



REALTY

Euclid Place Apartments | 78 Units | Fully Renovated
501-551 Euclid Ave
Arlington Heights, IL 60004

A Multifamily Investment Offering

Presented by: **SEAN CONNELLY**
Principal
773.899.1334
sean@33realty.com

JOHN MEYER
Senior Managing Director
312.415.9586
john@33realty.com

KYLE BARRON
Broker
312.806.0233
kbarron@33realty.com



Confidentiality & Disclaimer

All materials and information received or derived from 33 Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither 33 Realty, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. 33 Realty, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. 33 Realty, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. 33 Realty, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 33 Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

3	SECTION 1: OFFERING INFORMATIC	4	EXECUTIVE SUMMARY
5	PROPERTY HIGHLIGHTS	6	PROPERTY DETAILS
7	EXTERIOR PHOTOS	8	EXTERIOR PHOTOS
9	DRONE PHOTOS	10	UNIT PHOTOS
11	UNIT PHOTOS	12	UNIT PHOTOS
13	COMMON AREA PHOTOS	14	SECTION 3: FINANCIAL ANALYSIS
15	FINANCIAL SUMMARY	16	INCOME & EXPENSES
18	RENT ROLL	21	UNIT MIX SUMMARY
22	SECTION 2: LOCATION INFORMATIC	23	LOCATION DESCRIPTION
24	LOCATION MAP	25	PARCEL MAP
26	AERIAL MAP	27	SECTION 4: SALES COMPARABLES
28	SALE COMPS MAP & SUMMARY	30	SALE COMPS
39	SECTION 5: LEASE COMPARABLES	40	LEASE COMPS MAP & SUMMARY
41	LEASE COMPS	43	DEMOGRAPHICS MAP & REPORT

Section 1 | Property Information





OFFERING SUMMARY

Sale Price:	\$19,000,000
Building Net Rentable SF:	56,490 SF
Lot Size:	2.4 Acres
Number of Units:	78
Price / Unit:	\$243,589
Price / Net Rentable SF:	\$336.34
Current Cap Rate:	5.73%
Current GRM:	11.3
Current NOI:	\$1,089,582
Pro Forma Cap Rate:	6.35%
Pro Forma NOI:	\$1,206,225
Renovated	2019-2021

PROPERTY OVERVIEW

Euclid Place Apartments is located at 501-551 Euclid Place in Arlington Heights, IL and consists of 78 apartments contained in three buildings on a 1.77 acre parcel. The property also includes 0.63 acre parking lot with 78 parking spaces across the street at 501 E. Fremont St. Arlington Heights has long been considered a premier northwestern Cook County suburb of Chicago admired for vibrant downtown, excellent schools, and historic charm.

Euclid Place is strategically positioned near numerous entertainment/dining options and the Metra train station. All 78 units were completely renovated between 2019-2021 at a cost of \$6,000,000. The scope of work includes new flooring, cabinets, appliances, in unit laundry, individual HVAC, copper supply lines and roofs on all three buildings. The property offers a diverse unit mix of 49 1BR/1BA units, 22 2BR/1BA units, 4 2BR/2BA units, and 3 3BR/2BA units, catering to several categories of renters including both young professionals and empty nesters.

This asset represents an exceptional investment opportunity in a suburban market where multifamily properties of this scale, quality, and location rarely become available, particularly with zero deferred maintenance. The building's diverse unit mix captures multiple rental price points while offering investors a unique combination of immediate income generation.



PROPERTY HIGHLIGHTS

- All 78 Units Renovated Completely Since 2020
- \$6,000,000 Invested in Improvements
- All Three Roofs Replaced
- Diverse Unit Mix
- 1.5 Miles from Possible Site for New Chicago Bears Stadium
- Huge Demand from Qualified Applicants
- Tremendous Cash Flow
- Rarely Available Offering
- No Deferred Maintenance
- Fully Occupied
- Includes Adjacent Parking Lot for 78 Vehicles
- In Unit Laundry
- Island Kitchens
- On Site Amenities Including Conference Room
- Walking Distance to Metra Train Station & downtown Arlington Heights
- High Performing School District
- Individual Electric HVAC
- Huge Central Courtyard
- New Flooring Throughout
- Stainless Steel Appliances

Sale Price	\$19,000,000
------------	---------------------

LOCATION INFORMATION

Building Name	Euclid Place Apartments 78 Units Fully Renovated
Street Address	501-551 Euclid Avenue
City, State, Zip	Arlington Heights, IL 60004
County	Cook

BUILDING INFORMATION

Building Size	56,490 SF
NOI	\$1,089,582.11
Cap Rate	5.73
Occupancy %	100.0%
Year Built	1955
Year Last Renovated	2025

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Lot Size	2.4 Acres
APN #	03-30-403-002-0000 (Apartment Buildings) & 03-30-404-001-0000 (Parking Lot)

PARKING & TRANSPORTATION

Parking Type	Surface Lot for 78 Vehicles
--------------	-----------------------------















Section 3

Financial Analysis



INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	\$19,000,000	\$19,000,000
Price per Unit	\$243,589	\$243,589
GRM	11.3	10.2
CAP Rate	5.7%	6.4%
Cash-on-Cash Return (yr 1)	3.65 %	5.7 %
Total Return (yr 1)	\$395,802	\$512,444
Debt Coverage Ratio	1.24	1.37
OPERATING DATA	CURRENT	PRO FORMA
Gross Scheduled Income	\$1,681,056	\$1,863,600
Other Income	\$141,093	\$145,326
Total Scheduled Income	\$1,822,149	\$2,008,926
Vacancy Cost	\$50,431	\$55,908
Gross Income	\$1,771,717	\$1,953,018
Operating Expenses	\$682,135	\$746,793
Net Operating Income	\$1,089,582	\$1,206,225
Pre-Tax Cash Flow	\$208,265	\$324,908
FINANCING DATA	CURRENT	PRO FORMA
Down Payment	\$5,700,000	\$5,700,000
Loan Amount	\$13,300,000	\$13,300,000
Debt Service	\$881,317	\$881,317
Debt Service Monthly	\$73,443	\$73,443
Principal Reduction (yr 1)	\$163,054	\$187,536

INCOME SUMMARY	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Gross Scheduled Income	\$1,681,056	\$21,552.00	\$1,863,600	\$23,892.31
Admin Fee Revenue	\$18,513	\$237.35	\$19,068	\$244.46
Parking	\$44,598	\$571.77	\$45,936	\$588.92
Pet Fees	\$5,068	\$64.97	\$5,220	\$66.92
Bundled Service Fee	\$72,914	\$934.79	\$75,102	\$962.85
Vacancy Cost	-\$50,432 (3%)	-\$646.56	-\$55,908 (3%)	-\$716.77
GROSS INCOME	\$1,771,717	\$22,714.32	\$1,953,018	\$25,038.69
EXPENSES SUMMARY	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Property Taxes (Apartments & Parking Lot)	\$244,843	\$3,139.02	\$295,000	\$3,782.05
Insurance	\$20,583	\$263.88	\$21,201	\$271.81
Water	\$31,931	\$409.37	\$32,889	\$421.65
Gas	\$12,151	\$155.78	\$12,515	\$160.45
Electric	\$10,870	\$139.36	\$11,196	\$143.54
Internet	\$23,711	\$303.99	\$24,422	\$313.10
Trash	\$40,327	\$517.01	\$40,327	\$517.01
Contract Services	\$18,492	\$237.08	\$18,492	\$237.08
Repairs & Maintenance	\$78,000	\$1,000.00	\$78,000	\$1,000.00
Turnover	\$14,040	\$180.00	\$14,040	\$180.00
Leasing	\$56,035	\$718.40	\$62,120	\$796.41
Payroll	\$78,000	\$1,000.00	\$78,000	\$1,000.00
Management Fee	\$53,152	\$681.44	\$58,591	\$751.17
OPERATING EXPENSES	\$682,135	\$8,745.32	\$746,793	\$9,574.27

T-12 Annualized Hard Costs Dec 2025

Broker Estimate Soft Costs

NET OPERATING INCOME	\$1,089,582	\$13,969.00	\$1,206,225	\$15,464.42
----------------------	-------------	-------------	-------------	-------------

T-12 Annualized Hard Costs Dec 2025
Broker Estimate Soft Costs

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
1 BR / 1 BA (515-106)	1	1	619	\$1,710	\$2.76	\$1,900.00	\$3.07
1 BR / 1 BA (515-206)	1	1	619	\$1,700	\$2.75	\$1,900.00	\$3.07
1 BR / 1 BA (519-108)	1	1	619	\$1,710	\$2.76	\$1,900.00	\$3.07
1 BR / 1 BA (519-208)	1	1	619	\$1,650	\$2.67	\$1,900.00	\$3.07
1 BR / 1 BA (531-107)	1	1	619	\$1,645	\$2.66	\$1,900.00	\$3.07
1 BR / 1 BA (531-207)	1	1	619	\$1,710	\$2.76	\$1,900.00	\$3.07
1 BR / 1 BA (535-005)	1	1	619	\$1,650	\$2.67	\$1,900.00	\$3.07
1 BR / 1 BA (535-105)	1	1	619	\$1,795	\$2.90	\$1,900.00	\$3.07
1 BR / 1 BA (535-205)	1	1	619	\$1,699	\$2.74	\$1,900.00	\$3.07
1 BR / 1 BA (539-007)	1	1	619	\$1,675	\$2.71	\$1,900.00	\$3.07
1 BR / 1 BA (539-107)	1	1	619	\$1,595	\$2.58	\$1,900.00	\$3.07
1 BR / 1 BA (539-207)	1	1	619	\$1,695	\$2.74	\$1,900.00	\$3.07
1 BR / 1 BA (545-106)	1	1	619	\$1,670	\$2.70	\$1,900.00	\$3.07
1 BR / 1 BA (545-206)	1	1	619	\$1,710	\$2.76	\$1,900.00	\$3.07
1 BR / 1 BA (549-108)	1	1	619	\$1,625	\$2.63	\$1,900.00	\$3.07
1 BR / 1 BA (549-208)	1	1	619	\$1,625	\$2.63	\$1,900.00	\$3.07
1 BR / 1 BA (551-105)*	1	1	619	\$1,600	\$2.58	\$1,900.00	\$3.07
1 BR / 1 BA (551-205)	1	1	619	\$1,750	\$2.83	\$1,900.00	\$3.07
1 BR / 1 BA (515-104)	1	1	625	\$1,750	\$2.80	\$1,900.00	\$3.04
1 BR / 1 BA (515-204)	1	1	625	\$1,700	\$2.72	\$1,900.00	\$3.04
1 BR / 1 BA (525-001)	1	1	625	\$1,695	\$2.71	\$1,900.00	\$3.04
1 BR / 1 BA (525-101)	1	1	625	\$1,695	\$2.71	\$1,900.00	\$3.04
1 BR / 1 BA (525-102)	1	1	625	\$1,650	\$2.64	\$1,900.00	\$3.04
1 BR / 1 BA (525-201)	1	1	625	\$1,625	\$2.60	\$1,900.00	\$3.04
1 BR / 1 BA (525-202)	1	1	625	\$1,725	\$2.76	\$1,900.00	\$3.04
1 BR / 1 BA (535-103)	1	1	625	\$1,750	\$2.80	\$1,900.00	\$3.04
1 BR / 1 BA (535-203)	1	1	625	\$1,625	\$2.60	\$1,900.00	\$3.04

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
1 BR / 1 BA (545-104)	1	1	625	\$1,725	\$2.76	\$1,900.00	\$3.04
1 BR / 1 BA (545-204)	1	1	625	\$1,725	\$2.76	\$1,900.00	\$3.04
1 BR / 1 BA (551-103)	1	1	625	\$1,650	\$2.64	\$1,900.00	\$3.04
1 BR / 1 BA (551-203)	1	1	625	\$1,695	\$2.71	\$1,900.00	\$3.04
1 BR / 1 BA (551-001)	1	1	625	\$1,625	\$2.60	\$1,900.00	\$3.04
1 BR / 1 BA (551-101)	1	1	625	\$1,650	\$2.64	\$1,900.00	\$3.04
1 BR / 1 BA (551-102)	1	1	625	\$1,650	\$2.64	\$1,900.00	\$3.04
1 BR / 1 BA (551-201)	1	1	625	\$1,695	\$2.71	\$1,900.00	\$3.04
1 BR / 1 BA (551-202)	1	1	625	\$1,700	\$2.72	\$1,900.00	\$3.04
1 BR / 1 BA (519-010)	1	1	636	\$1,695	\$2.67	\$1,900.00	\$2.99
1 BR / 1 BA (519-110)	1	1	636	\$1,650	\$2.59	\$1,900.00	\$2.99
1 BR / 1 BA (519-210)	1	1	636	\$1,795	\$2.82	\$1,900.00	\$2.99
1 BR / 1 BA (531-009)	1	1	636	\$1,595	\$2.51	\$1,900.00	\$2.99
1 BR / 1 BA (531-109)	1	1	636	\$1,595	\$2.51	\$1,900.00	\$2.99
1 BR / 1 BA (531-209)	1	1	636	\$1,725	\$2.71	\$1,900.00	\$2.99
1 BR / 1 BA (539-009)	1	1	636	\$1,695	\$2.67	\$1,900.00	\$2.99
1 BR / 1 BA (539-109)	1	1	636	\$1,795	\$2.82	\$1,900.00	\$2.99
1 BR / 1 BA (539-209)	1	1	636	\$1,695	\$2.67	\$1,900.00	\$2.99
1 BR / 1 BA (549-010)	1	1	636	\$1,695	\$2.67	\$1,900.00	\$2.99
1 BR / 1 BA (549-110)	1	1	636	\$1,795	\$2.82	\$1,900.00	\$2.99
1 BR / 1 BA (549-210)	1	1	636	\$1,699	\$2.67	\$1,900.00	\$2.99
1 BR / 1 BA (530-009)	1	1	769	\$1,895	\$2.46	\$1,900.00	\$2.47
2 BR / 1 BA (505-104)	2	1	754	\$1,795	\$2.38	\$2,000.00	\$2.65
2 BR / 1 BA (505-106)	2	1	754	\$1,895	\$2.51	\$2,000.00	\$2.65
2 BR / 1 BA (505-204)*	2	1	754	\$1,800	\$2.39	\$2,000.00	\$2.65
2 BR / 1 BA (505-206)	2	1	754	\$1,750	\$2.32	\$2,000.00	\$2.65
2 BR / 1 BA (509-108)	2	1	754	\$1,850	\$2.45	\$2,000.00	\$2.65

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
2 BR / 1 BA (509-208)	2	1	754	\$1,895	\$2.51	\$2,000.00	\$2.65
2 BR / 1 BA (530-107)	2	1	754	\$1,840	\$2.44	\$2,000.00	\$2.65
2 BR / 1 BA (530-207)	2	1	754	\$1,950	\$2.59	\$2,000.00	\$2.65
2 BR / 1 BA (550-103)	2	1	754	\$1,865	\$2.47	\$2,000.00	\$2.65
2 BR / 1 BA (550-105)	2	1	754	\$1,850	\$2.45	\$2,000.00	\$2.65
2 BR / 1 BA (550-203)	2	1	754	\$1,850	\$2.45	\$2,000.00	\$2.65
2 BR / 1 BA (550-205)	2	1	754	\$1,895	\$2.51	\$2,000.00	\$2.65
2 BR / 1 BA (501-001)	2	1	761	\$1,825	\$2.40	\$2,000.00	\$2.63
2 BR / 1 BA (501-101)	2	1	761	\$1,850	\$2.43	\$2,000.00	\$2.63
2 BR / 1 BA (501-102)	2	1	761	\$1,895	\$2.49	\$2,000.00	\$2.63
2 BR / 1 BA (501-201)	2	1	761	\$1,850	\$2.43	\$2,000.00	\$2.63
2 BR / 1 BA (501-202)	2	1	761	\$1,750	\$2.30	\$2,000.00	\$2.63
2 BR / 1 BA (509-010)	2	1	769	\$1,795	\$2.33	\$2,000.00	\$2.60
2 BR / 1 BA (509-110)	2	1	769	\$1,950	\$2.54	\$2,000.00	\$2.60
2 BR / 1 BA (509-210)*	2	1	769	\$1,800	\$2.34	\$2,000.00	\$2.60
2 BR / 1 BA (530-109)	2	1	769	\$1,950	\$2.54	\$2,000.00	\$2.60
2 BR / 1 BA (530-209)	2	1	769	\$1,895	\$2.46	\$2,000.00	\$2.60
2 BR / 2 BA (531-007)*	2	2	1,112	\$2,000	\$1.80	\$2,300.00	\$2.07
2 BR / 2 BA (535-003)	2	2	1,249	\$2,195	\$1.76	\$2,300.00	\$1.84
2 BR / 2 BA (551-003)	2	2	1,249	\$2,050	\$1.64	\$2,300.00	\$1.84
2 BR / 2 BA (551-005)	2	2	1,249	\$2,195	\$1.76	\$2,300.00	\$1.84
3 BR / 2 BA (530-007)	3	2	1,300	\$2,495	\$1.92	\$3,000.00	\$2.31
3 BR / 2 BA (550-005)	3	2	1,418	\$2,795	\$1.97	\$3,000.00	\$2.12
3 BR / 2 BA (550-003)	3	2	1,422	\$2,695	\$1.90	\$3,000.00	\$2.11
TOTALS/AVERAGES			56,490	\$140,088	\$2.48	\$155,300	\$2.83

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
1 BR / 1 BA	49	62.8	628	\$1,690	\$2.69	\$1,595	\$1,795	\$1,900	\$3.03
2 BR / 1 BA	22	28.2	760	\$1,854	\$2.44	\$1,750	\$1,950	\$2,000	\$2.63
2 BR / 2 BA	4	5.1	1,215	\$2,110	\$1.74	\$2,000	\$2,195	\$2,300	\$1.89
3 BR / 2 BA	3	3.8	1,379	\$2,662	\$1.93	\$2,495	\$2,795	\$3,000	\$2.18
TOTALS/AVERAGES	78	100%	56,489	\$140,024	\$2.48	\$132,140	\$148,020	\$155,300	\$2.75

Section 2 | Location Information



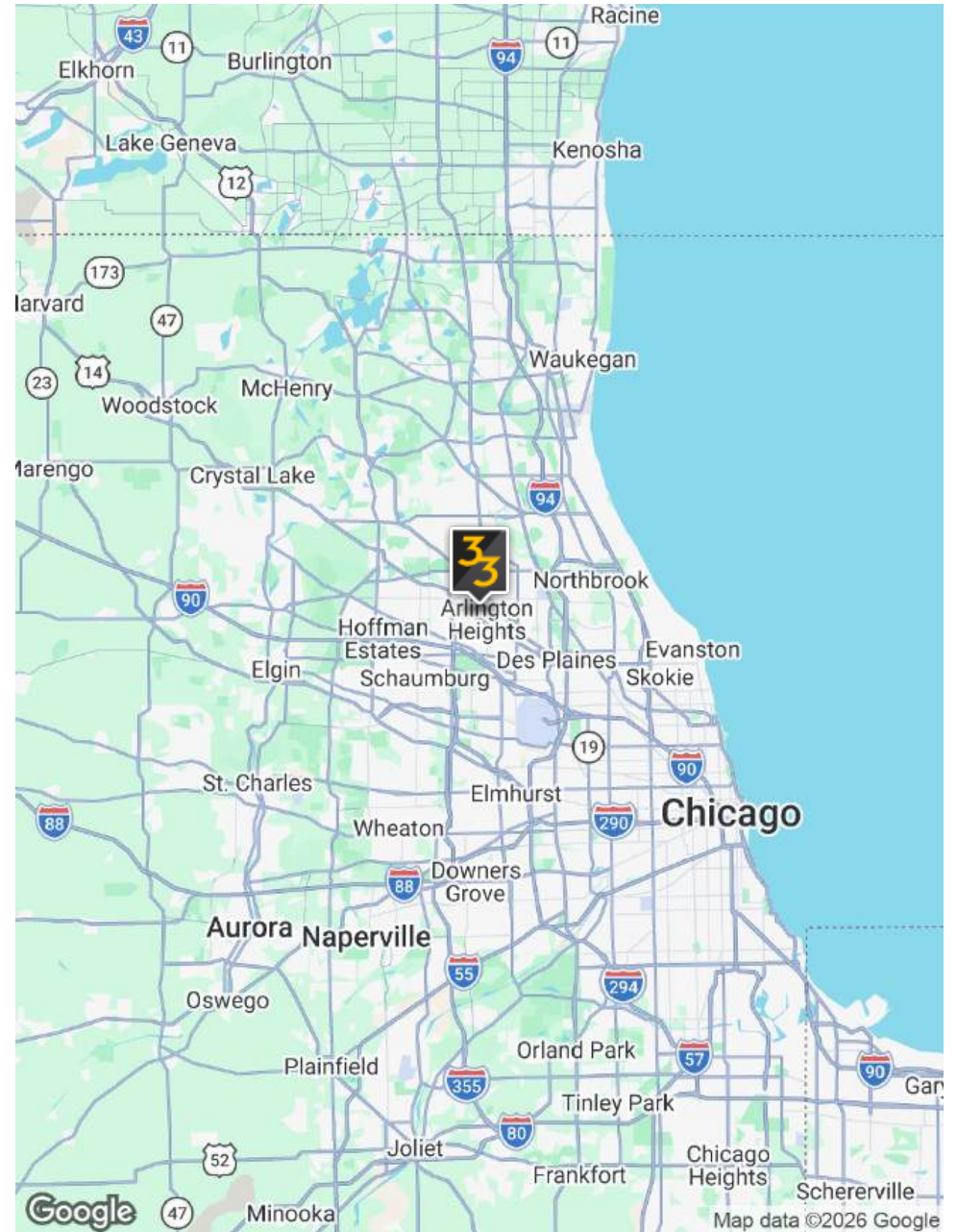
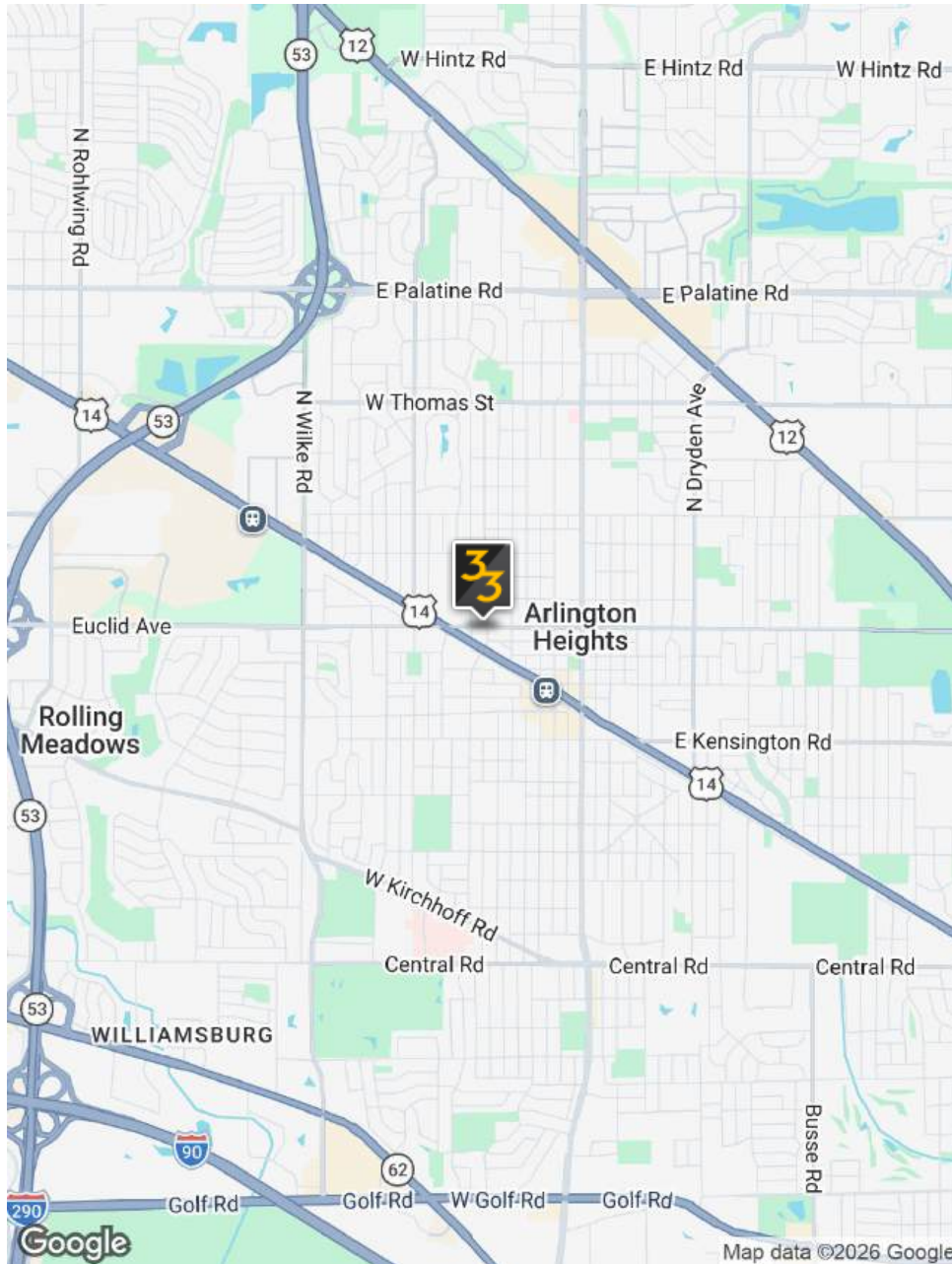


LOCATION DESCRIPTION

501-551 Euclid Place, Arlington Heights offers a serene living environment in this vibrant northwestern suburb of Chicago, located about 25 miles from downtown. This progressive community is one of the top 15 largest municipalities in Illinois, featuring a unique blend of old and new that residents are proud to call home. The area is known for its steady, reliable character and strong sense of community, where young families like to establish their roots for generations to come.

The suburb is an attractive destination for homebuyers with its dynamic economy, award-winning schools, library, and park district. Residents enjoy access to the highly acclaimed Northwest Community Hospital, ensuring top-tier healthcare is always nearby. The community has maintained its commitment to being responsive to the needs of residents while preserving the character that has defined it since its settlement in the 1830s. The area is also known for its connection to horse racing history, having been home to Arlington Park Race Track, which hosted prestigious events including the Arlington Million and the Breeders' Cup World Thoroughbred Championships.

In addition to its rich history and excellent amenities, the community provides all the conveniences of suburban living. Local shops, dining spots, and businesses offer everything needed for everyday life, while the village's fiscally responsible approach and ongoing improvement projects ensure continued growth and development. This is a place where residents can enjoy comfortable living while still being part of an active, thriving community with strong schools and civic institutions. Whether enjoying the local amenities, participating in community activities, or simply relaxing in the comfort of home, residents will find a sense of belonging and fulfillment in this well-established suburb.



WMUELLER ST

N RIDGE AVE

W EUCLID AVE

N RIDGE AVE

N WALNUT AVE

N CHESTNUT AVE

03-30
403-002

03-30
404-001

W FREMONT ST

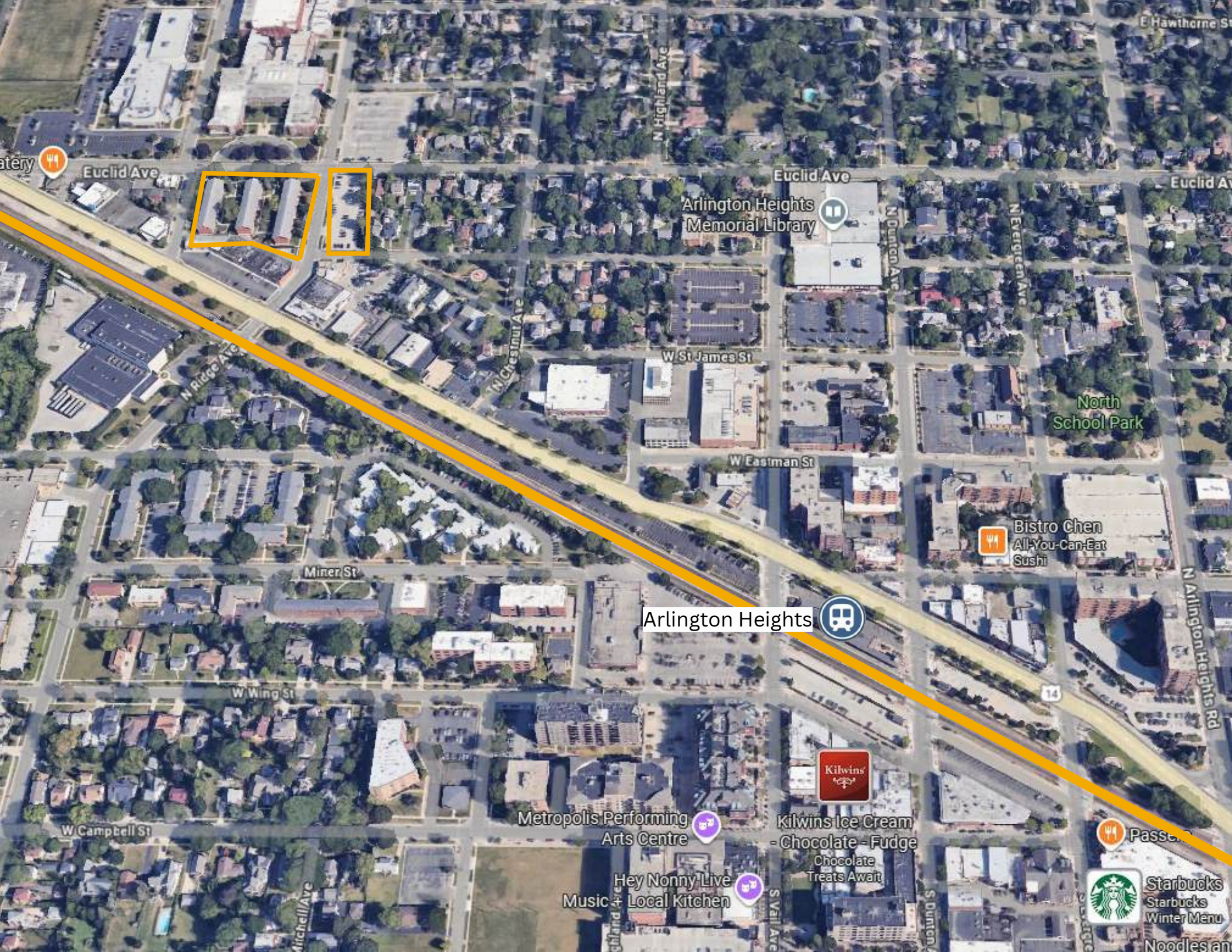
War Memorial Park

RAILROAD

UNION PACIFIC RAILROAD

W NORTHWEST HWY

W NORTHWEST



Euclid Ave



N Highland Ave

Arlington Heights Memorial Library

Euclid Ave

N Duntun Ave

N Evergreen Ave

Euclid Ave

North School Park

W St James St

W Eastman St



Bistro Chen
All-You-Can-Eat
Sushi

Miner St

Arlington Heights



N Arlington Heights Rd

W Wing St

W Campbell St

Metropolis Performing
Arts Centre



Kilwins Ice Cream
- Chocolate - Fudge
Chocolate
Treats Await

Hey Nonny Live
Music + Local Kitchen



Passer...



Starbucks
Starbucks
Winter Menu

Noodles a...

Michell Ave

Highland Ave

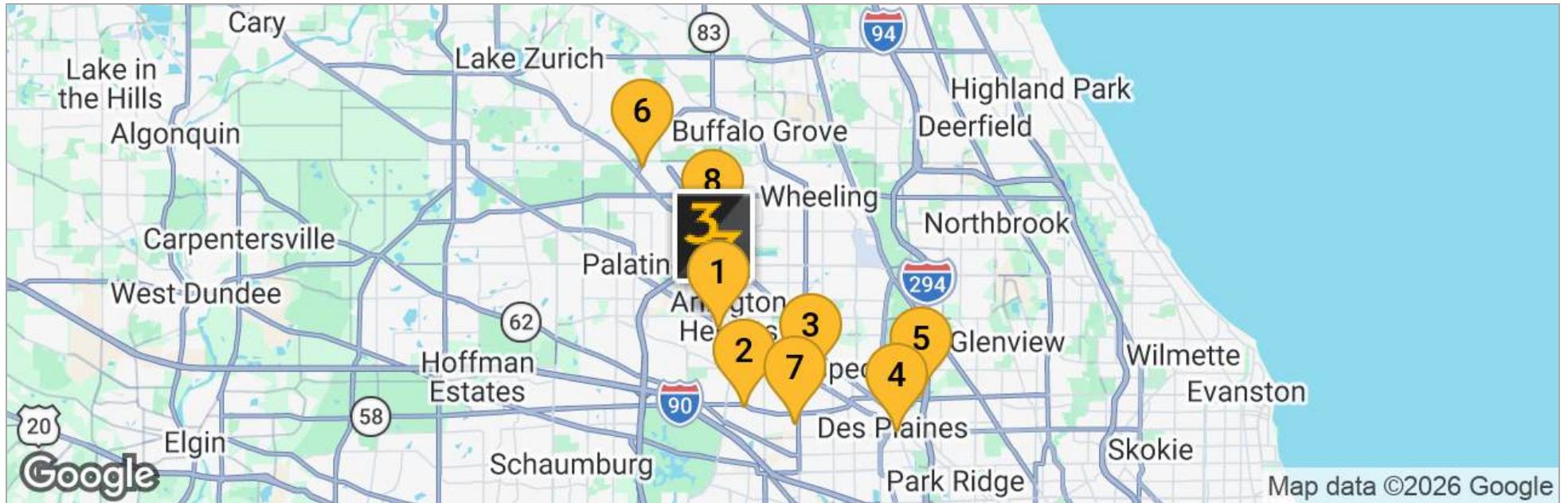
S Duntun Ave

S Duntun Ave

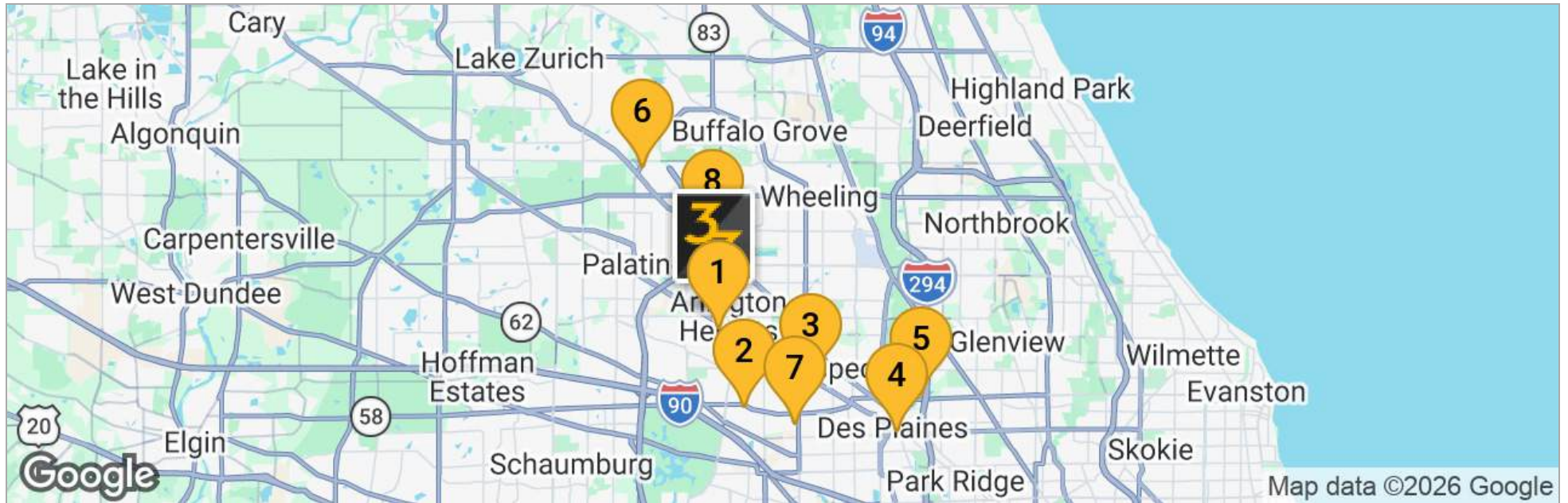
Noodles a...

Section 4 | Sales Comparables





	NAME/ADDRESS	PRICE	NO. UNITS	CAP RATE	YEAR BUILT	PRICE/SF	PRICE/UNIT	GRM	DEAL STATUS
★	Euclid Place Apartments 78 Units Fully Renovated 501-551 Euclid Avenue Arlington Heights, IL	\$19,000,000	78	5.73%	1955	\$336.34	\$243,590	11.3	Subject Property
1	One North Chestnut 1 N Chestnut Ave Arlington Heights, IL	\$9,700,000	40	5.70%	1971	\$309.66	\$242,500	10.9	Sold 11/28/2022
2	Avery At Arlington Heights 909 E Golf Rd Arlington Heights, IL	\$46,200,000	198	5.70%	1985	\$277.23	\$233,333	10.5	Sold 10/29/2025
3	Top of the Mount 207 S. Maple St Mount Prospect, IL	\$60,100,000	192	5.20%	2021	\$420.92	\$313,021	11.2	Sold 4/7/2025
4	The Ellison 1555 Ellinwood Ave Des Plaines, IL	\$30,250,000	113	5.40%	2019	\$300.37	\$267,699	11.1	Sold 11/9/2023
5	The Monarch 150 N. East River Rd Des Plaines, IL	\$58,700,000	236	5.70%	2020	\$275.18	\$248,729	10.9	Sold 9/12/2023



	NAME/ADDRESS	PRICE	NO. UNITS	CAP RATE	YEAR BUILT	PRICE/SF	PRICE/UNIT	GRM	DEAL STATUS
6	Albion on Lake Cook 500 E. Constitution Dr Palatine, IL	\$139,250,000	612	4.20%	1980	\$271.50	\$227,533	11.3	Sold 7/8/2022
7	Huntinton Commons Towers 551 W. Huntington Commons Mount Prospect, IL	\$45,000,000	214	6.10%	1979	\$341.69	\$210,280	10.7	Sold 11/16/2023
8	Stonebridge Apartments 650 W. Rand Rd Arlington Heights, IL	\$131,000,000	586	6.80%	1982	\$334.91	\$223,549	10.5	Sold 12/30/2022
	AVERAGES	\$59,911,111	252	5.61%	1990	\$318.64	\$245,582	10.93	



EUCLID PLACE APARTMENTS | 78 UNITS | FULLY RENOVATED

501-551 Euclid Avenue, Arlington Heights, IL 60004

Subject Property

DETAILS

Price:	\$19,000,000
Bldg Size:	56,490 SF
Lot Size:	2.4 Acres
No. Units:	78
Cap Rate:	5.73%
Year Built:	1955
Price/SF:	\$336.34
Price/Unit:	\$243,590
GRM:	11.3

UNIT MIX

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
1 BR / 1 BA	49	\$1,690	628 SF	\$2.69
2 BR / 1 BA	22	\$1,854	760 SF	\$2.44
2 BR / 2 BA	4	\$2,110	1,215 SF	\$1.74
3 BR / 2 BA	3	\$2,662	1,379 SF	\$1.93
TOTALS	78	\$140,024	56,489 SF	\$2.48

ONE NORTH CHESTNUT

1 N Chestnut Ave, Arlington Heights, IL 60005

Sold 11/28/2022

DETAILS

Price:	\$9,700,000
Bldg Size:	31,325 SF
Lot Size:	0.98 Acres
No. Units:	40
Cap Rate:	5.70%
Year Built:	1971
Price/SF:	\$309.66
Price/Unit:	\$242,500
GRM:	10.9



UNIT MIX

UNIT TYPE:	COUNT:	SIZE SF:
1bd/1ba	21	700 SF
2bd/1ba	19	875 SF
TOTALS	40	31,325 SF

2



AVERY AT ARLINGTON HEIGHTS

909 E Golf Rd, Arlington Heights, IL 60005

Sold 10/29/2025

DETAILS

Price:	\$46,200,000
Bldg Size:	166,650 SF
Lot Size:	18.10 Acres
No. Units:	198
Cap Rate:	5.70%
Year Built:	1985
Price/SF:	\$277.23
Price/Unit:	\$233,333
GRM:	10.5

UNIT MIX

UNIT TYPE:	COUNT:	SIZE SF:
1bd/1ba	33	800 SF
2bd/1ba	165	850 SF
TOTALS	198	166,650 SF

TOP OF THE MOUNT

207 S. Maple St, Mount Prospect, IL 60056

Sold 4/7/2025

DETAILS

Price:	\$60,100,000
Bldg Size:	142,782 SF
Lot Size:	3.40 Acres
No. Units:	192
Cap Rate:	5.20%
Year Built:	2021
Price/SF:	\$420.92
Price/Unit:	\$313,021
GRM:	11.2



UNIT MIX

UNIT TYPE:	COUNT:	SIZE SF:
studio	34	635 SF
1bd/1ba	128	689 SF
2bd/2ba	30	1,100 SF
TOTALS	192	142,782 SF

4



THE ELLISON

1555 Ellinwood Ave, Des Plaines, IL 60016

Sold 11/9/2023

DETAILS

Price:	\$30,250,000
Bldg Size:	100,710 SF
Lot Size:	1.30 Acres
No. Units:	113
Cap Rate:	5.40%
Year Built:	2019
Price/SF:	\$300.37
Price/Unit:	\$267,699
GRM:	11.1

UNIT MIX

UNIT TYPE:	COUNT:	SIZE SF:
studio	15	590 SF
1bd/1ba	60	790 SF
2bd/2ba	38	1,170 SF
TOTALS	113	100,710 SF

THE MONARCH

150 N. East River Rd, Des Plaines, IL 60016

Sold 9/12/2023

DETAILS

Price:	\$58,700,000
Bldg Size:	213,316 SF
Lot Size:	7.50 Acres
No. Units:	236
Cap Rate:	5.70%
Year Built:	2020
Price/SF:	\$275.18
Price/Unit:	\$248,729
GRM:	10.9



5

UNIT MIX

UNIT TYPE:	COUNT:	SIZE SF:
studio	24	494 SF
1bd/1ba	120	766 SF
2bd/1ba	72	1,100 SF
3bd/2ba	20	1,517 SF
TOTALS	236	213,316 SF

6



ALBION ON LAKE COOK

500 E. Constitution Dr, Palatine, IL 60074

Sold 7/8/2022

DETAILS

Price:	\$139,250,000
Bldg Size:	512,900 SF
Lot Size:	41.50 Acres
No. Units:	612
Cap Rate:	4.20%
Year Built:	1980
Price/SF:	\$271.50
Price/Unit:	\$227,533
GRM:	11.3

UNIT MIX

UNIT TYPE:	COUNT:	SIZE SF:
1bd/1ba	102	750 SF
2bd/1ba	452	850 SF
3bd/1ba	58	900 SF
TOTALS	612	512,900 SF

HUNTINTON COMMONS TOWERS

551 W. Huntington Commons, Mount Prospect, IL 60056

Sold 11/16/2023

DETAILS

Price:	\$45,000,000
Bldg Size:	131,700 SF
Lot Size:	4.80 Acres
No. Units:	214
Cap Rate:	6.10%
Year Built:	1979
Price/SF:	\$341.69
Price/Unit:	\$210,280
GRM:	10.7

UNIT MIX

UNIT TYPE:	COUNT:	SIZE SF:
studio	128	550 SF
1bd/1ba	75	700 SF
2bd/1ba	11	800 SF
TOTALS	214	131,700 SF



8



STONEBRIDGE APARTMENTS

650 W. Rand Rd, Arlington Heights, IL 60004

Sold 12/30/2022

DETAILS

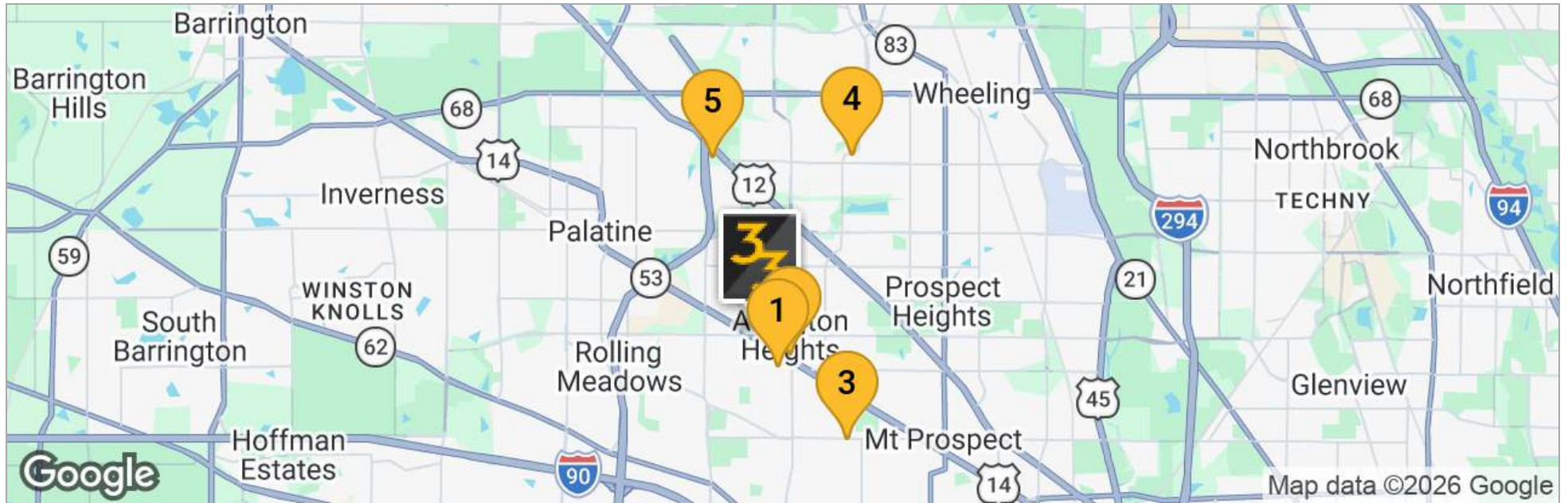
Price:	\$131,000,000
Bldg Size:	391,155 SF
Lot Size:	40.50 Acres
No. Units:	586
Cap Rate:	6.80%
Year Built:	1982
Price/SF:	\$334.91
Price/Unit:	\$223,549
GRM:	10.5

UNIT MIX

UNIT TYPE:	COUNT:	SIZE SF:
1bd/1ba	293	585 SF
2bd/1ba	293	750 SF
TOTALS	586	391,155 SF

Section 5 | Lease Comparables





NAME/ADDRESS	NO. UNITS	AVG RENT/SF	AVG SIZE	AVG RENT	OCCUPANCY
★ Euclid Place Apartments 78 Units Fully Renovated 501-551 Euclid Avenue Arlington Heights, IL	78	\$2.48	724 SF	\$1,795	100%
1 55 S Vail St Arlington Heights, IL	216	\$2.29	897 SF	\$2,058	95.60%
2 170-200 N Arlington Heights Rd Arlington Heights, IL	409	\$2.70	847 SF	\$2,283	94%
3 1551 E Central Rd Arlington Heights, IL	204	\$2.46	984 SF	\$2,415	94.10%
4 2734 Buffalo Grove Rd Arlington Heights, IL	182	\$2.36	936 SF	\$2,207	98.20%
5 1601 W Woods Dr Arlington Heights, IL	312	\$2.48	781 SF	\$1,935	98.30%
AVERAGES	233	\$2.46	862 SF	\$2,116	97%



1

55 S VAIL ST
Arlington Heights, IL 60005

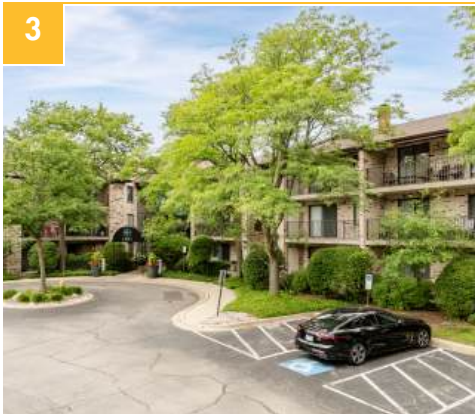
UNIT TYPE:	COUNT:	RENT:	RENT/SF:
Studio / 1 BA	27	\$1,753	\$2.92
1 BR / 1 BA	108	\$2,010	\$2.53
2 BR / 1 BA	81	\$2,223	\$1.96
TOTALS	216	\$444,474	\$2.29



2

170-200 N ARLINGTON HEIGHTS RD
Arlington Heights, IL 60004

UNIT TYPE:	COUNT:	RENT:	RENT/SF:
Studio / 1 BA	30	\$1,929	\$3.17
1 BR / 1 BA	232	\$2,185	\$2.90
2 BR / 1 BA	147	\$2,509	\$2.40
TOTALS	409	\$933,613	\$2.70



3

1551 E CENTRAL RD
Arlington Heights, IL 60005

UNIT TYPE:	COUNT:	RENT:	RENT/SF:
1 BR / 1 BA	96	\$2,212	\$2.56
2 BR / 1 BA	108	\$2,596	\$2.38
TOTALS	204	\$492,720	\$2.46

4



2734 BUFFALO GROVE RD

Arlington Heights, IL 60004

UNIT TYPE:	COUNT:	RENT:	RENT/SF:
1 BR / 1 BA	32	\$1,852	\$2.78
2 BR / 1 BA	124	\$2,167	\$2.30
3 BR / 1.5 BA	26	\$2,836	\$2.28
TOTALS	182	\$401,708	\$2.36

5



1601 W WOODS DR

Arlington Heights, IL 60004

UNIT TYPE:	COUNT:	RENT:	RENT/SF:
1 BR / 1 BA	248	\$1,837	\$2.52
2 BR / 1 BA	64	\$2,317	\$2.35
TOTALS	312	\$603,864	\$2.48

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,694	5,347	17,986
Average Age	45	45	44
Average Age (Male)	43	43	42
Average Age (Female)	47	47	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	790	2,559	7,555
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$150,072	\$151,852	\$161,390
Average House Value	\$468,710	\$482,621	\$493,233

Demographics data derived from AlphaMap

