



OFFERING MEMORANDUM



Matteson, IL
4335 Lindenwood Dr

EXCLUSIVELY LISTED BY



ANTHONY MUNOZ

SENIOR MANAGING DIRECTOR INVESTMENTS

HOMER GLEN OFFICE

CELL: (224) 627-1295

EMAIL: AMUNOZ@AJCOMMERCIALGROUP.COM

JOEY BATLINER

SENIOR MANAGING DIRECTOR INVESTMENTS

HOMER GLEN OFFICE

CELL: (224) 401-9152

EMAIL: JBATLINER@AJCOMMERCIALGROUP.COM

4335 LINDENWOOD DR
MATTESON, IL

NON-ENDORSEMENT AND DISCLAIMER NOTICE

ALL MATERIALS AND INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM, OR OTHERWISE PROVIDED BY AJ COMMERCIAL GROUP, ITS DIRECTORS, OFFICERS, AGENTS, AFFILIATES, ADVISORS, OR THIRD-PARTY SOURCES, ARE PROVIDED WITHOUT WARRANTY OR REPRESENTATION AS TO ACCURACY, COMPLETENESS, CONDITION OF THE PROPERTY, COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, OR SUITABILITY FOR ANY PARTICULAR PURPOSE OR INVESTMENT OBJECTIVE.

AJ COMMERCIAL GROUP, BASED IN HOMER GLEN, IL, MAKES NO EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES REGARDING THE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO THE FINANCIAL PERFORMANCE OF THE PROPERTY, FUTURE PROJECTIONS, OR THE FEASIBILITY OF DEVELOPMENT OR REDEVELOPMENT.

ALL INTERESTED PARTIES ARE ADVISED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE CONCERNING ALL MATERIAL ASPECTS OF THE PROPERTY. THIS INCLUDES, BUT IS NOT LIMITED TO, FINANCIAL DATA, ZONING, PHYSICAL CONDITION, ENVIRONMENTAL MATTERS, MARKET CONDITIONS, AND LEGAL OR TAX CONSIDERATIONS. NO RELIANCE SHOULD BE PLACED ON ANY INFORMATION PROVIDED HEREIN AS A SUBSTITUTE FOR PROFESSIONAL ADVICE FROM QUALIFIED LEGAL, TAX, ACCOUNTING, ENGINEERING, OR OTHER PROFESSIONALS RETAINED BY THE PARTY. AJ COMMERCIAL GROUP DOES NOT ACT AS A FINANCIAL ADVISOR, ATTORNEY, OR TAX CONSULTANT, AND THE INFORMATION PROVIDED SHOULD NOT BE INTERPRETED AS SUCH. ALL PROSPECTIVE BUYERS, INVESTORS, OR OTHER INTERESTED PARTIES ARE ENCOURAGED TO CONSULT WITH APPROPRIATE INDEPENDENT PROFESSIONALS PRIOR TO MAKING ANY INVESTMENT OR TRANSACTIONAL DECISIONS.

THIS OFFERING MEMORANDUM IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OR SOLICITATION TO PURCHASE OR SELL ANY PROPERTY OR SECURITIES. ALL PROPERTIES ARE OFFERED SUBJECT TO PRIOR SALE, WITHDRAWAL, OR CHANGE WITHOUT NOTICE. AJ COMMERCIAL GROUP MARKETS ALL PROPERTIES IN ACCORDANCE WITH THE FAIR HOUSING ACT AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

2 FINANCIAL ANALYSIS

3 MARKET COMPARABLES

4 MARKET OVERVIEW

5 BROKERAGE TEAM



1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

SUMMARY

LIST PRICE	\$829,000	
------------	-----------	--

DOWN PAYMENT	\$165,800	20%
--------------	-----------	-----

NUMBER OF UNITS	6	
-----------------	---	--

PRICE PER UNIT	\$138,167	
----------------	-----------	--

RENTABLE SQ FT		
----------------	--	--

LOT SIZE	0.28 ACRES	
----------	------------	--

APPROX YEAR BUILT	1969	
-------------------	------	--

RETURNS

	CURRENT	PROFORMA
--	---------	----------

	CURRENT	PROFORMA
--	---------	----------

CAP RATE	7.66%	10.55%
----------	-------	--------

CASH-ON-CASH	8.73%	23.20%
--------------	-------	--------

DEBT COVERAGE RATIO	1.30	1.79
---------------------	------	------

FINANCING

LOAN AMOUNT	\$663,200
-------------	-----------

LOAN TYPE	NEW
-----------	-----

INTEREST RATE	6.25%
---------------	-------

AMORTIZATION	30 YEARS
--------------	----------

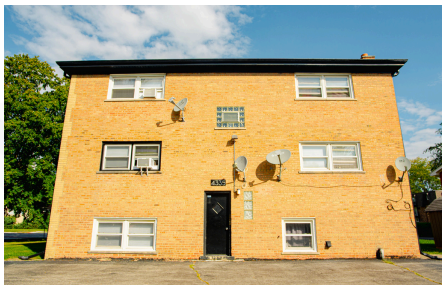
Loan information is subject to change. Contact your AJ Commercial Group representative

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
------------	-----------	-----------	-----------------	--------------

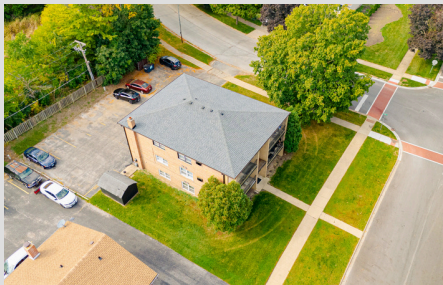
1	1 BDR		\$1,300	\$1,400
---	-------	--	---------	---------

5	2 BDR		\$1,350-\$1,500	\$1,800
---	-------	--	-----------------	---------

INVESTMENT OVERVIEW



INVESTMENT OVERVIEW



Property Overview

Fully Stabilized 6-Unit Investment Opportunity in Matteson, IL
AJ Commercial Group is pleased to present 4335 Lindenwood Dr, a well-maintained 6-unit multifamily property located in the heart of Matteson, one of Chicago's most accessible south suburbs. The property offers an excellent current cap rate of 7.66% with upside to 10.13% through rent increases and light unit upgrades.

The building features a balanced mix of (5) two-bedroom and (1) one-bedroom units, all spacious and separately metered. Recent improvements and stable tenancy make this a low-maintenance, income-producing asset ideal for both local and out-of-state investors.

Situated near major highways (I-57, I-80, I-294, and I-355) and Metra Electric commuter rail, tenants benefit from excellent access to employment, retail, and amenities throughout Chicago's Southland region. The property is located minutes from the Market Square Crossing redevelopment, enhancing long-term appreciation potential.

Property Highlights

- 6 Total Units | (5) 2BR & (1) 1BR
- 5 Fully Updated Units | 1 Partially Updated Unit (Updated Kitchen)
- Roof Replaced 2023 | Boiler 2020 | Water Heater 2020
- Gross Income: \$103,680 (Current) | \$127,680 (Pro Forma)
- NOI: \$63,476 (Current) | \$83,961 (Pro Forma)
- Cap Rate: 7.66% (Current) | 10.13% (Pro Forma)
- Quiet residential setting with strong tenant base
- Close to shopping, schools, parks, and Metra access

Photos Link:

<https://www.dropbox.com/scl/fo/fjwhw90znug9ix4zio2uy/AO9mH3KsYA7EyG792goeUQ?rlkey=9kuhrz27yj44d376mavzg3udd&st=rqwisilp&dl=0>

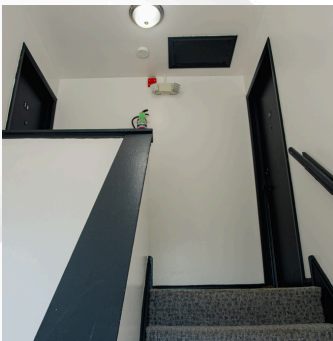
Exterior

INVESTMENT OVERVIEW

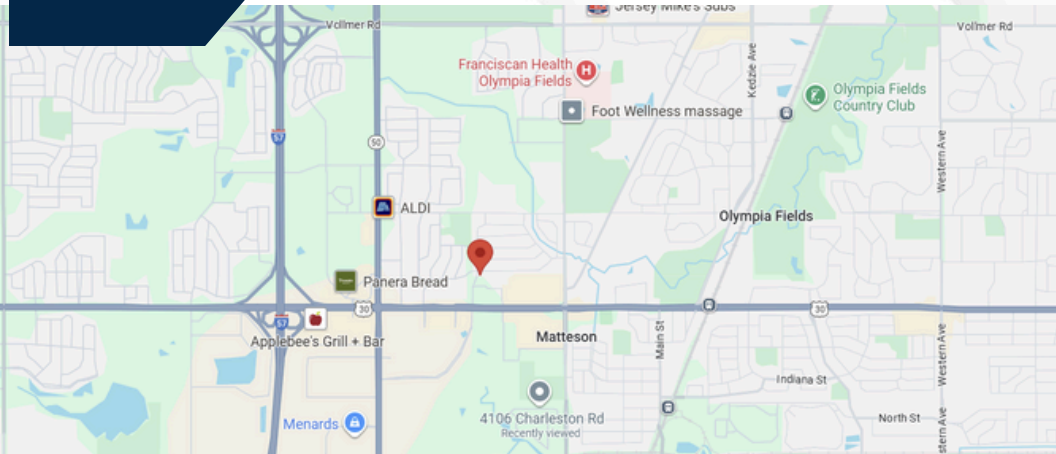


Interior

INVESTMENT OVERVIEW



INVESTMENT OVERVIEW



Location Overview

Matteson is a south-suburban village in Cook County, Illinois (~32 miles south of downtown Chicago) and serves as a key node in the Chicago Southland.

The village covers ~9.29 square miles of land (9.32 total) with a largely flat topography.

The area is well-positioned for transportation: Interstate access includes I-57, I-90/94, I-80, I-294, and I-355, giving connectivity to Chicago, Indiana, and western suburbs.

Matteson is also served by Metra Electric District (with stations at Matteson and 211th Street), offering commuter rail to Chicago.

Local bus service (Pace) further enhances intra-suburban mobility.

Economically, Matteson combines suburban residential character with commercial corridors and industrial facilities. The former Lincoln Mall site is slated for redevelopment into a mixed-use center ("Market Square Crossing") at a high-visibility intersection (Lincoln Hwy & Cicero).

The village also hosts established warehousing, logistics, and manufacturing operations.

Wikipedia

Demographically, the population stood at 19,073 at the 2020 Census.

Median household income is reported in various sources between ~\$84,611 (Census / village data) and ~\$92,800 (Livability) depending on dataset.

Age distribution skews somewhat older (median ~44 years) with a balanced mix of age cohorts.

Area Highlights

- Strong highway access: I-57 runs directly through Matteson, while routes I-90/94, I-80, I-294, I-355 are all within easy reach.
- Metra Electric access: Matteson & 211th Street stations provide direct rail into Chicago.
- Bus links: Pace routes (e.g., route 357) run along Lincoln Highway & connect to Metra and adjacent suburbs.
- Visibility & redevelopment: The Lincoln Mall site (now leveled) is being transformed into Market Square Crossing, a new mixed-use hub at Cicero & Lincoln Hwy.
- Commercial corridors: Cicero Avenue, Lincoln Highway, and nearby industrial / warehouse nodes.
- Parks & recreation: Rail Fan Park, Glaeser Park, and smaller neighborhood parks contribute to green space in the village.
- Established schools & library: Served by Districts 159 & 162 for K-8 and Rich Township High School District 227 for high school, and the Matteson Area Public Library.
- Mixed housing stock: Historic "Old Matteson" neighborhoods (bungalows, ranch, Colonial) blend with newer subdivisions in West Matteson.
- Demographic profile: Predominantly Black population (~82% in 2020), modest racial diversity.
- Income, home values, and homeownership reflect mid-suburban levels with upside potential through redevelopment.



AJ COMMERCIAL
GROUP

2

FINANCIAL ANALYSIS

RENT ROLL SUMMARY

FINANCIAL ANALYSIS

			Current		Potential	
Unit Type	# Of Units	Rental Range	Average Rent	Monthly Income	Average Rent	Monthly Income
1 Beds	1	\$1,300	\$1,300	\$1,300	\$1,400	\$1,400
2 Beds	5	\$1,350- \$1,500	\$1,420	\$7,100	\$1,800	\$9,000
Totals/Weighted Avg	6		\$1,400	\$8,400	\$1,733	\$10,400
Gross Annualized Rents			\$100,800		\$124,800	

RENT ROLL DETAIL

FINANCIAL ANALYSIS

Unit	Unit Type	Current Rent/Month	Potential Rent/ Month	Lease End Date
1E	1 BDR	\$1,500	\$1,800	MTM
2E	2 BDR	\$1,400	\$1,800	3/31/2027
3E	2 BDR	\$1,350	\$1,800	MTM
1W	2 BDR	\$1,450	\$1,800	MTM
2W	2 BDR	\$1,400	\$1,800	4/30/2026
3W	2 BDR	\$1,300	\$1,400	7/31/2026
Total		\$8,400	\$10,400	
Total Annual		\$100,800	\$124,800	

OPERATING STATEMENT

FINANCIAL ANALYSIS

INCOME	CURRENT		YEAR 1			NOTES	
Apartment Gross Rent	\$100,800		\$112,800				
Apartment Physical Vacancy							
Apartment Effective Rental Income	\$100,800		\$124,800				
Laundry	\$2,880		\$2,880				
Total Effective Gross Income	\$103,680		\$127,680				
EXPENSES							
Real Estate Taxes	\$18,000		\$19,800			[1]	
Insurance	\$4,200		\$4,326			[2]	
Utilities - Gas	\$3,642		\$3,751			[2]	
Utilities - Water & Sewer	\$2,325		\$2,395			[2]	
Utilities - Electric	\$926		\$954			[2]	
Landscaping & Snow Removal	\$1,500		\$1,545			[2]	
Garbage & Maintenance	\$4,572		\$4,709			[2]	
Management Fee	\$5,040		\$6,240			[3]	
Total Expenses	\$40,205		\$43,719				
Net Operating Income	\$63,476		\$83,961				
NOTES TO OPERATING STATEMENT							
[1] Year 1 real estate taxes reflect a 10% increase based							
[2] Year 1 expenses reflect an approximate 3% inflation							
[3] Management fee calculated at 5.0% of Effective							

PRICING DETAIL

FINANCIAL ANALYSIS

Income	Current	Potential		
Gross Scheduled Rent	100,800	124,800		
Other Income	2,880	2880		
Effective Gross Income	\$103,680	\$127,680		
Net Operating Income	\$63,476	\$83,961		
Debt Service	\$49,001			
Cash-On-Cash Return	8.73%	23.20%		
EXPENSES				
Real Estate Taxes	\$18,000		\$19,800	
Insurance	\$4,200		\$4,326	
Utilities - Gas	\$3,642		\$3,751	
Utilities - Water & Sewer	\$2,325		\$2,395	
Utilities - Electric	\$926		\$954	
Landscaping & Snow Removal	\$1,500		\$1,545	
Garbage & Maintenance	\$4,572		\$4,709	
Management Fee	\$5,040		\$6,240	
Total Expenses	\$40,205		\$43,719	

List Price	\$829,000		
Down payment	\$165,800	20%	
Number of Units	6		
Price Per Unit	\$138,167		

Returns	Current	Potent	
Cap Rate	7.66%	10.13%	
Cash-On-Cash	8.73%	23.20%	
Debt Coverage Ratio	1.3	1.79	

Financing	1st	
Loan Amount	\$663,200	
Loan Type	New	
Interest Rate	6.25%	
Amortization	30	



AJ COMMERCIAL
GROUP

3

MARKET COMPARABLES

SALES COMPARABLES



4335 Lindenwood Dr

1

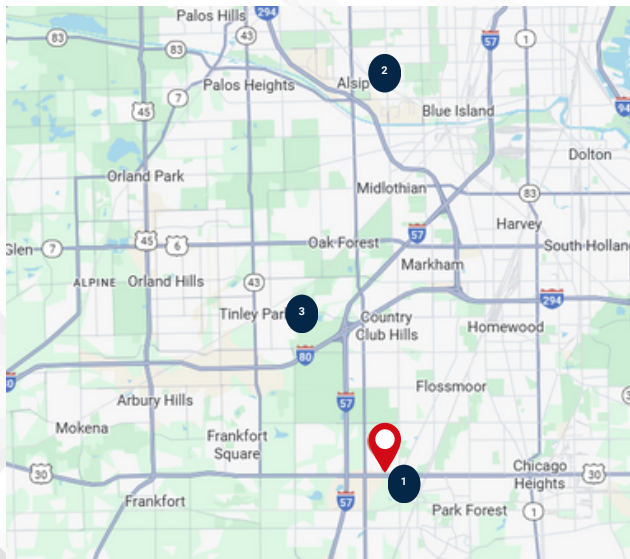
4106 Charleston Rd, Matteson

2

4039 W 119th St, Alsip

3

**17334 Ridgeland Ave,
Tinley Park**



SALES COMPARABLES



4335 Lindenwood Dr
Matteson, IL



	UNITS	UNIT TYPE
List Price:	\$829,000	1
Price/Unit:	\$138,167	5
CAP Rate:	7.66%	
Unit Count:	6	
Year Built:	1969	

1

4106 Charleston Rd
Matteson, IL



	UNITS	UNIT TYPE
Sales Price:	\$735,000	
Price/Unit:	\$122,500	
CAP Rate:	N/A	
Unit Count:	6	
Year Built:	1977	
Close Of Escrow	09/2025	

2

4039 W 119th St
Alsip, IL



	UNITS	UNIT TYPE
Sales Price:	\$985,000	2
Price/Unit:	\$164,167	3
CAP Rate:	9.72%	1
Unit Count:	6	
Year Built:	1973	
Close Of Escrow	05/2025	

SALES COMPARABLES

17334 Ridgeland Ave
Tinley Park, IL



UNITS UNIT TYPE

Under Contract: \$885,000 2 1 Beds

Price/Unit: \$147,500 4 2 Beds

CAP Rate: 7.8%

Unit Count: 6

Year Built: 1977

Close Of Escrow Not Yet



AJ COMMERCIAL
GROUP

4

MARKET OVERVIEW

Northwest Lake County Multifamily

The Southern Cook County multifamily submarket has a vacancy rate of 3.5% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.4%, a result of no net deliveries and 49 units of net absorption.

Southern Cook County's vacancy rate of 3.5% compares to the submarket's five-year average of 3.8% and the 10-year average of 4.4%.

As of the fourth quarter of 2025, there are no multifamily units under construction in Southern Cook County. In comparison, the submarket has averaged 16 units under construction annually over the past 10 years. The Southern Cook County multifamily submarket contains roughly 11,000 units of inventory. The submarket has approximately 280 units rated 4 & 5 Star, 3,400 units rated 3 Star, and 7,400 units rated 1 & 2 Star.

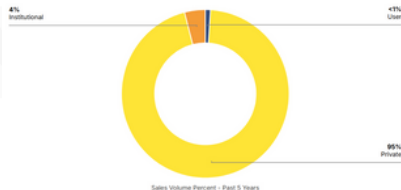
Average rents in Southern Cook County are \$1,210/month, compared to the Chicago average of \$1,880/month.

Rents have changed by 4.6% year over year in Southern Cook County, compared to a change of 3.7% metro wide. Annual rent growth of 4.6% in Southern Cook County compares to the submarket's five-year average of 4.4% and its 10-year average of 3.3%.

Sales

Over the past year, 38 multifamily properties traded in Southern Cook County, accounting for 997 units of inventory turnover. Average annual inventory turnover in Southern Cook County is 240 units over the past five years and 230 units over the past 10 years. Multifamily sales volume in Southern Cook County has totaled \$50.1 million over the past year. Average annual sales volume over the past five years is \$62.6 million and \$53.4 million over the past 10 years.

Sale By Buyer Type



LOCAL DEMOGRAPHICS — 1 / 3 / 5 Mile Radii (Modeled for Matteson, IL)

POPULATION				
	1 Mile	3 Miles	5 Miles	
2029 Projection		9700	48800	119500
2024 Estimate		9500	47500	116800
2020 Census		9300	46300	114200
2010 Census		9100	44700	110000
Daytime Population		9400	46000	113000

HOUSEHOLDS				
	1 Mile	3 Miles	5 Miles	
2029 Projection - Total Households		3700	18200	44200
2024 Estimate - Total Households		3620	17800	43250
Average (Mean) Household Size		2.61	2.63	2.65
2020 Census - Total Households		3540	17400	42300
2010 Census - Total Households		3400	16750	40900
Growth 2024-2029		0.4%	0.4%	0.5%

HOUSING UNITS				
	1 Mile	3 Miles	5 Miles	
2029 Projection - Occupied Units		3700	18200	44200
2024 Estimate - Occupied Units		3620	17800	43250
Owner Occupied		2500	12460	30000
Renter Occupied		1120	5340	13250
Vacant		220	780	2350

PERSONS IN UNITS				
	1 Mile	3 Miles	5 Miles	
2024 Estimate Total Occupied Units		3620	17800	43250
1 Person Units		28.9%	27.5%	27.8%
2 Person Units		32.2%	33.0%	32.7%
3 Person Units		16.4%	16.7%	16.9%
4 Person Units		13.9%	14.1%	14.0%
5 Person Units		5.1%	5.0%	5.0%
6+ Person Units		3.5%	3.7%	3.6%

POPULATION PROFILE (BY AGE)

	1 Mile	3 Miles	5 Miles
2024 Estimate Total Population	9500	47500	116800
Under 20	24.6%	24.3%	24.4%
20 to 34 Years	20.1%	20.2%	20.0%
35 to 39 Years	6.4%	6.3%	6.3%
40 to 49 Years	14.2%	14.3%	14.4%
50 to 64 Years	19.0%	19.1%	19.1%
Age 65+	15.7%	15.8%	15.8%
Median Age	40.1	40.0	39.9

POPULATION 25+ BY EDUCATION LEVEL

2024 Estimate Population Age 25+	1 Mile	3 Miles	5 Miles
Elementary (0-8)	6.8%	6.6%	6.7%
Some High School (9-11)	6.0%	6.2%	6.3%
High School Graduate (12)	28.0%	28.1%	28.0%
Some College (13-15)	22.3%	22.0%	22.1%
Associate Degree Only	9.0%	8.9%	8.8%
Bachelor's Degree Only	18.2%	18.3%	18.2%
Graduate Degree	9.7%	9.9%	9.9%

POPULATION BY GENDER

2024 Estimate Total Population	1 Mile	3 Miles	5 Miles
Male Population	48.5%	48.6%	48.7%
Female Population	51.5%	51.4%	51.3%

Modeled, radius-based marketing estimates for CM layout. For compliance-grade figures, pull ESRI/ColStar/Nielsen 1/3/5-mile reports.

Population & Growth

- Total population (2020 Census): 19,073
- 2024 Estimate: ~19,500
- Projected 2029: ~19,900 (steady ~0.4% annual growth)
- Median age: ~44 years

Households & Housing

- Total households: ~7,600
- Average household size: 2.6 persons
- Owner-occupied: ~73%
- Renter-occupied: ~27%
- Vacancy rate: ~6%

Income & Economy

- Median household income: \$84,600–\$92,800 (depending on source)
- Per capita income: ~\$37,500
- Household income distribution (2024 est.):
 - • 22% earning \$100k–\$150k
 - • 20% earning \$75k–\$100k
 - • ~16% earning \$50k–\$75k

Education (25+ years)

- High school diploma or higher: ~93%
- Bachelor's degree or higher: ~31%

Commute & Workforce

- Average commute: ~34 minutes
- Strong commuter access via I-57, I-80, and Metra Electric

Housing Value

- Median single-family home value: ~\$214,000
- Median year built: 1990s
- Mix of older stock in central Matteson with newer subdivisions to the west.



AJ COMMERCIAL
GROUP

5

BROKERAGE TEAM



AJ Commercial Group is a full-service multifamily brokerage team founded by **Anthony Muñoz** and **Joey Batliner**, two top-producing brokers driven by a shared vision: to bring energy, precision, and unmatched market knowledge to Chicago's multifamily real estate sector.

Built on a foundation of hands-on deal experience, AJ Commercial Group has grown into one of the most active boutique teams in the Midwest, advising private owners, investors, and institutions on acquisitions, dispositions, and portfolio strategies. The team's approach combines:

- **Data-Driven Analysis** – Leveraging market intelligence, proprietary underwriting tools, and demographic research to maximize value for clients.
- **Targeted Marketing** – From digital campaigns to curated investor networks, the group ensures listings reach the right buyers at the right time.
- **Execution & Negotiation** – Anthony and Joey's track record is rooted in relentless outreach, strategic positioning, and skillful deal-making that gets transactions across the finish line.
- **Client-First Culture** – Whether advising a first-time seller or structuring a complex 100+ unit disposition, the team prioritizes transparency, responsiveness, and long-term relationships.

With headquarters in the southwest suburbs of Chicago, AJ Commercial Group covers the entire Chicagoland market and has expanded its reach into emerging Midwest submarkets. Anthony and Joey continue to lead the firm with the entrepreneurial drive that started it all—building a brokerage known for results, innovation, and trust.

2024

59 Properties Sold
Over \$100M in Sales Volume



EXCLUSIVELY LISTED BY



ANTHONY MUNOZ

SENIOR MANAGING DIRECTOR INVESTMENTS

HOMER GLEN OFFICE

CELL: (224) 627-1295

EMAIL: AMUNOZ@AJCOMMERCIALGROUP.COM



JOEY BATLINER

SENIOR MANAGING DIRECTOR INVESTMENTS

HOMER GLEN OFFICE

CELL: (224) 401-9152

EMAIL: JBATLINER@AJCOMMERCIALGROUP.COM

4335 LINDENWOOD DR
MATTESON, IL