OFFERING MEMORANDUM

Lakeview Mixed-Use Investment Opportunity

1721 W. Cornelia Avenue // Chicago, IL 60657

BROKER OWNED PROPERTY

OFFERED BY:

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BAUM REALTY GROUP, LLC
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Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale the mixed-use investment property located at 1721 W. Cornelia Avenue in Chicago's highly desirable Lakeview neighborhood.

The property consists of five (5) fully leased units, including four (4) 2-bedroom / 1-bathroom apartments and one (1) ground-floor retail space. Ideally positioned at the intersection of Lakeview and Roscoe Village, the building has maintained a long history of strong occupancy, providing stable in-place cash flow in one of Chicago's most established residential and retail corridors.

Located near neighborhood destinations including Paulina Market and Wrigley Field, the property benefits from exceptional walkability, convenient public transportation, and ongoing investment in the surrounding area. With minimal deferred maintenance and stable in-place income, 1721 W. Cornelia Avenue represents an attractive opportunity for investors seeking a well-located, stabilized asset.

NOI:	$105,431
Asking Price:	**$1,775,000**

INVESTMENT HIGHLIGHTS

- Five-unit, 100% leased mixed-use investment property
- Four (4) 2-bedroom / 1-bathroom apartments and one (1) ground-floor retail unit
- Long history of strong occupancy and stable in-place income
- Prominent corner location at the intersection of Lakeview and Roscoe Village, offering strong retail visibility and abundant natural light in the residential units
- Excellent access to public transportation, including the Paulina CTA station, nearby bus routes, and Divvy bike stations
- Surrounded by established retailers, restaurants, and neighborhood amenities in one of Chicago's most sought-after neighborhoods

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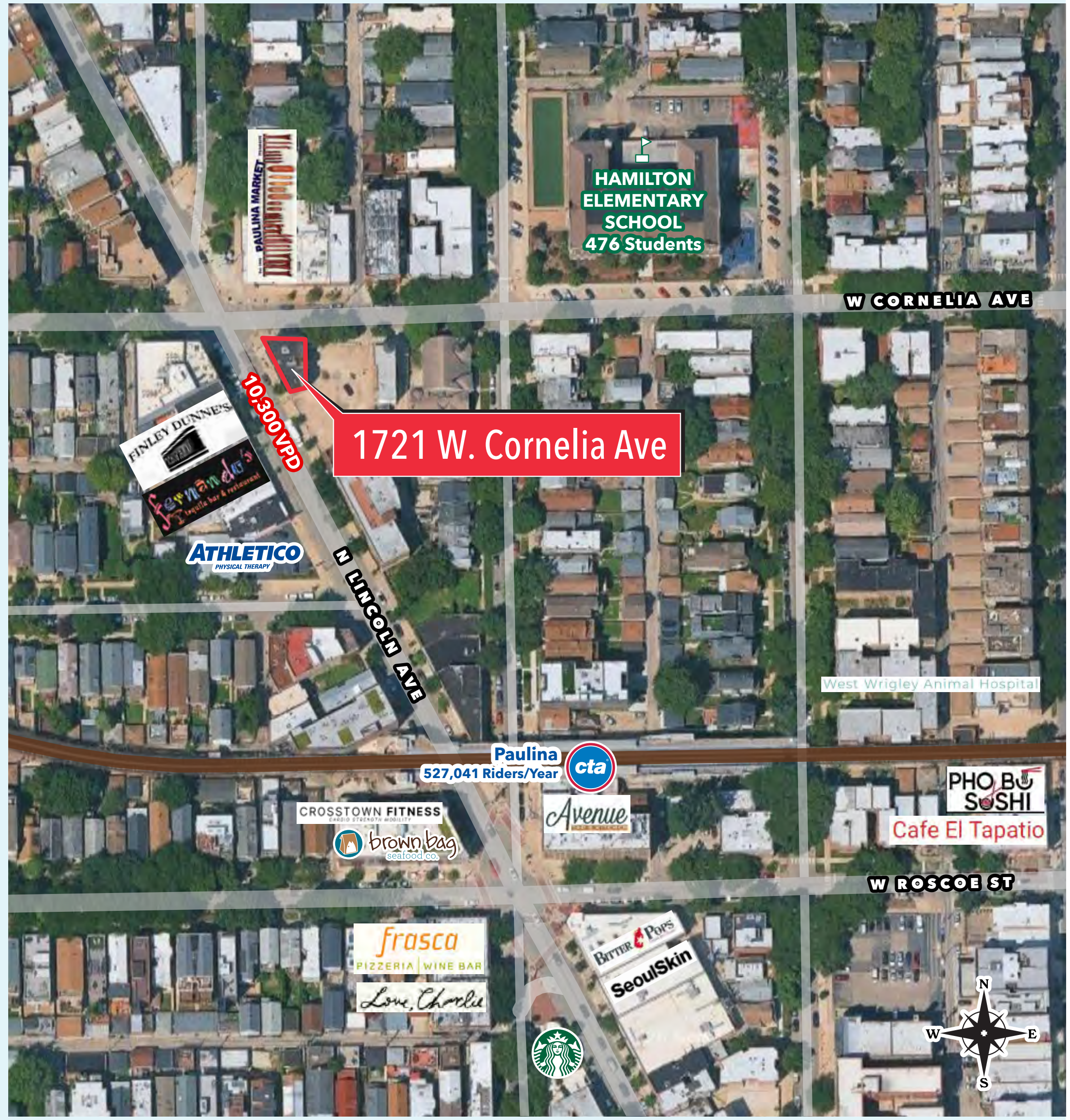
PROPERTY DESCRIPTION

Address:	1721 W. Cornelia Avenue, Chicago, IL 60657
County:	Cook
Description:	Three-story vintage mixed-use building
Number of Units:	5 (4 Residential / 1 Retail)
Unit Mix (Residential):	(4) 2-Bedroom / 1-Bath
Occupancy - Apartments:	100%
Occupancy - Retail:	100%
Total Building Area:	±6,931 SF
Total Land Area:	±2,096 SF
Zoning:	B3-2 Community Shopping District
PIN:	14-19-415-001-0000
2024 Real Estate Taxes:	$28,876.44



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RENT ROLL

Tenant / Unit		Monthly Rent	Annual Rent
Retail	1,630 SF	$3,300.00	$39,600.00
3457 N. Lincoln #2	2-bed/1-bath	$2,200.00	$26,400.00
3457 N. Lincoln #3	2-bed/1-bath	$2,050.00	$24,600.00
1721 W. Cornelia #2	2-bed/1-bath	$2,350.00	$28,200.00
1721 W. Cornelia #3	2-bed/1-bath	$2,350.00	$28,200.00
Total Rental Income			*$147,000.00*

Expenses	
Real Estate Taxes (2024)	$28,876.44
Insurance	$6,335.34
Electric	$735.00
Water / Trash	$1,116.94
Maintenance & Repairs	$4,505.00
Total Operating Expenses	*$41,568.72*

Net Operating Income	**$105,431.28**

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PROPERTY PHOTOS - EXTERIOR

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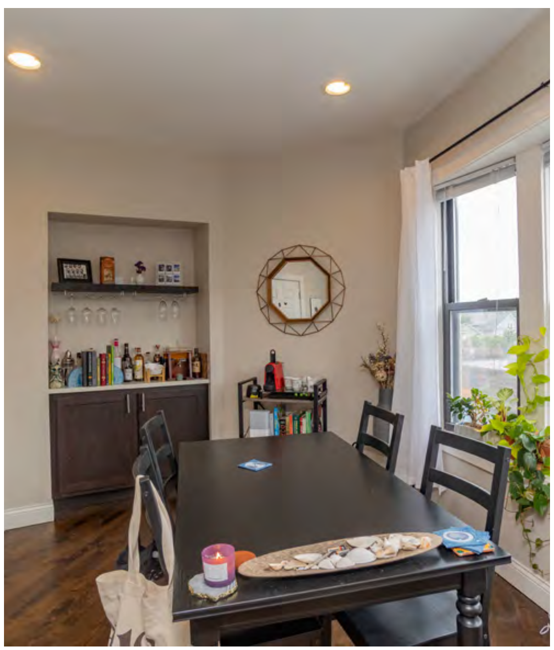
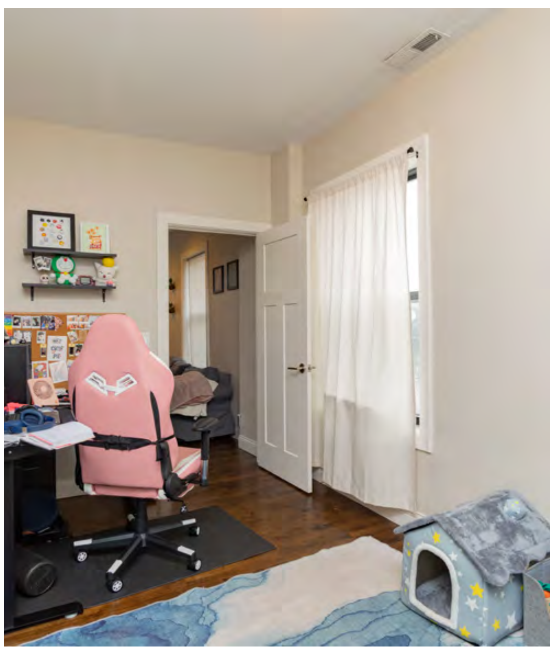
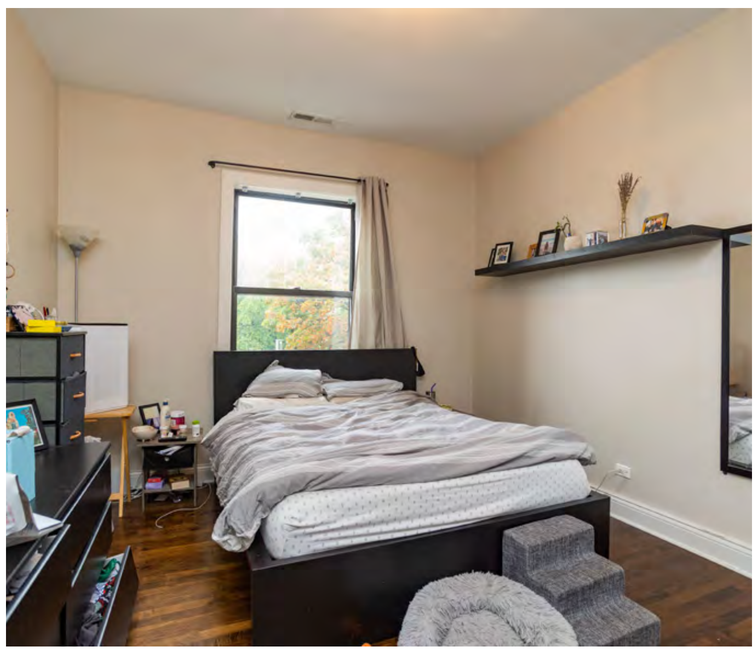
2-BED / 1-BATH RESIDENTIAL UNIT

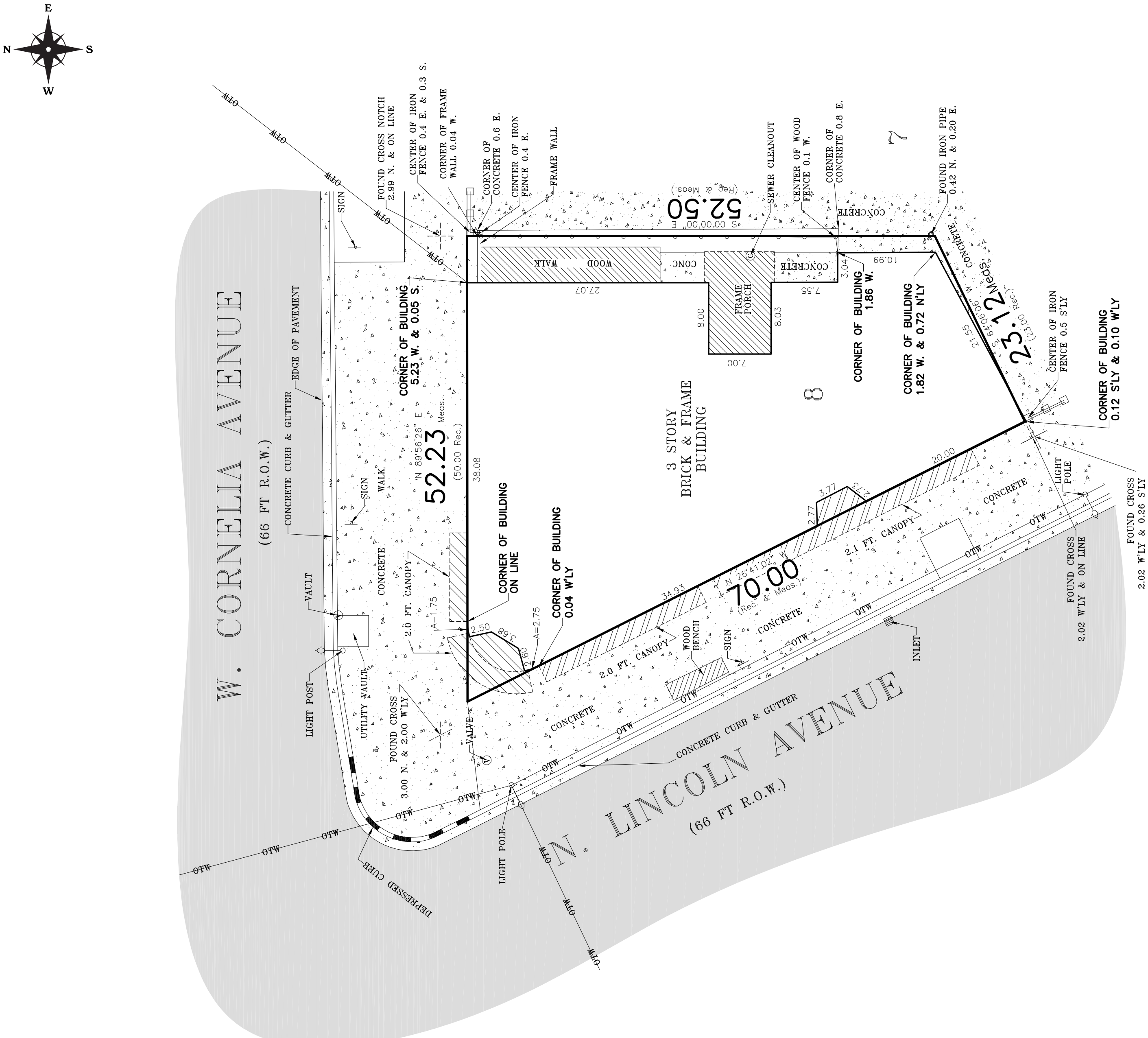


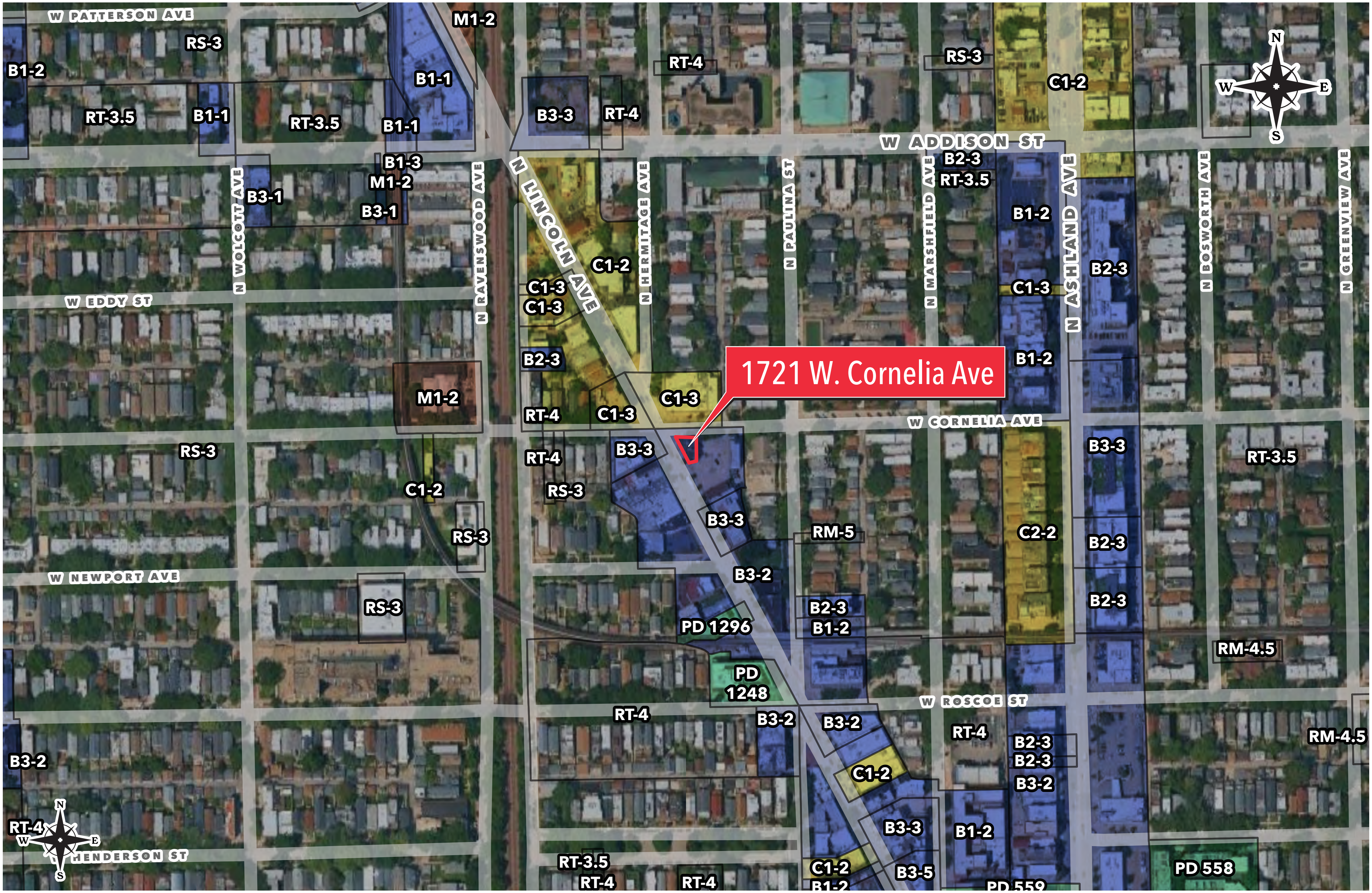
2-BED / 1-BATH RESIDENTIAL UNIT





SURVEY


E
N
S
W
W. CORNELIA AVENUE
(66 FT R.O.W.)
N. LINCOLN AVENUE
(66 FT R.O.W.)
3 STORY
BRICK & FRAME
BUILDING
8
7
52.50
(Rec. & Meas.)
52.23
Meas.
(50.00 Rec.)
N 89°56'26" E
70.00
(Rec. & Meas.)
N 26°41'02" W
23.12
Meas.
(23.00 Rec.)
FOUND CROSS NOTCH
2.99 N. & ON LINE
CENTER OF IRON
FENCE 0.4 E. & 0.3 S.
CORNER OF FRAME
WALL 0.04 W.
CORNER OF
CONCRETE 0.6 E.
CENTER OF IRON
FENCE 0.4 E.
FRAME WALL
SEWER CLEANOUT
CENTER OF WOOD
FENCE 0.1 W.
CORNER OF
CONCRETE 0.8 E.
FOUND IRON PIPE
0.42 N. & 0.20 E.
CORNER OF BUILDING
5.23 W. & 0.05 S.
CORNER OF BUILDING
1.86 W.
CORNER OF BUILDING
1.82 W. & 0.72 N'LY
CENTER OF IRON
FENCE 0.5 S'LY
CORNER OF BUILDING
0.12 S'LY & 0.10 W'LY
FOUND CROSS
2.02 W'LY & 0.26 S'LY
FOUND CROSS
2.02 W'LY & ON LINE
LIGHT POLE
CORNER OF BUILDING
ON LINE
CORNER OF BUILDING
0.04 W'LY
FOUND CROSS
3.00 N. & 2.00 W'LY
WOOD WALK
FRAME PORCH
CONCRETE
CONC
CONCRETE CURB & GUTTER
EDGE OF PAVEMENT
SIGN
WALK
VAULT
UTILITY VAULT
LIGHT POST
VALVE
DEPRESSED CURB
2.0 FT. CANOPY
2.1 FT. CANOPY
WOOD BENCH
INLET
OTW
27.07
8.00
8.03
7.55
7.00
3.04
10.99
21.55
38.08
34.93
20.00
3.77
2.77
2.50
2.60
A=1.75
A=2.75

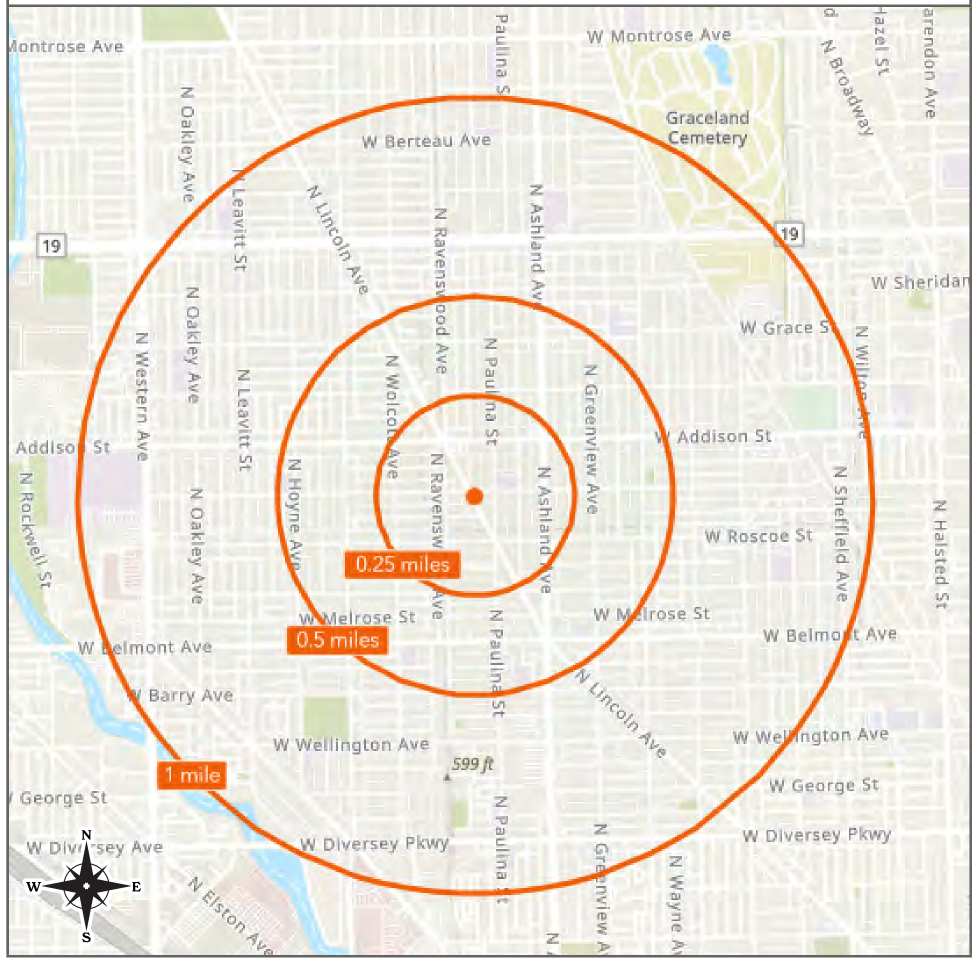

1721 W. Cornelia Ave
W PATTERSON AVE
W ADDISON ST
W EDDY ST
W CORNELIA AVE
W NEWPORT AVE
W ROSCOE ST
HENDERSON ST
N WOLCOTT AVE
N RAVENSWOOD AVE
N LINCOLN AVE
N HERMITAGE AVE
N PAULINA ST
N MARSHFIELD AVE
N ASHLAND AVE
N BOSWORTH AVE
N GREENVIEW AVE
RS-3
B1-2
RT-3.5
B1-1
M1-2
RT-4
B3-3
C1-2
B1-3
B3-1
B2-3
C1-3
RM-5
B3-2
PD 1296
PD 1248
C2-2
RM-4.5
B3-5
PD 558
PD 559
N
S
E
W

DEMOGRAPHIC SUMMARY

		0.25 Mile	0.50 Mile	1 Mile
Population	2026 Estimated Population	4,181	18,676	68,842
	2031 Projected Population	4,173	18,576	68,316
	2020 Total Population (U.S. Census)	4,236	18,859	69,631
	2010 Population (U.S. Census)	3,810	17,199	63,718
	% Projected Growth 2023-2028	-0.2%	-0.5%	-0.8%
	% Historical Growth 2010-2021	9.7%	8.6%	8.0%
	2026 Median Age	33.3	33.4	33.3
Households	2026 Estimated Households	2,171	8,686	31,384
	2031 Projected Households	2,196	8,768	31,575
	2020 Total Households (U.S. Census)	2,133	8,510	30,907
	2010 Total Households (U.S. Census)	1,992	8,269	30,033
	% HH Projected Growth 2023-2028	1.2%	0.9%	0.6%
	% HH Historical Growth 2010-2021	9.0%	5.0%	4.5%
Income	2026 Average Household Income	$221,302	$237,033	$238,141
	2026 Median Household Income	$150,880	$171,057	$171,718
	2026 Per Capita Income	$110,722	$108,513	$108,966
Business	2026 Total Businesses	207	823	2,977
	2026 Total Employees	1,246	5,621	24,105
	2026 Estimated Daytime Population	3,195	15,432	60,454
Education (Age 25+)	2026 Adult Population (Ages 25+)	3,135	13,271	49,380
	2026 Elementary (Level 0 to 8)	0.6%	1.0%	0.9%
	2026 Some High School (Level 9 to 11)	1.2%	0.7%	0.7%
	2026 High School Diploma	7.0%	4.9%	4.0%
	2026 Some College/No Degree	6.4%	5.5%	5.3%
	2026 Associate Degree	2.9%	3.2%	3.4%
	2026 Bachelor Degree	50.9%	51.0%	49.6%
	2026 Graduate Degree	31.0%	33.2%	35.7%
	% Any College	91.2%	92.9%	93.9%
Race & Ethnicity	2026 White Population	79.3%	78.9%	76.9%
	2026 Black/African American Population	2.1%	1.7%	2.3%
	2026 Asian Population	5.6%	6.0%	6.9%
	2026 American Indian/Alaska Native Population	0.4%	0.4%	0.3%
	2026 Pacific Islander Population	0.0%	0.0%	0.0%
	2026 Other Race	3.3%	3.2%	3.8%
	2026 Population of Two or More Races	9.3%	9.9%	9.7%
	2026 Hispanic Population	23.1%	23.3%	22.8%

Source: Esri, Esri-Data Axle, U.S. Census

KEY DEMOGRAPHICS	0.25 Mile	0.50 Mile	1 Mile
Estimated Population:	4,181	18,676	68,842
Daytime Population:	3,195	15,432	60,454
Estimated Households:	2,171	8,686	31,384
Average Household Income:	$221,302	$237,033	$238,141



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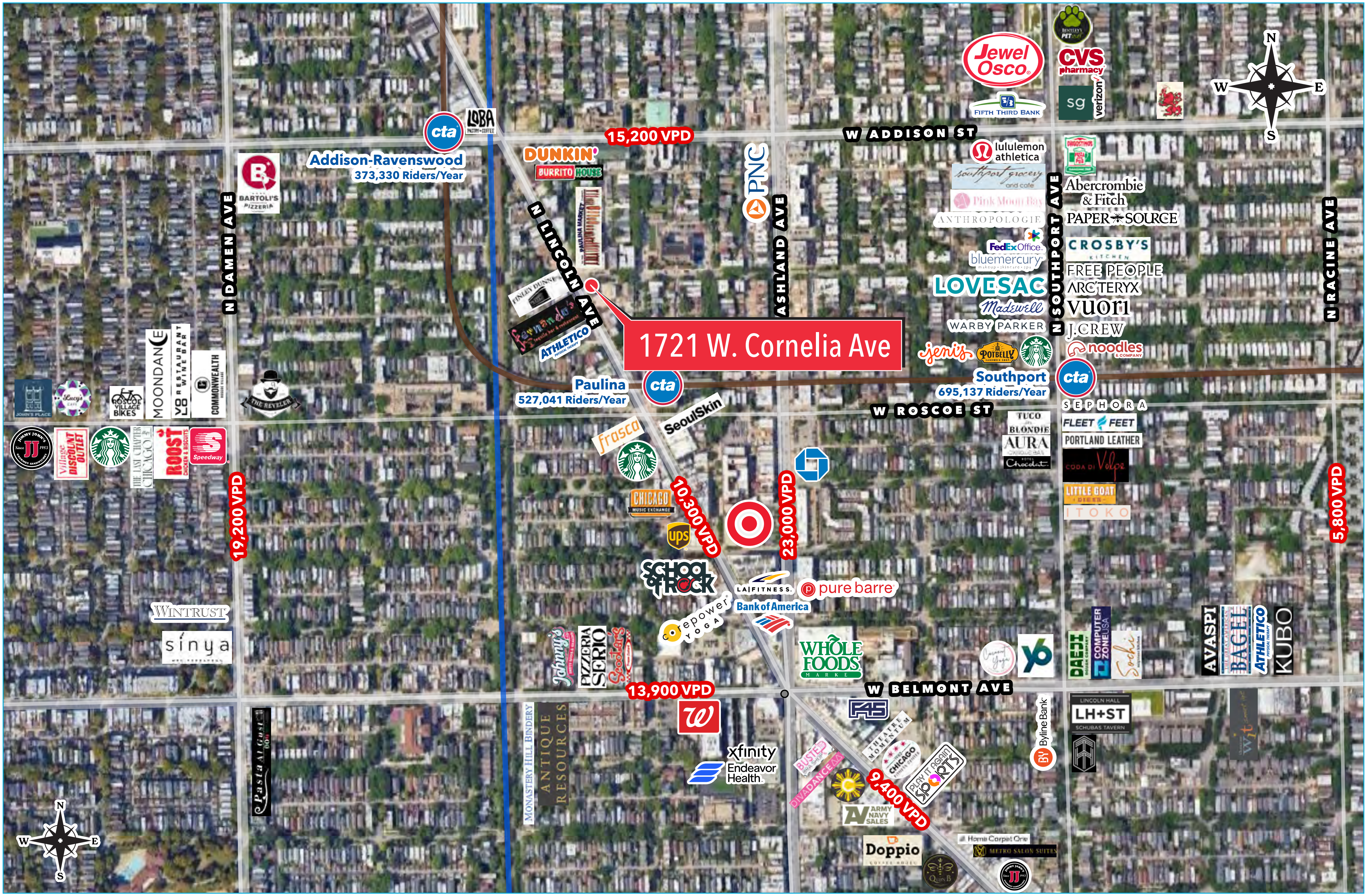

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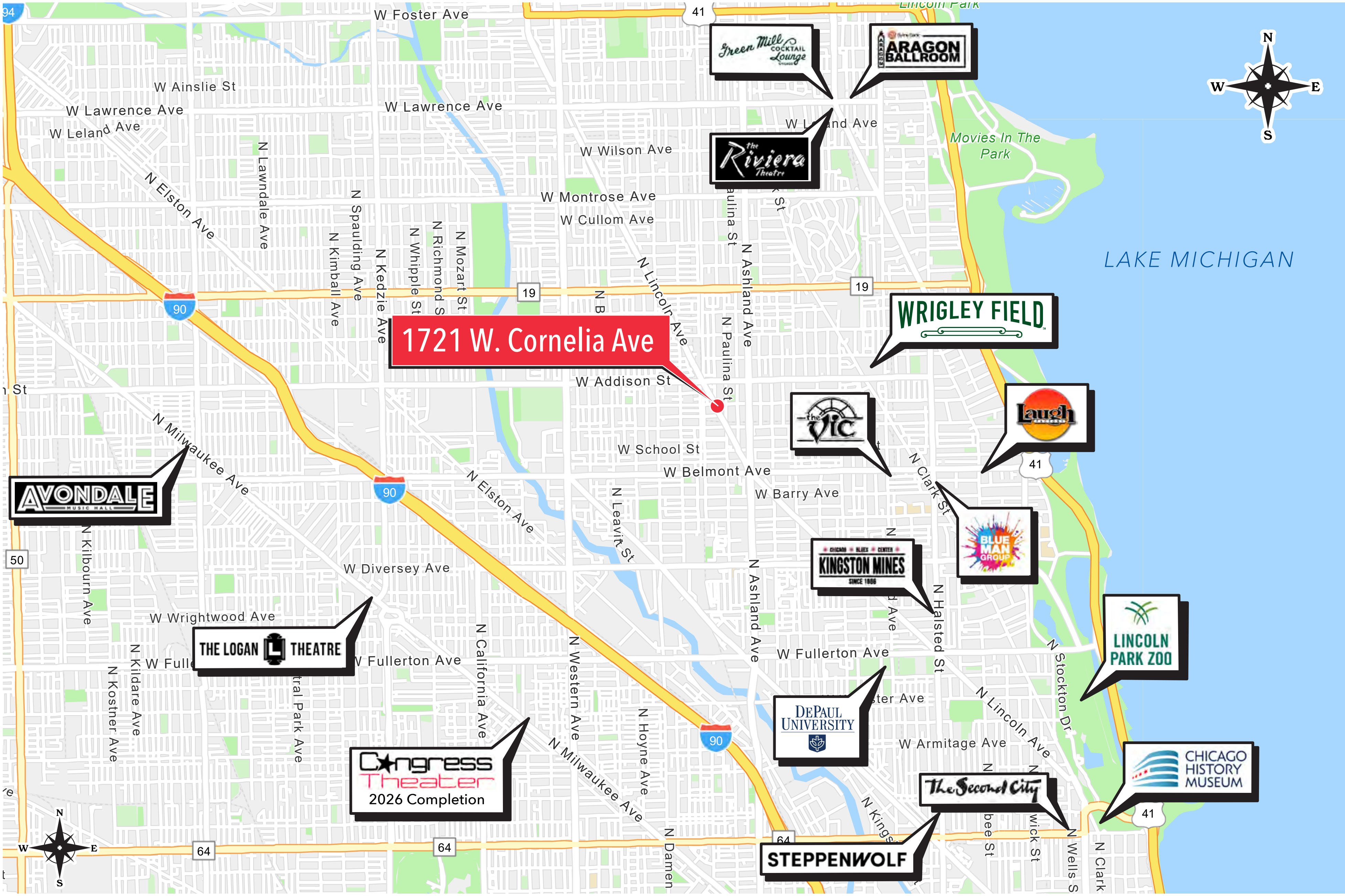
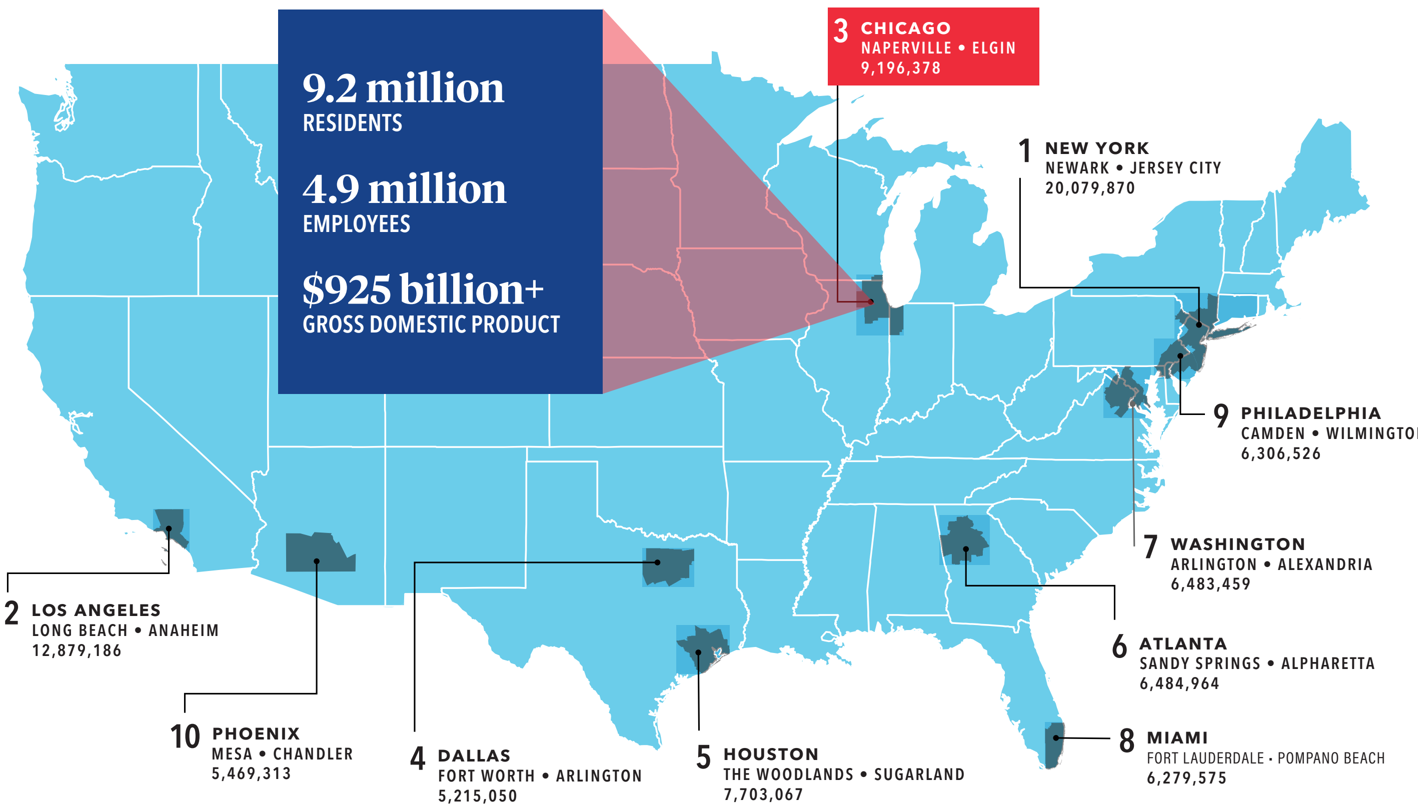

1721 W. Cornelia Ave
LAKE MICHIGAN
Green Mill Cocktail Lounge
Aragon Ballroom
Riviera Theatre
Wrigley Field
The Vic
Laugh Factory
Blue Man Group
Kingston Mines
Avondale Music Hall
The Logan Theatre
Lincoln Park Zoo
DePaul University
Congress Theater
2026 Completion
Chicago History Museum
The Second City
Steppenwolf
Movies In The Park
W Foster Ave
W Ainslie St
W Lawrence Ave
W Leland Ave
W Wilson Ave
W Montrose Ave
W Cullom Ave
W Addison St
W School St
W Belmont Ave
W Barry Ave
W Diversey Ave
W Wrightwood Ave
W Fullerton Ave
W Armitage Ave
N Elston Ave
N Milwaukee Ave
N Lincoln Ave
N Ashland Ave
N Paulina St
N Clark St
N Halsted St
N Stockton Dr
N Western Ave
N California Ave
N Kedzie Ave
N Kimball Ave
N Spaulding Ave
N Lawndale Ave
N Whipple St
N Richmond St
N Mozart St
N Leavitt St
N Hoyne Ave
N Damen
N Kilbourn Ave
N Kildare Ave
N Kostner Ave
N Wells St
N Clark
90
94
41
19
50
64
N
S
E
W

Chicago Economic Overview

The Chicago Metropolitan Statistical Area (MSA) is the third-largest metropolitan region in the United States, with approximately 9.2 million residents. The City of Chicago, home to more than 2.73 million people, serves as the economic and cultural capital of the Midwest, anchored by a vibrant downtown featuring world-class businesses, acclaimed dining, premier retail destinations, luxury residential developments, and year-round entertainment.

Supported by one of the nation's most diverse economies, a highly educated workforce, and a global transportation network, Chicago remains one of the world's most influential business, cultural, and innovation centers. The region continues to rank as the third-largest metropolitan economy in the United States and a leading destination for corporate investment, talent, and tourism.



THE CHICAGO MSA IS THE MOST DIVERSIFIED ECONOMY THE U.S.

With no single industry employing more than 13% of the workforce.

Chicago's primary industries include Real Estate, Business & Professional Services, Manufacturing, Finance & Insurance, Wholesale, Government, Health Care, & Retail.

With a GDP exceeding $925 billion, the Chicago MSA is the third-largest metropolitan economy in the US. If measured as a standalone economy, it would rank among the world's 25 largest economies.

Sources: Bureau of Economic Analysis (BEA) & World Business Chicago

TOP 10 FORTUNE 500 COMPANIES WITH HEADQUARTERS IN THE CHICAGO MSA

COMPANY	RANK	REVENUES ($M)
Archer Daniels Midland	58	$80.27B
Allstate	64	$67.69B
AbbVie	77	$61.16B
United Airlines Holdings	81	$59.07B
Abbott Laboratories	107	$44.33B
US Foods Holding	121	$39.42B
Mondelez International	122	$38.54B
Medline	159	$28.43B
McDonald's	170	$26.89B
Jones Lang LaSalle	175	$26.12B

Source: Fortune Magazine, June 2026

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Chicago was named among the **50 Best Cities in the World** for 2025 and 2026 by Time Out and ranks among the **top 10 most popular travel destinations** in the U.S.

Chicago has been voted the Best Large City in the U.S. for nine straight years in Condé Nast Traveler's Readers' Choice Awards.

"Dual-hub" airport system of O'Hare International Airport and Midway International Airport welcomed a combined estimated 104.2 million passengers in 2025.

Awards & Accolades

Top US Transportation, Distribution and Logistics Hub
BUSINESS FACILITIES MAGAZINE

Chicago Ranked Among Top 10 Walkable US Cities
USA TODAY'S 10BEST READER'S CHOICE AWARDS / THRILLIST

Named Innovation Technology Hub for Quantum Tech
NATIONAL SCIENCE FOUNDATION

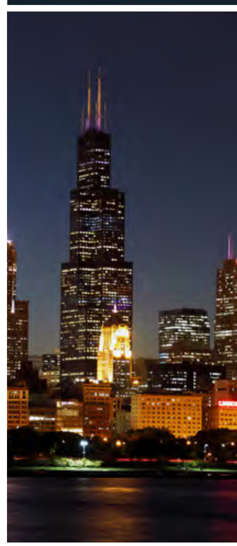
Best Airport in North America (O'Hare Int. Airport)
GLOBAL TRAVELER MAGAZINE

#1 US Metro for Corporate Relocation & Site Selection
SITE SELECTION MAGAZINE

Best US Big City for Creatives
BUSINESS NAME GENERATOR

27 Fortune 500 Companies in the Chicago MSA
FORTUNE MAGAZINE (JUNE 2026)

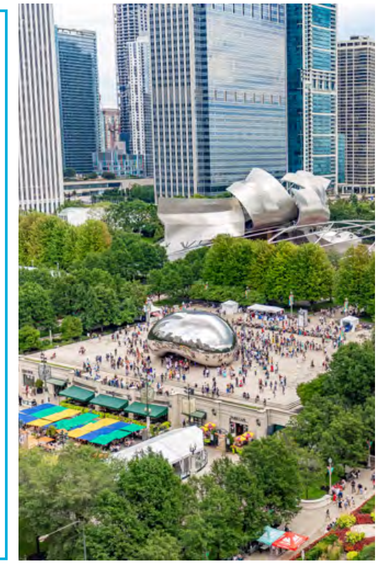
21 Chicago Restaurants Awarded Michelin Stars

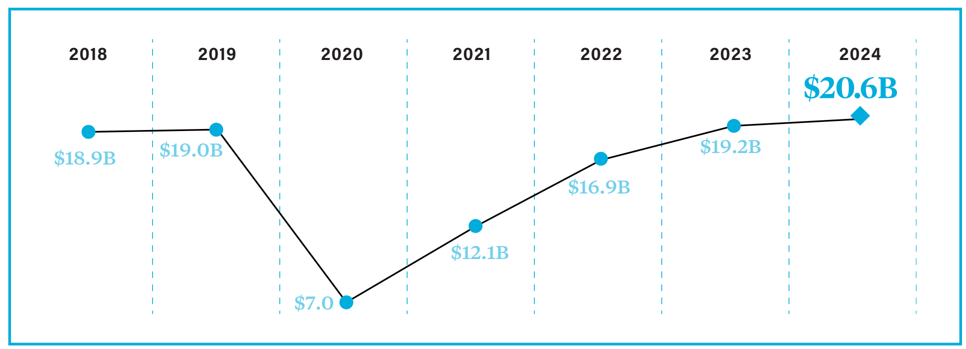


The Chicago MSA is home to several world-class higher education institutions that provide the area with a constant supply of top job talent & disposable income.

CHICAGO MSA LARGEST CAMPUSES
4-YEAR INSTITUIONS BY ENROLLMENT

Institution	Students
UIC	35K STUDENTS
NORTHWESTERN UNIVERSITY	23K STUDENTS
DEPAUL UNIVERSITY	21K STUDENTS
THE UNIVERSITY OF CHICAGO	19K STUDENTS





Following a record-setting 2024, Chicago's tourism industry continued its strong momentum in 2025, with visitor spending, hotel demand, and convention activity exceeding expectations. **In 2024, the city welcomed 55.3 million visitors who generated $20.6 billion in direct visitor spending, both post-pandemic highs.**

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