

The Sheffield Collection

3335 and 3341 N Sheffield



3335-3341sheffield.com

COMPASS

TROPHY ACQUISITION OPPORTUNITY

A Portfolio of Two Premier Luxury Apartment Buildings

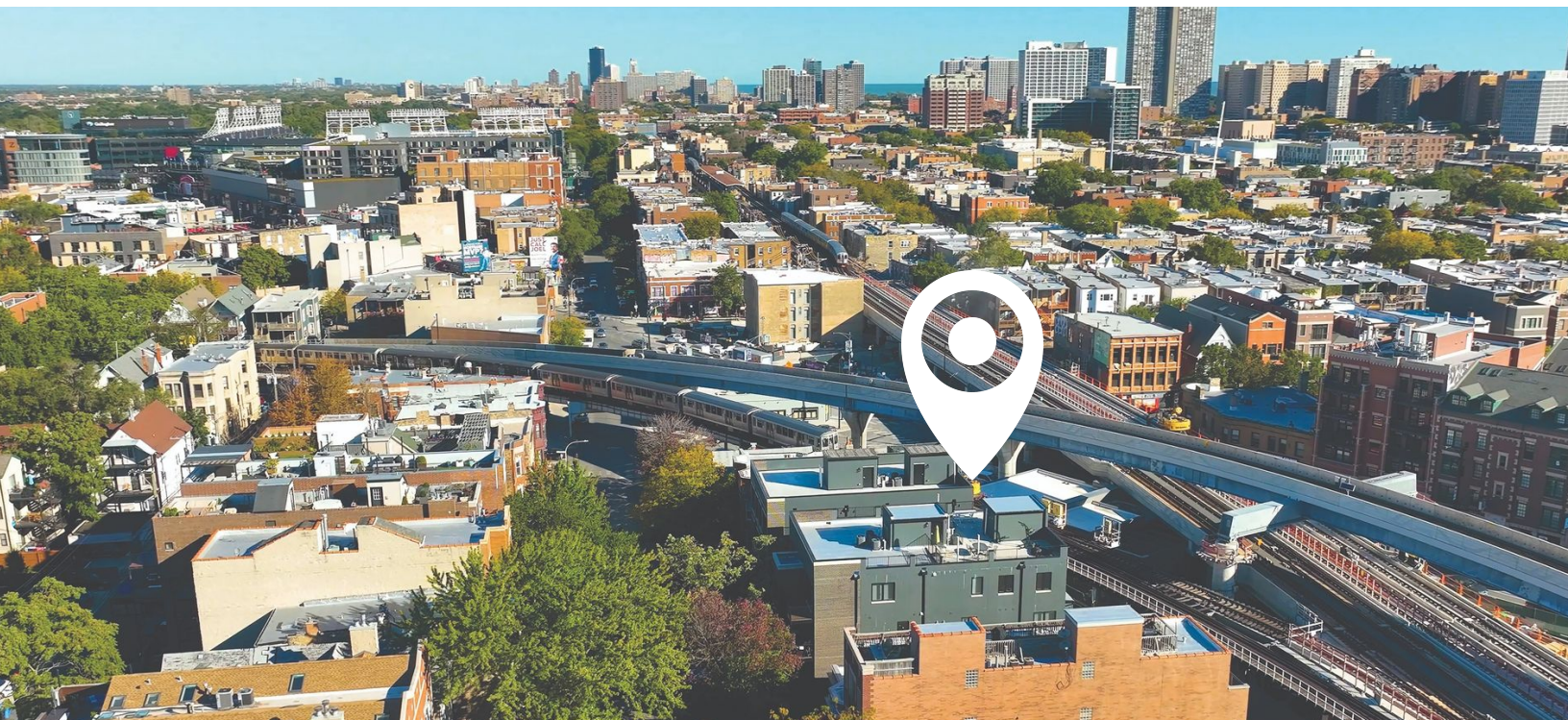
East Lakeview | Built in 2023 & 2024

Introducing **The Sheffield Collection** – a rare trophy acquisition opportunity featuring newly constructed luxury apartment buildings in Chicago’s highly sought-after **East Lakeview** neighborhood. Completed in 2023 and 2024, this best-in-class multifamily portfolio exemplifies the height of modern design, lifestyle appeal, and long-term investment potential.

Each building offers a collection of high-end rental residences with diverse unit mixes, meticulously designed with open-concept layouts, chef-inspired kitchens with quartz countertops and custom cabinetry, premium stainless-steel appliances, and in-unit washer/dryers. Residences also feature contemporary stone baths with luxury finishes, large professionally organized closets, and an abundance of natural light—delivering both elegance and livability in every unit.

The properties also feature expansive rooftop decks with stunning skyline views, offering tenants a premium amenity for entertaining, relaxing, and taking in panoramic sights of the city. Situated in **East Lakeview**, one of Chicago’s most vibrant and established neighborhoods, **The Sheffield Collection** is perfectly positioned within walking distance of the iconic **Wrigley Field**, the affluent **Southport Corridor**, and Chicago’s scenic **Lakefront**. With an abundance of restaurants, boutique shopping, nightlife, and transit options just steps away, this location provides an unmatched urban lifestyle experience.

This is a rare opportunity to acquire a newly constructed, stabilized luxury apartment portfolio in an A+ core location. With unparalleled rental performance, exceptional tenant appeal, and significant long-term value, **The Sheffield Collection** is a generational investment in one of Chicago’s most enduring and coveted submarkets.





INVESTMENT HIGHLIGHTS

- Invest in The Sheffield Collection, a rare opportunity to acquire a newly constructed, stabilized luxury apartment portfolio in an A+ core location.
- Located in the heart of Chicago's East Lakeview neighborhood, walkable to Wrigley Field, the affluent Southport Corridor, and the stunning lakefront.
- Benefit from unmatched rental performance, exceptional tenant appeal, high occupancy with leases in place, and significant long-term value.
- Showcasing a diverse mix of 15 apartment units designed with open-concept layouts and beautiful kitchens with quartz countertops and custom cabinetry.
- Excellent public transit connection via multiple CTA train lines with the Belmont Station serving as a central hub for several L stops and bus routes.
- Premium, boutique multifamily assets in a vibrant, high-growth area, built to stand the test of time for unmatched investment security.

RENT ROLL

UNIT	UNIT BED	UNIT BED	UNIT SIZE (SQFT)	TOTAL RENT	LEASE START	LEASE END
3341 - 1N	4	2.1	2100	\$6,350	3/1/25	5/31/26
3341 - 1S	4	2.1	2100	\$6,250	3/1/25	5/31/26
3341 - 2N	2	2	1100	\$4,465	2/15/25	5/31/26
3341 - 2S	2	2	1100	\$4,265	5/1/25	4/30/27
3341 - 3N	2	2	1100	\$4,565	3/1/25	5/31/26
3341 - 3S	2	2	1100	\$4,565	3/1/25	5/31/26
3341 - PHN	2	2	1100	\$4,395	4/1/25	3/31/26
3341 - PHS	2	2	1100	\$4,395	8/1/25	7/31/26
3335 - 1N	3+office	4	2000	\$5,850	8/1/23	7/31/26
3335 - 1S	3+office	4	2000	\$6,000	6/1/23	6/30/26
3335 - 2N	2	2	1200	\$4,500	7/1/25	6/30/26
3335 - 2S	2	2	1200	\$4,350	8/1/25	7/30/26
3335 - 3N	2	2	1200	\$4,500	6/1/25	5/31/26
3335 - 3S	2	2	1200	\$4,100	6/1/23	5/31/26
3335 -Penthouse	4	3	2400	\$7,950	7/15/25	6/30/26
Gross Monthly				\$76,500		
Gross Annual			22000	\$918,000		

*Tenants pay electric, gas, cable, internet

**Concession offers removed after 03/01

EXPENSE SUMMARY

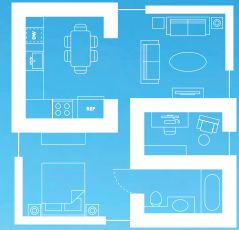
UTILITIES	3335 (CURRENT)	3341 (CURRENT/PROJECTED*)	OPERATING EXPENSES	3335 (CURRENT)	3341 (CURRENT/PROJECTED*)
Water	\$2,938	\$2,938*	Janitorial	\$2,490	\$2,490*
Electric	\$3,018	\$3,018*	Repairs-Maintenance	\$7,204	\$7,204*
Waste Removal	\$2,141	\$2,141*	Insurance	\$6,357	\$7,539
Gas	\$970	\$970*	Real Estate Taxes	\$56,645	\$56,645*
Doorbell	\$400	\$400*			
Internet	\$1,055	\$1,055*	Total Expenses	\$83,218	\$84,400

*Projected - equivalent of 3335

FINANCIAL SUMMARY

	3335	3341
Initial Lease Up Year	2023	2025
Avg Rent/SqFt	\$3.32	\$3.63
Price	\$12,500,000	
Gross Income	\$918,000	
Expenses	\$167,618	
NOI	\$750,382	
CAP Rate	6.00%	





To learn more, visit 3335-3341sheffield.com

CYRUS SERAJ

Broker/Team Lead

773.495.3303

cyrus@csgroupchicago.com

csgroupchicago.com

MARIO GRECO

Broker/Team Lead

773.687.4696

mario@mgroupchicago.com

office@mgroupchicago.com

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