

OFFERING MEMORANDUM



5969 PARK PL (4 UNITS)
HAMMOND, IN, 46320

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CONFIDENTIALITY & **DISCLAIMER**

At the request of recipient, Ellsbury Group has prepared this Offering Memorandum "OM" as of December, 2025, estimating the sale or transaction value for the fee simple, leasehold, partial interest, debt security, or other interest concerning the property identified as 5969 Park Pl, Hammond, IN, 46320.

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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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

THE OFFERING

5969 Park Pl

Hammond, IN, 46320

Ellsbury Group is pleased to present an excellent investment or owner-occupant opportunity at **5969 Park Pl, Hammond, IN.** This well-maintained four-unit multifamily property features a desirable unit mix consisting of one two-bedroom/one-bath unit and three one-bedroom/one-bath units, offering strong rental appeal and flexibility for both investors and owner-occupants.

The building encompasses approximately 3,560 square feet and is easy to manage, with tenants responsible for their own gas and electric utilities, while ownership covers water, sewer, and trash. Each unit offers comfortable layouts and individual heating systems, contributing to tenant satisfaction and long-term stability.

Conveniently located in Lake County, the property provides quick access to multiple major highways, making it highly attractive to commuters. With stable in-place income and upside potential through rent growth, this offering represents an ideal opportunity for investors seeking reliable cash flow or owner-occupants looking to live on-site while generating supplemental rental income.



PRICE

\$319,000

CURRENT NOI

\$23,718

CURRENT CAP

7.44%

PRICE PER UNIT:

\$79,750

PROFORMA NOI

\$31,000

PROFORMA CAP

9.72%

THE PROPERTY

PROPERTY SUMMARY

Address: 5969 Park Pl, Hammond, IN, 46320

Unit Count: 4 Units

Building Area 3,560 sq/ft +/-

Land Area (AC) .10 acres

Year Built 1915

County Name Lake

UTILITIES

Utility	Metering	Pays
Electric	Individual	Tenant
Gas	Master	Owner
Water	Master	Owner
Heating	Boiler	
Cooling	Individual	



PROPERTY PHOTOS- AERIAL VIEWS



PROPERTY PHOTOS- EXTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



UNIT MIX

UNIT	MIX	RENT	LEASE EXP	MARKET RENT
1	2 Bed/ 1 Bath	\$950	11/1/26	\$1,200
2	1 Bed/ 1 Bath	\$850	7/31/26	\$1,050
3	1 Bed/ 1 Bath	\$875	8/31/26	\$1,050
4	1 Bed/ 1 Bath	\$915	M2M	\$1,050
Total monthly:		\$3,590		\$4,350
Annual income:		\$43,080		\$52,200



FINANCIAL SUMMARY

CURRENT INCOME/EXPENSES

Income	\$3,590
Gross Annual Rents	\$43,080
TOTAL INCOME	\$43,080

EXPENSES

Taxes	\$5,309
Insurance	\$1,853
Trash	\$800
Gas	\$2,200
Electric	\$200
Sewer/Water	\$2,000
Lawn/snow	\$1,000
Maintenance	\$3,000
Management	\$3,000
Ratio	44.94%
TOTAL EXPENSES	\$19,362

CURRENT 12 MONTH NOI **\$23,718**

CAP RATE **7.44%**

PROFORMA INCOME/EXPENSES

Income	\$4,350
Gross Annual Rents	\$52,200
TOTAL INCOME	\$52,200

EXPENSES

Taxes	\$6,000
Insurance	\$2,000
Trash	\$800
Gas	\$2,200
Electric	\$200
Sewer/Water	\$2,000
Lawn/snow	\$1,000
Maintenance	\$3,000
Management	\$4,000
Ratio	40.61%
TOTAL EXPENSES	\$21,200

CURRENT 12 MONTH NOI **\$31,000**

CAP RATE **9.72%**

PROPERTY HIGHLIGHTS

5969 Park Pl, Hammond, IN is a well-maintained four-unit multifamily property located on a quiet residential street in Hammond, Indiana. The asset features a desirable unit mix consisting of one two-bedroom/one-bath unit and three one-bedroom/one-bath units within approximately 3,560 square feet of building area. The property offers efficient and easy-to-manage operations, with tenants responsible for their own gas and electric utilities while ownership covers water, sewer, and trash. Each unit includes individual heating systems and functional layouts that support long-term occupancy. The property benefits from stable in-place income with potential for rental growth and is conveniently located within Lake County, providing easy access to major highways.

AREA HIGHLIGHTS – HAMMOND, IN, 46320



Prime Location: Just 20 miles from Downtown Chicago with direct access to major highways.



Diverse Economy: Anchored by industry, education, healthcare, and entertainment sectors.



High Investor Demand: Business-friendly environment with low taxes and strong regional growth.



Ongoing Revitalization: Major public investment in infrastructure, transit, and downtown redevelopment.



Visitor Attractions: Casino, lakefront, and cultural venues drive consistent tourism.

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