



PROPERTY DESCRIPTION

Cortland Estates is a 96-unit LIHTC community located in DeKalb County, one of the fastest growing counties in Illinois, and approximately 40 miles west of the Chicagoland area. The property was built and placed in service in 1998 with a 40-year income restriction agreement. The unit mix is a combination of spacious two- and three-bedrooms, ideal for families of all sizes.

Cortland Estates offers a plethora of amenities for residents and has a consistently strong occupancy rate. There is an opportunity for an incoming investor to normalize operational expenses as it has become a geographic outlier for the current owner.

PROPERTY HIGHLIGHTS

- 96 units, nearly fully occupied
- Built in 1998 with low-income housing tax credits
- Located 60 miles west of Chicago

LOCATION DESCRIPTION

Just minutes away from the property, residents can enjoy outdoor recreation at Town Center Park and the nearby nature trails. For retail therapy and dining options, the property is conveniently positioned near Grove Shopping Center. Cortland Elementary School and Cortland Area Community Park are also within easy reach, making the area an attractive location for families. With its mix of natural beauty, local conveniences, and community-centered appeal, this location presents an enticing opportunity for multifamily investors seeking to become a part of Cortland’s thriving landscape.

OFFERING SUMMARY

Sale Price	TBD by Market
Number of Units	96
Affordable Type	100% LIHTC
Building Type	Garden/Low-Rise

Andrew Rohan
331.307.7194
arohan@prea.co
IL #475207562

Ryan Gallante
312.533.8463
rgallante@prea.co
IL #475201716

Dan Piatkowski
309.261.0562
dan@prea.co
IL #471021507

