

OFFERING MEMORANDUM



ELLSBURY GROUP
REAL ESTATE EXPERTS



5107 WEST 77TH COURT
SCHERERVILLE, IN 46375

TARIQ SUBOH

219.805.5200

TARIQ@ELLSBURYGROUP.COM

ELLSBURY COMMERCIAL GROUP

219-200-5133

info@ellsburygroup.com

www.ellsburygroup.com

CONFIDENTIALITY & **DISCLAIMER**

At the request of recipient, Ellsbury Group has prepared this Offering Memorandum "OM" as July, 2026, estimating the sale or transaction value for the fee simple, leasehold, partial interest, debt security, or other interest concerning the property identified as 5107 West 77th Court, Schererville, IN 46375.

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.

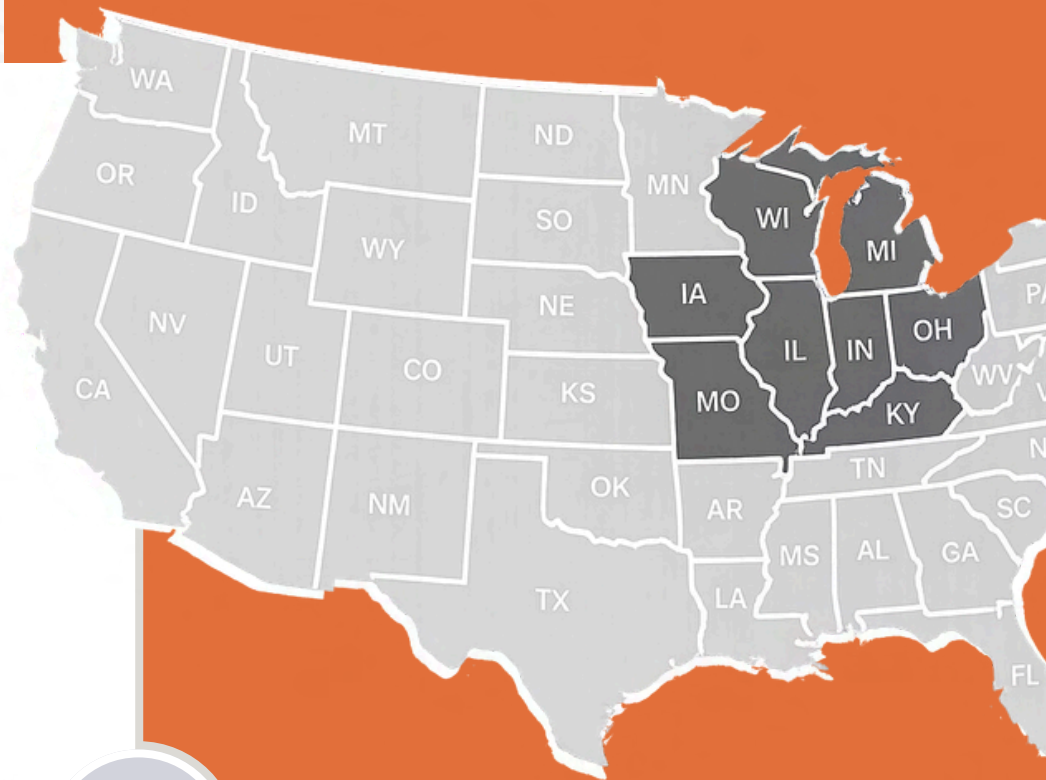
This OM is subject to change due to fluctuations in local and national real estate markets, credit and money markets, relevant laws and regulations, and other factors affecting the Property. Ellsbury Group has not conducted a survey to assess compliance with laws such as the Americans with Disabilities 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.

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.



+1,000
TRANSACTIONS



\$2Billion+
SALES VOLUME



5 Offices
THROUGHOUT THE MIDWEST

OFFERING MEMORANDUM

5107 WEST 77TH COURT SCHERERVILLE, IN 46375

PRESENTED BY:



TARIQ SUBOH
+1 (219) 805-5200
tariq@ellsburygroup.com



ELLSBURY GROUP
REAL ESTATE EXPERTS

EXECUTIVE SUMMARY:

Located in the desirable Schererville market, this 4-unit multifamily property offers investors the opportunity to acquire a well-maintained asset with stable in-place income and room for future rental growth. The property consists of two 2-bedroom, 1-bath units and two 1-bedroom, 1-bath units, providing a unit mix that appeals to a wide range of tenants. With individually metered gas and electric service, individual furnaces, and individual water heaters, ownership benefits from lower operating costs while tenants enjoy added independence. The property's manageable size also makes it a great fit for an owner-occupant looking to offset living expenses with rental income. Whether you're adding to an existing portfolio or purchasing your first multifamily property, this is a solid opportunity in one of Northwest Indiana's strongest rental markets.

PROPERTY HIGHLIGHTS:



4-unit multifamily property featuring (2) 2-bedroom, 1-bath units and (2) 1-bedroom, 1-bath units.



Excellent opportunity for investors or owner-occupants.



Stable in-place income with significant upside through future rental increases.



Approximately 3,112 SF building situated on a 0.28-acre lot.



Individual furnaces and water heaters for each unit.



Owner pays water, sewer, and trash; tenants pay gas and electric.



Conveniently located in Schererville with easy access to shopping, restaurants, major employers, and commuter routes.



Strong Northwest Indiana rental market with continued long-term demand.



PRICE \$550,000



BUILDING INFORMATION:

PROPERTY INFORMATION

PROPERTY ADDRESS	5107 WEST 77TH COURT, SCHERERVILLE, IN 46375
UNIT COUNT	4 UNITS
UNIT MIX	(2) 1 BED / 1 BATH, (2) 2 BED / 2 BATH
NUMBER OF FLOORS	2
BUILDING SIZE	3,112 SF
LOT SIZE	0.28 ACRES
AVERAGE UNIT SIZE	APPROX. 900–1,100 SF
YEAR BUILT	1974
PARCEL NUMBER	45-11-24-227-007.000-036
COUNTY	LAKE
OWNER PAYS	WATER, SEWER, TRASH
TENANT PAYS	ELECTRIC, GAS
HEAT TYPE	INDIVIDUAL FURNACE
AIR CONDITIONING	WINDOW UNITS
WATER HEATER	INDIVIDUAL



PROPERTY PHOTOS





RENT ROLL

UNIT	BED/BATH	CURRENT RENT	PRO FORMA	LEASE END	SECURITY DEPOSIT
UNIT A	2 BED 1 BATH	1,265.00	\$1,500	08/31/2026	1,200.00
UNIT B	2 BED 1 BATH	900.00	\$1,500	10/31/2026	500.00
UNIT C	1 BED 1 BATH	1,185.00	\$1,300	9/30,2026	1,160.00
UNIT D	1 BED 1 BATH	1,130.00	\$1,300	09/30/2026	1,000.00
TOTAL		4,480.00	\$5,600		3,860.00

CURRENT INCOME/EXPENSES

CURRENT INCOME/EXPENSES		PRO FORMA	UNIT COUNT: 4
INCOME		INCOME	
GROSS ANNUAL RENTS	\$53,760	GROSS ANNUAL RENTS	\$67,200
-4% VACANCY	(\$2,150)	-4% VACANCY	(\$2,688)
LATE/NSF FEES	\$538	LATE/NSF FEES	\$672
TOTAL INCOME	\$52,147	TOTAL INCOME	\$65,184
EXPENSES		EXPENSES	
TAXES	5,638.88	TAXES	\$6,000
INSURANCE	\$1,800	INSURANCE	\$2,100
TRASH	\$920	TRASH	\$1,000
GAS/ELECTRIC	\$850	GAS/ELECTRIC	\$1,000
WATER/SEWER	\$2,400	WATER/SEWER	\$2,700
LAWN/SNOW	\$1,200	LAWN/SNOW	\$1,400
MAINTENANCE	\$1,548	MAINTENANCE	\$2,000
MANAGEMENT	\$3,612.70	MANAGEMENT	\$4,516
MISC/ADMIN/LEGAL		MISC/ADMIN/LEGAL	
TOTAL EXPENSES	\$17,970	TOTAL EXPENSES	\$20,716
CURRENT 12 MONTH NOI	\$34,178	PRO FORMA 12 MONTH NOI	\$44,468
CAP RATE	6.21%	CAP RATE	8.09%

ASSESSORS INFORMATION

45-11-24-227-007.000-036

General Information

Parcel Number
45-11-24-227-007.000-036

Local Parcel Number
009-20-13-0244-0024

Tax ID:

Routing Number
G13-244 18

Property Class 419 RENTAL
Other Commercial Housing

Year: 2025

Location Information

County
Lake

Township
ST. JOHN TOWNSHIP

District 036 (Local 036)
Schererville Corp (Saint John)

School Corp 4615
LAKE CENTRAL

Neighborhood 36980-036
Neighborhood 36980

Section/Plat
Location Address (1)
5107 W 77TH CT
SCHERERVILLE, IN 46375

Zoning

Subdivision
C. GORLEY'S ROLLING HILL EST

Lot

Market Model
80-89

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static Monday, January26, 2026
Printed Review Group 2023

AEY LLC

Ownership

AEY LLC
5107 W 77th CT
Schererville, IN 46375

Legal

C. GORLEY'S ROLLINGHILLESTATES UNIT NO. 2
LOT 24 ALL L.24

5107 W 77TH CT

419, Other Commercial Housing

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/10/2021	AEYLLC	Qu	2021/523308			I
01/18/2019	Gosea, Farris	314 Wa	2019/005373			I
03/30/2006	Fladeland, John H Jr	GIFT	/	\$257,000		V
01/01/1900	NEMEC, ROGER	WD	/			I

Neighborhood 36980/36980

Notes

1/2

Valuation Records

Assessment	Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA	AA
As Of Date	05/23/2025	06/05/2024	07/07/2023	05/27/2022	05/21/2021	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☒	☒	☒	☒	☒	☒
Land Land Res (1)	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000	
Improvement	\$0	\$0	\$0	\$0	\$0	
Imp Res (1)	\$241,500	\$237,700	\$231,600	\$229,400	\$212,000	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$241,500	\$237,700	\$231,600	\$229,400	\$212,000	
Total	\$0	\$0	\$0	\$0	\$0	
Total Res (1)	\$320,500	\$316,700	\$310,600	\$308,400	\$291,000	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$320,500	\$316,700	\$310,600	\$308,400	\$291,000	
	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor 1.0000	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.282	1.00	\$280,000	\$280,000	\$78,960	0%	0.00	100.00	0.00	\$78,960

Land Computations

Calculated Acreage	0.28
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.28
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.28
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$79,000
CAP 3 Value	\$0
Total Value	\$79,000

Data Source N/A

Collector Candy

Appraiser

45-11-24-227-007.000.036					AEY LLC					
General Information										
Occupancy	C/I Building		Pre. Use	Apartment						
Description	C/I Building		Pre. Framing	Wood Joist						
Story Height	2		Pre. Finish	Finished Divided						
Type	N/A		# of Units	4						
SB		B		1		U				
Wall Type	1: 1(146'),2(18')			U: 1(164')						
Heating				1656 sqft		1656 sqft				
A/C										
Sprinkler										
Plumbing RES/CI					Roofing					
	#	TF	#	TF	☐	Built Up	☐	Tile	☐	Metal
Full Bath	0	0	0	0	☐	Wood	☐	Asphalt	☐	Slate
Half Bath	0	0	0	0	☐	Other				
Kitchen Sinks			0	0						
Water Heaters			0	0						
Add Fixtures	0	0	2	2						
Total	0	0	2	2						
GCK Adjustments										
					☐	Low Prof	☐	Ext Sheat	☐	Insulation
					☐	SteelGP	☐	AluSR	☐	Int Liner
					☐	HGSR	☐	PPS	☐	Sand Pnl
Exterior Features										
Description								Area	Value	
Stoop, Masonry								32	\$1,800	

Special Features		Other Plumbing	
Description	Value	Description	Value

5107 W 77TH CT

419, Other Commercial

2

3

46'

36'

36'

1656

1s Fr

1s CB/Br

S

1

46'

1s MSTP

4' 8' (32)

Building Computations			
Sub-Total (all floors)	\$340,322	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$345,322
Plumbing	\$3,200	Quality (Grade)	1.00
Other Plumbing	\$0	Location Multiplier	0.95
Special Features	\$0	Repl. Cost New	\$328,050
Exterior Features	\$1,800		

Housing

Neighborhood 36980/36980

2/2

Floor/Use Computations

Pricing Key		GCR	GCR
Use		APART	APART
Use Area		1656 sqft	1656 sqft
Area Not in Use		0 sqft	0 sqft
Use %		100.0%	100.0%
Eff	Perimeter	164'	164'
PAR		10	10
# of Units / AC		2 / Y	2 / N
Avg Unit sz dpth		828	828
Floor		1	2
Wall	Height	8'	8'
Base	Rate	\$112.56	\$74.20
Frame Adj		\$0.00	\$0.00
Wall	Height Adj	\$0.00	\$0.00
Dock Floor		\$0.00	\$0.00
Roof Deck		\$0.00	\$0.00
Adj	Base Rate	\$112.56	\$74.20
BPA Factor		1.00	1.00
Sub Total (rate)		\$112.56	\$74.20
Interior	Finish	\$0.00	\$0.00
Partitions		\$0.00	\$0.00
Heating		\$0.00	\$0.00
A/C		\$0.00	\$0.00
Sprinkler		\$0.00	\$0.00
Lighting		\$0.00	\$0.00
Unit	Finish/SR	\$10.62	\$8.13
GCK Adj.		\$0.00	\$0.00
S.F. Price	Sub-	\$123.18	\$82.33
Total			
Unit	Cost		
Elevated	Floor	\$0.00	\$0.00
Total (Use)		\$0.00	\$0.00
		\$203,984	\$136,338

AREA HIGHLIGHTS- SCHERERVILLE, IN



Strategic US-30 Corridor – US-30 is one of Northwest Indiana's primary east-west arteries, carrying heavy daily traffic and connecting directly to major retail and employment hubs.



Strong Chicago Proximity – Lake County benefits from close access to the Chicago metro, capturing spillover demand for retail, service, and industrial investment at lower basis costs.



High Traffic Counts – Many US-30 sites see 30,000+ vehicles per day, providing exceptional visibility and consistent customer flow for commercial users.



Business-Friendly Zoning – Lake County offers flexible commercial zoning and a pro-development environment attractive to owner-users and investors alike.



Growing Household Incomes – Trade areas along US-30 show rising household incomes, supporting service retail, medical, and experiential uses.



Limited New Retail Supply – Infill locations along US-30 face constrained land availability, helping stabilize rents and reduce long-term vacancy risk.



Diverse Demand Drivers – The corridor benefits from nearby residential growth, logistics centers, healthcare facilities, and regional shopping destinations.

OFFERING MEMORANDUM

5107 WEST 77TH COURT SCHERERVILLE, IN 46375



ELLSBURY COMMERCIAL GROUP

219-200-5133

info@ellsburygroup.com

www.ellsburygroup.com

TARIQ SUBOH

219.805.5200

TARIQ@ELLSBURYGROUP.COM