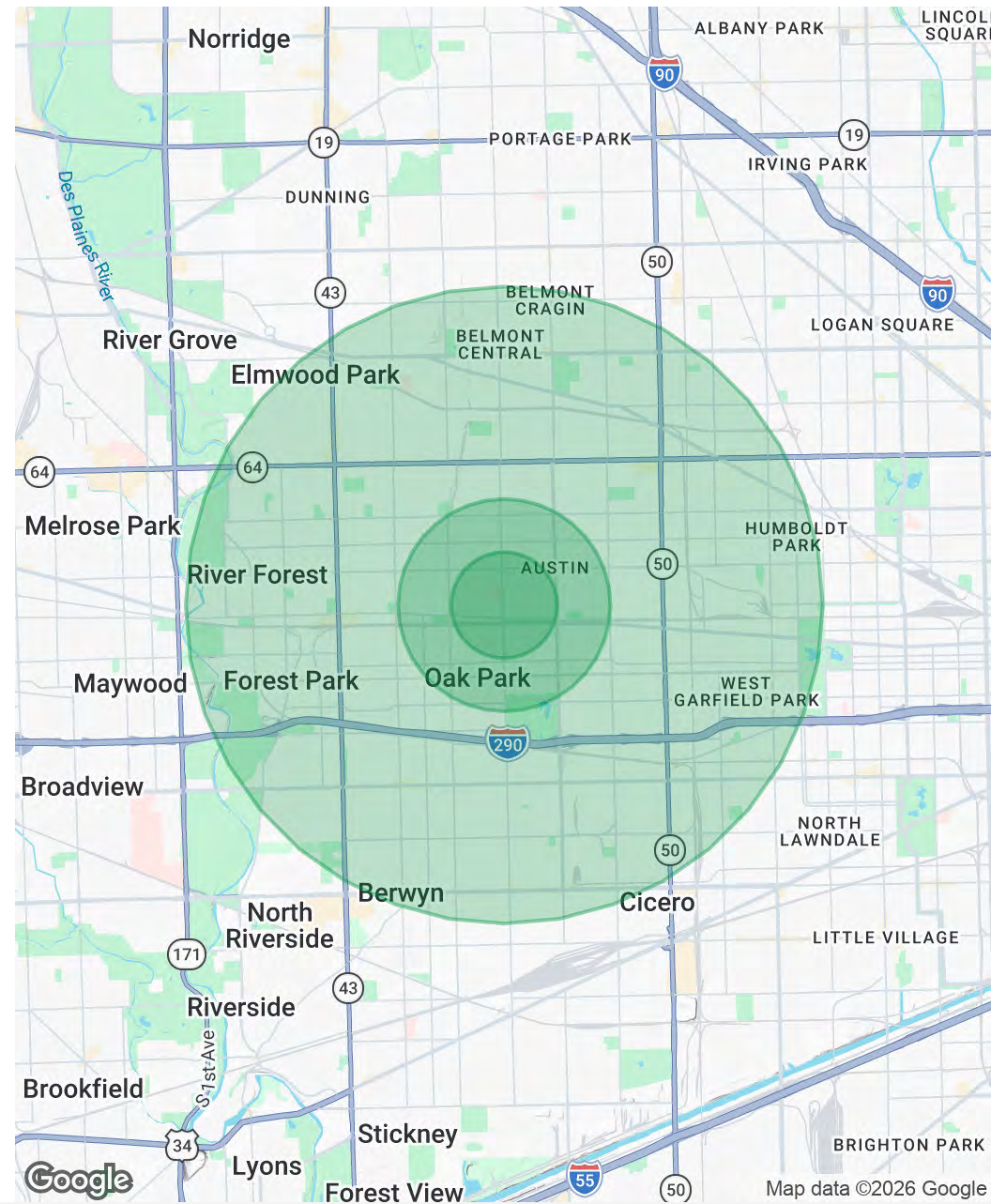
## DEMOGRAPHICS

# MULTIFAMILY PROPERTY FOR SALE

## DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	3 Miles
Total Population	45,417	352,354	937,536
Average Age	38.8	38.2	37.8
Average Age (Male)	37.5	37.2	37
Average Age (Female)	40	39.2	38.6
Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	16,715	114,874	303,044
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$81,910	\$86,016	\$87,394
Average House Value	\$351,924	\$292,049	\$291,881

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

**Andrew Slovis**  
Associate Broker  
847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

# MULTIFAMILY PROPERTY FOR SALE

ADDITIONAL PHOTOS



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

# MULTIFAMILY PROPERTY FOR SALE

ADDITIONAL PHOTOS



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com



# ADVISOR BIOS

# MULTIFAMILY PROPERTY 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



**Andrew Slovis**

Associate Broker

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

IL #475.215824



**Zack Pearlstein**

Senior Vice President

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

IL #475168541

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Slovis**  
Associate Broker

847.989.6020  
aslovis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@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)

# CRESTWOOD APARTMENTS

525 North Austin Boulevard Chicago, IL 60644

---

**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)

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

**O:** 847.989.6020  
**C:** 847.989.6020  
[aslovis@frontlinerepartners.com](mailto:aslovis@frontlinerepartners.com)

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

**O:** 847.275.6106  
**C:** 847.275.6106  
[zpearlstein@frontlinerepartners.com](mailto:zpearlstein@frontlinerepartners.com)