OFFERING MEMORANDUM

South Suburban 20-Unit Multifamily Portfolio

CHICAGO HEIGHTS & SAUK VILLAGE, IL

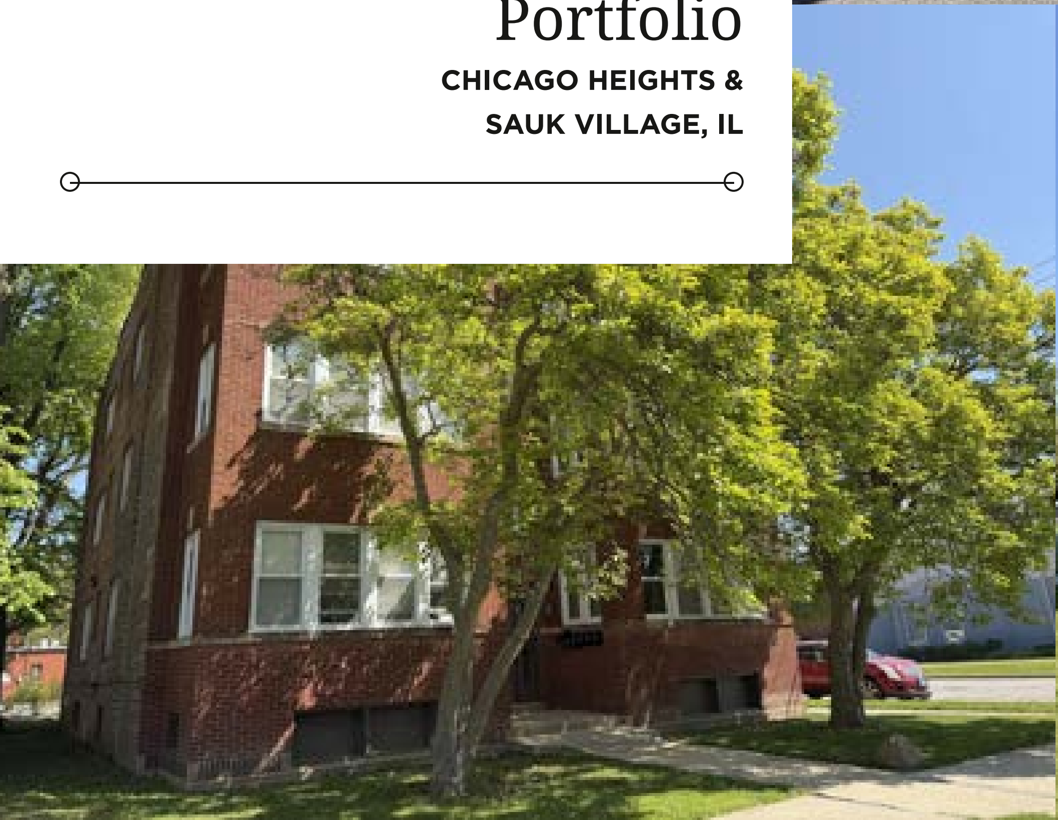

Table of Contents

4 **PORTFOLIO INFORMATION**

Executive Summary	5
Complete Highlights	6
Aerial Map	7

8 **PROPERTY INFORMATION**

474 W. 14th Summary	9
474 W. 14th Photos	10
474 W. 14th Photos	11
37-39 W. 14th Summary	12
37-39 W. 14th Photos	13
37-39 W. 14th Photos	14
21907 Jeffrey Summary	15
21907 Jeffrey Photos	16
21907 Jeffrey Photos	17

18 **LOCATION INFORMATION**

City Information	19
City Information	20
Regional Map	21
Aerial Map	22

23 **FINANCIAL ANALYSIS**

Financial Summary	24
Income & Expenses	25
Rent Roll	26

27 **DEMOGRAPHICS**

Demographics Map & Report	28

29 **ADVISOR BIOS**

Advisor Bio 1	30
Advisor Bio 2	31
Advisor Bio 3	32

SVN CHICAGO COMMERCIAL

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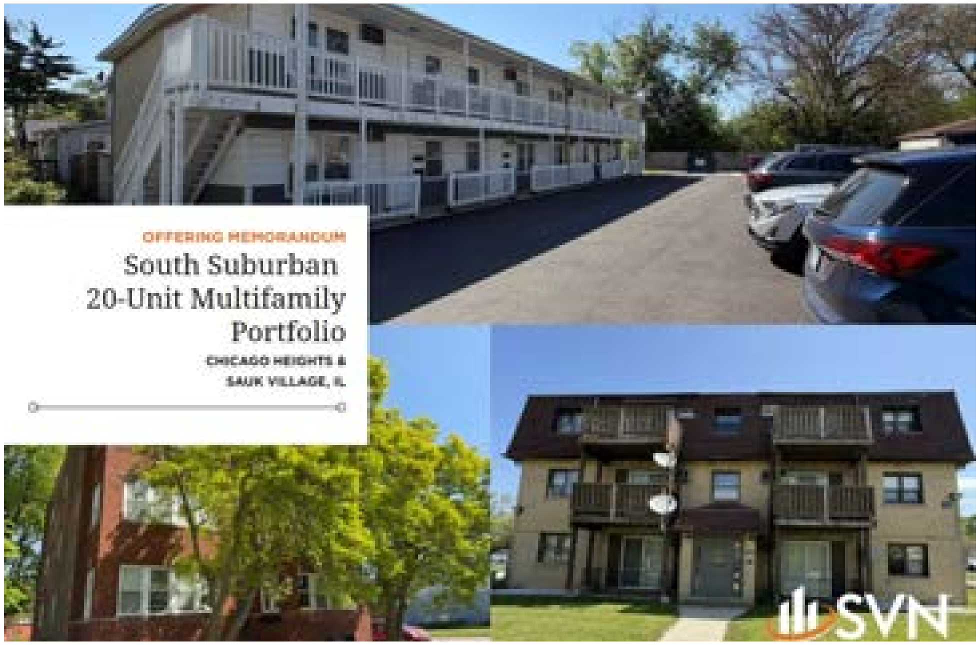
SECTION 1

Portfolio Information



PORTFOLIO SUMMARY

SALE PRICE:	$1,725,000
BUILDING SIZE:	20,426 SF
LOT SIZE:	0.84 Acres
NUMBER OF UNITS:	20
PRICE / UNIT:	$86,250
CAP RATE:	6.89%
NOI:	$118,808
YEAR BUILT:	1923-1979

PORTFOLIO OVERVIEW

Located in the communities of Chicago Heights and Sauk Village, this **20-Unit South Suburban Multifamily Portfolio** consists of three properties located at **474 W. 14th Place** (8-units), **37-39 W. 14th Place** (6-units), and **21907 Jeffrey Avenue** (6-units). The properties are located within approximately 8 miles of one another, allowing for operational efficiencies and streamlined management.

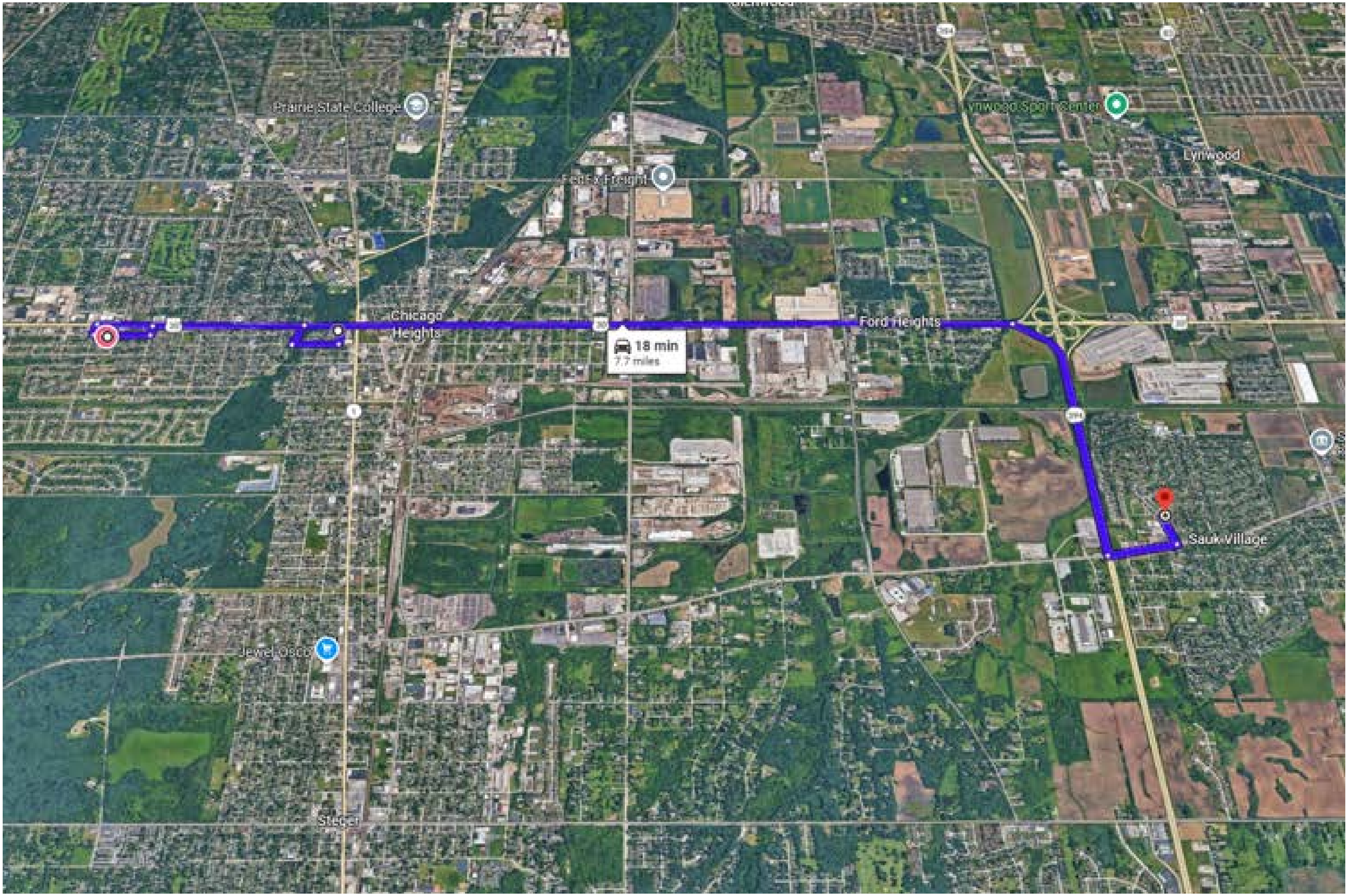
The portfolio features an attractive unit mix consisting of **(2) one-bedroom / one-bathroom units, (13) two-bedroom / one-bathroom units, and (5) three-bedroom / one-bathroom units.** The properties are currently generating approximately **$26,419 in monthly gross rental income with all 20 units occupied.**

Most units throughout the portfolio have been updated with **new flooring, renovated kitchens, and updated bathrooms**. Additionally, 37-39 W. 14th Place presents a value-add opportunity, as many of the units have not yet undergone the same level of renovation as the remainder of the portfolio.

Located approximately 30 miles south of downtown Chicago, the portfolio benefits from convenient access to I-394, I-57, and U.S. Route 30. The Chicago Heights properties are located just off Route 30 - Lincoln Highway, a major commercial corridor with nearby access to retailers, restaurants, grocery stores, and public transportation. The surrounding area is supported by employers and attractions, including the Ford Motor Company stamping plant, Franciscan Health Olympia Fields, Prairie State College, and the broader south suburban logistics and manufacturing corridor.

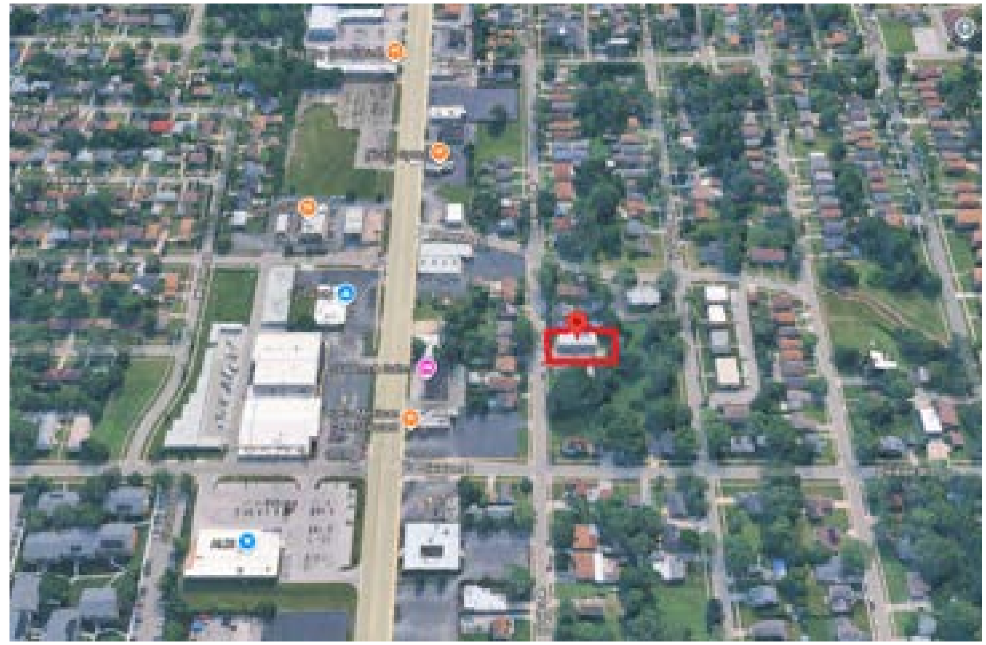
PORTFOLIO HIGHLIGHTS

- 20-unit multifamily portfolio located across Chicago Heights and Sauk Village
- Properties located within approximately 8 miles of one another, allowing for streamlined management and operational efficiencies
- Attractive unit mix consisting primarly of larger two and three bedroom apartments: (2) 1BR/1BA, (13) 2BR/1BA & (5) 3BR/1BA
- Approximately $26,419 in monthly gross rental income with all 20 units fully-occupied
- Several building upgrades improve: new boilers, hot water heaters, and unit new flooring, renovated kitchens, and updated bathrooms in most units
- Value-add opportunity at 37-39 W. 14th Place, where many units have not yet undergone the same level or renovation as the remainder of the portfolio
- Favorable utility structure with tenants paying electric throughout the portfolio, and tenants at 474 W. 14th Place additionally responsible for heat expenses
- Chicago Heights properties located just off Route 30 - Lincoln Highway with convenient access to retailores, restaurants, grocery stores, and public transportation
- Convenient access to I-394, I-57, and U.S. Route 30 providing connectivity throughout the greater Chicago metropolitan area
- Area employers include Ford Motor Company, Franciscan Health Olympia Fields, Prairie State College, and the broader south suburban logistics and manufacturing corridor
- Opportunity to acquire stabilized workforce housing with in-place cash flow and future rental upside potential


Prairie State College
FedEx Freight
Lynwood Sport Center
Lynwood
Chicago Heights
18 min
7.7 miles
Ford Heights
Sauk Village
Jewel-Osco
Steger

SECTION 2

Property Information



PROPERTY SUMMARY

ADDRESS:	474 W. 14th Place Chicago Heights, IL
NUMBER OF UNITS:	8
STORIES:	2
BUILDING SIZE:	6,200 SF
LOT SIZE:	0.31 Acres
YEAR BUILT:	1978
APN:	32-19-404-010

PROPERTY OVERVIEW

474 W. 14th Place is a well-maintained **8-unit multifamily property** located in Chicago Heights, just off Route 30 - Lincoln Highway, with convenient access to retail, dining, public transportation, and major regional employers. The property benefits from its proximity to Prairie State College, Franciscan Health Olympia Fields, and major industrial and logistics corridors throughout the south suburbs.

The property features a unit mix of **(1) one-bedroom / one-bathroom unit** and **(7) two-bedroom / one-bathroom units**, offering strong appeal to the area's workforce housing tenant base. The apartment units have been renovated with updated kitchens, flooring, paint, bathrooms, and other interior improvements, providing investors with strong in-place cash flow and limited deferred maintenance. Recent capital improvements include a newer parking lot and hot water heater, helping support the long-term condition of the asset. Tenants are responsible for their own heat and electric, helping reduce operating expenses for ownership.

The asset offers an attractive combination of stable occupancy, operational efficiency, and long-term rental demand within an established workforce housing market.




PROPERTY SUMMARY

ADDRESS:	37-39 W. 14th Pl Chicago Heights, IL
NUMBER OF UNITS:	6
STORIES:	3
BUILDING SIZE:	7,854 SF
LOT SIZE:	0.15 Acres
YEAR BUILT:	1923
APN:	32-20-400-037

PROPERTY OVERVIEW

37-39 W. 14th Place is a well-located **6-unit multifamily property** situated in Chicago Heights, just off Route 30 - Lincoln Highway with convenient access to retail corridors, public transportation, and major south suburban employment centers. The property benefits from its proximity to Prairie State College, Franciscan Health Olympia Fields, and nearby industrial and logistics hubs that continue to support workforce housing demand throughout the area.

The property features a unit mix of **(1) two-bedroom / one-bathroom unit** and **(5) three-bedroom / one-bathroom units**, offering larger floor plans that appeal to long-term tenants and families. While the interiors have seen more limited renovations compared to other properties in the portfolio, the asset has maintained stable occupancy and presents investors with future value-add potential through continued unit upgrades. Recent capital improvements include a newer boiler and extensive tuckpointing work, helping support the long-term physical integrity of the property. Ownership currently provides heat, while tenants are responsible for electric.

The asset offers investors an opportunity to acquire a stable workforce housing property in a strong south suburban location with operational upside over time.

PROPERTY SUMMARY

ADDRESS:	21907 Jeffrey Avenue Sauk Village, IL
NUMBER OF UNITS:	6
STORIES:	3
BUILDING SIZE:	6,372 SF
LOT SIZE:	0.38 Acres
YEAR BUILT:	1979
APN:	32-25-315-024

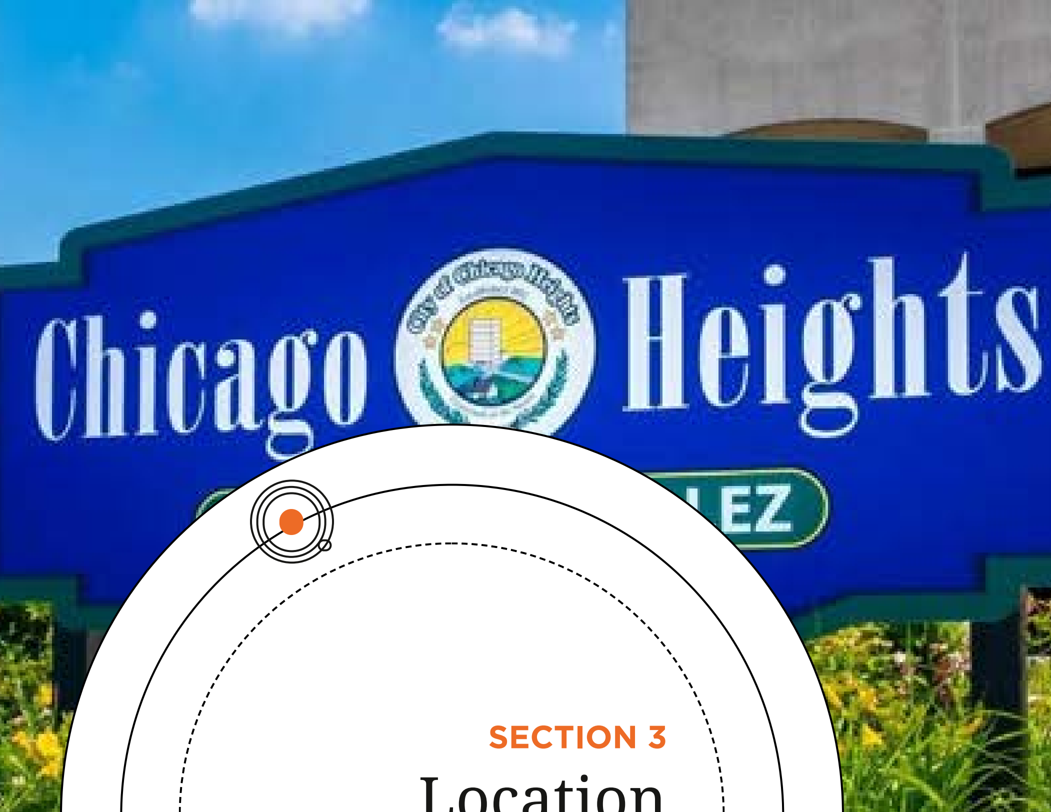
PROPERTY OVERVIEW

21907 Jeffrey Ave. is a well-located **6-unit multifamily property** situated in Sauk Village, Illinois, with convenient access to Chicago Road, I-394, and the broader south suburban employment corridor. The property benefits from proximity to regional retail centers, logistics and industrial employers, and nearby municipalities including Chicago Heights, South Holland, and Lansing.

The property features a unit mix of **(1) one-bedroom / one-bathroom unit** and **(5) two-bedroom / one-bathroom units**, providing strong appeal to the area's workforce housing tenant base. The asset has maintained stable occupancy and offers investors attractive in-place cash flow with the opportunity to continue improving operations and interior finishes over time. Tenants are responsible for electric, and the units feature built-in wall air conditioning units for resident comfort.

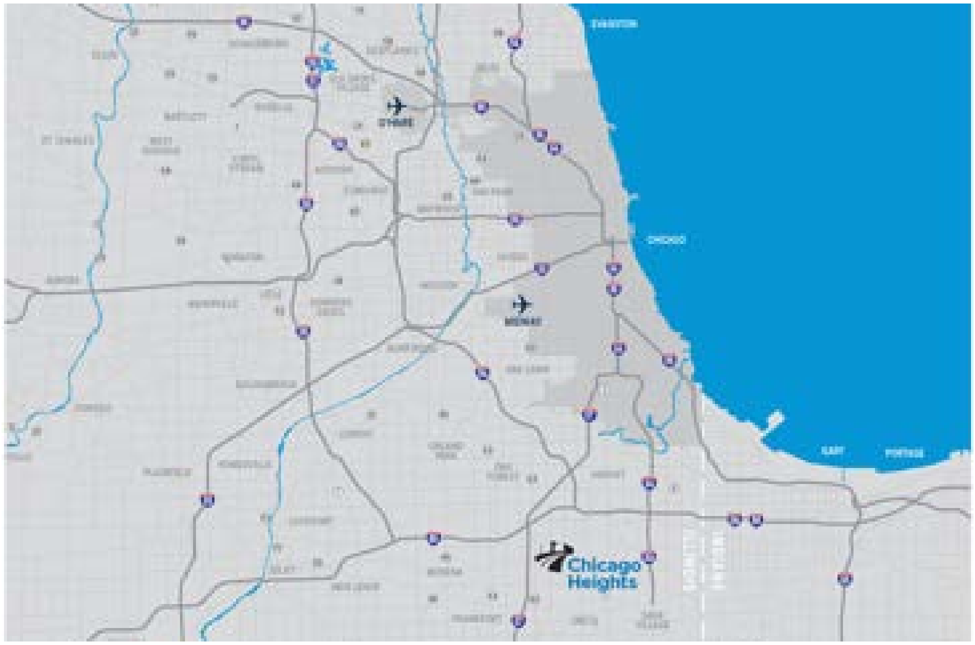
Constructed as a brick multifamily property, 21907 Jeffrey Ave. offers a combination of durable construction, steady rental demand, and long-term investment potential within an established south suburban rental market.



SECTION 3

Location Information



Below are some companies that call Chicago Heights home

CHICAGO HEIGHTS, IL

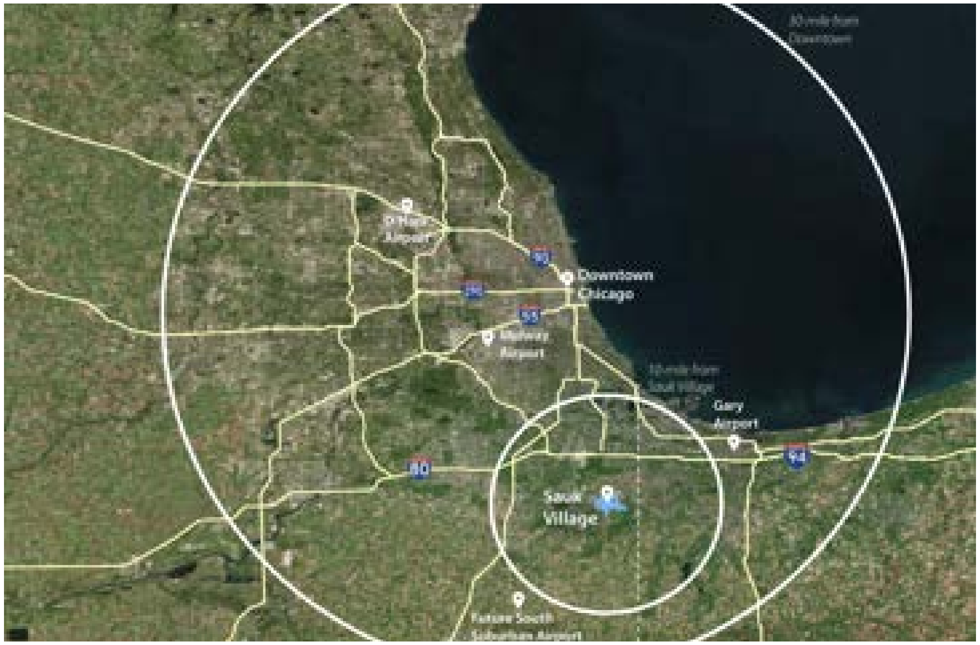
Strategically located just 20 miles from Chicago, the City of Chicago Heights is home to more than 100 local and national businesses. Nearly one-half of the United States population can be reached within a one-day truck drive from Chicago Heights. Its extensive network of freight rail systems provides companies with an attractive and cost-effective transportation option, connecting the Midwest to both the East and West Coast. Whether by truck or by rail, Chicago Heights offers manufacturing and industrial companies a strategic supply chain and logistics advantage.

With close proximity to and from the Chicago Metropolitan area, Chicago Heights offers a wide range of employers and residents the ability to enjoy both their work and home environments without the congestion of a long commute. Companies located in Chicago Heights have access to an abundant pool of skilled workforce and a local college with a multitude of training and educational courses. In addition, Chicago Heights offers companies abundant public and franchised utility systems to meet their needs and a local City government eager to welcome new businesses to the area.

It's no surprise that prominent firms like FedEx, Ford Motor Company, Behr Paints, and 60 other industrial manufacturing and distribution companies call Chicago Heights home.

Within a 15-minute drive from the center of Chicago Heights, there are 8,090 businesses with 89,808 employees. This translates to 11.1 employees per business, well below the Illinois average of 16.1 employees per business. Small businesses choose Chicago Heights for its immediate access to multiple highways and rail transportation options, its close proximity to a vast skilled labor pool, and the pro-business approach of its city officials.

Additionally, the city of Chicago Heights and the local community college, known as Prairie State College, offer several services to help the local business community, including courses on manufacturing, maintenance optimization, quality assurance, supply chain management, safety, construction, workplace readiness, and other tools for small businesses. The school also boasts a conference center where local businesses can take advantage of auditorium space, meeting rooms, catering services, and exhibit space.



VILLAGE OF SAUK VILLAGE, IL

The area which is now Sauk Village was originally opened to American settlers in 1838, known as New Strassburg. Vincent Sauter and Frederick Richards came to Bloom in 1839, and settled here. Since its incorporation on March 12, 1957, Sauk Village has undergone considerable change and expansion.

Today, Sauk Village has a population of 10,506 and over 3,400 households and is home to a 425-acre master planned Business Logistic park with rail spur access. Sauk Village is less than a 15-minute drive to the City of Chicago and is strategically located along Sauk Trail and Illinois 394. Sauk Village has been a community of Pride and Progress since 1957.

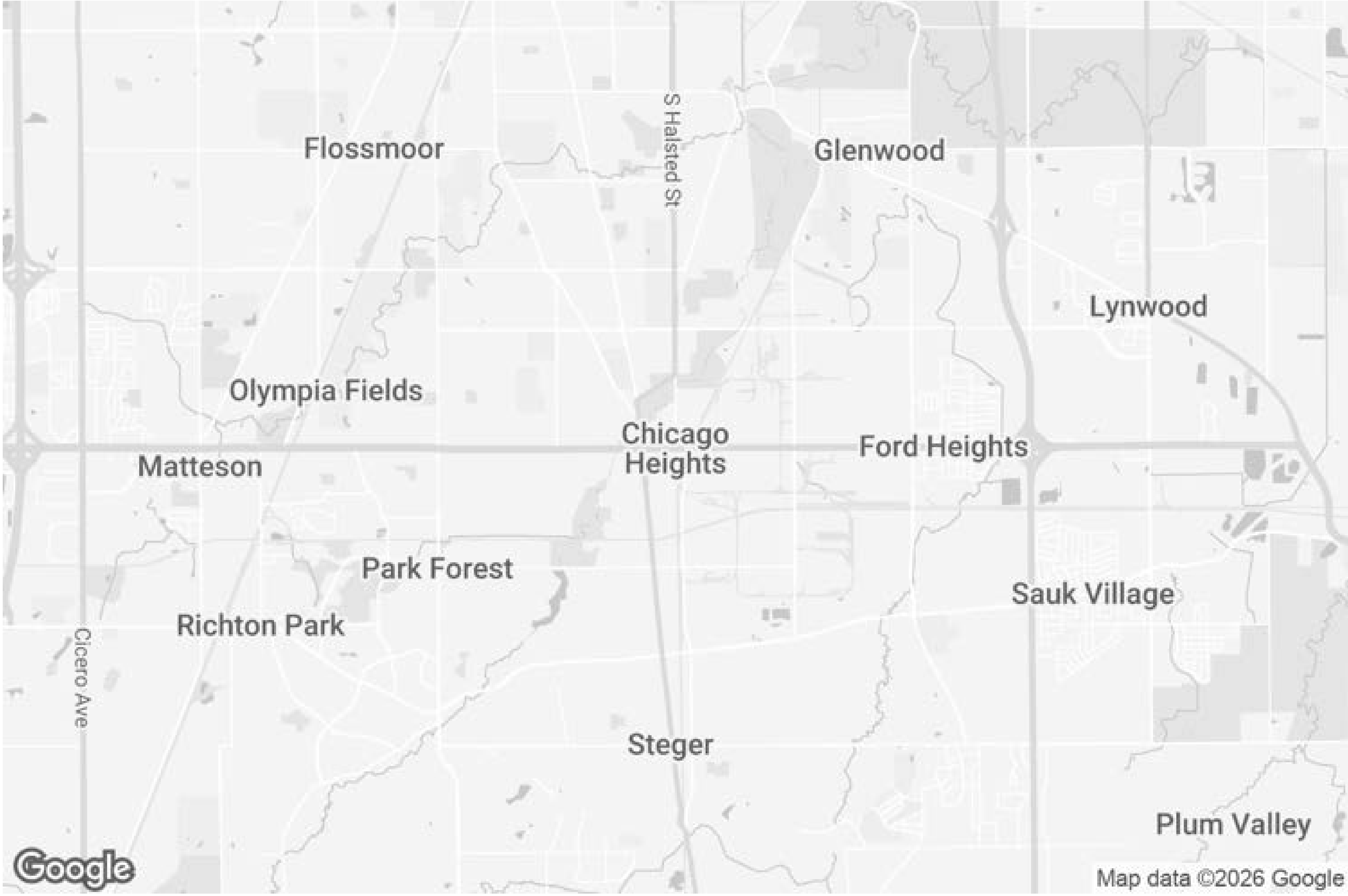
Sauk Village is located 30 miles south of Chicago's Loop along IL-394 between Route 30 and Steger Road. What is now Sauk Trail, which runs east-west through the Village, is based on a Native American trading and transportation corridor. The trade route later became known as the "Main Street" and the center of activity within Sauk Village. Sauk Trail is part of the most important roadways in American History, which is now within the nationally designated Lincoln Highway scenic byway across Illinois.

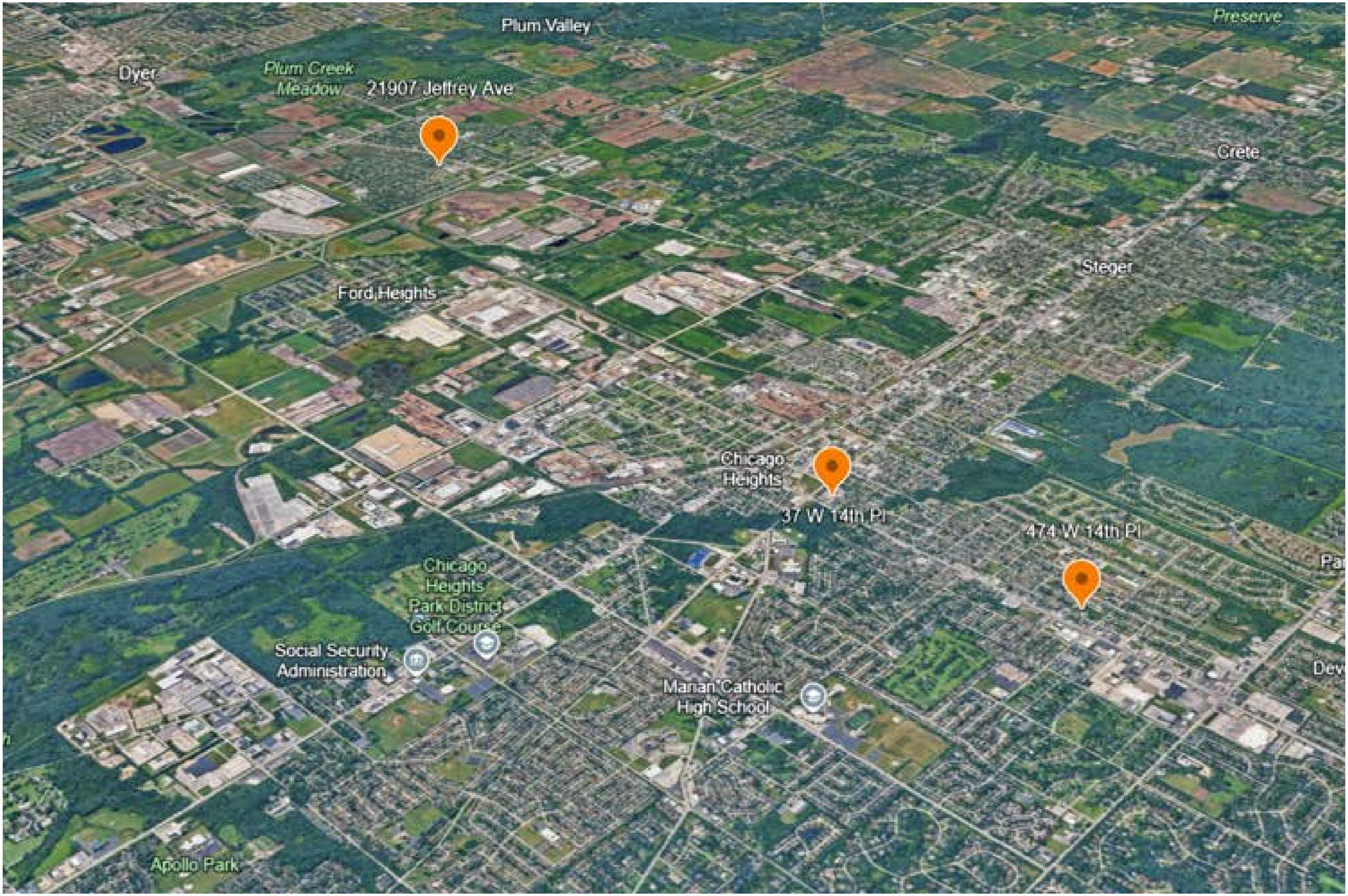
LOCAL BUSINESSES IN THE VILLAGE

- Walgreens
- US Bank
- Black Salt Bar & Restaurant
- Marathon Fuel
- Gas N Wash
- Dunkin
- Pop's Italian Beef & Sausage Restaurant
- Tornado Food & Tobacco

HIGHLIGHTS

- **Parks:** The village maintains several green spaces, including Sauk Trail Woods, which offers a 29-acre lake for fishing and paved trails for hiking and cycling.
- **Business Growth:** Recent pivotal projects include a **$10 million expansion** of WinPak and the development of the Gas N Wash truck stop to strengthen the local tax base.
- **Nearby Resurfacing:** In April 2026, major patching and resurfacing began on **State Street from Steger Road to Sauk Trail** in neighboring Steger and South Chicago Heights.
- **Winpak Expansion:** The Winpak Portion Packaging plant has unegone major growth, doubling in size to roughly 615,000 Square feet. This site produces essecntial packaging for food brands like Green Mountain Coffee and Pringles.
- **LogistiCenter Development:** The LogistiCenter at Sauk Village is a 325-acre Class A business park. At full capacity, it is planned to accommodate up to 5 million square feet of space and attract up to 1,500 jobs to the region.


Flossmoor
S Halsted St
Glenwood
Lynwood
Olympia Fields
Chicago Heights
Matteson
Ford Heights
Park Forest
Sauk Village
Richton Park
Cicero Ave
Steger
Plum Valley
Google
Map data ©2026 Google


Plum Valley
Preserve
Dyer
Plum Creek Meadow
21907 Jeffrey Ave
Crete
Steger
Ford Heights
Chicago Heights
37 W 14th Pl
474 W 14th Pl
Chicago Heights Park District Golf Course
Social Security Administration
Marian Catholic High School
Apollo Park

SECTION 4

Financial Analysis

SVN CHICAGO COMMERCIAL

INVESTMENT OVERVIEW	VALUE
PRICE	$1,725,000
PRICE PER SF	$84
PRICE PER UNIT	$86,250
CAP RATE	6.89%

OPERATING DATA	VALUE
GROSS SCHEDULED INCOME	$317,340
VACANCY COST	$38,081
GROSS INCOME	$279,259
OPERATING EXPENSES	$160,451
NET OPERATING INCOME	$118,808

INCOME SUMMARY	VALUE
RENT	$317,340
VACANCY	-$38,081
TOTAL INCOME	**$279,259**

EXPENSE SUMMARY	VALUE
INSURANCE	$15,000
JANITOR	$5,078
PROPERTY MANAGEMENT	$17,025
LEASING COMMISSION	$9,064
PROFESSIONAL FEES	$7,946
REAL ESTATE TAXES	$44,189
LABOR	$3,573
SUPPLIES	$5,094
UNIT TURN	$14,909
OTHER	$12,103
TRASH REMOVAL	$5,580
BUILDING ELECTRIC	$1,831
BUILDING GAS	$8,729
WATER/SEWER	$10,330
GROSS EXPENSES	**$160,451**

NET OPERATING INCOME	**$118,808**

UNIT	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
474 W. 14th Pl - 1	1	1	$1,145.00	02/01/2026	01/31/2027
474 W. 14th Pl - 2	2	1	$1,256.00	05/27/2025	04/30/2026
474 W. 14th Pl - 3	2	1	$1,324.00	02/06/2025	01/31/2026
474 W. 14th Pl - 4	2	1	$1,350.00	04/01/2025	03/31/2026
474 W. 14th Pl - 5	2	1	$1,350.00	01/13/2026	01/31/2027
474 W. 14th Pl - 6	2	1	$1,250.00	06/01/2024	05/31/2025
474 W. 14th Pl - 7	2	1	$1,350.00	07/21/2025	07/31/2026
474 W. 14th Pl - 8	2	1	$1,350.00	03/01/2026	02/28/2027
37 W. 14th Pl - 1	3	1	$1,450.00	03/04/2026	02/28/2027
37 W. 14th Pl - 2	3	1	$1,450.00	05/05/2025	04/30/2026
37 W. 14th Pl - 3	3	1	$1,400.00	05/01/2025	04/30/2026
39 W. 14th Pl - 1	2	1	$1,450.00	12/01/2024	11/30/2025
39 W. 14th Pl - 2	3	1	$1,450.00	04/01/2026	03/31/2027
39 W. 14th Pl - 3	3	1	$1,400.00	01/15/2025	01/31/2026
21907 Jeffrey - 1A	1	1	$1,075.00	12/31/2020	01/30/2021
21907 Jeffrey - 1B	2	1	$1,181.00	12/31/2020	01/30/2021
21907 Jeffrey - 2A	2	1	$1,300.00	04/01/2023	03/31/2024
21907 Jeffrey - 2B	2	1	$1,238.00	09/01/2024	08/31/2025
21907 Jeffrey - 3A	2	1	$1,400.00	10/01/2025	09/30/2026
21907 Jeffrey - 3B	2	1	$1,300.00	04/01/2025	03/31/2026
AVERAGES			**$1,323.45**		

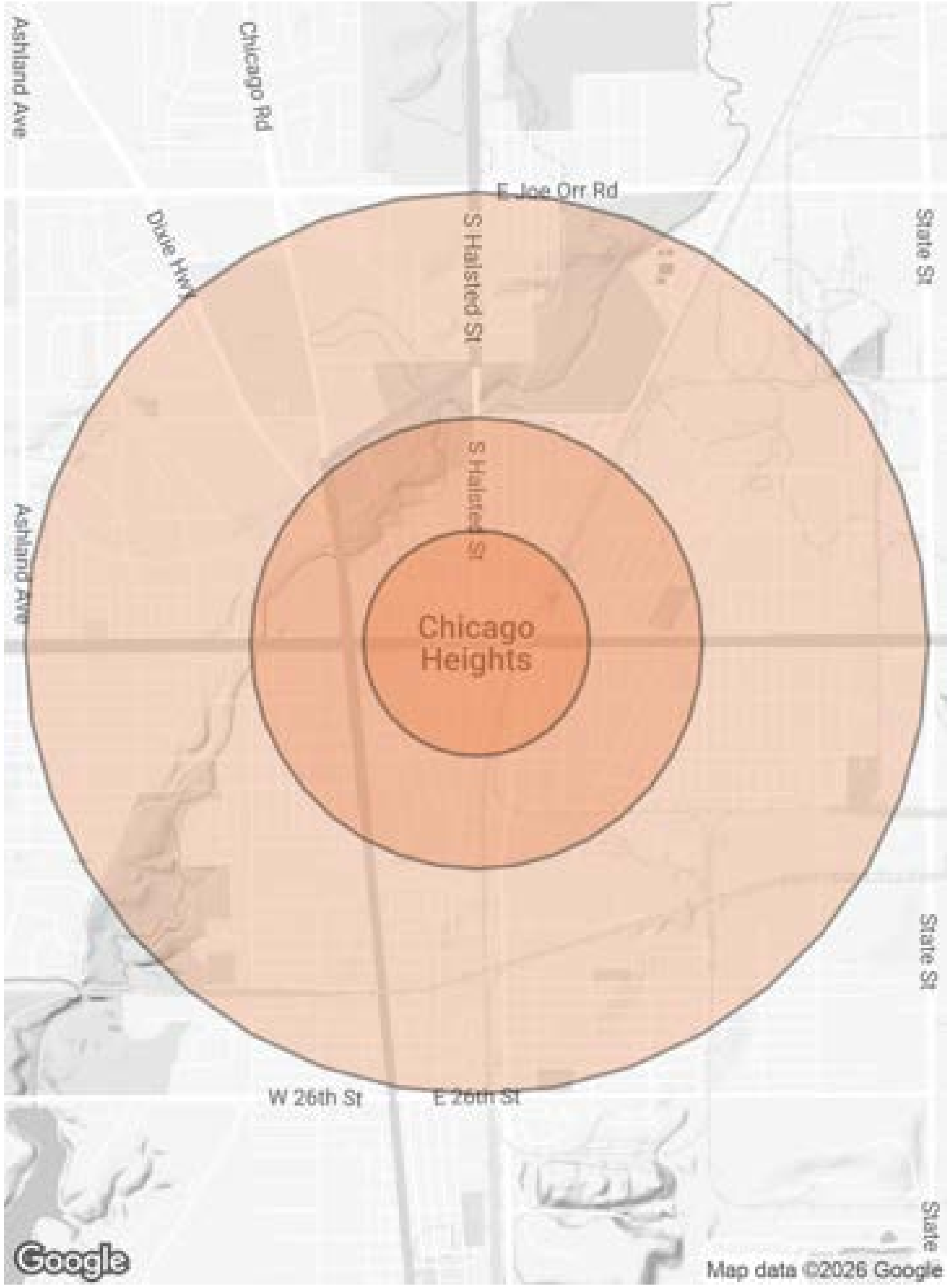
SECTION 5

Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	823	3,195	11,055
AVERAGE AGE	31.6	33.1	34.3
AVERAGE AGE (MALE)	31.3	32.4	32.6
AVERAGE AGE (FEMALE)	28.5	30.7	33.5

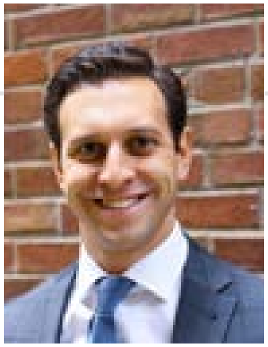
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	266	1,042	3,636
# OF PERSONS PER HH	3.1	3.1	3.0
AVERAGE HH INCOME	$71,373	$70,558	$67,351
AVERAGE HOUSE VALUE	$159,359	$143,551	$134,052

2023 American Community Survey (ACS)



SECTION 6

Advisor Bios



DAN SHORT, MBA

Multifamily Advisor

dan.short@svn.com

Direct: **312.515.9238**

PROFESSIONAL BACKGROUND

Dan Short, MBA is a Multifamily Advisor who has overseen more than $100 million in closed multifamily transactions, including several record-setting sales.

He is known for his ability to translate complex financial, operational, and compliance-driven details into clear, actionable strategies that help owners make informed decisions throughout the sales process. His experience includes both market-rate and affordable housing assets, enabling him to advise owners on rent growth and expense control for conventional properties, as well as HAP contracts, income restrictions, and compliance considerations for affordable housing.

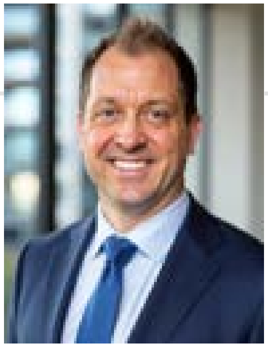
What differentiates Dan is his perspective as both an advisor and an active investor. Having invested in real estate since 2021, he owns and manages a portfolio of multifamily properties in Chicago's Lincoln Square neighborhood. This hands-on ownership experience allows him to advise on operations, expenses, value-add opportunities, and risk from the perspective of an owner—not just an underwriter.

Prior to commercial real estate, Dan spent 16 years in the medical device industry, most recently as a Senior National Account Manager at Coloplast. He consistently exceeded sales expectations, earned multiple President's Club honors, and partnered with leading healthcare systems including the University of Chicago Medicine & the Cleveland Clinic.

Dan holds an MBA from Northwestern University's Kellogg School of Management and a Bachelor's degree from Bradley University. He donates a portion of his annual income to the Michael J. Fox Foundation for Parkinson's Research, a cause that is deeply personal to him.

Outside the office, Dan enjoys spending time with his wife, Erin, sailing, CrossFit, guitar, and snow skiing.

SVN | Chicago Commercial
940 West Adams Street, Suite 200
Chicago, IL 60607
312.676.1866



REID BENNETT, CCIM

National Council Chair of Multifamily

reid.bennett@svn.com

Direct: **312.960.6762** | Cell: **773.251.7342**

PROFESSIONAL BACKGROUND

Reid Bennett, CCIM serves as National Council Chair of Multifamily Properties for SVN International and a Senior Vice President for SVN - Chicago Commercial. As a licensed managing broker for more than 20 years, he focuses primarily on the sale of apartment communities across the Midwest and also teams up with members of his council to serve clients across the country in over 150 markets. Reid prides himself on understanding the nuances and analysis of multiple unit apartment dwellings & low-income Section 8 & Section 42 communities.

In 2016, 2018 & 2021 Reid received the Partners Circle Award from SVN where he was ranked in the top .02% among all 1,200+ SVN advisors in the world for the third time.

A graduate from the University of Iowa, Reid also has achieved the highly coveted designation of Certified Commercial Investment Member (CCIM).

Also active in his community, Reid chaired the Development Committee for River North Residents Association (RNRA) where he worked in conjunction with developers and area residents to foster responsible development in one of Chicago's most active and desirable neighborhoods.

Prior to merging with SVN, Reid worked with condominium converters as well as large apartment complex buyers & sellers. He procured numerous multi-million dollar deals across the Midwest. Embodying the spirit of SVN, Reid fully utilizes the national platform and collaborative efforts to best perform for his clients on a global level.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Designee
Real Estate Investment Association (REIA) - Member

SVN | Chicago Commercial
940 West Adams Street, Suite 200
Chicago, IL 60607
312.676.1866

CODY DORAN

Senior Vice President
cody.doran@svn.com
Direct: **312.960.6766** | Cell: **309.235.0995**

PROFESSIONAL BACKGROUND

Cody Doran serves as a real estate advisor for SVN | Chicago Commercial, specializing in affordable housing. His strong financial and accounting background enables him to thoroughly analyze property data and thus ascertain each investment will meet his clients needs and desires. He has become a recognized leader in the affordable housing industry by providing Owners and Equity Investors of Section 8 & Section 42 Low Income Housing Tax Credit property valuations and transactional assistance.

Prior to joining SVN, Cody served as CFO for a local company assisting the principals in multimillion-dollar real estate acquisitions across the United States.

Doran is a licensed real estate broker in Illinois and Iowa and received his BS in Accounting from Illinois State University.

SVN | Chicago Commercial
940 West Adams Street, Suite 200
Chicago, IL 60607
312.676.1866

PRESENTED BY:

Dan Short, MBA
Multifamily Advisor
Phone: 312.515.9238
dan.short@svn.com

Reid Bennett, CCIM
National Council Chair of Multifamily
Phone: 312.960.6762
C: 773.251.7342
reid.bennett@svn.com

Cody Doran
Senior Vice President
Phone: 312.960.6766
C: 309.235.0995
cody.doran@svn.com