CONFIDENTIAL OFFERING MEMORANDUM

6935 N.SHERIDAN RD

CHICAGO, IL

80-UNIT, FIVE-STORY MULTIFAMILY DEVELOPMENT SITE: ZERO ENTITLEMENT RISK

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward- looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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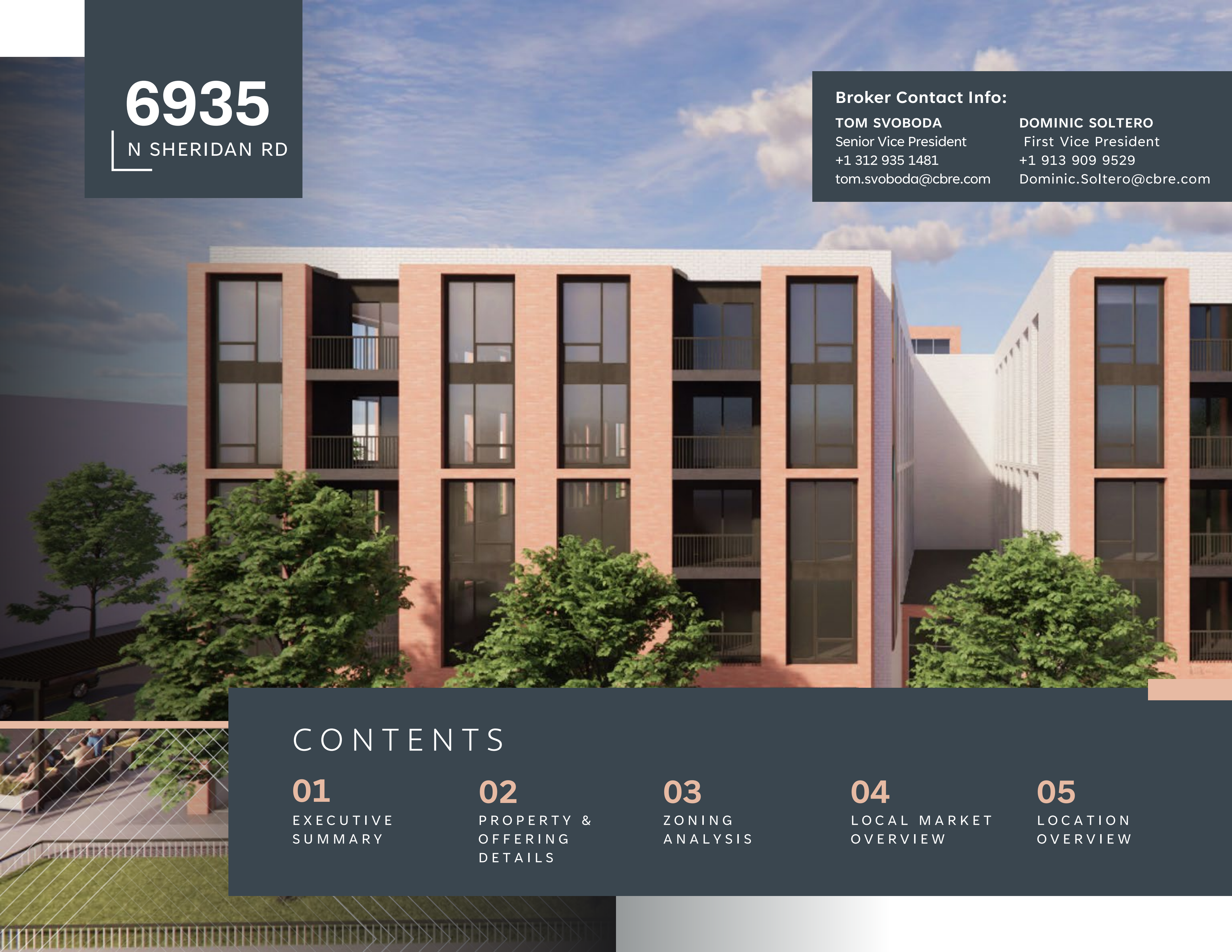

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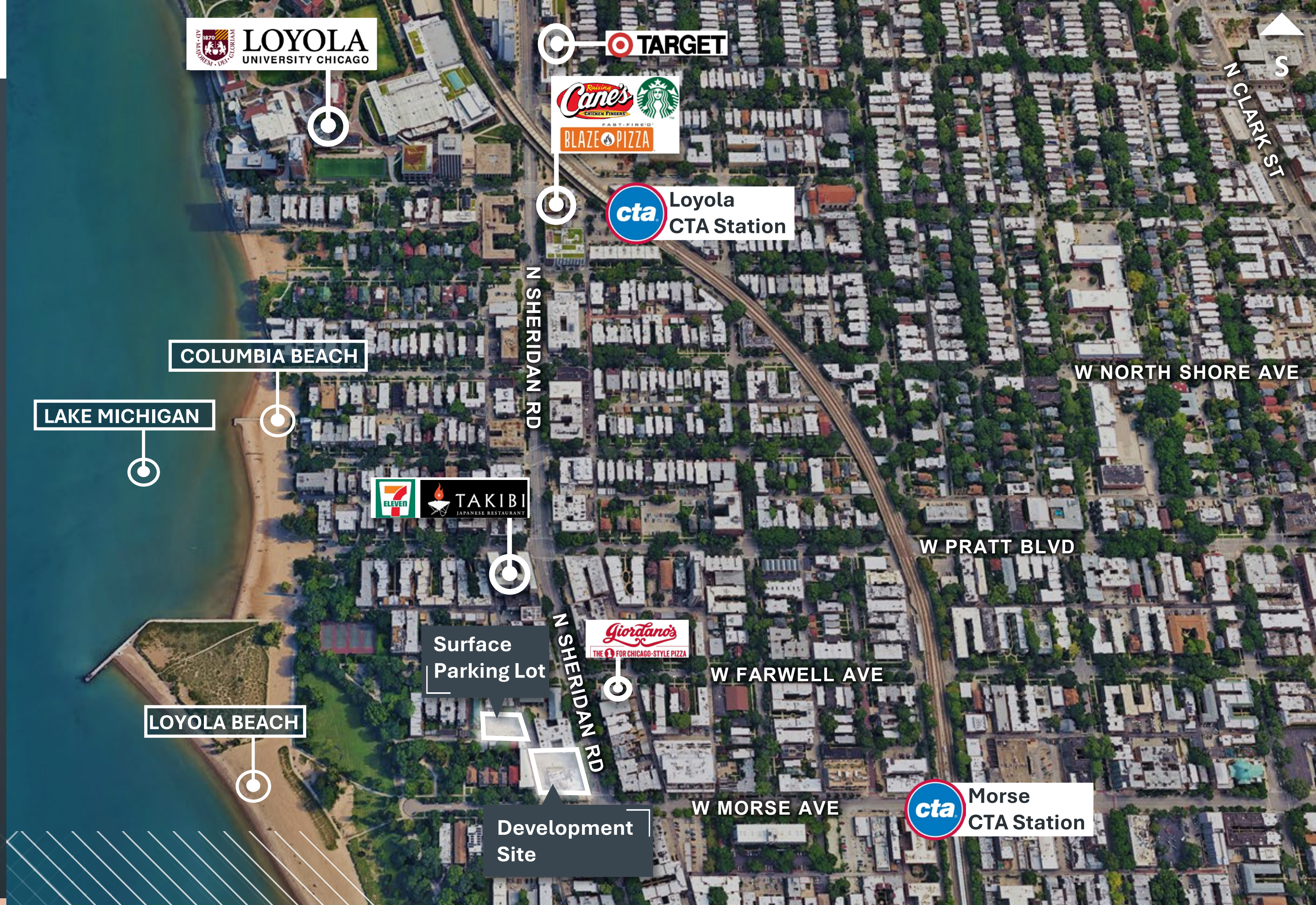


EXECUTIVE SUMMARY

01

EXECUTIVE SUMMARY

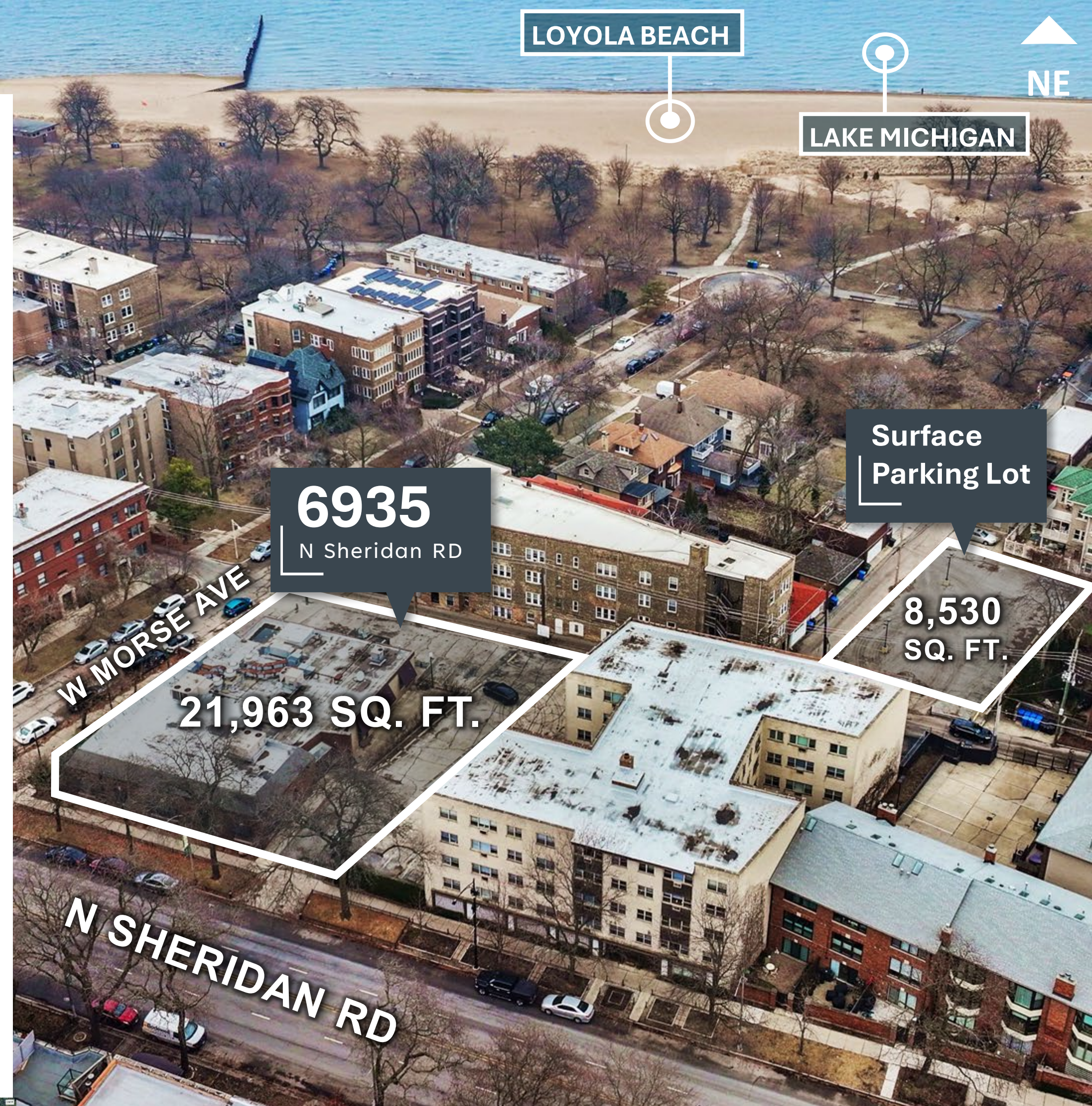
CBRE is pleased to offer for sale **a fully entitled 80-unit multifamily development opportunity** on 21,963 SF of land at 6935 N Sheridan Rd in East Rogers Park. The approved plans call for 80 residential units in a 5-story, wood frame building. The offering also comes with an additional 8,500+ SF land site for surface parking, reducing costs by not having to build structured parking.

Location

Located at the hard corner of Morse Avenue and Sheridan Road In East Rodgers park, the property is steps from Loyola University, Loyola Park & Beach, and the Morse CTA Red Line. Ideally suited for student or staff housing, it is positioned along a vibrant retail corridor and within 1.5 miles of four major grocers (Target, Aldi, Whole Foods, Jewel Osco).

Zoning

This site presents zero entitlement risk, having recently secured a Type-1 zoning change to a B2-5 zoning. The property is currently entitled for 80 apartment units, within a 5-story wood frame structure. The entitlements include 3,621 SF of first floor commercial space. Additionally, the project benefits from a 8,530 SF surface parking lot with at least 25 parking spaces just to the south at 1156 W Farewell.

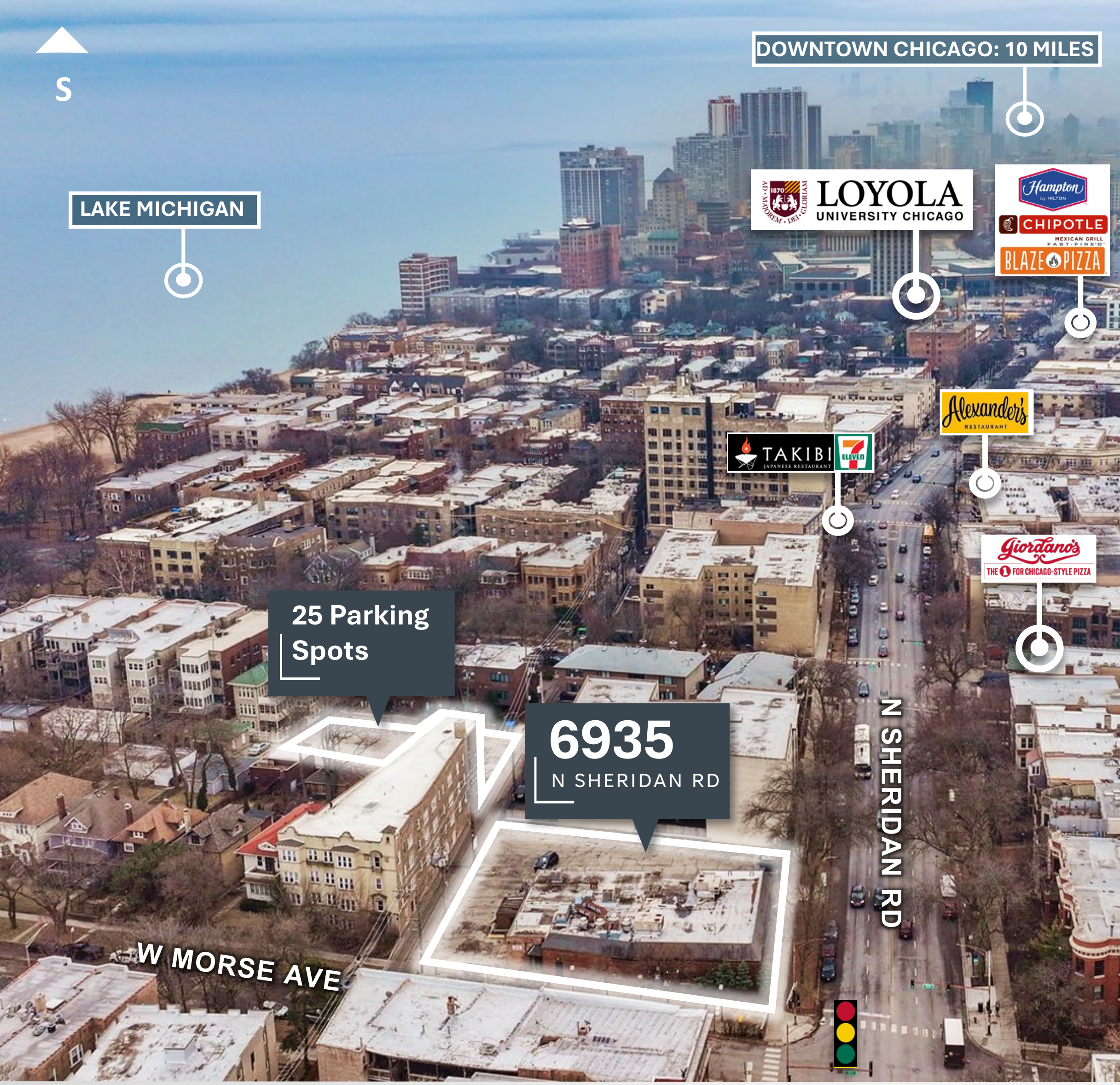


PROPERTY HIGHLIGHTS

30,493 SF
OF LAND IN TOTAL

ZONED B2-5
(5.0 FAR) (Type-1
Zoning Change)

RESIDENTIAL
UNITS:
80



INVESTMENT HIGHLIGHTS

+ Premier Rogers Park location at the high-visibility hard corner of Morse Avenue & Sheridan Road.
+ No entitlement risk: the site has successfully gone through a Type-1 zoning change to a B2-5, with approval secured for an 80-unit multifamily development project.B2-5 with all approvals and entitlements already secured.
+ Steps from Loyola University Chicago, Loyola Park & Beach, and the Morse CTA Red Line Station.
+ Loyola University has student population of 17,000+. Ideally suited for student or university staff housing. Located approximately five blocks north of Loyola University Chicago's Lake Shore Campus.
+ Renderings and site plans available.
+ Significant cost savings with 16 existing parking spaces along the alley plus 25 additional spaces off Farwell Avenue, reducing sitework and construction expenses and appealing to a wide range of developers.

Transit-Oriented Location (TOD):

Morse CTA Red Line Station (0.25 mi, ~5 min walk) & Loyola CTA Red Line Station (0.5 mi, ~9 min walk).

Transit Score: 88:"Rider's Paradise":

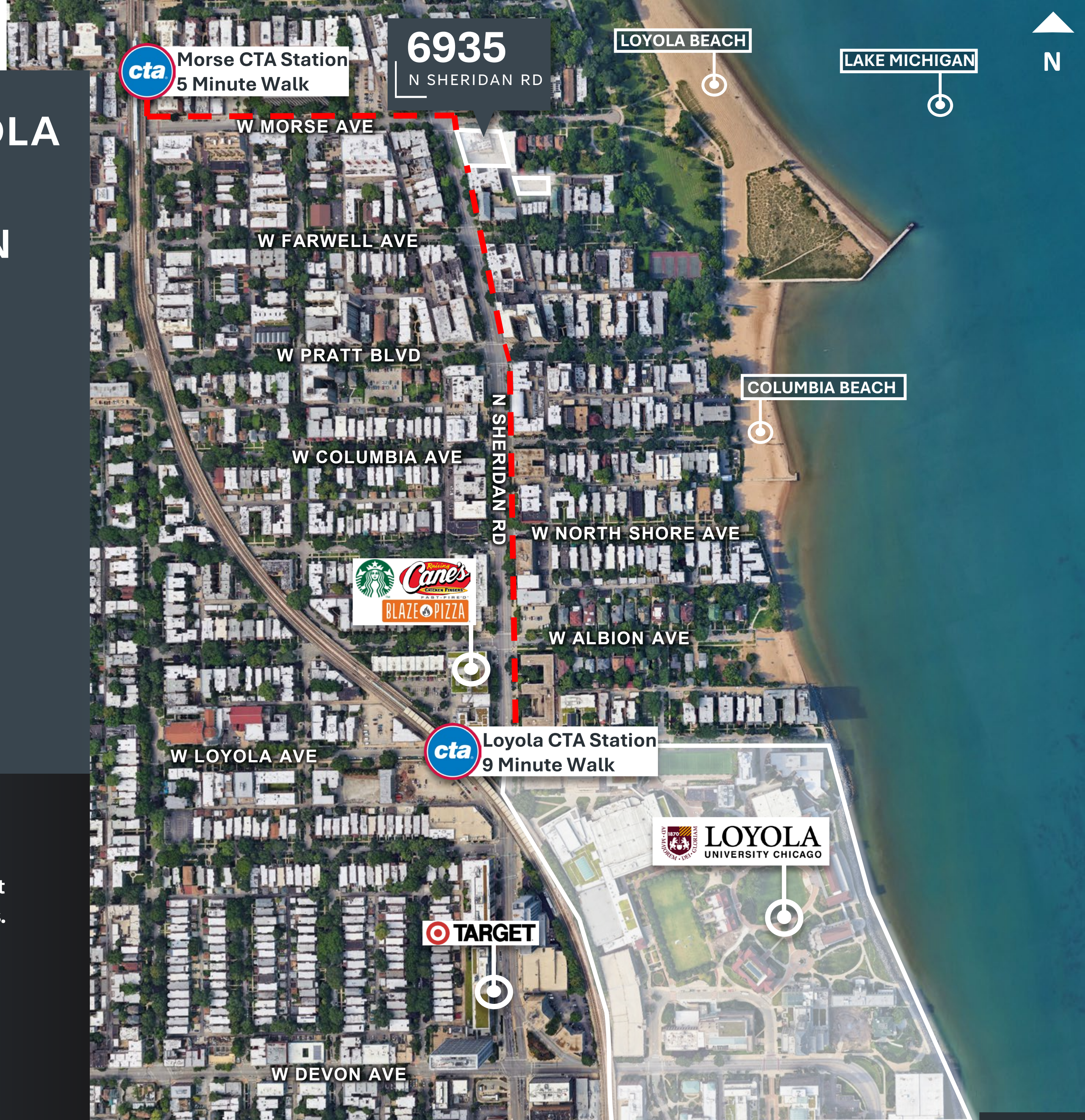
Excellent public transit access with multiple CTA bus routes including 147, 155 & 96 linking the property to the broader North Side and Downtown.

PROXIMITY TO LOYOLA UNIVERSITY & THE MORSE CTA STATION

Loyola provides fewer on-campus housing beds than total enrollment, requiring thousands of students to live in nearby apartments throughout Rogers Park and Edgewater.

+ Limited land availability near the lakefront constrains new housing supply near campus.

+ Walking distance to campus supports consistent demand for off-campus housing, particularly among upperclassmen, graduate students, and university staff.



LOYOLA UNIVERSITY

+Approximately 0.5 miles north of the subject property

+10–12-minute walk along Sheridan Road

+2–3-minute drive in typical local traffic

Loyola University Chicago's Lake Shore Campus, one of the largest private universities in the Midwest, is a major economic and residential driver for Chicago's North Side. The university enrolls approximately 17,000 undergraduate and graduate students and employs more than 4,000 faculty and staff, generating consistent, year-round housing demand throughout the surrounding Rogers Park and Edgewater neighborhoods.

6935

N SHERIDAN RD

PROPERTY & OFFERING DETAILS

02

PROPERTY & OFFERING DETAILS

Ask Price:
Subject to Offer

Address:
6935 North Sheridan Rd, Chicago, IL
1156-62 W Farwell Ave, Chicago, IL

Submarket/Neighborhood:
East Rogers Park

Property Type:
Urban Development Site

Total Land Size:
30,493 SQ. FT.

Current Zoning:
B2-5

Ward/Alderman:
Ward 49, Bill Morton

PINs:
11-32-201-031, 11-32-201-002, 11-32-201-001

Property Tax:
$41,408 (2023 Full Year)

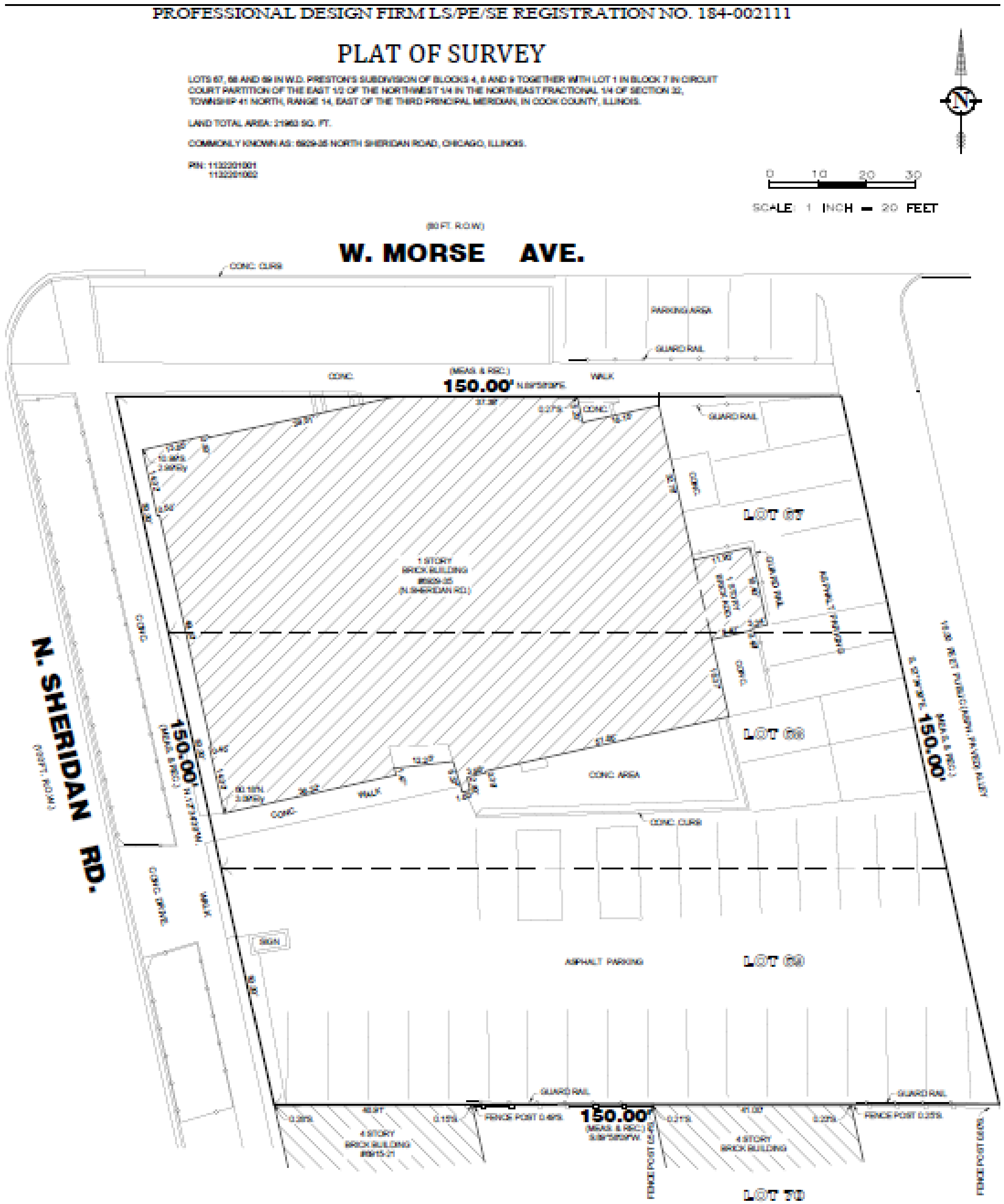
Lot Frontage:
150 FT Along West Morse Ave
150 FT Along North Sheridan Road

For greater detail on site conditions, zoning, and all due-diligence documents please visit the Virtual Deal Room

PROPERTY SURVEY – 6935 N SHERIDAN DR

Total Land Area:

21,963 SQ. FT.



PROPERTY SURVEY – 1156-62 W FARWELL AVE

Total Land Area:

8,530 SQ. FT.

PROFESSIONAL DESIGN FIRM LS/PE/SE REGISTRATION NO. 184-002111

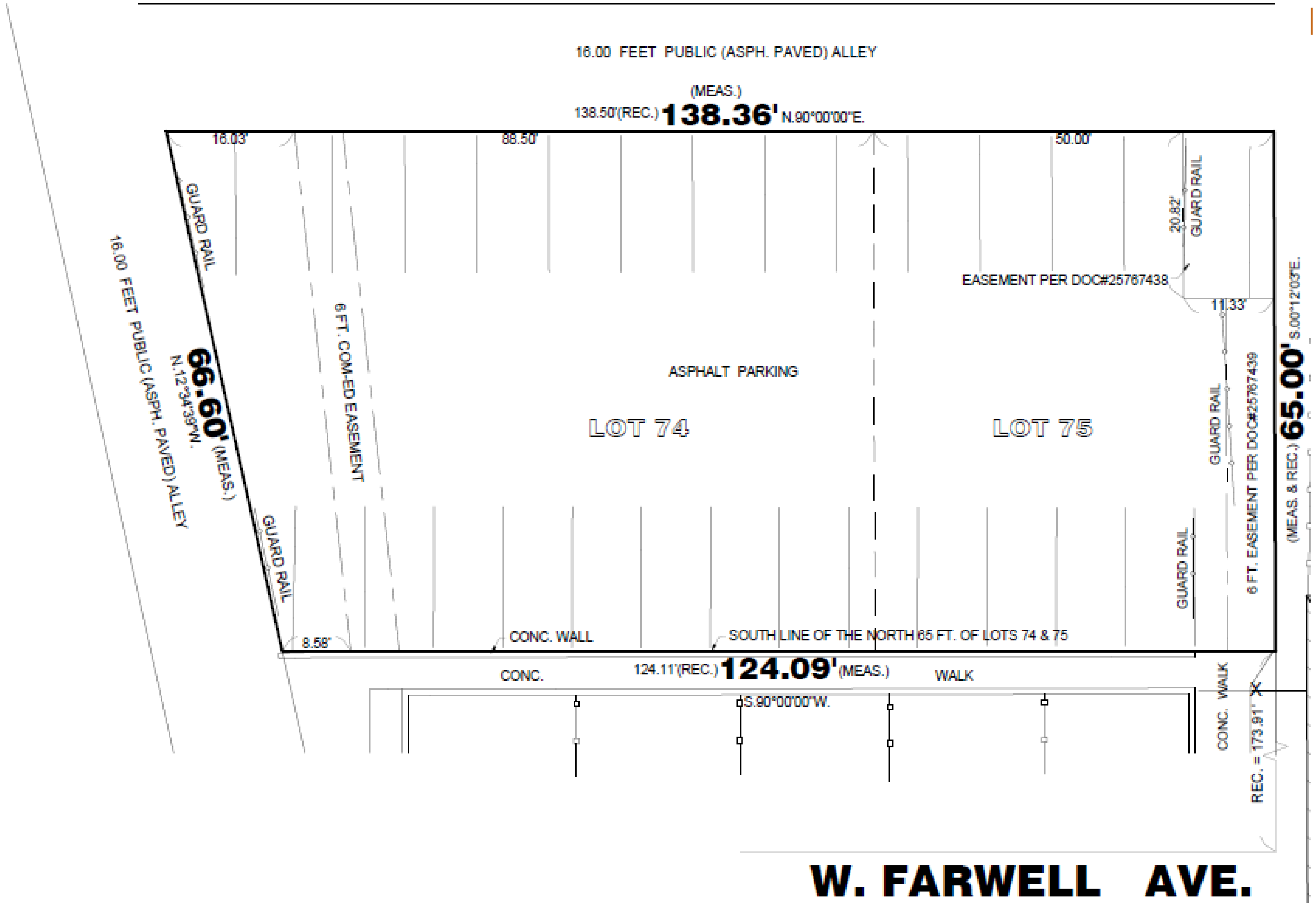
PLAT OF SURVEY

THE NORTH 65 FEET OF LOTS 74 AND 75 IN W.D. PRESTON'S SUBDIVISION OF BLOCKS 4, 8 AND 9 TOGETHER WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 8530 SQ. FT.

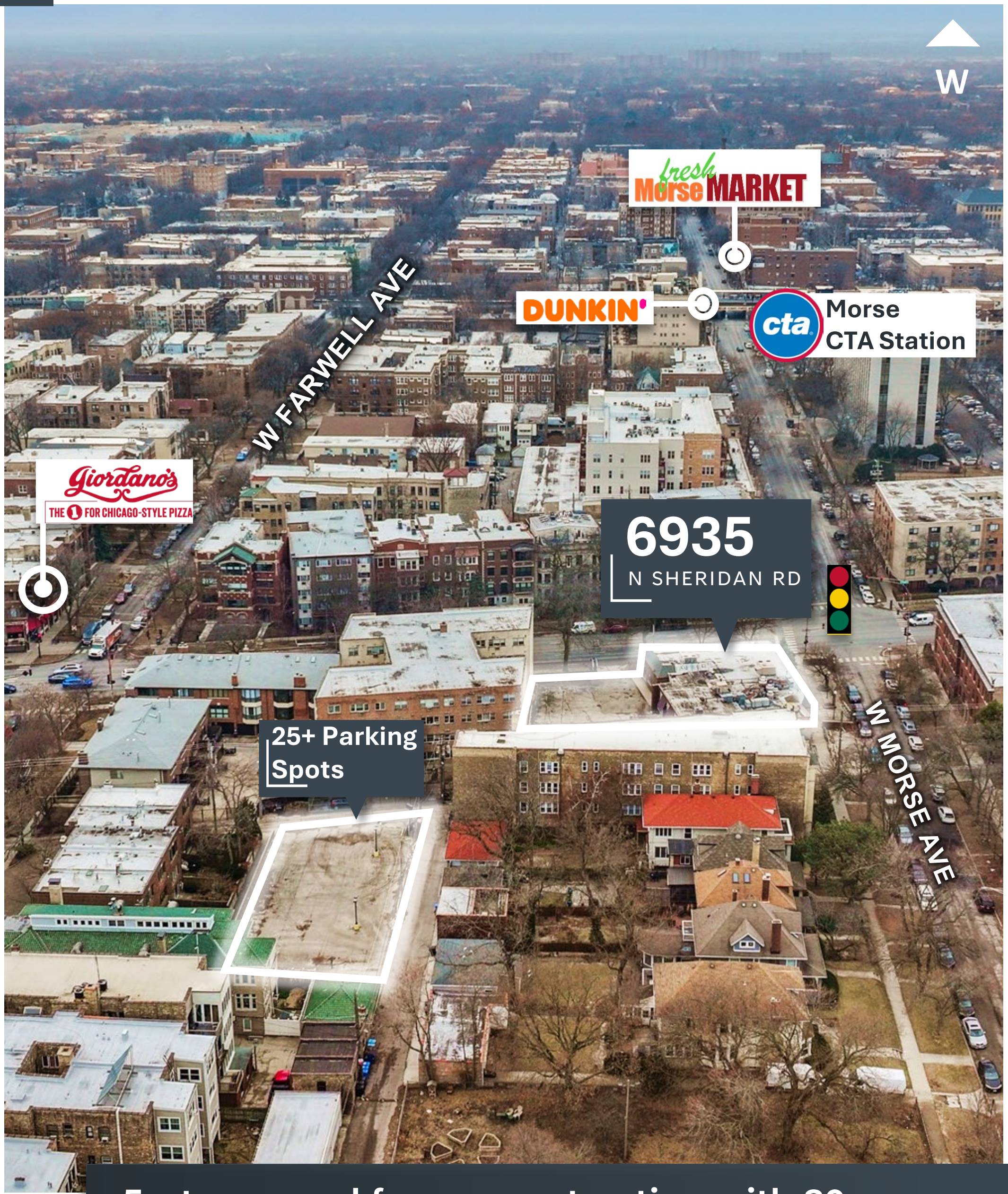
COMMONLY KNOWN AS: 1156-62 WEST FARWELL AVENUE, CHICAGO, ILLINOIS.

PIN: 1132201031



CURRENT ENTITLEMENTS SUMMARY

LAND/FOOTPRINT	21,963 SF
FLOOR AREA RATIO (FAR)	5.0
TOTAL FLOOR AREA SF ALLOWED	112,500 SF
ACTUAL SF PER PLANS	80,275 SF
BONUS FAR COST	Zero
UNITS	**80 Units**
AFFORDABLE REQUIREMENT	16 Units
MAX BUILDING HEIGHT REQUIRED	65.0 Feet
MAX BUILDING HEIGHT ACTUAL	55.0 Feet
LOT DIMESIONS	150 Feet X 150 Feet
PARKING	**41 Total Spaces** (16 parking spaces along the alley and 25 additional spaces off Farwell Avenue)



5-story wood frame construction with 80 apartment units, 3,621 SF of first floor commercial space and a surface parking lot.

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N SHERIDAN RD

SITE PLAN & RENDERINGS

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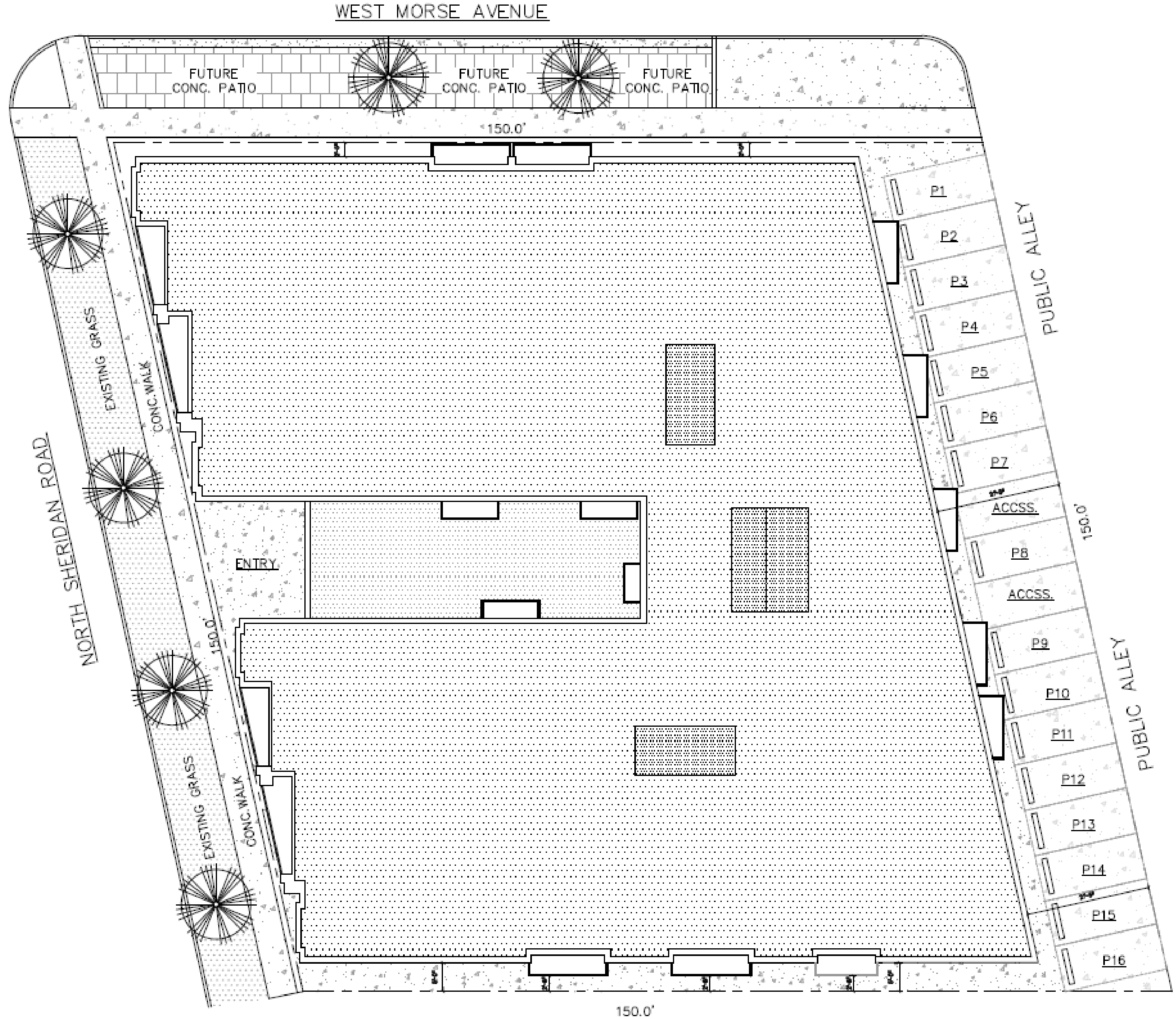
SITE PLAN – 5 STORY, 80 UNIT RESIDENTIAL BUILDING

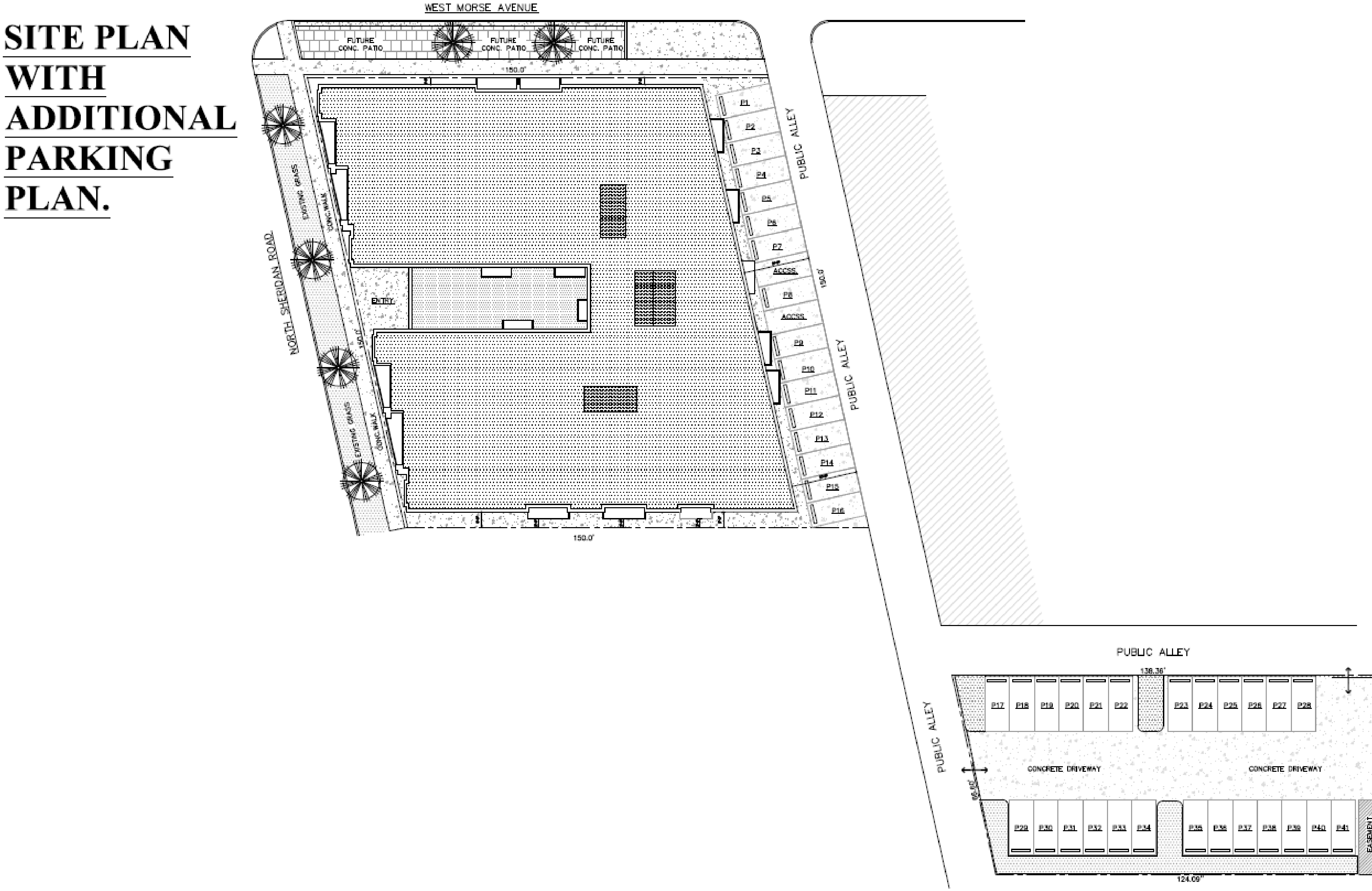
SITE PLAN

BUILDING AMENITIES:
LOBBY, BIKE STORAGE,
MECHANICAL, ELECTRICAL
MAIL/PACKAGE ROOMS,
REAR TRASH ROOM, ETC.

16 EXTERIOR PARKING +
2 ACCESSIBLE ISLES AT REAR
ON PROPERTY.



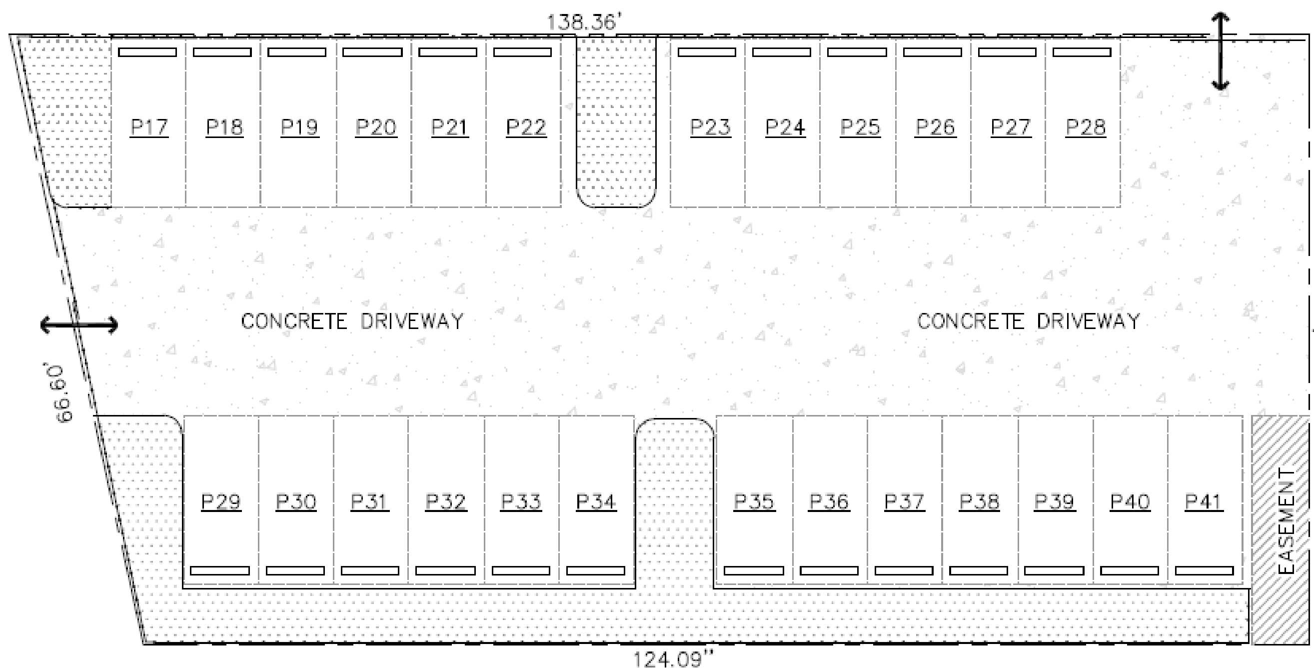
SITE PLAN – SHOWING ADDITIONAL PARKING PLAN



SITE PLAN - ADDITIONAL PARKING PLAN LAYOUT

ADDITIONAL PARKING PLAN

25 EXTERIOR PARKING ON REAR EXISTING PARKING LOT.



SITE PLAN – GROUND FLOOR

GROUND FLOOR

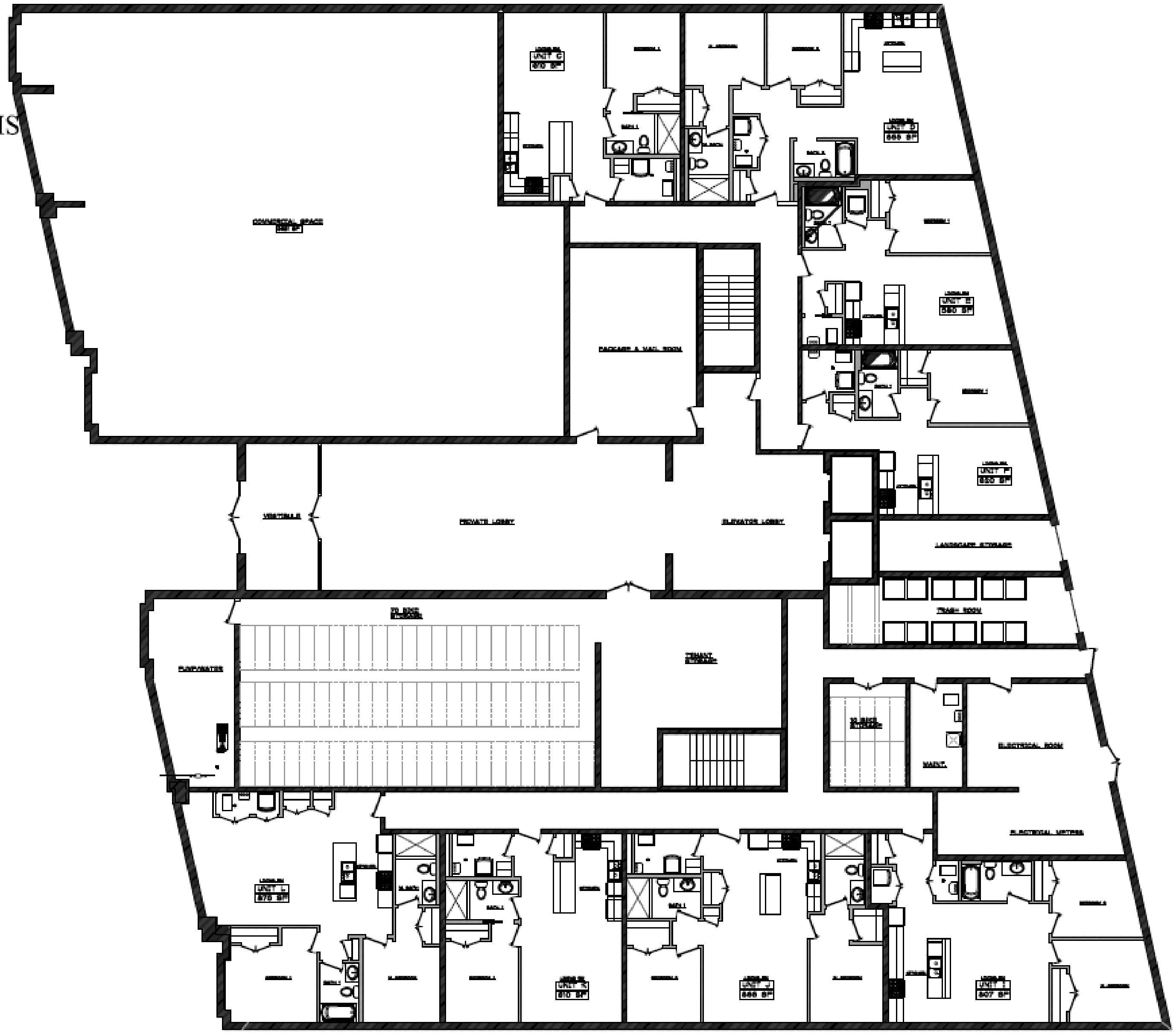
BUILDING AMENITIES:
LOBBY, BIKE STORAGE,
MECHANICAL, ELECTRICAL ROOMS
MAIL/PACKAGE ROOMS,
REAR TRASH ROOM, ETC.

COMMERCIAL UNIT

RETAIL UNIT- 3621 SQ. FT.

8 RESIDENTIAL UNITS

- UNIT C - 610 SQ. FT. 1BD, 1BTH
- UNIT D - 835 SQ. FT. 2BD, 2BTH
- UNIT E - 580 SQ. FT. 1BD, 1BTH
- UNIT F - 620 SQ. FT. 1BD, 1BTH
- UNIT I - 807 SQ. FT. 2BD, 1BTH
- UNIT J - 866 SQ. FT. 2BD, 2BTH
- UNIT K- 610 SQ. FT. 1BD, 1BTH
- UNIT L - 875 SQ. FT. 2BD, 2BTH



FLOOR PLAN – 2ND FLOOR

2ND FLOOR

18 RESIDENTIAL UNITS

UNIT A - 935 SQ. FT.	3BD, 2BTH	
UNIT B - 610 SQ. FT.	1BD, 1BTH	
UNIT C - 610 SQ. FT.	1BD, 1BTH	
UNIT D - 835 SQ. FT.	2BD, 2BTH	
UNIT E - 580 SQ. FT.	1BD, 1BTH	
UNIT F - 620 SQ. FT.	1BD, 1BTH	
UNIT G - 670 SQ. FT.	1BD, 1BTH	
UNIT H - 707 SQ. FT.	1BD, 1BTH	
UNIT I - 807 SQ. FT.	2BD, 1BTH	
UNIT J - 866 SQ. FT.	2BD, 2BTH	
UNIT K- 610 SQ. FT.	1BD, 1BTH	
UNIT L - 875 SQ. FT.	2BD, 2BTH	
UNIT M - 920 SQ. FT.	3BD, 2BTH	
UNIT N - 610 SQ. FT.	1BD, 1BTH	
UNIT O - 515 SQ. FT.	1BD, 1BTH	
UNIT P- 875 SQ. FT.	2BD, 2BTH	
UNIT Q - 610 SQ. FT.	1BD, 1BTH	
UNIT R - 875 SQ. FT.	2BD, 2BTH	

FLOOR PLAN – 3RD FLOOR

3RD FLOOR

18 RESIDENTIAL UNITS

- UNIT A - 935 SQ. FT. 3BD, 2BTH
- UNIT B - 610 SQ. FT. 1BD, 1BTH
- UNIT C - 610 SQ. FT. 1BD, 1BTH
- UNIT D - 835 SQ. FT. 2BD, 2BTH
- UNIT E - 580 SQ. FT. 1BD, 1BTH
- UNIT F - 620 SQ. FT. 1BD, 1BTH
- UNIT G - 670 SQ. FT. 1BD, 1BTH
- UNIT H - 707 SQ. FT. 1BD, 1BTH
- UNIT I - 807 SQ. FT. 2BD, 1BTH
- UNIT J - 866 SQ. FT. 2BD, 2BTH
- UNIT K- 610 SQ. FT. 1BD, 1BTH
- UNIT L - 875 SQ. FT. 2BD, 2BTH
- UNIT M - 920 SQ. FT. 3BD, 2BTH
- UNIT N - 610 SQ. FT. 1BD, 1BTH
- UNIT O - 515 SQ. FT. 1BD, 1BTH
- UNIT P- 875 SQ. FT. 2BD, 2BTH
- UNIT Q - 610 SQ. FT. 1BD, 1BTH
- UNIT R - 875 SQ. FT. 2BD, 2BTH

FLOOR PLAN – 4TH FLOOR

4TH FLOOR

18 RESIDENTIAL UNITS

UNIT A - 935 SQ. FT.	3BD, 2BTH
UNIT B - 610 SQ. FT.	1BD, 1BTH
UNIT C - 610 SQ. FT.	1BD, 1BTH
UNIT D - 835 SQ. FT.	2BD, 2BTH
UNIT E - 580 SQ. FT.	1BD, 1BTH
UNIT F - 620 SQ. FT.	1BD, 1BTH
UNIT G - 670 SQ. FT.	1BD, 1BTH
UNIT H - 707 SQ. FT.	1BD, 1BTH
UNIT I - 807 SQ. FT.	2BD, 1BTH
UNIT J - 866 SQ. FT.	2BD, 2BTH
UNIT K- 610 SQ. FT.	1BD, 1BTH
UNIT L - 875 SQ. FT.	2BD, 2BTH
UNIT M - 920 SQ. FT.	3BD, 2BTH
UNIT N - 610 SQ. FT.	1BD, 1BTH
UNIT O - 515 SQ. FT.	1BD, 1BTH
UNIT P- 875 SQ. FT.	2BD, 2BTH
UNIT Q - 610 SQ. FT.	1BD, 1BTH
UNIT R - 875 SQ. FT.	2BD, 2BTH

FLOOR PLAN – 5TH FLOOR

5TH FLOOR

18 RESIDENTIAL UNITS

UNIT A - 935 SQ. FT. 3BD, 2BTH
UNIT B - 610 SQ. FT. 1BD, 1BTH
UNIT C - 610 SQ. FT. 1BD, 1BTH
UNIT D - 835 SQ. FT. 2BD, 2BTH
UNIT E - 580 SQ. FT. 1BD, 1BTH
UNIT F - 620 SQ. FT. 1BD, 1BTH
UNIT G - 670 SQ. FT. 1BD, 1BTH
UNIT H - 707 SQ. FT. 1BD, 1BTH
UNIT I - 807 SQ. FT. 2BD, 1BTH
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UNIT K- 610 SQ. FT. 1BD, 1BTH
UNIT L - 875 SQ. FT. 2BD, 2BTH
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UNIT N - 610 SQ. FT. 1BD, 1BTH
UNIT O - 515 SQ. FT. 1BD, 1BTH
UNIT P- 875 SQ. FT. 2BD, 2BTH
UNIT Q - 610 SQ. FT. 1BD, 1BTH
UNIT R - 875 SQ. FT. 2BD, 2BTH

FLOOR PLAN – ROOF

ROOF

COMMUNAL ROOF DECK

BUILDING RENDERING – WEST ELEVATION

BUILDING RENDERING – NORTH ELEVATION

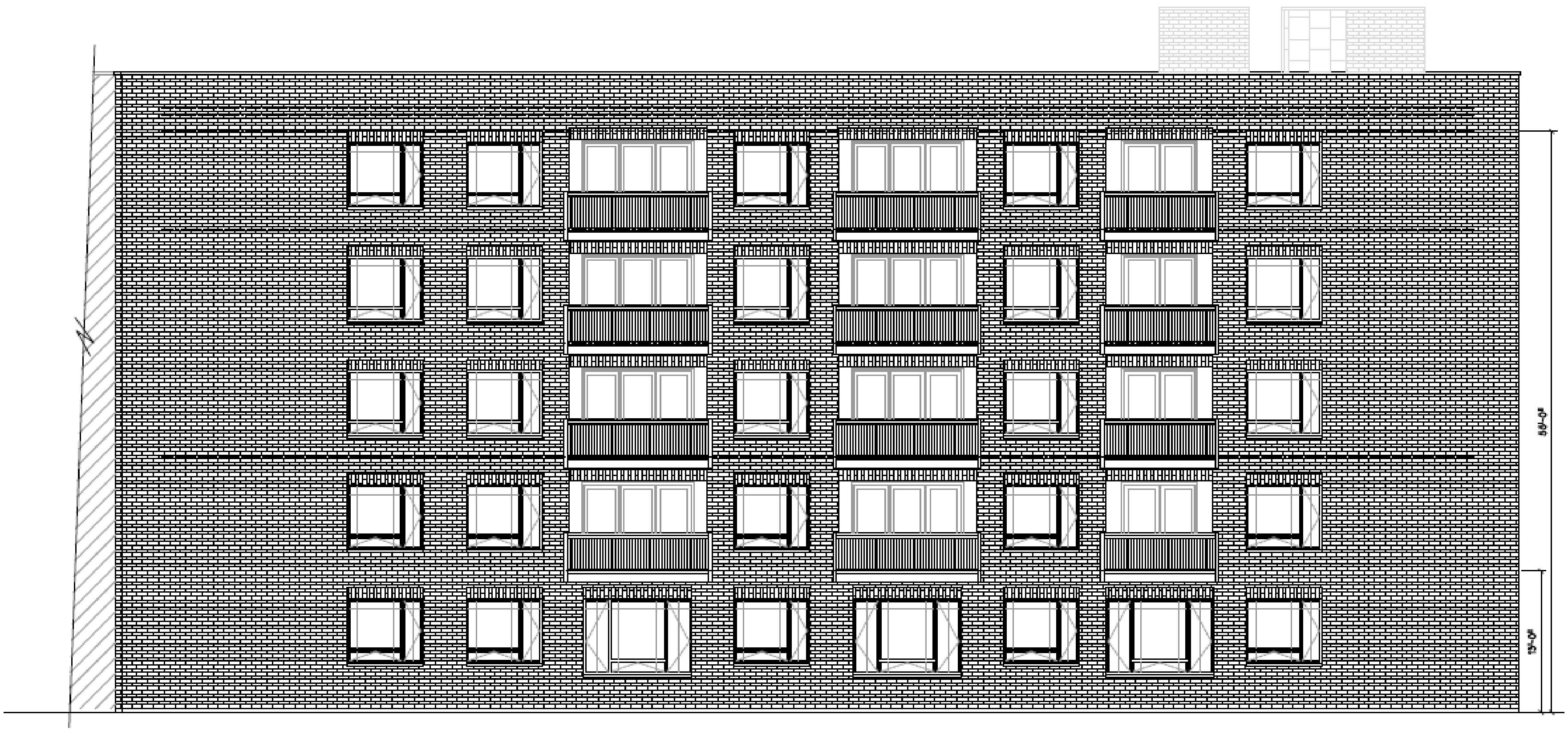
NORTH ELEVATION

5 STORY W/ ROOF ACCESS

BUILDING RENDERING – SOUTH ELEVATION

SOUTH ELEVATION

5 STORY W/ ROOF ACCESS



BUILDING RENDERING – EAST ELEVATION

6935
N SHERIDAN RD

LOCATION OVERVIEW

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TWO MILE RADIUS DEMOGRAPHICS

POPULATION
158,657

HOUSEHOLDS
76,165

AVERAGE HOUSEHOLD INCOME
$99,914

AVERAGE HOUSING VALUE
$434,684

MEDIAN HOUSING VALUE
$365,454

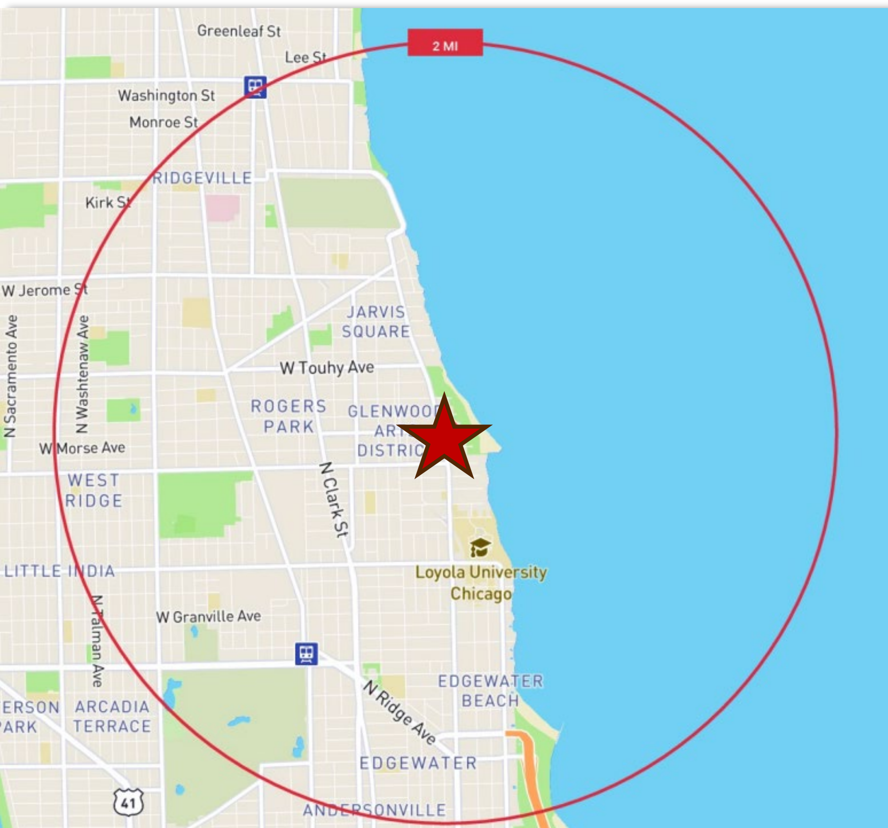
PERCENTAGE OF BACHELORS DEGREE OR HIGHER
56%

BUISNESSES
3,381

EMPLOYEES
30,462

AGES BETWEEN 20-39
34%

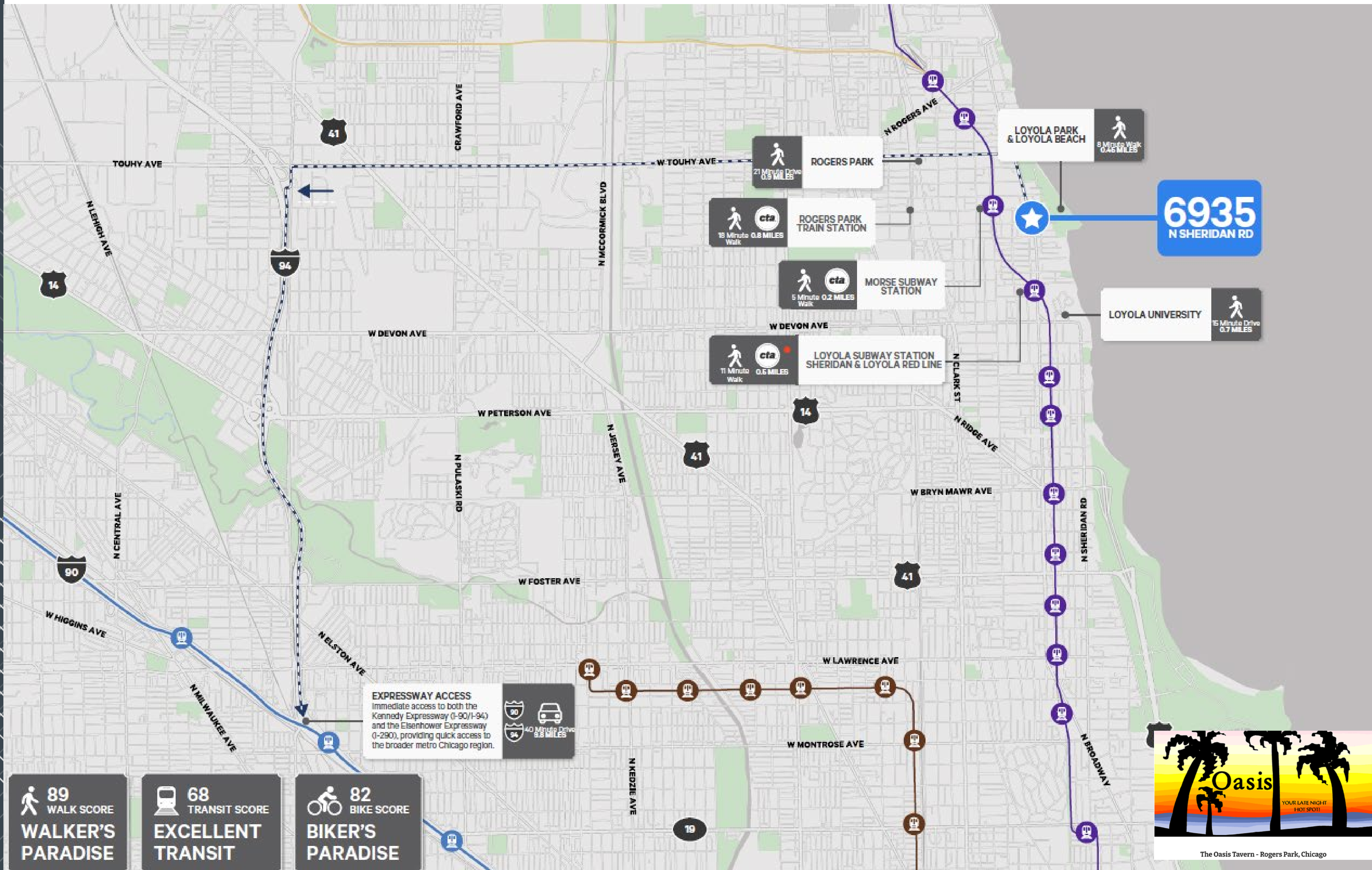
RENTER OCCUPIED HOUSING UNITS
59%



RETAIL MAP


N
Le Piano
Morse CTA Station
SITE
N SHERIDAN RD
SOCIAL
Oasis
W PRATT BLVD
ROGERS PARK
Alexander's
Canes
WAREN PARK
LAKE MICHIGAN
Loyola CTA Station
N CLARK ST
TARGET
LOYOLA UNIVERSITY CHICAGO
W DEVON AVE
ALDI
N BROADWAY
Granville CTA Station
WHOLE FOODS MARKET
Thorndale CTA Station
N RIDGE AVE
WEST RIDGE NATURE PARK
W HOLLYWOOD AVE
Bryn Mawr CTA Station
LAKE SHORE DR
EDGEWATER
ANDERSONVILLE

TRANSPORTATION MAP



OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- Offer price
- Earnest money deposit amount
- Due diligence period and total timing to close
- Required contingencies – if any.
- General description of intended use, plans for the site
- Financial strength
- Please put all offers in writing and submit to CBRE

CBRE

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