

RECEIVERSHIP SALE: 50-UNIT MULTI-FAMILY BUILDING

South Beach Apartments
7827 S. South Shore Drive Chicago, IL 60649



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Frontline Real Estate Partners, 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 Frontline Real Estate Partners, 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. Frontline Real Estate Partners, 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. Frontline Real Estate Partners, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Frontline Real Estate Partners, 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 Frontline Real Estate Partners, LLC in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	11
ADVISOR BIOS	13

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com



1

PROPERTY INFORMATION



Offering Summary

Auction Dates	6/8 - 6/10
Starting Bid	\$850,000
Number of Units:	50
Unit Mix:	42 Studios & Eight (8) 1-bed/1-bath Units
Occupancy:	0%
Building Size:	33,776 SF
Lot Size:	0.46 Acres
Zoning:	R4

Property Overview

7827 S. South Shore Drive, know as the South Beach Apartments, is a vintage mid-rise apartment building located in Chicago's South Shore neighborhood. The four (4) story building is zoned R4 and sits on a 0.46-acre parcel. The building consists of 50 units and features a studio-heavy unit mix with 42 studio units and eight (8) 1-bed/1-bath units. The building is currently vacant, providing a compelling value-add opportunity through lease-up and operational efficiencies. The property is conveniently located directly off Shore Drive and within walking distance of Rainbow Beach/Rainbow Beach Park and the Cheltenham/79th Street Metra Station.

Property Highlights

- 50-unit mid-rise apartment building featuring 42 studio units and eight (8) 1-bed/1-bath units in Chicago's South Shore neighborhood
- Value-add potential through unit renovations, lease-up and operational efficiencies
- Conveniently located directly off South Shore Drive, within walking distance to the Cheltenham/79th Street Metra Station and Rainbow Beach/Rainbow Beach Park
- On-site laundry

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

MULTIFAMILY PROPERTY FOR SALE

ADDITIONAL PHOTOS



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com



LOCATION INFORMATION

MULTIFAMILY PROPERTY FOR SALE

LOCATION DESCRIPTION



Location Description

7827 S. South Shore Drive is a mid-rise apartment building located along the east side of S. South Shore Drive in Chicago's South Shore neighborhood. The Property is located approximately 10-miles south of downtown and features over 139,000 people within three (3) miles of the Property. The Property is conveniently located directly off South Shore Drive, just a few blocks from the Cheltenham/79th Street Metra Station and approx. two (2) miles east of Interstate-90 (I-90). Neighboring retailers in the immediate area include Save-A-Lot, Family Dollar, Dollar General, Quik Mart, McDonald's, Subway and Little Caesar's Pizza, among others.

The South Shore submarket is experiencing renewed investment activity and sustained rental demand, supported by the area's affordability, strong transit infrastructure, and steady population density. This established South Side neighborhood continues to attract both local and regional investors seeking value-add multifamily and mixed-use opportunities with strong cash-flow potential. Ongoing public and private investment initiatives, including corridor beautification projects and retail revitalization along 79th Street and Cottage Grove Avenue, have further strengthened the market's appeal in recent years. With close access to major employment centers, schools, and retail corridors, this property is well positioned to benefit from the continued economic stabilization and growth of Chicago's South Side rental market.

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

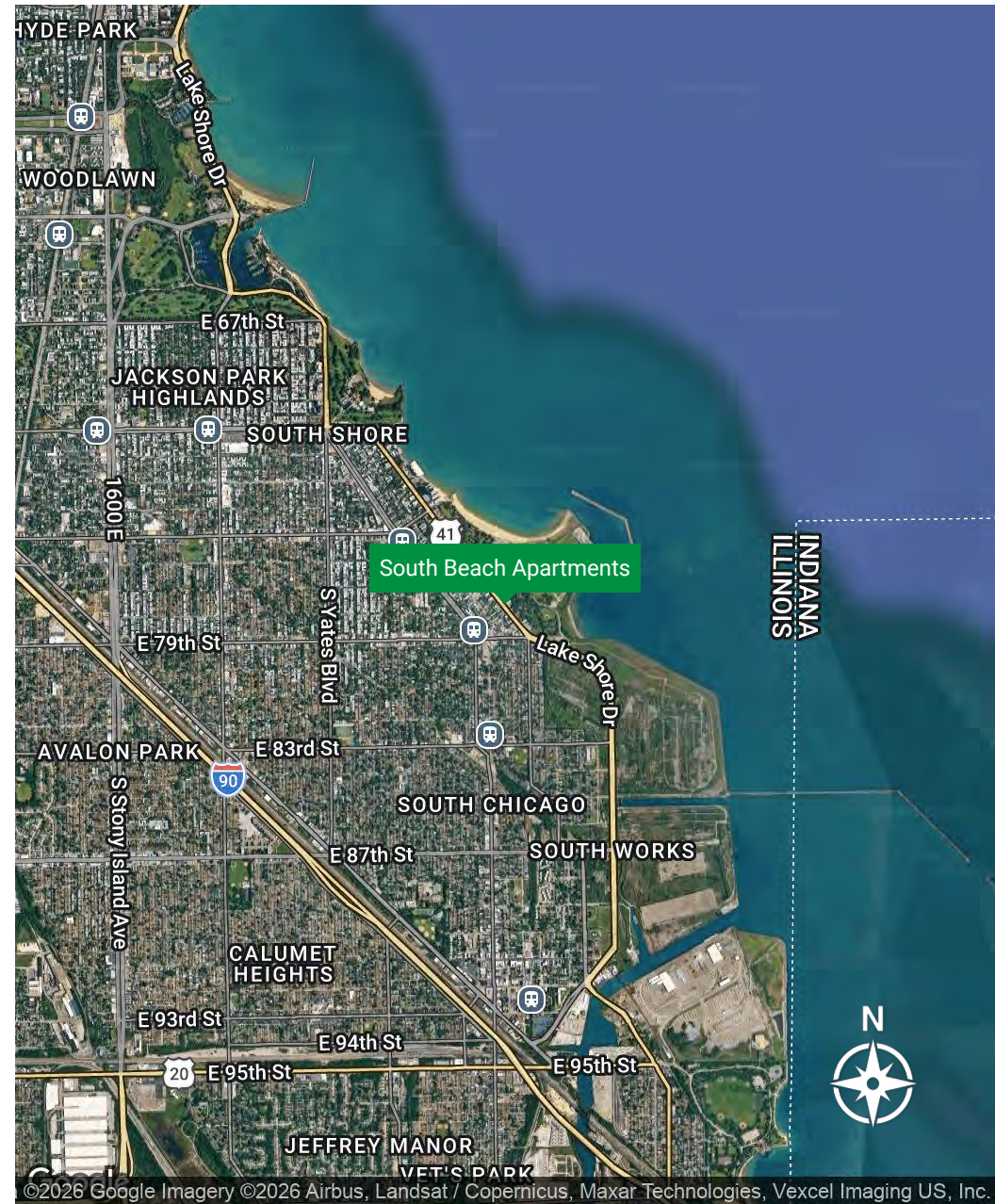
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

MULTIFAMILY PROPERTY FOR SALE

LOCATION MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

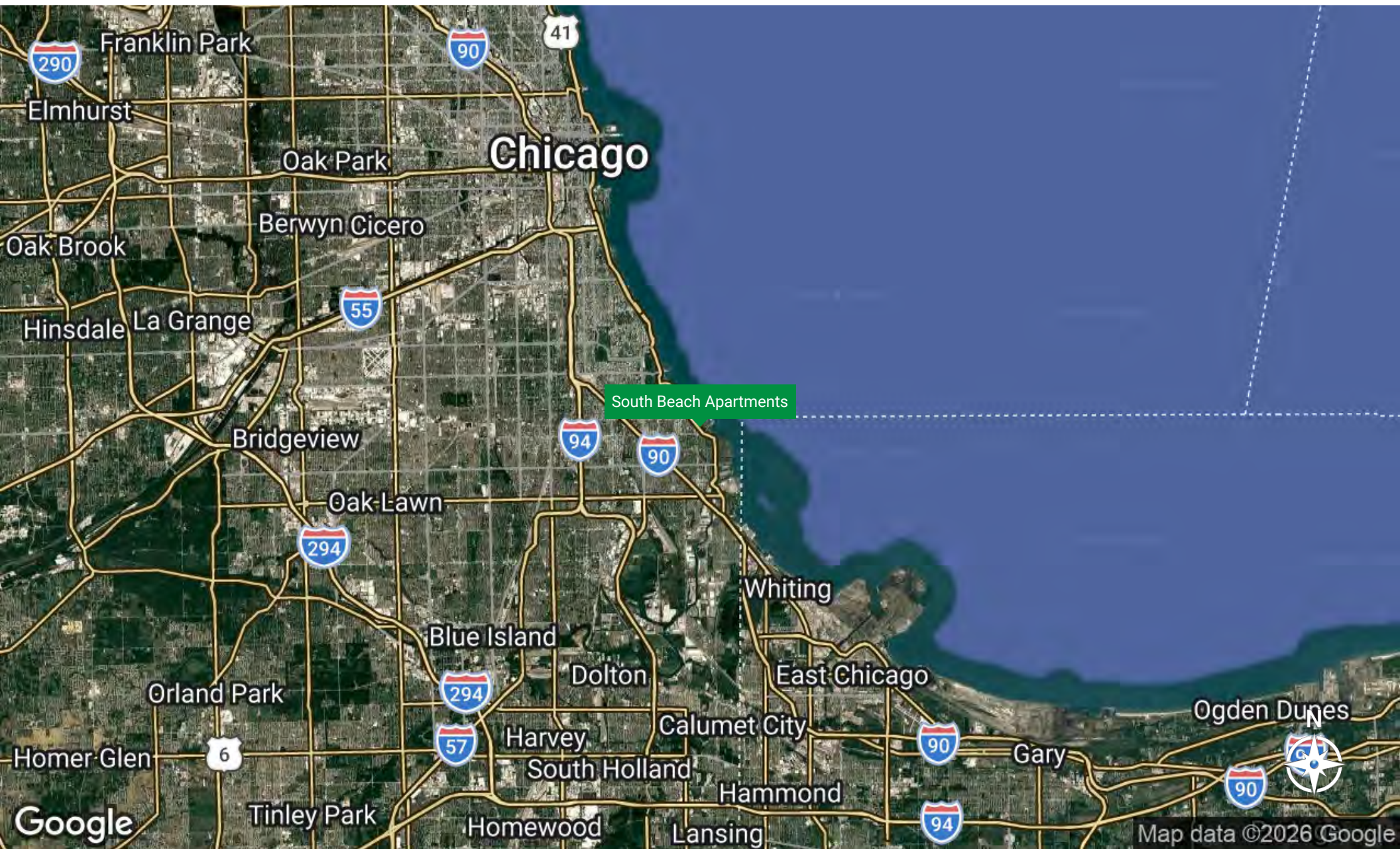
Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

MULTIFAMILY PROPERTY FOR SALE

AERIAL MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

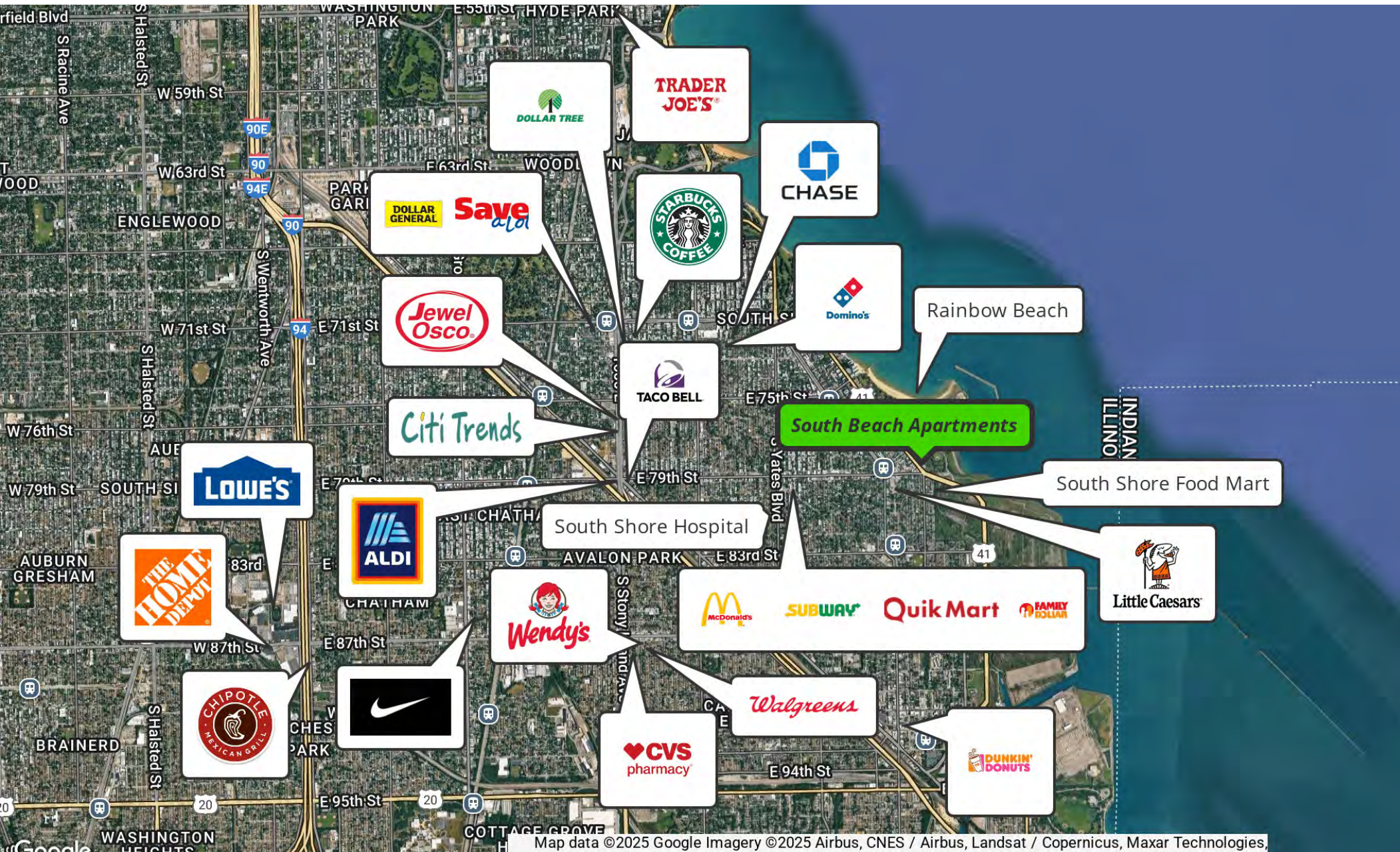
Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

MULTIFAMILY PROPERTY FOR SALE

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies,

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Ruben
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com



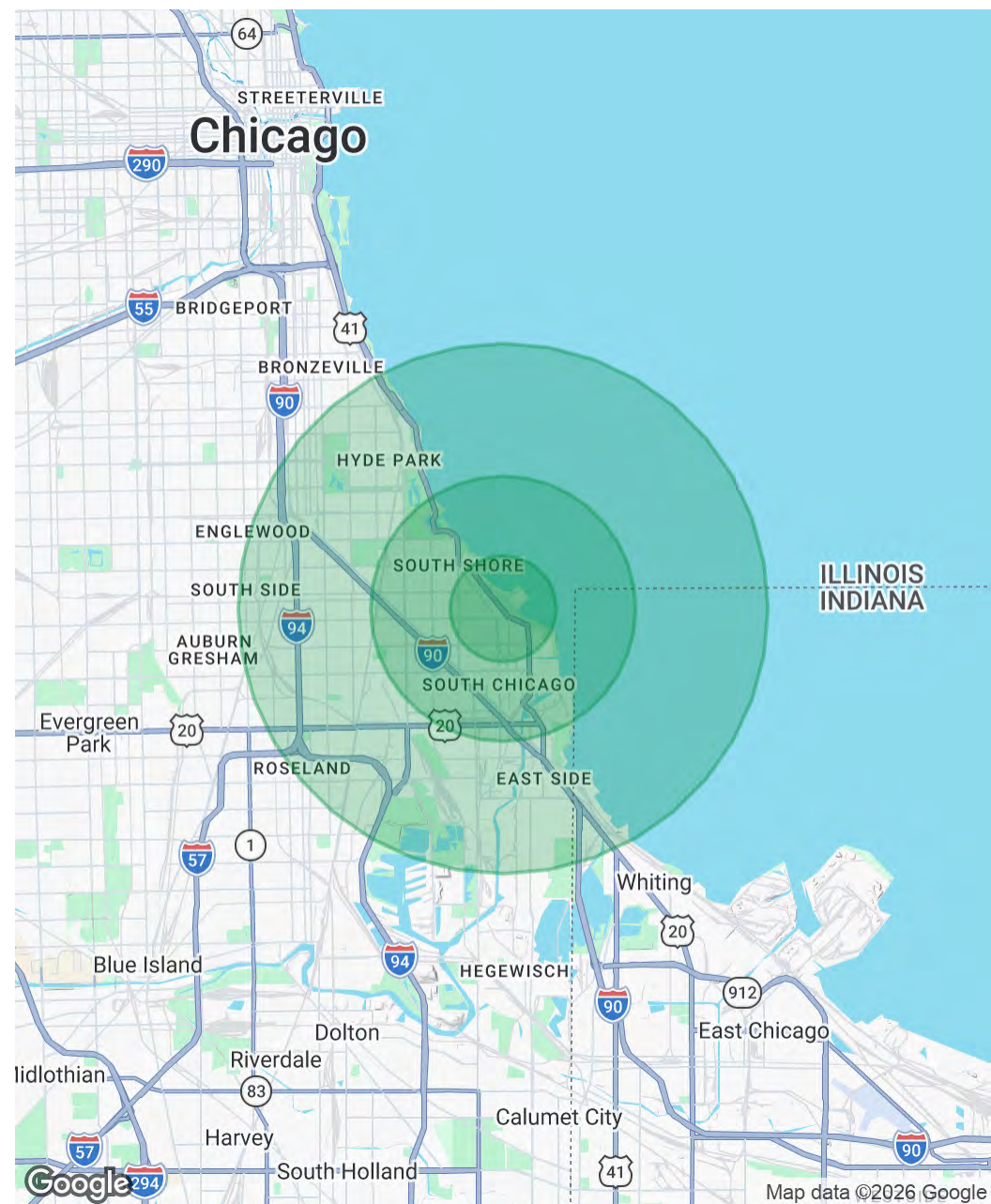
3

DEMOGRAPHICS

Population	1 Mile	2.5 Miles	5 Miles
Total Population	25,991	103,172	310,068
Average Age	40	42	40
Average Age (Male)	39	40	39
Average Age (Female)	41	43	42

Households & Income	1 Mile	2.5 Miles	5 Miles
Total Households	11,671	46,384	137,025
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$52,738	\$61,769	\$68,324
Average House Value	\$249,277	\$267,590	\$298,819

2020 American Community Survey (ACS)



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com



FRONTLINE REAL ESTATE

ADVISOR BIOS

7827 S. SOUTH SHORE

MULTIFAMILY PROPERTY FOR SALE

MEET THE TEAM



Matthew Tarshis

Principal

Direct: 847.780.8063 **Cell:** 847.542.9058
mtarshis@frontlinerepartners.com



Andrew Rubin

Executive Vice President

Direct: 224.628.4005 **Cell:** 224.628.4005
arubin@frontlinerepartners.com

IL #475.156642



Andrew Slovis

Associate Broker

Direct: 847.989.6020 **Cell:** 847.989.6020
aslovis@frontlinerepartners.com

IL #475.215824



Zack Pearlstein

Senior Vice President

Direct: 847.275.6106 **Cell:** 847.275.6106
zpearlstein@frontlinerepartners.com

IL #475168541

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Frontline Real Estate Partners, LLC
570 Lake Cook Rd, Suite 120, Deerfield, IL 60015

main: 847.780.8065
fax: 847.919.3816

frontlinerepartners.com

SOUTH BEACH APARTMENTS

7827 S. South Shore Drive Chicago, IL 60649

Frontline Real Estate Partners

Matthew Tarshis
Principal

O: 847.780.8063
C: 847.542.9058
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

O: 224.628.4005
C: 224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

O: 847.989.6020
C: 847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

O: 847.275.6106
C: 847.275.6106
zpearlstein@frontlinerepartners.com