

1310 E 75th St
Chicago, IL 60619



ESSEX
REALTY GROUP



BUS STOP
STOP ZONE

1310



Disclaimer

This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent and therefore may be subject to material and adverse variations. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Memorandum. An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any other oral or written information provided by any of them, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or such other information. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.



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STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, LLC is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, LLC is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY.

CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Essex Designated Agent.

REPRESENTATION OF MULTIPLE BUYERS:

At Essex Realty Group, LLC, our primary goal is to provide exceptional service to all our clients. Due to the competitive nature of the investment real estate market, there will be instances where our designated agents represent multiple buyers interested in the same property.

Please be advised of the following:

Potential Conflict of Interest: By representing multiple buyers, a potential conflict of interest may arise. Our designated agents are committed to maintaining impartiality and providing equal representation to all clients.

Confidentiality: Each client's information and negotiation strategies will be kept confidential. Our agents will not disclose any client's financial details, offer amounts, or other personal information to any other client.

Fair Negotiation: Our agents will strive to negotiate the best possible terms for each client independently. However, it is important to understand that in a multiple-offer situation, the property seller ultimately decides which offer to accept.

Client Options: Clients have the right to seek representation from another agent within our firm if they are uncomfortable with the potential conflict of interest.

By continuing to work with Essex Realty Group, LLC, clients acknowledge and accept the potential for their designated agent to represent multiple buyers for the same property and understand the measures in place to handle such situations professionally and ethically.

For any questions or concerns regarding this policy, please contact our managing broker at briankochendorfer@essexrealtygroup.com.



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Property Information



Executive Summary

Essex Realty Group, LLC is pleased to present 1310-1314 E 75th Street, a freestanding commercial flex space accompanied by an adjacent vacant lot in Chicago's Greater Grand Crossing neighborhood. The offering includes a 5,735-square-foot commercial building on a 3,997-square-foot lot, along with the 8,778-square-foot parcel at 1314 E 75th Street. The building underwent a comprehensive renovation in 2021-2022, featuring upgraded mechanical systems, interior finishes, and a modernized façade. The adjacent parcel, currently a grass lot, is zoned B3-2 (Community Shopping District), allowing for a broad range of retail, service, and mixed-use development, as well as on-site parking or future expansion potential.

The building features an open and adaptable floor plan suitable for office, retail showroom, studio, or light community use. A fully built-out commercial kitchen equipped with Viking professional-grade appliances provides additional versatility for users requiring catering, food preparation, or event support capabilities. Its configuration allows for easy customization to accommodate a variety of business functions such as co-working, wellness operations, professional services, or creative studios. The structure's durable brick construction, single-story accessibility, and flexible layout make it an ideal candidate for users seeking both visibility and functionality.

Located just nine miles south of the Loop, the property benefits from excellent access to the Dan Ryan Expressway (I-94), the CTA Red Line 69th Street Station, and nearby Metra Electric District stops providing direct service to Downtown Chicago.

Positioned within the Greater Grand Crossing neighborhood, the property is surrounded by ongoing public and private reinvestment including streetscape enhancements, park renovations, and small business corridor improvements that continue to strengthen the area's appeal.

This property represents a rare opportunity to acquire a well-located commercial flex space with an adjacent development-ready parcel in one of Chicago's most connected and evolving South Side neighborhoods.

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Offering Summary

SALE PRICE:	\$990,000
NRSF:	5,735
TOTAL LOT SIZE	12,775 SF

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Building Fact Sheet

PROPERTY DETAILS

PROPERTY ADDRESS	1310-1314 E 75th St Chicago, IL 60619
PIN NUMBER	20-26-225-017-0000 20-26-225-031-0000
YEAR BUILT	1940
NRSF	5,735 SF
LOT SIZE	3,997 SF (Building Lot) 8,778 SF (Adjacent Lot)
PRICE	\$990,000

MECHANICALS

HEATING	HVAC (Approx. 3-4 Years)
AIR CONDITIONING	HVAC (Approx. 3-4 Years)
ELECTRIC	1200 Service Amps (Approx. 3-4 Years)
HOT WATER	Two (2) 40-Gallon Rheem Hot Water Heaters (Approx. 3-4 Years)
PLUMBING	Copper (Approx. 3-4 Years)
WINDOWS	Vinyl (Approx. 3-4 Years)
ROOF	Flat Rubber W/ Sealant (Full Tear Off in 2023)
SECURITY	Full System with Internal & External Cameras (Approx. 3-4 Years)













Location Information



Location Overview

GREATER GRAND CROSSING

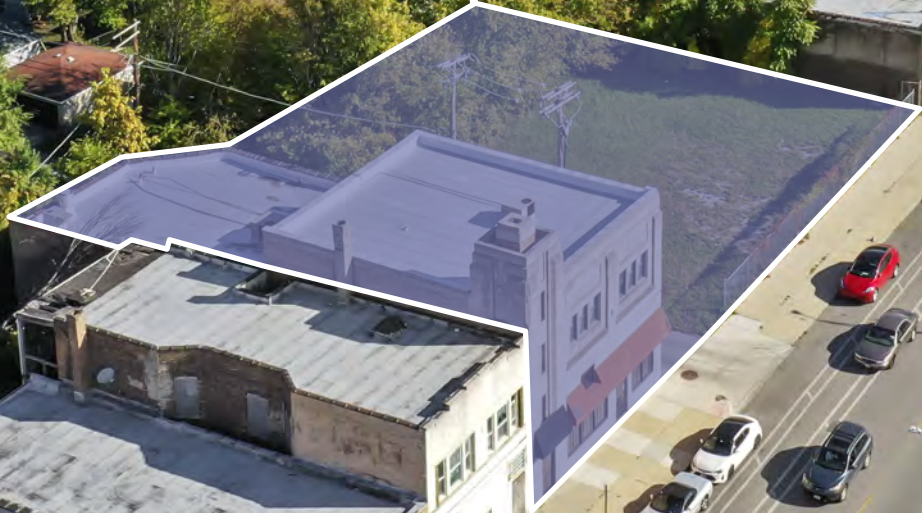
Situated on Chicago's South Side roughly nine miles from the Loop, Greater Grand Crossing is a historic and well-connected neighborhood defined by its tree-lined residential streets, classic Chicago two-flats, and courtyard-style apartment buildings. The community enjoys excellent transportation access via the Dan Ryan Expressway (I-94), CTA Red Line at 69th Street, and several Metra Electric District stops that link residents directly to downtown. Major corridors such as Cottage Grove Avenue, 71st Street, and 75th Street serve as the neighborhood's commercial backbone, offering local dining, retail, and service options including Beggars Pizza, Harold's Chicken, Walgreens, Aldi, and Family Dollar, alongside small independent grocers and barbershops.

The neighborhood's character blends long-established community roots with ongoing revitalization. Recent improvements have enhanced parks, sidewalks, and local business corridors, creating a walkable, community-oriented atmosphere. Greater Grand Crossing Park and the Gary Comer Youth Center serve as anchors for recreation and youth programming, while the nearby Jackson Park and Midway Plaisance add to the area's green space network. With its blend of accessibility, cultural vibrancy, and classic Chicago architecture, Greater Grand Crossing continues to reflect the pride and resilience of the South Side.

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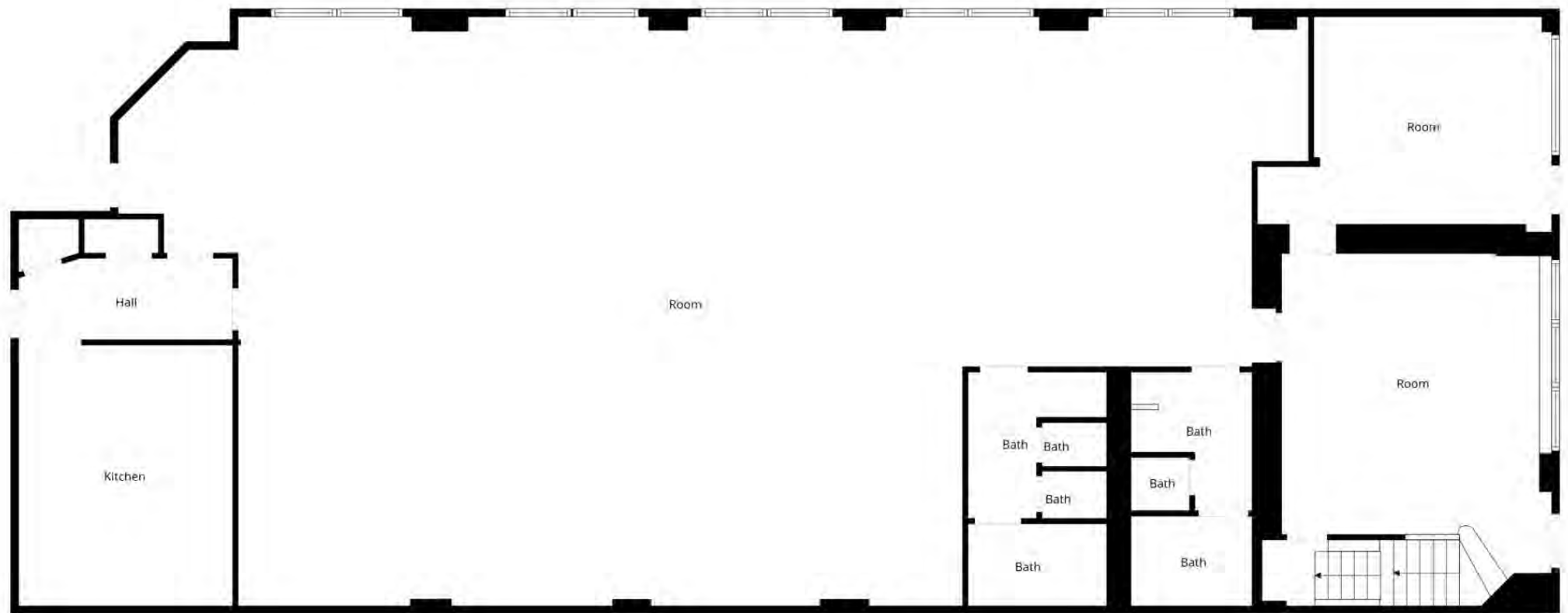




Additional
Information

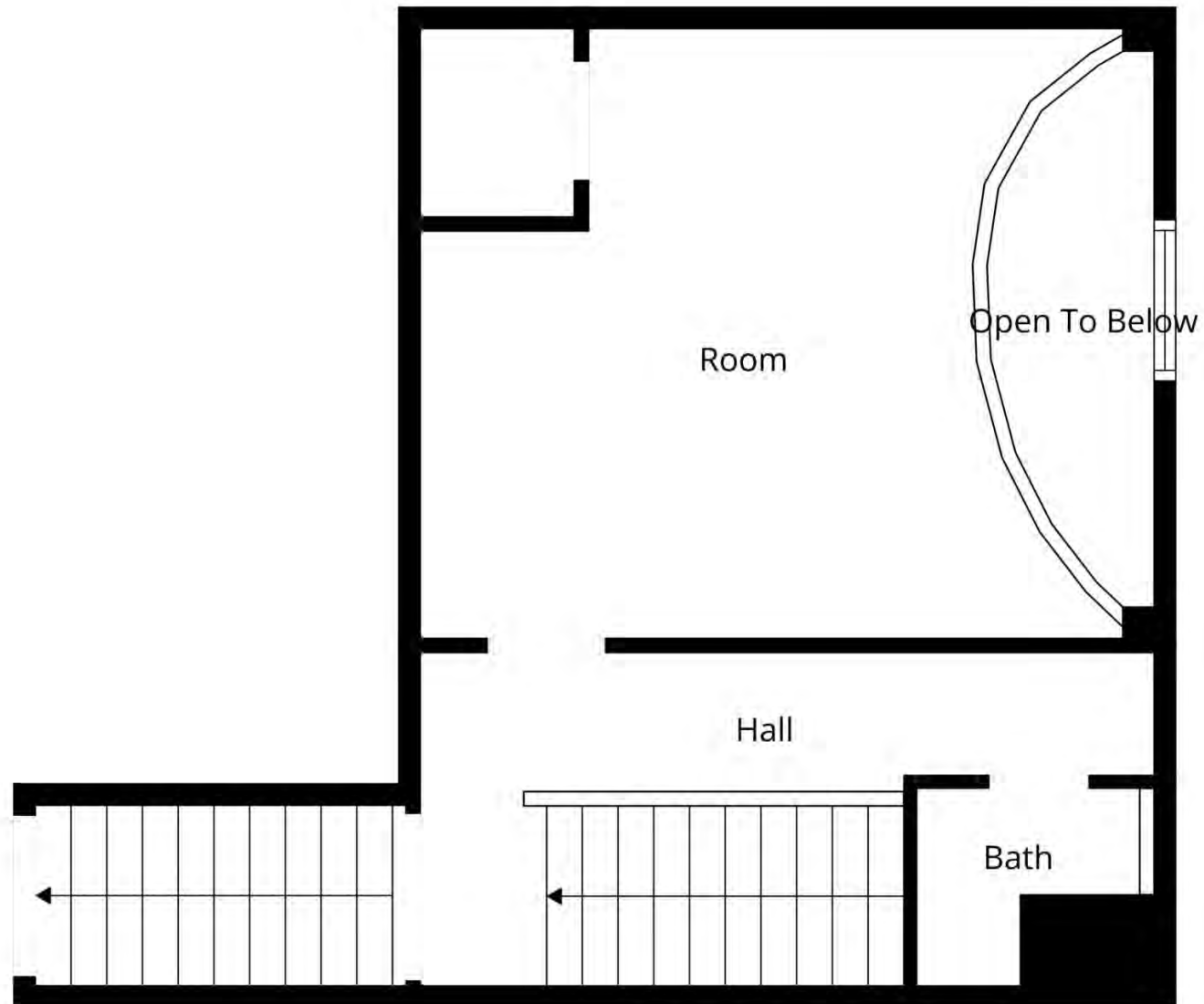


Floor Plans - 1st Floor





Floor Plans - 2nd Floor





Floor Plans - 3rd Floor





Tailored Debt and Equity Solutions

Essex Capital Markets delivers tailored financing solutions for mid-market investors and developers. Built on industry expertise, creativity, and innovation, the firm provides clarity and precision in navigating market complexities. Essex Capital Markets bridges the gap between investors and capital, ensuring predictable outcomes even in turbulent markets.



Avondale, Chicago | Multi-Family | 3 Units | \$750K

- Challenge: Refinance out of construction loan, needed to close in one month.
- Solution: Essex identified a lender with quick execution and competitive pricing - closed in 21 days.



Old Town, Chicago | Mixed-Use | 23 Units | \$9.5M

- Challenge: Dislocated finance market, sunsetting fund, needed flexibility.
- Solution: Essex found a new lending relationship that provided a short term, interest only, flexible pre-payment financing.



Lakeview, Chicago | Multi-Family Portfolio | 549 Units | \$59.1M

- Challenge: Upcoming debt maturity, sponsor required optimal proceeds/pricing combination.
- Solution: Essex secured a 10-asset portfolio refinance, establishing a new lending relationship for the sponsor that offered more competitive terms while providing a creative, tailored structure.

Experience Turns Uncertainty Into Strategy

The Essex Capital Markets team brings over 65 years of combined expertise in Chicago's finance industry - offering the advantage of seasoned professionals who have navigated and executed countless complex transactions.

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