

OFFERING MEMORANDUM



6048 W 79TH ST
BURBANK IL 60459

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CONFIDENTIALITY & **DISCLAIMER**

At the request of recipient, Ellsbury Group has prepared this Offering Memorandum "OM" as of November 2025, estimating the sale or transaction value for the fee simple, leasehold, partial interest, debt security, or other interest concerning the property identified as 6048 W 79th St, Burbank IL 60459.

This OM does not constitute a certified appraisal of the property's market value, nor does it conform to the Uniform Standards of Professional Appraisal Practice (USPAP). USPAP requires valuers to maintain impartiality, objectivity, and independence, without consideration of personal interests or any relevant appraisal regulations. It is not a substitute for an appraisal, and should an appraisal be necessary, a licensed appraiser must be engaged. This OM was prepared by a licensed real estate broker and is not intended for legal purposes, including mortgage approval, loan modification, dispute resolution, or any other legal matter requiring real estate valuation. Its use is strictly governed by state and federal laws, and if used otherwise, legal advice should be sought. This OM was created for a potential engagement with Recipient to facilitate the sale or capitalization of the interest in the Property and is not intended for further use beyond Recipient.

The assessment within this OM is based on Ellsbury Group's preliminary review of information provided by Recipient, including the Property's current use, leases, zoning restrictions, financing, and ownership structure. Data, documentation, and assumptions are derived from information supplied by Recipient, published sources, Ellsbury Group's business records, and industry sources and have not been independently verified by Ellsbury Group. Ellsbury Group is not liable for the accuracy of this information or any assumptions made. The assessment also considers the surrounding neighborhood, current economic and real estate market conditions, and comparable property sales.

This OM is subject to change due to fluctuations in local and national real estate markets, credit and money markets, relevant laws and regulations, and other factors affecting the Property. Ellsbury Group has not conducted a survey to assess compliance with laws such as the Americans with Disabilities Act or evaluations of mineral or subsurface rights. Therefore, no opinion regarding compliance or rights is provided. This OM should not be used in public documents or references without prior written consent from Ellsbury Group.

References to specific marketing timeframes are for illustrative purposes only and do not bind Ellsbury Group to sell or capitalize the Property within said timeframe or guarantee a sale.

Ellsbury Group disclaims liability for any reliance on this OM unless otherwise stated in a separate written agreement. In the absence of such an agreement, Ellsbury Group shall not be liable for any indirect, incidental, consequential, punitive, or exemplary damages arising from the use of this OM, including lost revenue or profits. Recipient is responsible for reimbursing Ellsbury Group for any legal fees or costs resulting from legal actions or subpoenas related to this OM. Ellsbury Group confirms coverage by E&O insurance as required by state law, and its liability to Recipient under this OM shall not exceed the fee paid, if any, to Ellsbury Group.

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ELLSBURY GROUP
REAL ESTATE EXPERTS



01

MEET ELLSBURY GROUP

BEST TEAM

ON THE FIELD



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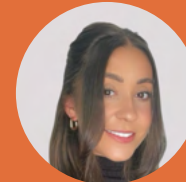
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OUR COMPANY

Ellsbury Commercial Group was founded in 2020 with a clear vision: to provide exceptional service and unmatched expertise in the commercial multifamily sector. From our beginnings in Lake County, Indiana, we quickly established ourselves as the #1 commercial multifamily team in the region. Today, we stand as the fastest-growing commercial multifamily brokerage in the Midwest and emerging in several markets in the USA. Our success is driven by a relentless commitment to our clients and a team of professionals who share a passion for excellence. Ellsbury Group offers a full suite of services, including comprehensive advisory, listing services, buyer representation, off-market transactions, portfolio sales, lending relationships, 1031 exchanges, and more. We focus on creating tailored solutions that drive value, whether for individual investors or large-scale operators. What sets us apart is our focus on data, teamwork, and moving faster than everyone else. We understand the importance of staying ahead of market trends, leveraging real-time insights, and acting swiftly to seize opportunities. Our ability to combine in-depth market knowledge with a sense of urgency ensures that we deliver the best outcomes for our clients, every time. As we continue to grow, our commitment remains the same: to provide the highest level of service, to understand the market at every level, and to always deliver results that exceed expectations. At Ellsbury Commercial Group, we don't just follow the market—we shape it.



16,000+
UNITS TRADED



\$1.5 BILLION+
IN TRANSACTION VOLUME



ELLSBURY GROUP
REAL ESTATE EXPERTS

MULTIFAMILY INVESTMENT SALES

170+ transactions with over a billion dollars in gross sales across the Midwest and Southeast

Ellsbury Commercial Group has successfully facilitated multi-family transactions across the Midwest and Southeast. With a proven track record of trading over 16,000+ units in these markets, our expertise spans a diverse range of property types and investment strategies. Our deep market knowledge and extensive network allow us to identify opportunities that align with our clients' unique investment goals, whether through off-market acquisitions or strategic listings. We take pride in delivering exceptional results and fostering long-term partnerships across the Midwest and beyond.

FEATURED CLOSINGS

- | | | | |
|--|---|---|--|
| 1 FRANKLIN PARK FRANKLIN, WI
Units: 128 | 2 CRANBERRY APARTMENTS KENOSHA, WI
Units: 128 | 3 LAKESHORE APARTMENTS BEAVER DAM, WI
Units: 88 | 4 MERIDIAN APARTMENTS PORTAGE, IN
Units: 122 |
| 5 BUCKINGHAM & CRESTVIEW ROCKFORD, IL
Units: 173 | 6 VILLAS ON 65TH LITTLE ROCK, AR
Units: 224 | 7 UNIVERSITY MALL / BROOKSIDE CARBONDALE, IL
Units: 432 | 8 PIN OAKS KANSAS CITY, MO
Units: 152 |
| 9 CHELSEA PLAZA KANSAS CITY, MO
Units: 128 | 10 PACUCAH PORTFOLIO PADUCAH, KY
Units: 144 | 11 TIGERLAND PORTFOLIO BATON ROUGE, LA
Units: 374 | 12 KINGSTON POINT BATON ROUGE, LA
Units: 155 |
| 13 PINE LAKE MANOR KEEGO HARBOR, MI
Units: 121 | 14 FALCON HEIGHTS MINNEAPOLIS, MN
Units: 120 | 15 SPRINGFIELD PORTFOLIO SPRINGFIELD, MO
Units: 582 | 16 AUTUMN PLACE KANSAS CITY, MO
Units: 248 |
| 17 MADISON PARK RIDGELAND, MS
Units: 262 | 18 REGENCY WOODS PASCAGOULA, MS
Units: 187 | 19 CONTINENTAL GARDENS GRAND ISLAND, NE
Units: 155 | 20 ASHTON HILLS MEMPHIS, TN
Units: 200 |
| 21 SANDPIPER WARNER ROBBINS, GA
Units: 530 | 22 ROCKWOOD SAINT LOUIS, IL
Units: 162 | 23 COPPER CREEK CROSSINGS SAINT LOUIS, IL
Units: 144 | 24 EDGEWOOD PARK PONTIAC, MI
Units: 168 |
| 25 BEL AIR ESTATES MUSKEGON, MI
Units: 116 | 26 CAMBRIDGE CLUB ANN ARBOR, MI
Units: 108 | 27 THE MEADOW GRAND ISLAND, NE
Units: 110 | 28 STRATFORD & BROWNSTONE TULSA, OK
Units: 174 |

02

PROPERTY OVERVIEW

THE OFFERING

6048 W 79TH ST

BURBANK IL 60459

Ellsbury Group is pleased to present this well-located 3-unit building in Burbank, offering three spacious units—two with 3 bedrooms and one with 2 bedrooms—making it highly attractive in a consistently strong rental market. With on-site parking, solid rental upside, and value-add potential, it stands out as an excellent investment opportunity. Conveniently located near Reavis High School, this property offers lasting appeal and long-term demand.

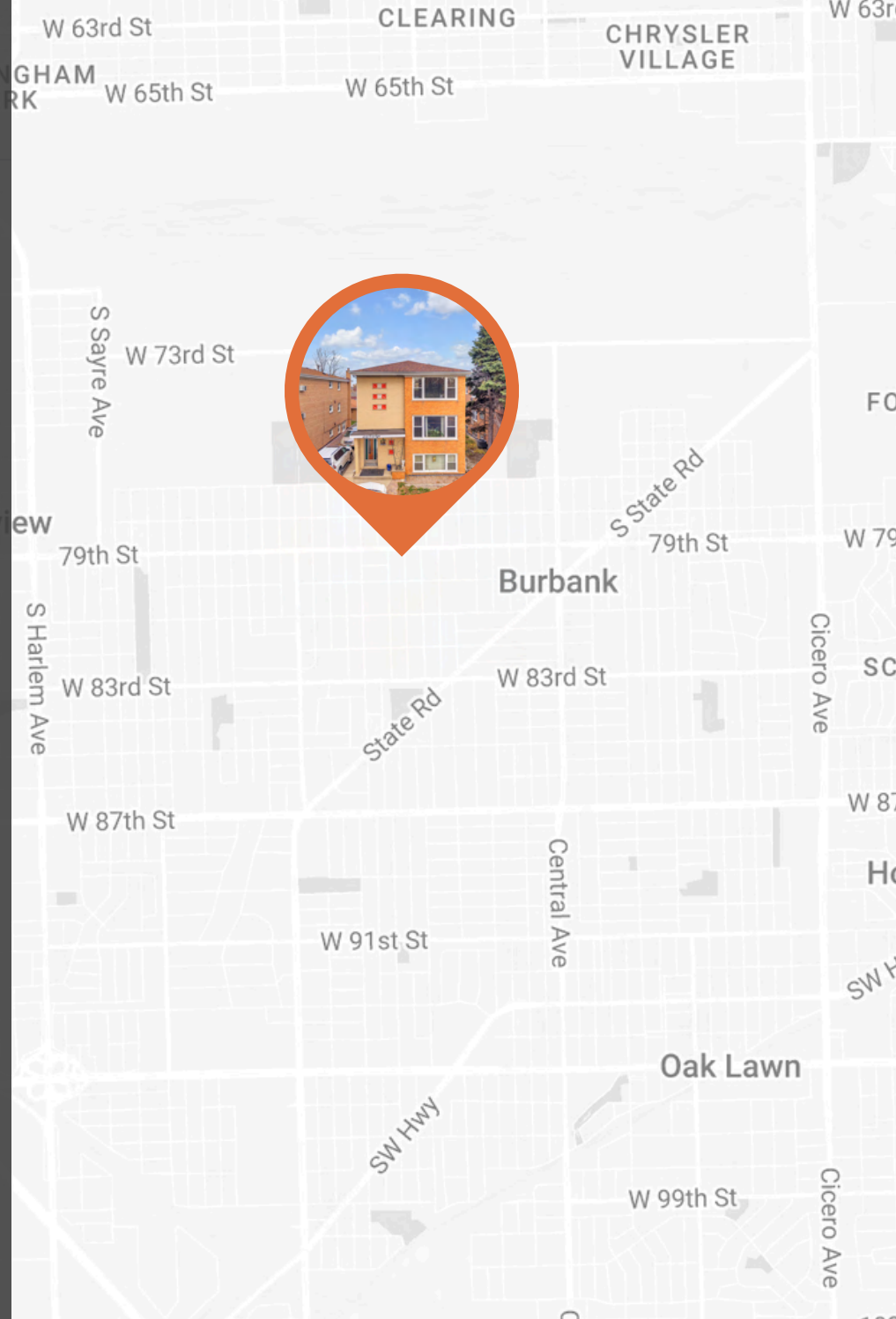


PROPERTY OVERVIEW

Address	6048 W 79th St, Burbank, IL 60459
Unit Mix	Two 3/1, One 2/1
Number of Floors	3
Building Sq Ft	3,500 sq ft +/-
Lot Sq Ft	5,000 sq ft
Average Unit Sq Ft	1,150 sq ft +/-
Year Built	1970
Parcel Number(s)	19-29-314-040-0000
County	Cook

UTILITIES

Owner Pays	Water, common electric & gas
Tenant Pays	Electric & gas
Heat Type	Boiler (3 boilers)
AC Type	Wall units
Water Heater	Shared





PROPERTY HIGHLIGHTS:



Proximity to Chicago – Located just 15 miles southwest of downtown Chicago with quick access to I-294.



Local Schools – Within walking distance of Reavis High School.



Strong Rental Demand – Burbank maintains a tight rental market with steadily rising rents.



Retail & Amenity Convenience – The property sits near the major Harlem Ave commercial corridor, offering tenants abundant retail, grocery, restaurants, fitness, and essential services.



Transit & Mobility – Flat, walkable neighborhoods plus strong bus routes along 79th & Harlem contribute to easy commuting and added desirability for renters without cars.

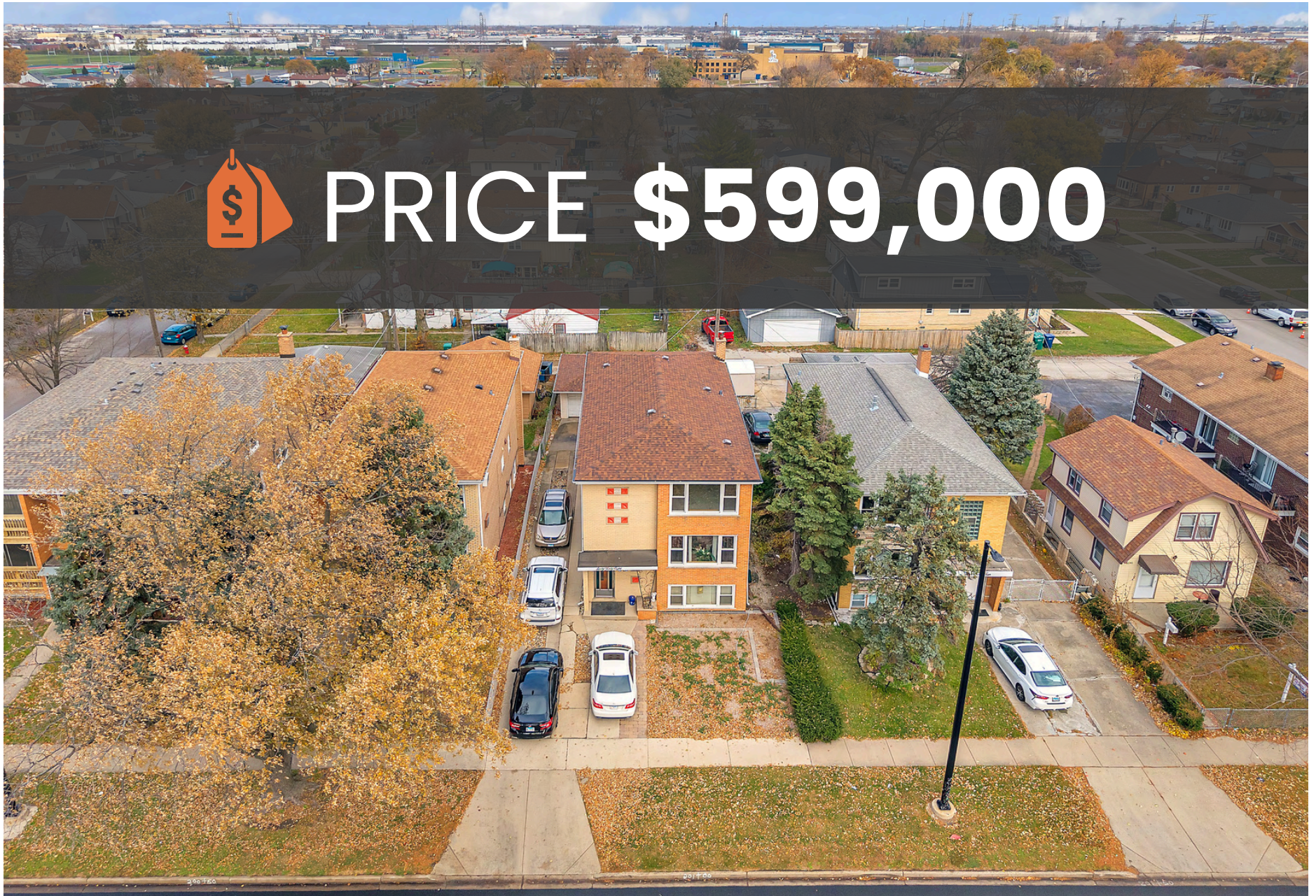


Value-Add Potential – Burbank's steady rent growth, limited new construction, and strong tenant retention create long-term upside for investors through cosmetic upgrades and market-rate repositioning.

PRICING AND GUIDANCE



PRICE \$599,000



03

PROPERTY PHOTOS

PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- EXTERIOR



PROPERTY PHOTOS- AERIAL



PROPERTY PHOTOS- AERIAL

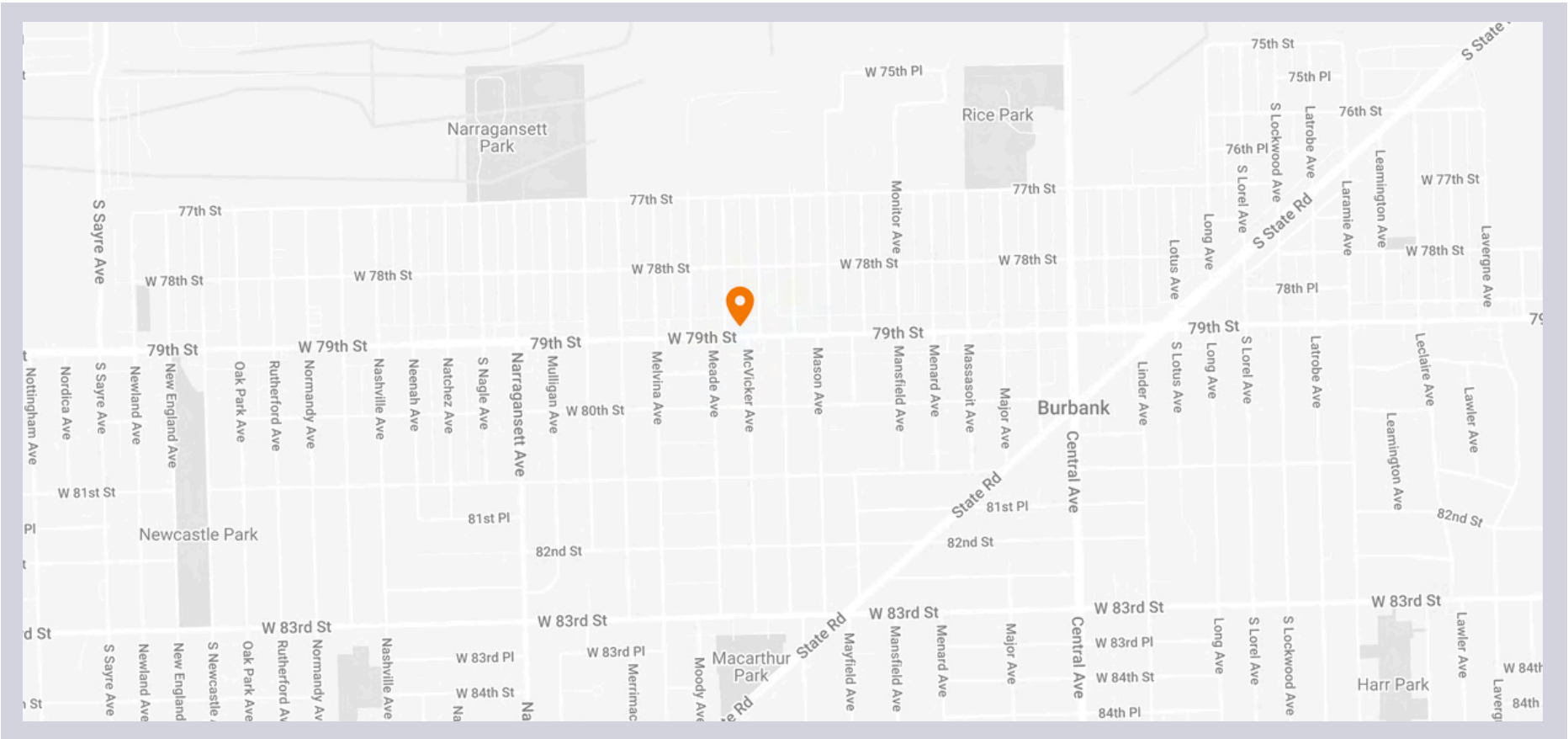


04

FINANCIAL ANALYSIS

RENT ROLL

UNIT	Bed / Bath	Current Rent	Market Rent	Security Deposit	Lease Expiration
1	2 / 1	\$1,100	\$1,650	\$700	MTM
2	3 / 1	Vacant	\$2,000		
3	3 / 1	\$1,850	\$2,000	\$1,700	MTM
TOTAL		\$2,950	\$5,650		



CURRENT INCOME/EXPENSES

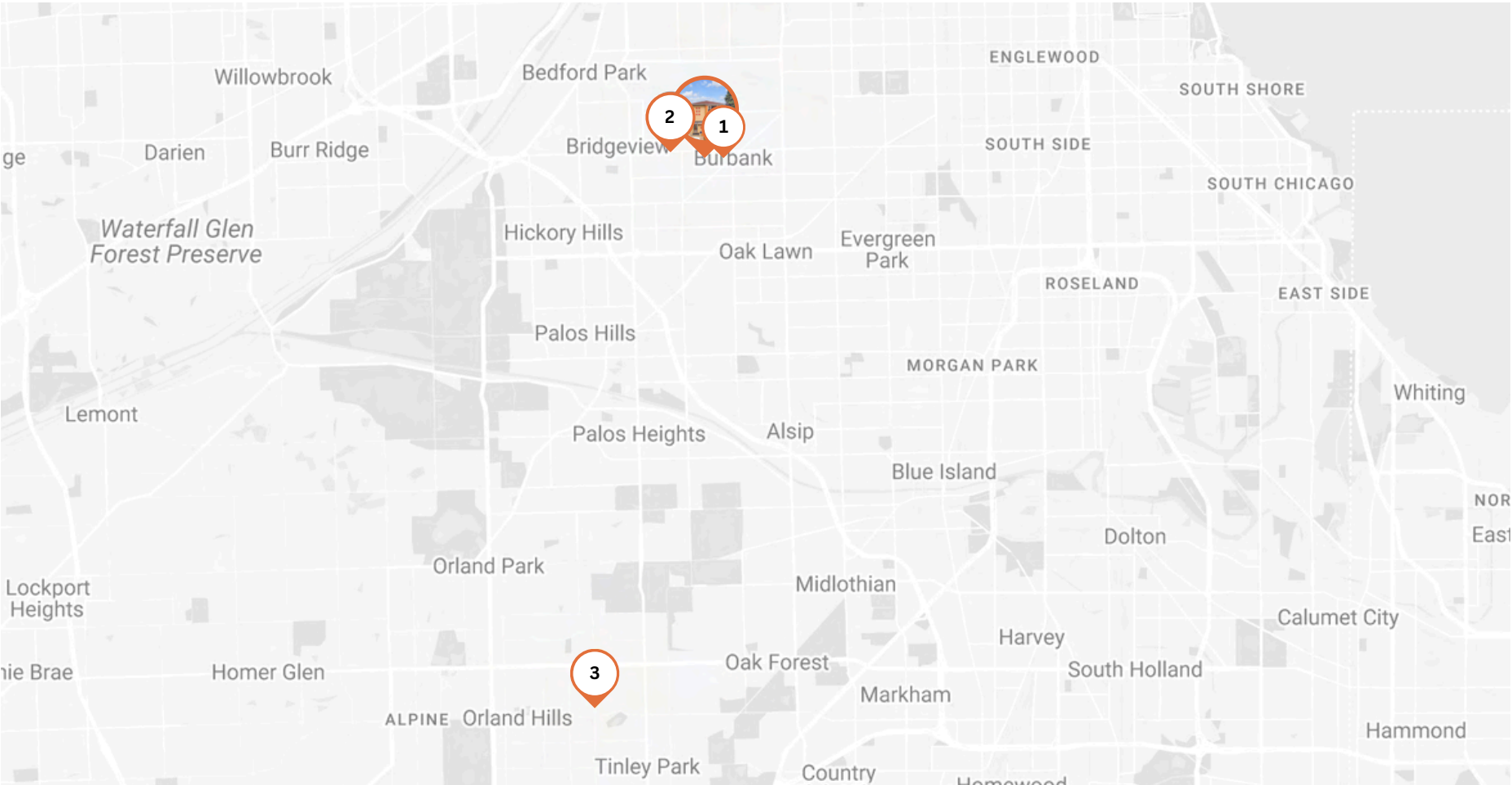
CURRENT INCOME/EXPENSES		PRO FORMA	
INCOME		INCOME	
Gross Annual Rents	\$59,400	Gross Annual Rents	67,800
-4% VACANCY	-\$2,376	-4% VACANCY	-\$2,712
Laundry	\$3,000	Laundry	\$3,000
Parking / Garage		Parking / Garage	\$1,200
TOTAL INCOME	\$60,024	TOTAL INCOME	\$69,288
EXPENSES		EXPENSES	
Taxes	\$10,454	Taxes	\$11,256
Insurance	\$1,655	Insurance	\$1,756
Trash	\$1,285	Trash	\$1,296
Gas	\$702	Gas	\$711
Electric	\$663	Electric	\$675
Water	\$1,487	Water	\$1,491
Sewer	\$985	Sewer	\$992
lawn/snow	\$1,852	lawn/snow	\$1,863
Maintenance	\$1,811	Maintenance	\$1,827
Management	\$3,017	Management	\$3,102
TOTAL EXPENSES	\$23,911	TOTAL EXPENSES	\$24,969
CURRENT 12 MONTH NOI	\$36,113	PRO FORMA 12 MONTH NOI	\$44,319
CAP RATE	6.03%	CAP RATE	7.40%

04

NEARBY COMPARABLES

SALES COMPARABLES

#	Address	City	State	Price
1	5823 W 79th St	Burbank	IL	\$585,000
2	6534 W 79th St	Burbank	IL	\$625,000
3	16552 Crescent Ave	Tinley Park	IL	\$590,000



05

AREA OVERVIEW

AREA HIGHLIGHTS



Located along the busy 79th St & Cicero Ave commercial corridor



Strong retail presence with national tenants and grocery-anchored centers



Only minutes from Midway International Airport



High daily traffic counts providing excellent visibility for businesses



Established trade area with steady consumer activity



Convenient access to major roads and public transit options



Attractive submarket for value-add and redevelopment opportunities

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