

OFFERING MEMORANDUM



13257 S BALTIMORE AVE
CHICAGO, ILLINOIS, 60633

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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 13257 S Baltimore Ave, Chicago, Illinois, 60633.

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

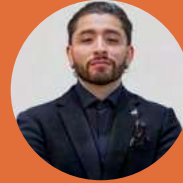
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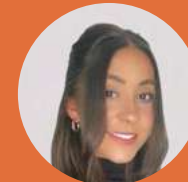
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OUR COMPANY

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



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

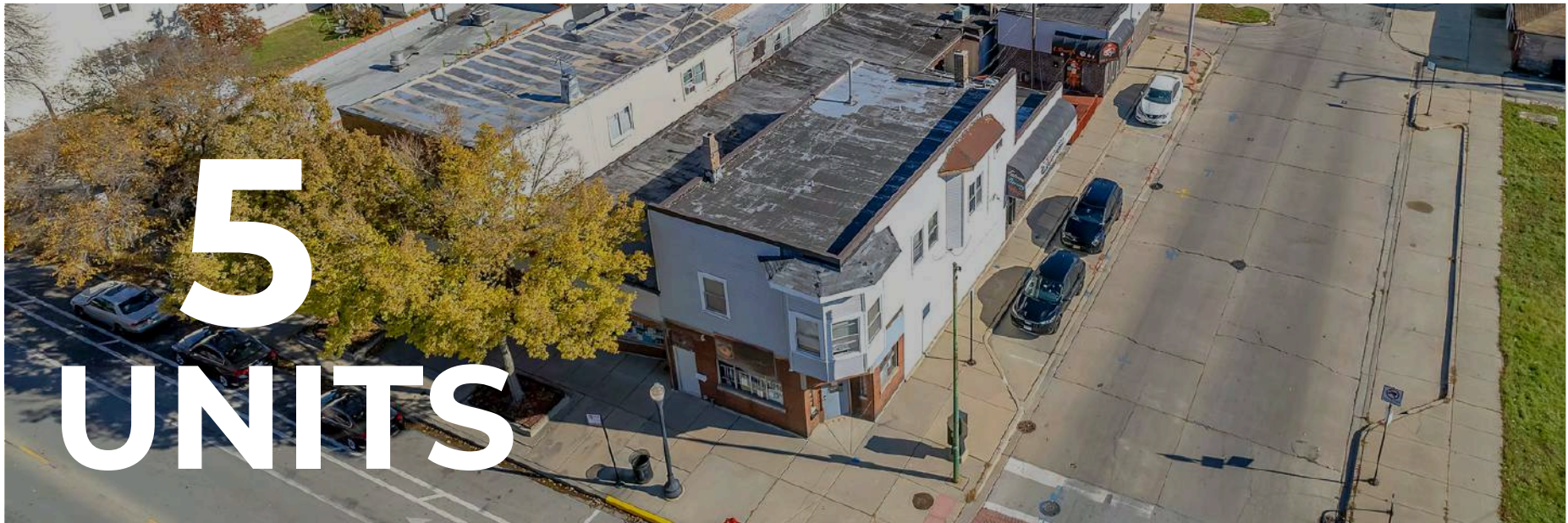
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CHICAGO, ILLINOIS, 60633

Ellsbury Group is pleased to present this five-unit mixed-use property, ideally situated in a high-traffic Chicago corridor, surrounded by established local businesses, new developments, and strong neighborhood foot traffic. The building features four well-maintained commercial storefronts with excellent street visibility and signage exposure, plus one spacious residential apartment that provides stable supplemental income.

Its prime location ensures consistent tenant demand and minimal vacancy, while the area continues to experience economic growth and revitalization, driving strong appreciation potential.

With individually metered units, low operating costs, and potential upside in rental income, this property offers investors a rare opportunity to own a versatile, income-producing asset in one of Chicago's most active and evolving commercial districts.



PROPERTY OVERVIEW

Address 13257 S Baltimore Ave, Chicago, Illinois, 60633

Unit Mix (4) Commercial - (1) Residential

Number of Floors 2

Building Sq Ft 6,948 sqft

Lot Sq Ft 6,098 SQFT - 0.14 AC

Year Built 1888

Parcel Number(s) 26-31-217-023-0000

County Cook

UTILITIES

Owner Pays Water

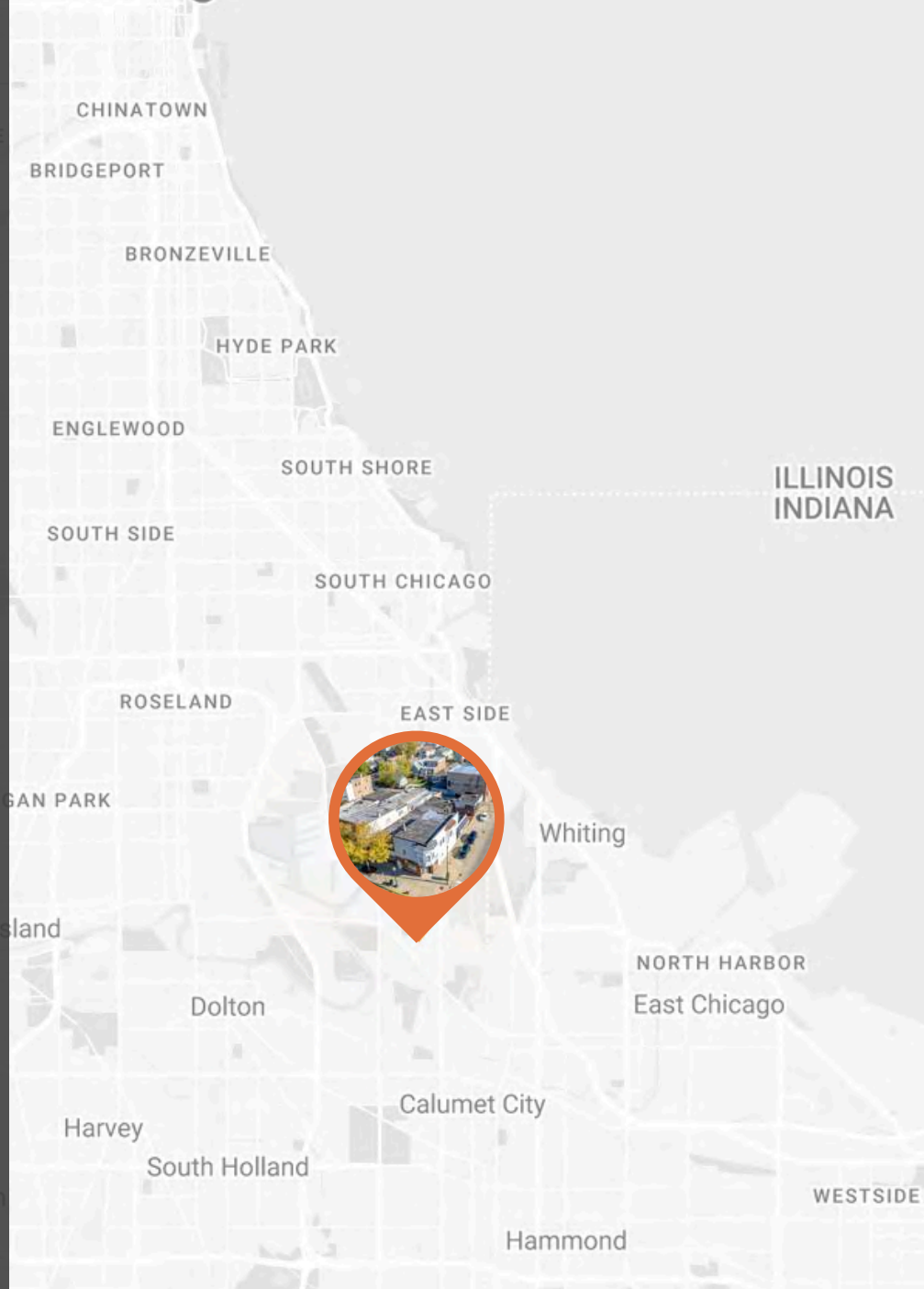
Tenant Pays Electric & gas

Heat Type Individual Furnaces

AC Type Compressors

Water Heater Separate Water heaters

Chicago





PROPERTY HIGHLIGHTS:



Prime mixed-use asset featuring four commercial units and one residential apartment with potential to be turned into a commercial unit



Individually metered units minimizing landlord expenses



Consistent neighborhood growth and ongoing redevelopment in surrounding blocks



Owner operated with potential for a sale-leaseback



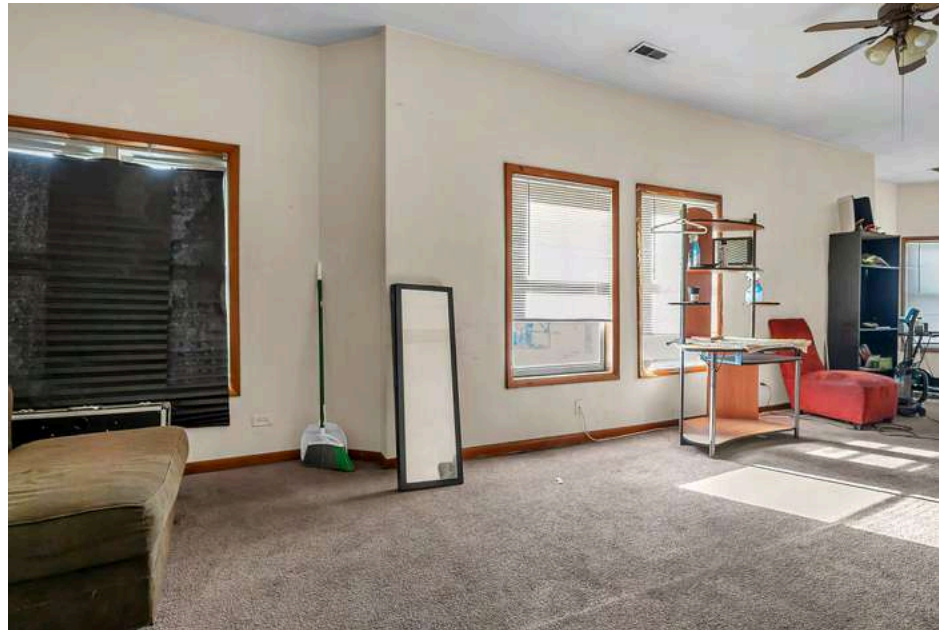
PRICE \$500,000



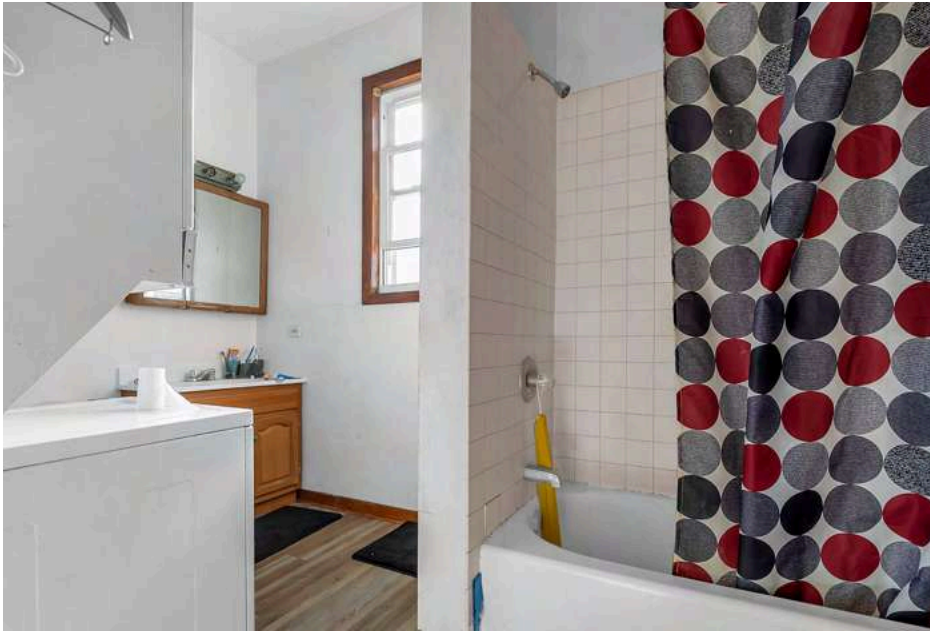
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PROPERTY PHOTOS

PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



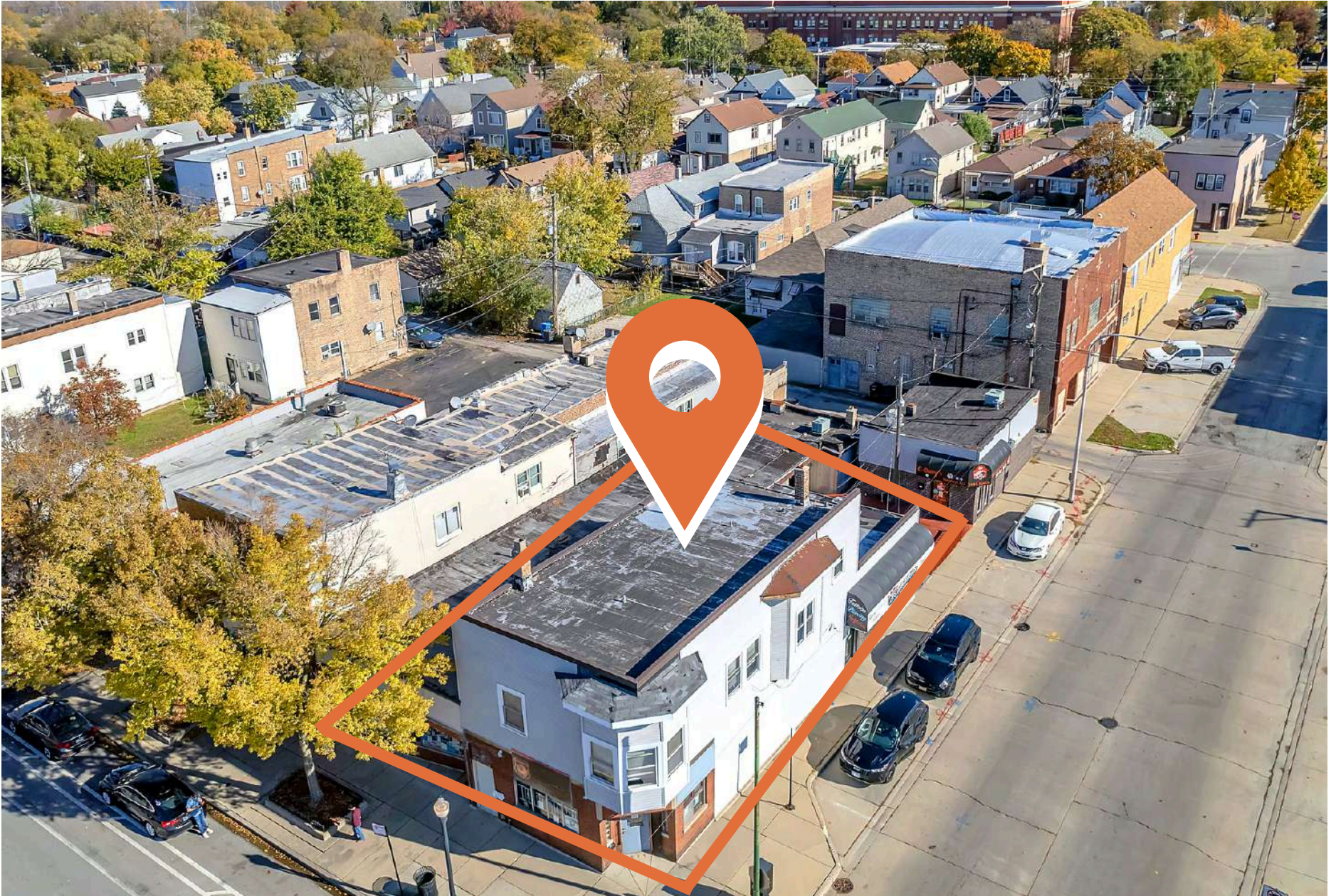
PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS-EXTERIOR



PROPERTY PHOTOS- AERIAL



PROPERTY PHOTOS- AERIAL



PROPERTY PHOTOS- AERIAL

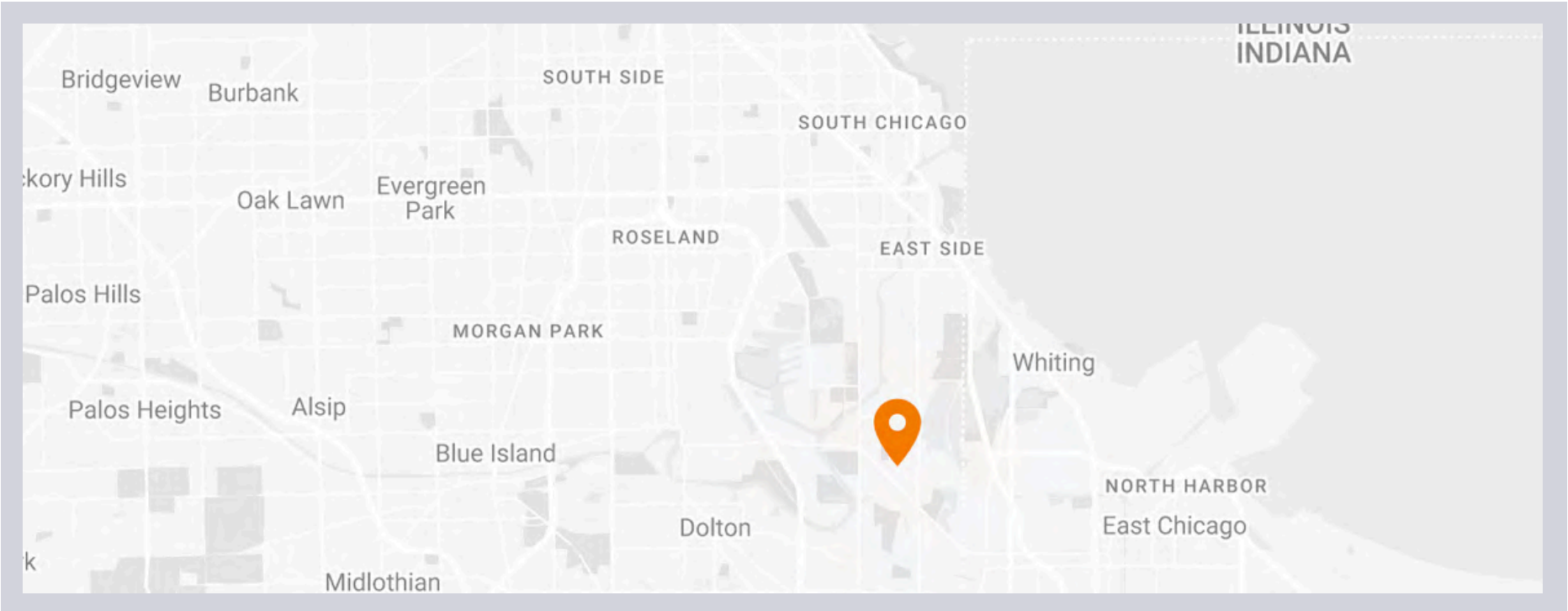


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FINANCIAL ANALYSIS

RENT ROLL

Unit	Bed/Bath	Current Rent	Pro Forma	Lease Term	Security Deposit	Sqft	Price/Sqft
Katalyst Ent		Owner Operated	\$1,600.00	N/A		2460	
Apartment	2bed 1bath	\$1,000.00	\$1,200.00	MTM		1300	\$9.25/sqft
Cdaws		\$1,300.00	\$1,400.00	1/1/2028	\$2,500.00	640	\$24.36/sqft
Security		\$1,000.00	\$1,300.00	MTM		750	\$15.96/sqft
Tattoo		\$1,200.00	\$1,300.00	8/1/2028	\$2,500.00	750	\$19.20/sqft
TOTAL		\$4,500.00			\$1,650.00		



CURRENT INCOME/EXPENSES

CURRENT INCOME/EXPENSES		PRO FORMA	
INCOME		INCOME	
GROSS ANNUAL RENTS	\$54,000	GROSS ANNUAL RENTS	\$81,600
4% VACANCY	(\$2,160)	-4% VACANCY	(\$3,264)
TOTAL INCOME	\$51,840	TOTAL INCOME	\$78,336
EXPENSES		EXPENSES	
TAXES	\$9,575.00	TAXES	\$10,278
INSURANCE	\$2,746	INSURANCE	\$2,947
TRASH	\$1,848	TRASH	\$2,049
WATER	\$3,600	WATER	\$3,730
SEWER	\$1,836	SEWER	\$1,998
LAWN/SNOW	\$1,200	LAWN/SNOW	\$1,350
MAINTENANCE	\$3,500	MAINTENANCE	\$4,129
MANAGEMENT	\$6,000	MANAGEMENT	\$6,900
TOTAL EXPENSES	\$30,305	TOTAL EXPENSES	\$33,381
CURRENT 12 MONTH NOI	\$21,535	PRO FORMA 12 MONTH NOI	\$44,955
CAP RATE	7.90%	CAP RATE	8.90%

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NEARBY COMPARABLES

RENT COMPARABLES – RESIDENTIAL

Comparable	Address	Date	Unit Size (SF)	Monthly Rent
Comp 1	13506 S Buffalo Ave, Unit 2A	5/10/2024	1,000	\$1,250
Comp 2	457 Greenbay Ave, Unit 1, Calumet City	2/2/2023	1,100	\$1,000

COMMERCIAL RENT COMPARABLES – SMALL UNITS (640–750 SF)

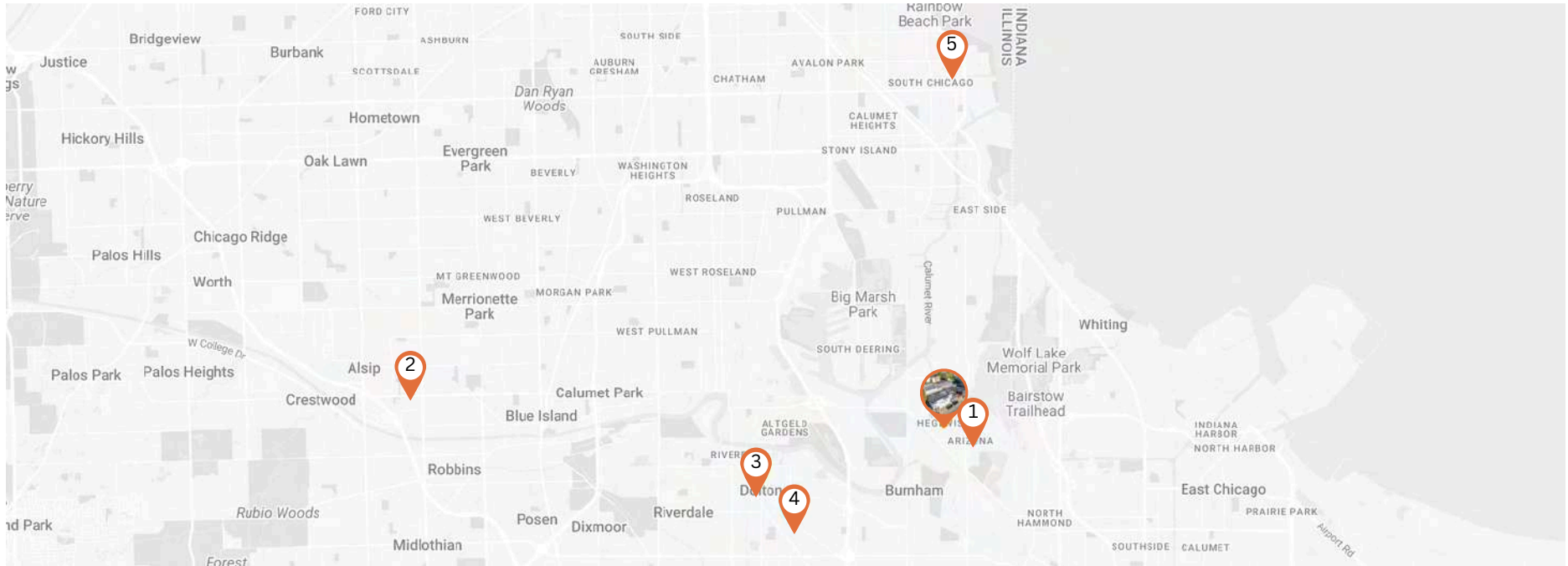
Comparable	Address	Leased Area (SF)	Effective Rate (PSF/Yr)	Lease Type	Year Built
Comp 1	7300 S Jeffery Blvd, Chicago	1,000	\$21.60	Modified Gross	1940
Comp 2	2016–2026 W 119th St, Chicago	800	\$21.00	Modified Gross	2001
Comp 3	752 E 83rd St, Chicago	1,000	\$18.00	Modified Gross	1950
Comp 4	1651–1675 Sibley Blvd, Calumet City	1,000	\$21.60	Modified Gross	2000

COMMERCIAL RENT COMPARABLES – LARGE UNITS

Comparable	Address	Leased Area (SF)	Effective Rate (PSF/Yr)	Lease Type	Year Built
Comp 1	13101 S Baltimore Ave, Chicago	5,000	\$10.00	Modified Gross	1980
Comp 2	3435 Ridge Rd, Lansing	2,700	\$11.11	Modified Gross	1930
Comp 3	8547 S Stony Island Ave, Chicago	5,550	\$12.00	Modified Gross	1952
Comp 4	2100 E 71st St, Chicago	3,900	\$12.50	Modified Gross	1930

RENT COMPARABLES – RESIDENTIAL

Comparable	Address	Sale/List Date	Sale/List Price	Units	NRA (SF)	Price/SF	Price/Unit	Cap Rate
Comp 1	13417 S Avenue M, Chicago, IL	2/28/2024	\$620,000	8	4,807	\$128.99	\$77,500	8.15%
Comp 2	4147 W 127th St, Alsip, IL	10/25/2023	\$799,999	10	9,850	\$81.21	\$80,000	6.40%
Comp 3	13841 S Park Ave, Dolton, IL	11/9/2023	\$720,000	12	10,100	\$71.30	\$60,000	6.20%
Comp 4	14533 S Cottage Grove Ave, Dolton, IL	6/12/2023	\$500,000	8	8,000	\$62.50	\$62,500	7.25%
Comp 5 (Listing)	8431 S Buffalo Ave, Chicago, IL	9/16/2024	\$950,000(List)	12	9,400	\$101.06	\$79,167	N/A



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AREA OVERVIEW

AREA HIGHLIGHTS- CHICAGO, IL



Third-largest U.S. city



9.5 million MSA residents



Over \$698 billion annual GRP



Nearly 5 million employees



More than 400 corporate headquarters



Over 40 million annual visitors



Highly diversified manufacturing hub

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