

RECEIVERSHIP SALE AUCTION: CHICAGO MULTI-FAMILY PORTFOLIO



Greater Chatham Portfolio

*319-25 E. 79th Street, 7431-47 S. King Drive, 7908 S. Prairie Avenue & 8249-59 S. Evans Avenue
Chicago, IL 60619*



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Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

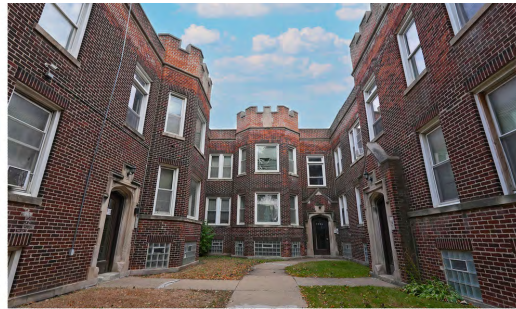
Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com



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PROPERTY INFORMATION



Offering Summary

Auction Date:	6/8 - 6/10
Starting Bid:	\$1,000,000
Residential Units:	97
Retail Units:	17
Residential Occupancy:	25.77%
Portfolio Size:	81,168 SF
Total Land:	1.32 Acres
Submarket	Chatham Neighborhood
Market	Chicago

Property Overview

The Greater Chatham Portfolio consists of four (4) mixed-use and multi-family assets totaling 97 residential and 17 retail units across 81,168 square feet in Chicago's Chatham and Greater Grand Crossing neighborhoods. The portfolio includes 8249-59 S. Evans Avenue, 7908 S. Prairie Avenue, 319-25 E. 79th Street, and 7431-37 S. King Drive featuring 32 studio units, 62 1 bed units, and 3 2 bed units. Collectively, the portfolio offers upside through additional lease-up and operational efficiencies. The Properties feature a diverse mix of ground-floor retail storefronts and upper-level apartment units positioned along established South Side commercial corridors. The portfolio benefits from strong neighborhood visibility, a dense surrounding population base, and proximity to major arterials including 79th Street, Cottage Grove Avenue, and the Dan Ryan Expressway—making it a compelling value-add opportunity within a strengthening South Side rental market.

Property Highlights

- Four-Building Portfolio: Includes 8249-59 S. Evans Avenue, 7908 S. Prairie Avenue, 319-25 E. 79th Street, and 7431-37 S. King Drive
- Diverse Unit Mix featuring 97 residential units and 17 retail storefronts
- Value-Add Opportunity: Potential to enhance returns through unit renovations, leasing-up, and operational efficiencies across the portfolio

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
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Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

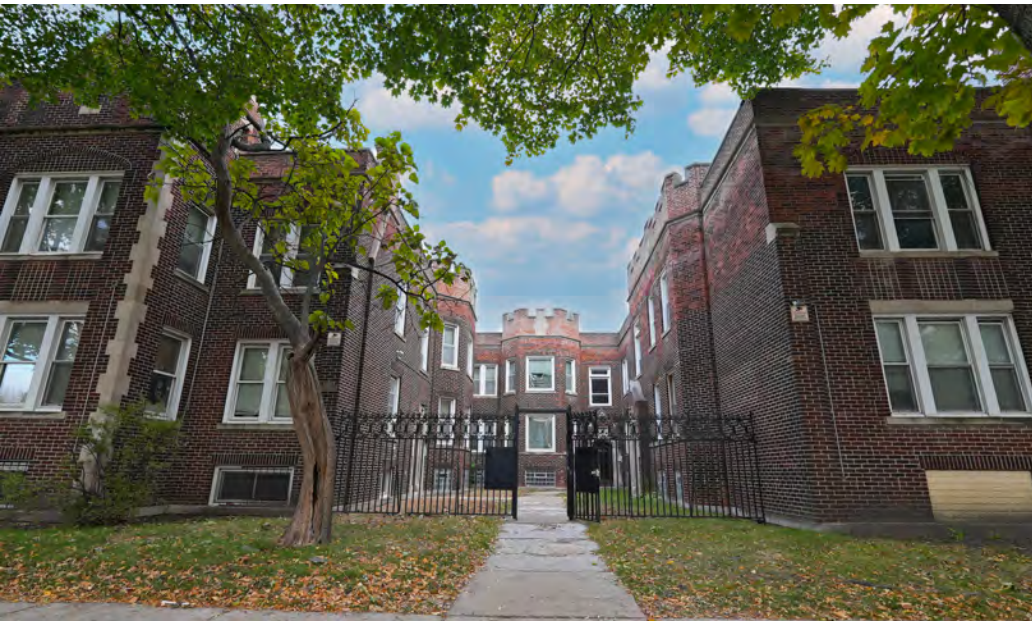
MULTIFAMILY PORTFOLIO FOR SALE

PROPERTY SUMMARY



319-25 E 79th Street

Building Size:	13,700 SF
Residential Units:	16
Residential Occupancy:	0%
Retail Units:	4
Lot Size:	0.26 Acres
Year Built:	1926
Zoning:	B3-2
APN:	20-34-104-008



7431-47 S King Drive

Building Size:	17,388 SF
Residential Units:	25
Residential Occupancy:	44%
Retail Units:	N/A
Lot Size:	0.51 Acres
Year Built:	1924
Zoning:	RS-3
APN:	20-27-224-010

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

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Vice President

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Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

MULTIFAMILY PORTFOLIO FOR SALE

PROPERTY SUMMARY



7908 S Prairie Avenue

Building Size:	27,190 SF
Residential Units:	31
Residential Occupancy:	23%
Retail Units:	8
Lot Size:	0.26 Acres
Year Built:	1928
Zoning:	B3-2
APN:	20-34-103-007



8249-59 S Evans Avenue

Building Size:	22,890 SF
Residential Units:	25
Residential Occupancy:	32%
Retail Units:	5
Lot Size:	0.29 Acres
Year Built:	1927
Zoning:	B3-2
APN:	20-34-231-015

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

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Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

MULTIFAMILY PROPERTY FOR SALE

RESIDENTIAL UNIT MIX



Unit Count	Unit Description	Average Unit Size
19	Studio - 319-25 S 79th Avenue	600 SF
7	Studio - 7431-37 S King Drive	500 SF
6	Studio - 7908 S Prairie Avenue	500 SF
10	1 BR/1 BA - 319-25 S 79th Avenue	700 SF
18	1 BR / 1 BA - 7431-39 S King Drive	700 SF
12	1 BR/ 1 BA - 7908 S Prairie Avenue	700 SF
22	1 BR/ 1 BA - 8249-59 S Evans Avenue	700 SF
3	2 BR/ 2 BA - 8249-59 S Evans Avenue	800 SF
97		

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

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Executive Vice President
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arubin@frontlinerepartners.com

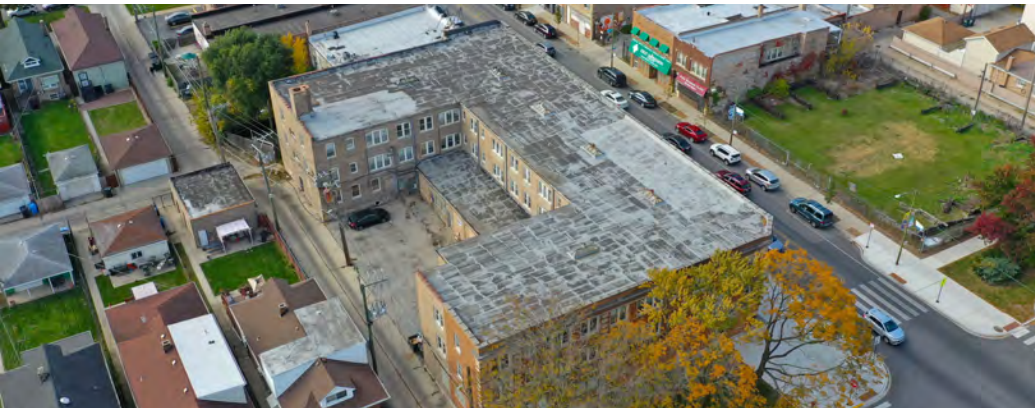
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MULTIFAMILY PORTFOLIO FOR SALE

LOCATION DESCRIPTION



Location Description

The Greater Chatham Portfolio is strategically positioned across the Chatham and Greater Grand Crossing neighborhoods on Chicago's South Side, with properties located along 79th Street, South Evans Avenue, South Prairie Avenue, and South King Drive. Together, these sites offer excellent visibility and accessibility within a densely populated residential corridor featuring a population exceeding 36,000 residents and an average household income of approximately \$53,000 within one (1) mile. Each property benefits from convenient proximity to major transportation routes, situated less than a half mile east of Interstate-94 (I-94) and approximately 1.5 miles west of Interstate-90 (I-90), as well as close access to the Avalon Park and Grand Crossing Metra Stations. The portfolio is surrounded by numerous national and local retailers including Aldi, Jewel-Osco, Walgreens, Home Depot, Lowe's, Nike, McDonald's, Chipotle, Family Dollar, and Dunkin', among others, providing strong neighborhood amenities and demand drivers.

The Chatham and Greater Grand Crossing submarkets are experiencing renewed investment activity and sustained rental demand, supported by the area's affordability, strong transit infrastructure, and steady population density. These established South Side neighborhoods continue to attract both local and regional investors seeking value-add multifamily and mixed-use opportunities with strong cash-flow potential. Ongoing public and private investment initiatives, including corridor beautification projects and retail revitalization along 79th Street and Cottage Grove Avenue, have further strengthened the market's appeal. With close access to major employment centers, schools, and retail corridors, this portfolio is well positioned to benefit from the continued economic stabilization and growth of Chicago's South Side rental market.

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MULTIFAMILY PORTFOLIO FOR SALE

ADDITIONAL PHOTOS



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

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Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com



LOCATION INFORMATION

MULTIFAMILY PORTFOLIO FOR SALE

RETAILER MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubín
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

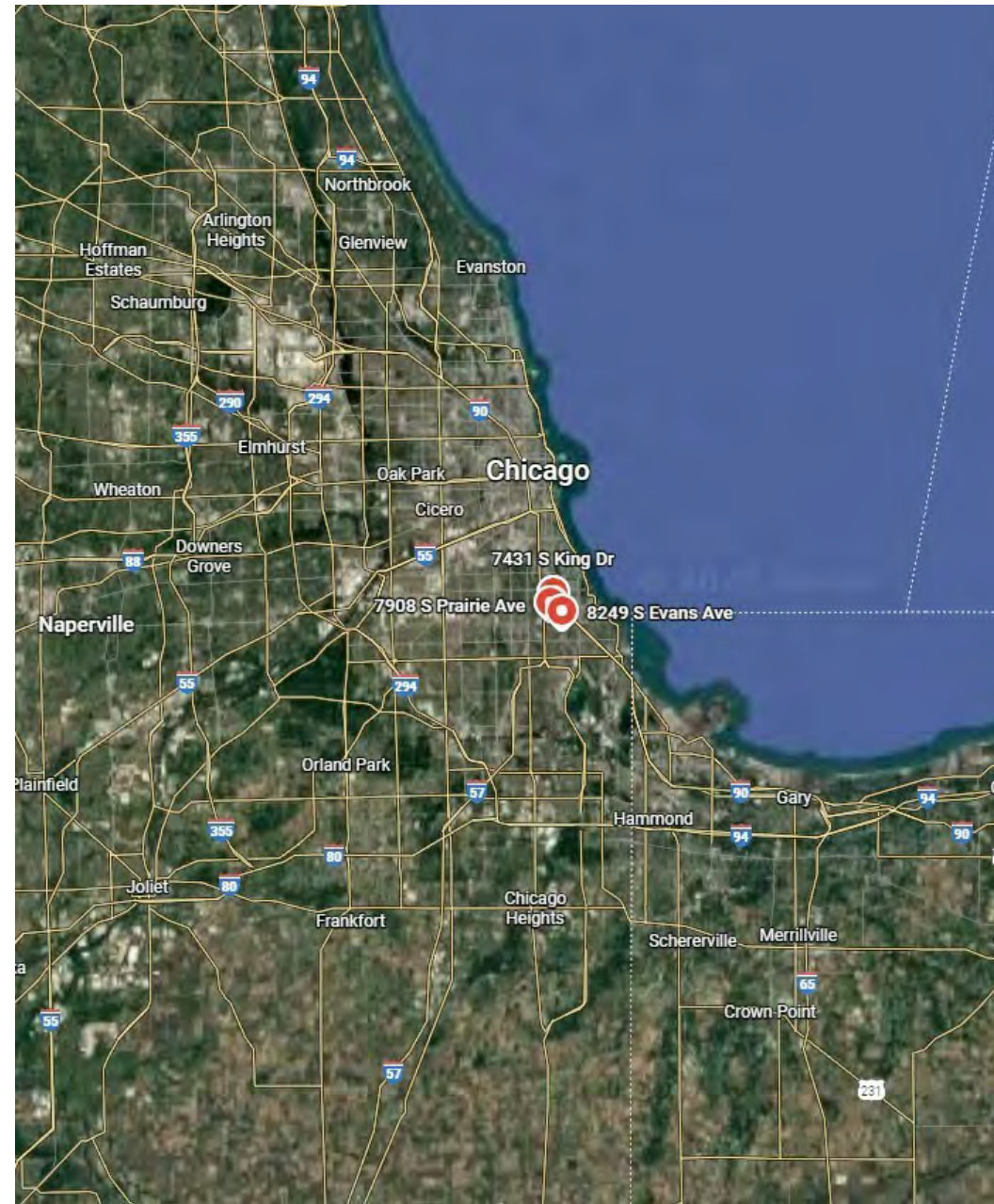
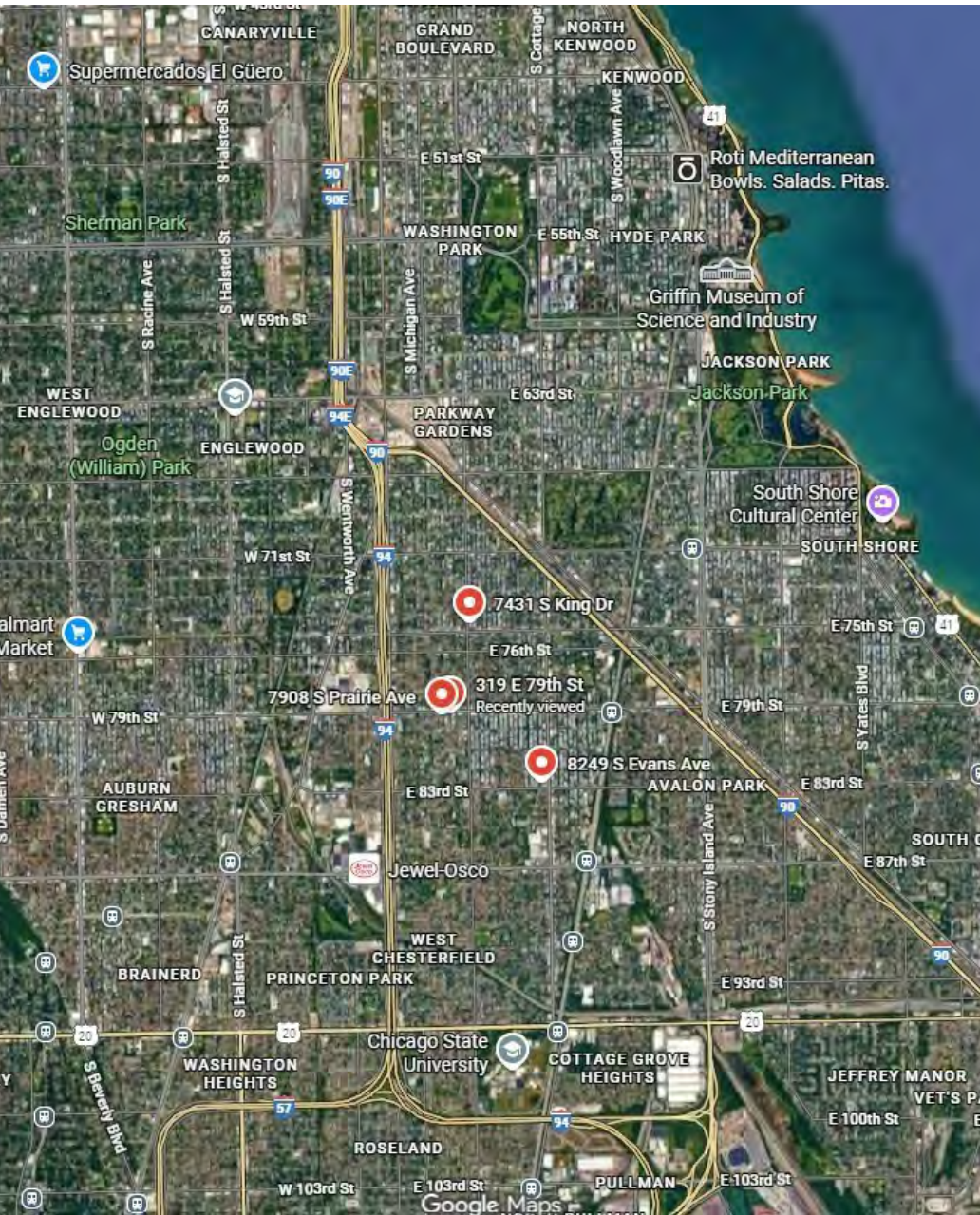
Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President
847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@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

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zpearlstein@frontlinerepartners.com

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Vice President

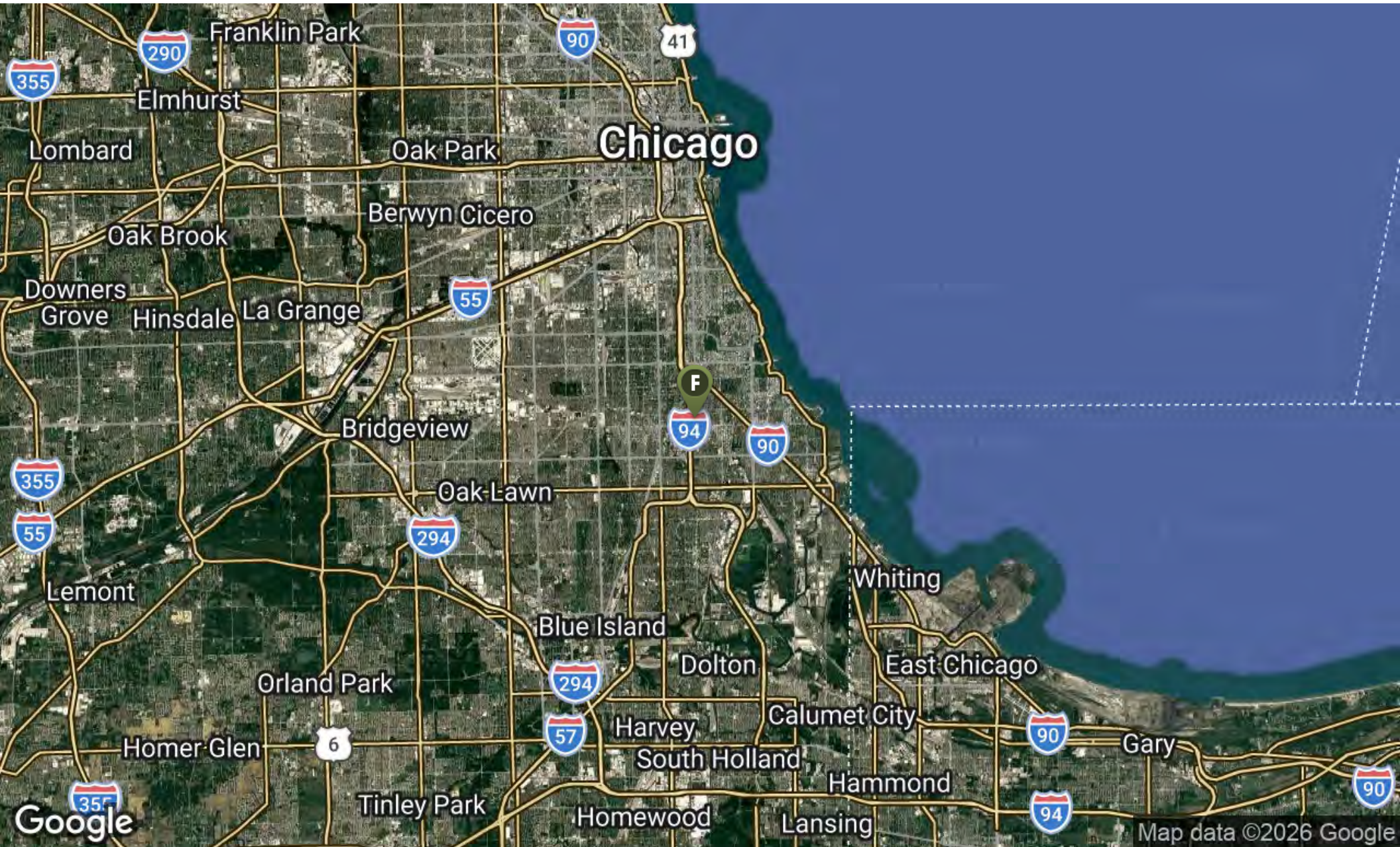
847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

MULTIFAMILY PORTFOLIO FOR SALE

AERIAL MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

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apicchiatti@frontlinerepartners.com

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An aerial photograph of a residential neighborhood, showing several multi-story brick buildings with flat roofs. The image is semi-transparent, allowing the text and number to be clearly visible. A large, stylized green number '3' is centered in the upper half of the image. Below it, the word 'DEMOGRAPHICS' is written in a green, serif font. At the bottom, the logo for 'Frontline Real Estate Partners' is displayed, featuring the word 'Frontline' in a bold, sans-serif font, followed by 'Real Estate Partners' in a smaller, regular sans-serif font, with a green swoosh underneath.

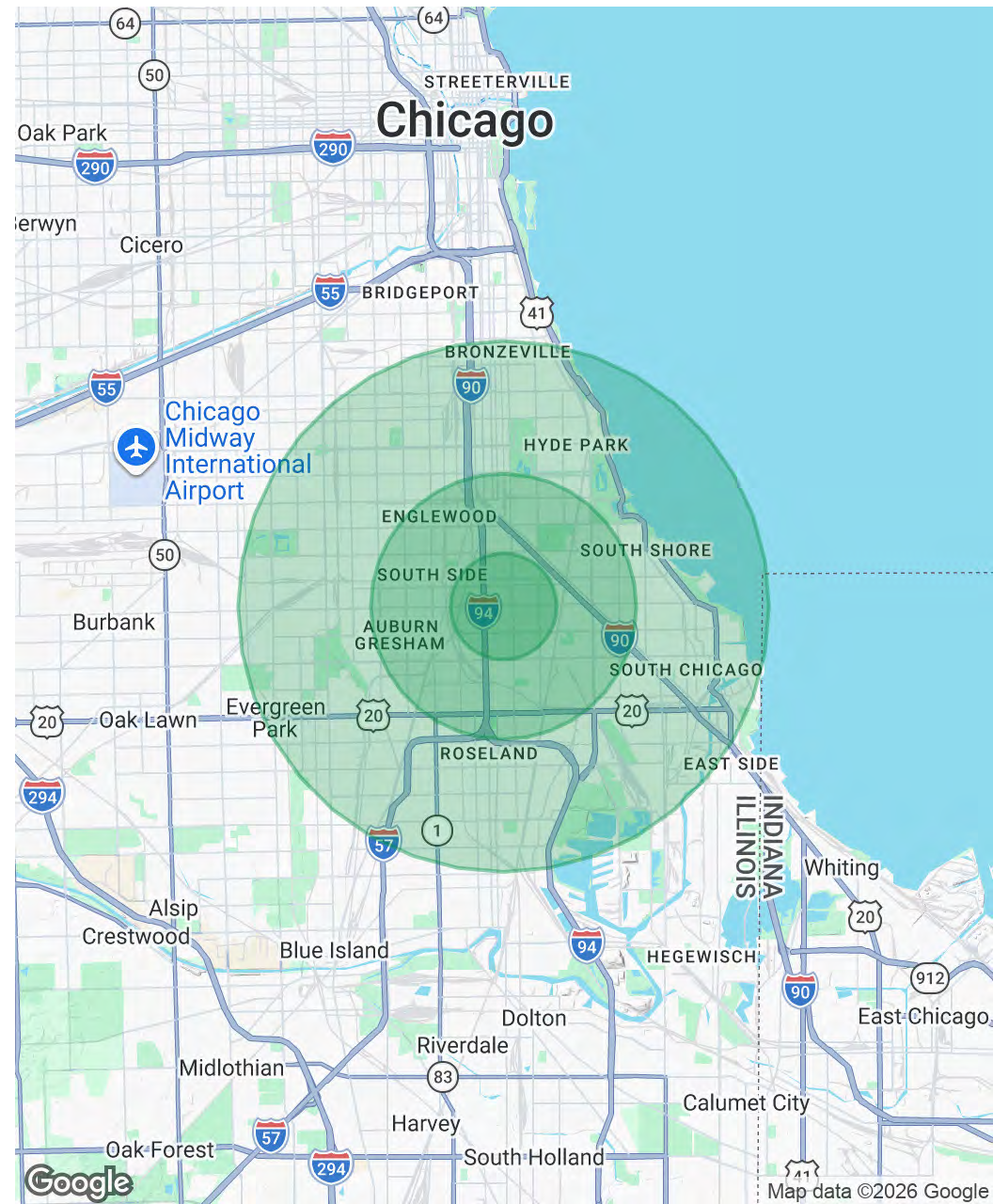
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DEMOGRAPHICS

Population	1 Mile	2.5 Miles	5 Miles
Total Population	36,094	198,820	626,195
Average Age	43	41	40
Average Age (Male)	41	39	38
Average Age (Female)	44	42	41

Households & Income	1 Mile	2.5 Miles	5 Miles
Total Households	16,645	85,269	248,834
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$60,834	\$59,566	\$67,669
Average House Value	\$259,326	\$255,920	\$266,660

2020 American Community Survey (ACS)



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Vice President
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Associate Broker
847.989.6020
aslovis@frontlinerepartners.com



ADVISOR BIOS

MULTIFAMILY PORTFOLIO 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



Zack Pearlstein

Senior Vice President

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



Andrew Picchietti

Vice President

Direct: 847.602.2005 **Cell:** 847.602.2005
apicchietti@frontlinerepartners.com

IL #475168541

IL #475-181270

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

MULTIFAMILY PORTFOLIO FOR SALE

MEET THE TEAM



Andrew Slovis

Associate Broker

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

IL #475.215824

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@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

GREATER CHATHAM PORTFOLIO

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Frontline Real Estate Partners

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Principal

O: 847.780.8063
C: 847.542.9058
mtarshis@frontlinerepartners.com

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O: 224.628.4005
C: 224.628.4005
arubin@frontlinerepartners.com

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O: 847.275.6106
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C: 847.602.2005
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C: 847.989.6020
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