

1222 E 52ND STREET

Chicago, IL 60615

**Multifamily
Investment Opportunity**

Offering Memorandum

±0.5 Miles from University of Chicago



MATTHEWS™

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1222 E 52nd St Chicago, IL 60615

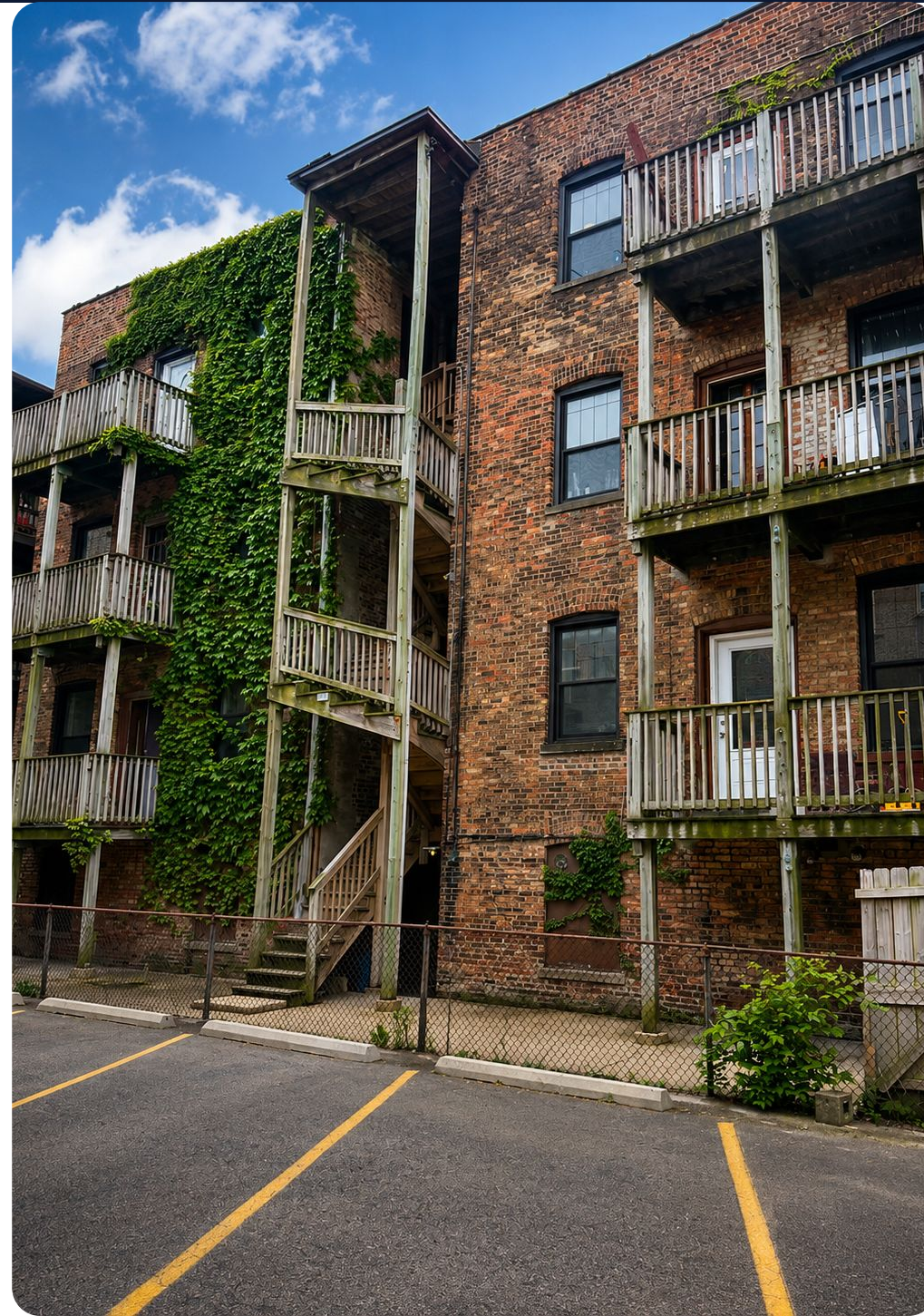
Property Overview



Investment Highlights

Investment Highlights

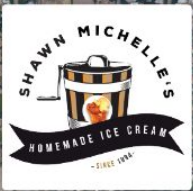
- **Rare Large Unit Mix** – The property consists of **six (6) oversized 3-bedroom units and one (1) 1-bedroom unit**, offering an attractive layout for families and students seeking larger floorplans in a highly desirable Hyde Park corridor.
- Current ownership has maintained below market rents. Comparable renovated 3-bedroom units in the immediate area have recently achieved rents around **\$2,100/month**.
- Hot water tanks in Unit
- Washer/Dryers in Unit
- Tenants pay for their own gas and electricity. Individual HVAC and hot water heaters.
- Hyde Park is widely recognized for its supply-constrained, high-demand rental market, complemented by a rich architectural character and historic housing stock.
- The property is positioned near several transformative developments throughout Hyde Park and Woodlawn, including the highly anticipated **Obama Presidential Center**, continued University of Chicago expansion, new retail investment, streetscape improvements, and broader Southside redevelopment initiatives.



Attractive Interior Build-Out & Unit Mix



Disclaimer: Photos may include AI-enhanced edits for presentation purposes.



Chicago Public Schools
±40K Citywide Employees

Walgreens
DUNKIN'
ROSS THE ORIGINAL PANCAKE HOUSE
DRESS FOR LESS

Subway
Green Line

planet fitness

Lakeshore Corridor
ME
Monon Corridor

Provident Hospital of Cook County
±45 Beds
±242 Employees

Kenwood Academy High
±2,337 Students

Subject Property

X'S
TENNIS VILLAGE

TARGET
CVS pharmacy

Orangetheory

Rock Island District
Heavy Rail Route

Hyde Park Shopping Center
TRADER JOE'S
UNITED STATES POSTAL SERVICE
BARNES & NOBLE
ACE Hardware
POTBELLY

GRIFFIN MUSEUM OF SCIENCE+INDUSTRY

Washington Park
±2 Miles Away

Subway
Red Line

University of Chicago: Hyde Park
±18,700 Students
±20K Employees

Obama Presidential Center
Opens June

Dulles Elementary
±727 Students

Hyde Park Academy High
±875 Students

Jewel-Osco
UNITED STATES POSTAL SERVICE

BUILD COFFEE & BOOKS

Jackson Park Golf Course



±327,100 VPD



±90,300 VPD

Google Earth

1222 E 52nd St Chicago, IL 60615

Financial Overview



Financial Summary

\$1,525,000

List Price

\$217,857

Price Per Unit

\$195.51

Price Per SF

1,114

Avg Unit Size (SF)

7.99%

Cap Rate

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Current Avg. Rent	Current Max Rent	Total Current Monthly Rent
1	1+1	14%	\$1,300	\$1,300	\$1,300
6	3+1	86%	\$1,917	\$2,000	\$11,500
	Average		\$1,829	\$1,900	\$12,800
7	Total		\$12,800	\$0	\$153,600

Rent Roll

Unit Mix	Unit #	# of Units	Current Rent	Occupied/Vacant
1+1	Garden	1	\$1,300	Occupied
3+1	1W	1	\$2,000	Occupied
3+1	2W	1	\$2,000	Occupied
3+1	3W	1	\$1,950	Occupied
3+1	1E	1	\$1,800	Occupied
3+1	2E	1	\$2,000	Occupied
3+1	3E	1	\$1,750	Occupied
Totals		7	\$12,800	100%
Averages			\$1,829	

Annual Operating Summary


	Pro Forma Estimates	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent		\$153,600		\$153,600	Market Rent	\$162,954	6%
Less Vacancy	-3.0%	\$0	0.00%	-\$4,608	-3.0%	-\$4,889	-3.0%
Less Concessions	-0.50%	\$0	0.00%	-\$768	-0.5%	-\$815	-0.5%
Less Change in Delinquency	-0.50%	\$0	0.00%	-\$768	-0.5%	-\$815	-0.5%
Gross Operating Income		\$153,600		\$147,456		\$156,436	
Expenses		\$31,700	20.6%	\$46,999	30.91%	\$49,423	30.64%
Net Operating Income		\$121,900	\$17,414	\$100,457	\$14,351	\$107,013	\$15,288
Loan Payments		\$69,416		\$69,416		\$69,416	
Pre-Tax Cash Flow		\$52,484	9.8%	\$31,041	5.82%	\$37,597	7.04%
Plus Principal Reduction		\$12,752		\$12,752		\$12,752	
Total Return Before Taxes		\$65,236	12.22%	\$43,793	8.20%	\$50,348	9.43%

Pro Forma Annual Operating Expenses

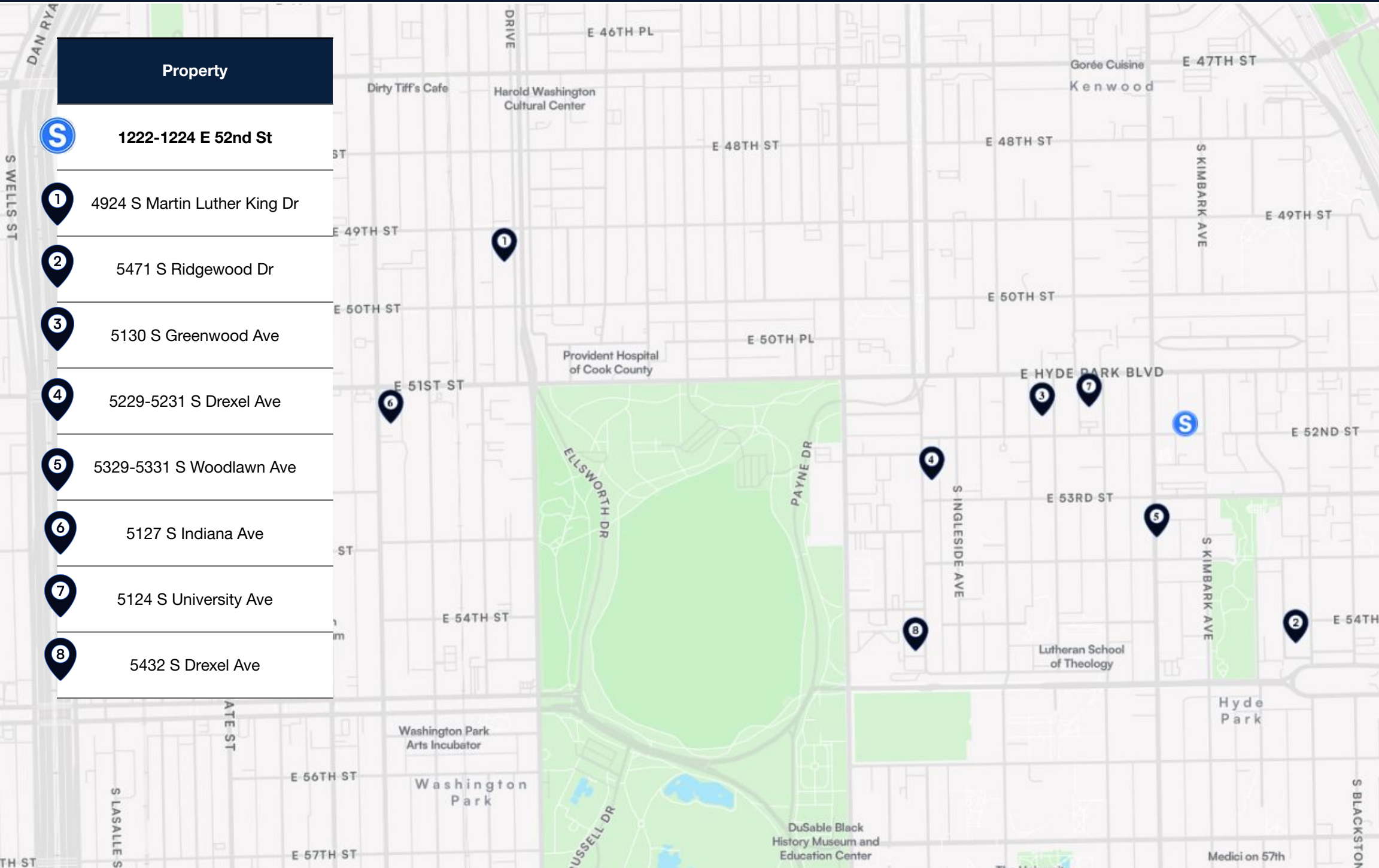
	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	20% Over Actual	11.72%	\$18,000	\$2,571	\$21,600	\$3,086	\$22,694	\$3,242	13.9%
Property Management Fee	3.0% GOI	0.00%	\$0	\$0	\$4,424	\$632	\$4,693	\$670	2.9%
Insurance	\$750 Per Unit	3.19%	\$4,900	\$700	\$5,250	\$750	\$5,516	\$788	3.4%
General and Administrative	\$200 Per Unit	0.00%	\$0	\$0	\$1,400	\$200	\$1,471	\$210	0.9%
Contract Services	\$50 Per Unit	0.00%	\$0	\$0	\$350	\$50	\$368	\$53	0.2%
Landscaping/Grounds	\$50 Per Unit	0.00%	\$0	\$0	\$350	\$50	\$368	\$53	0.2%
Turnover	\$200 Per Unit	1.30%	\$2,000	\$286	\$1,400	\$200	\$1,471	\$210	0.9%
Repairs & Maintenance	\$500 Per Unit	0.00%	\$0	\$0	\$3,500	\$500	\$3,677	\$525	2.3%
Water/Sewer	0% Over Actual	1.30%	\$2,000	\$286	\$2,000	\$286	\$2,101	\$300	1.3%
Trash Removal	0% Over Actual	2.34%	\$3,600	\$514	\$3,600	\$514	\$3,782	\$540	2.3%
Other Utilities/Fuel/Gas	0% Over Actual	0.78%	\$1,200	\$171	\$1,200	\$171	\$1,261	\$180	0.8%
Marketing/Advertising	\$50 Per Unit	0.00%	\$0	\$0	\$350	\$50	\$368	\$53	0.2%
Reserves	\$225 Per Unit	0.00%	\$0	\$0	\$1,575	\$225	\$1,655	\$236	1.0%
Total Expenses		20.64%	\$31,700	\$4,529	\$46,999	\$6,714	\$49,423	\$7,060	30.3%
			Current	Per Unit	% of SGI				
Non-Controllable Expenses Taxes, Ins., Reserves			\$22,900	\$3,271	14.9%				
Total Expense without Taxes & Reserves			\$13,700	\$1,957	8.92%				

Sales Comparables

Highlighted = For Sale

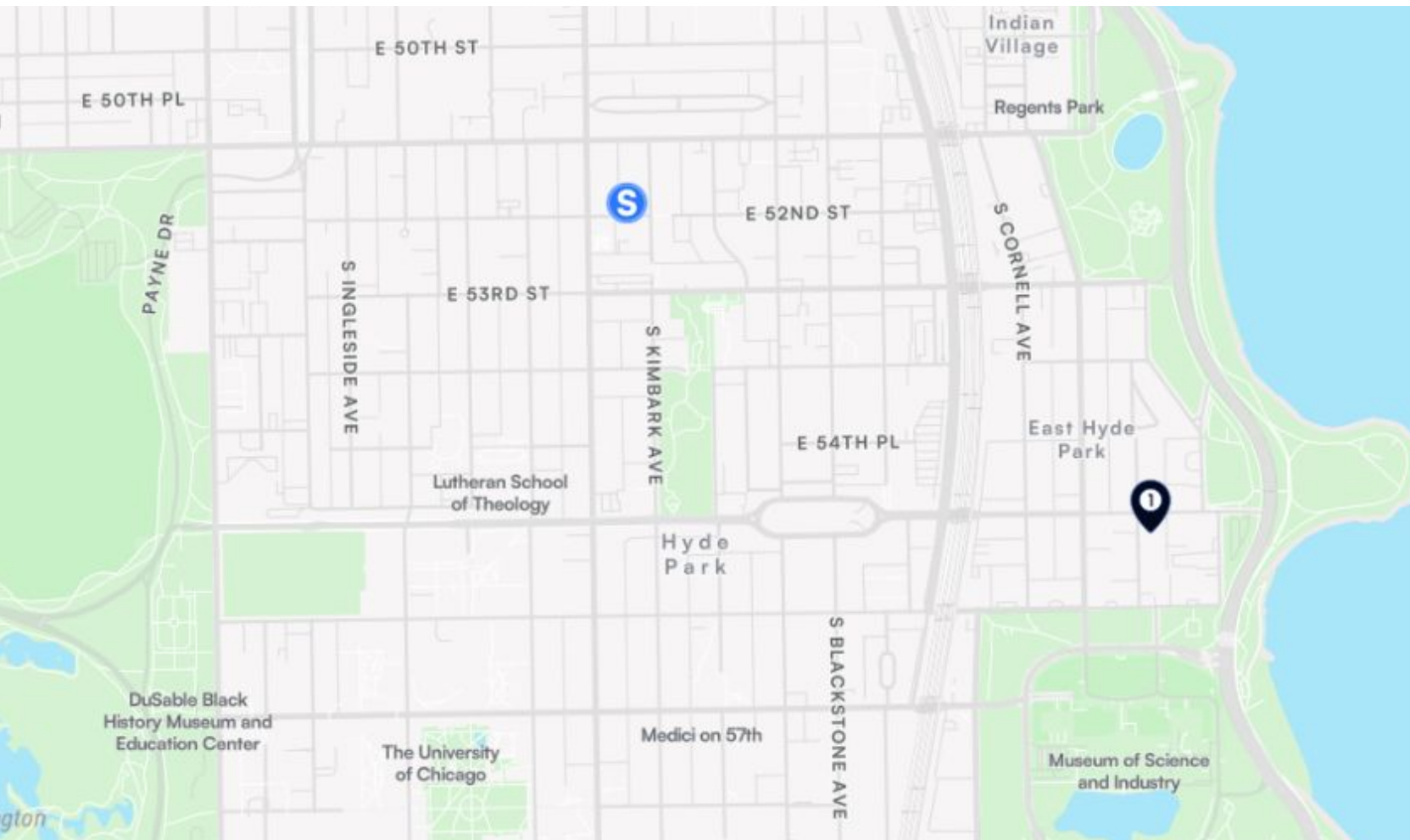
	Property	City	State	Postal Code	# of Units	Sale Price	PPU	Sale Date	Building Size (SF)	PPSF	Year Built	Cap Rate	Notes
	1222-1224 E 52nd St	Chicago	IL	60615	7	\$1,525,000	\$217,857		7,800	\$195	1913	6.59%	
	4924 S Martin Luther King Dr	Chicago	IL	60615	6	\$1,300,000	\$216,666	May-26	116,76	\$111	1890		
	5471 S Ridgewood Dr	Chicago	IL	60615	6	\$1,250,000	\$208,333	Jun-24	7,763	\$161	1905		
	5130 S Greenwood Ave	Chicago	IL	60615	8	\$2,920,000	\$365,000	Jun-24	13,134	\$222	1916	7.86%	
	5229-5231 S Drexel Ave	Chicago	IL	60615	7	\$2,100,000	\$300,000	Aug-24	10,956	\$191	1913		
	5329-5331 S Woodlawn Ave	Chicago	IL	60615	7	\$1,050,000	\$150,000	Jan-26	13,083	\$80	1909		
	5127 S Indiana Ave	Chicago	IL	60615	6	\$1,180,000	\$196,666	Dec-25	8,084	\$145	1898		
	5124 S University Ave	Chicago	IL	60615	8	\$2,250,000	\$281,250				1904	7.47%	
	5432 S Drexel Ave	Chicago	IL	60615	6	\$1,350,000	\$225,000				1916		
	Totals/Average				40	\$1,617,857	\$236,360		10,357	\$158	1,906	7.31%	9.93

Sales Comparables Map



3 Bed Rent Comparables

Property Address	Location	Zip	Floorplan	Avg Unit Size (SF)	Rent Per Unit	Rent PSF
S 1224 E 52nd St	Chicago IL	60615	3+1	1300	\$2,000	\$1.54
1 5513 S Everett Ave	Chicago IL	60637	3+1	1100	\$2,300	\$2.09
Average				833	\$2,382	\$2.87



3 Bed In Depth Rent Comparables

*5513 S Everett unit 2A (available as of 8/10/25) (Compare)

1224 E 52nd St | Chicago IL

S



Living Room Comparison
Average Rent: \$2,000



Kitchen Comparison
Average SF: $\pm 1,300$ SF



Bathroom Comparison
Average Rent/SF: \$1.54

5513 S Everett Ave | Chicago IL

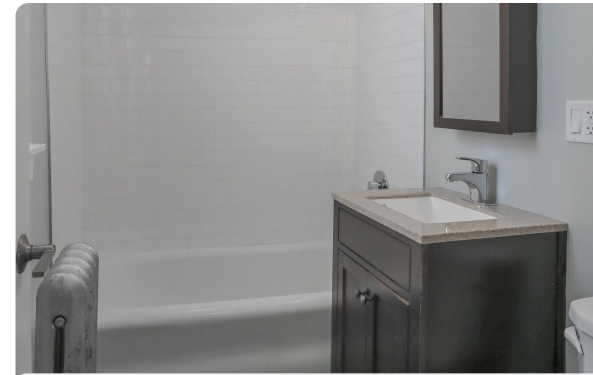
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Living Room Comparison
Average Rent: \$2,300



Kitchen Comparison
Average SF: $\pm 1,100$ SF



Bathroom Comparison
Average Rent/SF: \$2.09

1222 E 52nd St Chicago, IL 60615

Market Overview



Hyde Park, IL

Market Demographics

2.71M

Total Population

\$75,134

Median HH Income

1,062,000

of Households

36–40%

Homeownership Rate

1,200,000+

Employed Population

33%

% Bachelor's Degree

35.7

Median Age

\$317,000

Median Property Value

Neighborhood Overview

Hyde Park is one of Chicago's most historic and institutionally anchored neighborhoods, prized for its architectural character, cultural significance, and proximity to the University of Chicago. Located along the city's South Side lakefront and just minutes from downtown, the area is defined by tree-lined streets, historic apartment buildings, renowned academic institutions, and a distinctly residential atmosphere that blends intellectual energy with urban convenience.

A strong sense of community continues to attract a diverse mix of students, faculty, medical professionals, working professionals, and long-term residents. Walkability is a defining feature—residents are within minutes of grocery stores, cafés, restaurants, parks, and daily conveniences. Popular destinations like the 53rd Street retail corridor, Promontory Point, Trader Joe's, and the University of Chicago campus contribute to the neighborhood's vibrant yet established feel.

With excellent public transit access via the Metra Electric Line, CTA bus routes, and nearby Lake Shore Drive, residents benefit from efficient connectivity to Downtown Chicago and surrounding neighborhoods. This combination of institutional stability, walkability, lakefront proximity, and historic housing stock has helped maintain consistently strong multifamily demand in Hyde Park, particularly for vintage and mid-scale properties with architectural character.

Hyde Park, IL

Economic Drivers

Hyde Park benefits from its location within the Chicago MSA, supported by a diverse economic base driven by healthcare, education, research, and professional services. The neighborhood is anchored by the University of Chicago and the University of Chicago Medical Center, which serve as major employers and centers for innovation, workforce development, and medical research. Healthcare and higher education fuel steady demand in the area, while nearby access to downtown Chicago connects Hyde Park to the region's broader finance, technology, and business sectors. The neighborhood also benefits from strong public transportation, lakefront access, and ongoing investment in residential, retail, and community development.



The University of Chicago

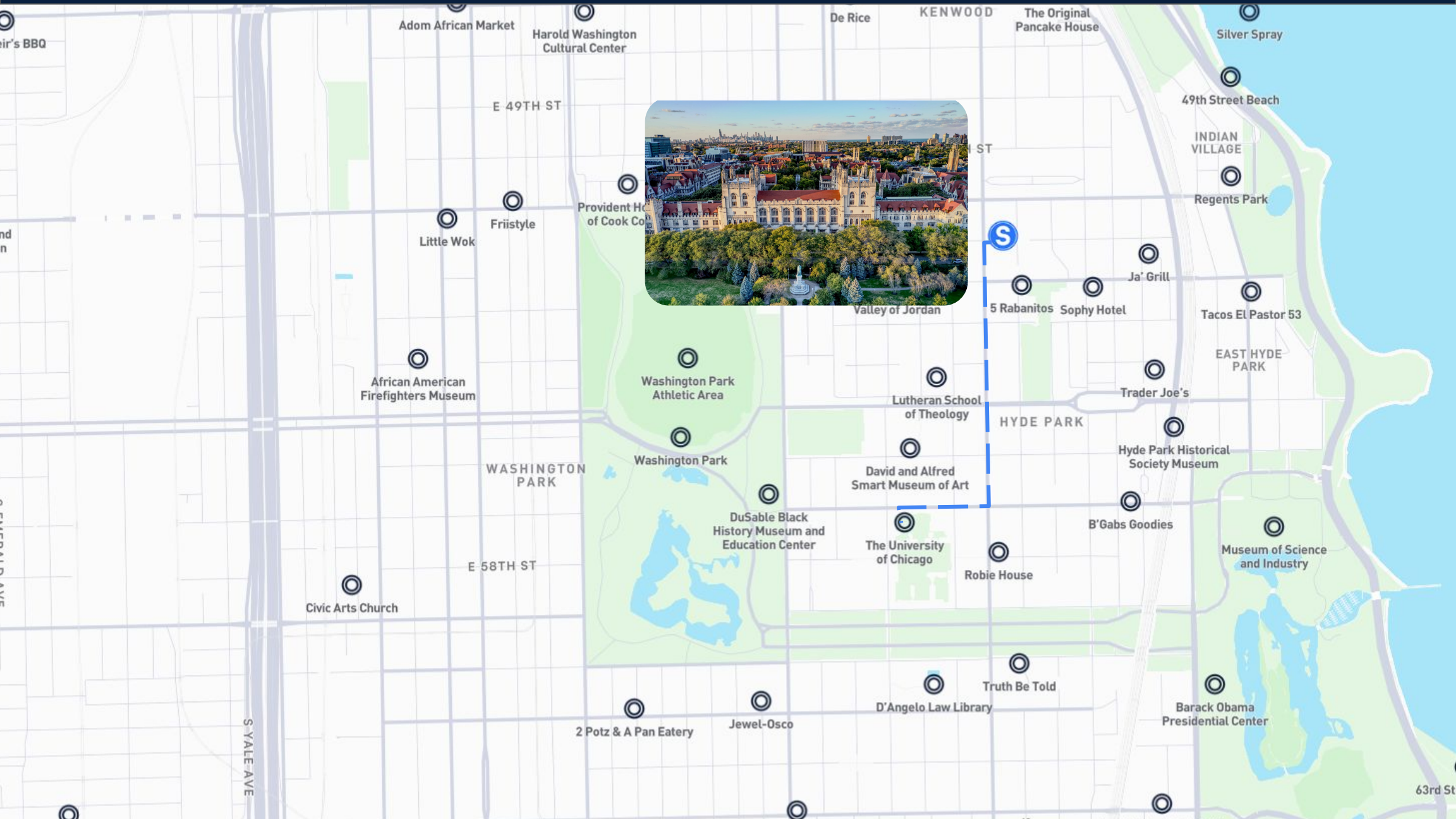
Hyde Park's Economic Anchor - And Engine Of It's Rental Demand, Immediately South Of The Subject Property

±12 Min
Walk to SP

18,000+
Students Enrolled

25,000+
Faculty & Staff

±0.6 Mi
To the main quadrangle



CHICAGO, IL

Chicago's metro area is a leading U.S. economic hub, powered by a diverse mix of industries including finance, manufacturing, healthcare, education, and technology. A global transportation center, the region benefits from O'Hare International Airport,

major freight rail lines, and extensive highway connections. Its vibrant cultural scene, iconic architecture, and world-class dining draw millions of visitors annually, while a strong business climate and talent pool continue to attract corporate investment.

Total Population
9,441,957

Annual Visitors
52 Million

Tourism Economic Impact
\$20.6 Billion

GDP
\$894.9 Billion





Higher Education

The Chicago MSA is home to a robust higher education network that fuels workforce development and economic growth. Top-tier institutions educate more than 90,000 students each year, preparing graduates to meet the demands of industries ranging from healthcare and finance to technology and research. Beyond academics, these universities contribute through innovation, partnerships, and community engagement, strengthening Chicago's long-term competitiveness on both a national and global scale.

University of Chicago
Enrollment (2024-2025)
19,287 Students
Graduation Rate: 95%

Northwestern University
Enrollment (2023-2024)
22,000 Students
Graduation Rate: 95.9%





Transportation

Chicago's strategic location at the intersection of major interstate highways, rail corridors, and the Great Lakes makes it a premier logistics and transportation hub in the U.S., providing extensive regional, national, and international connectivity. The Chicago Transit Authority and Pace Suburban Bus offer comprehensive public transit options, including bus and rail service across the metro area, while Metra connects suburban communities to downtown Chicago. O'Hare International Airport and Midway Airport further enhance accessibility, supporting both passenger travel and cargo operations.



Port Cargo Volume
2 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
500,000 Jobs



Annual Ridership for Public Transportation
279.1 Million Passengers

| Tourism & Cultural Events

Chicago's tourism and cultural landscape is fueled by world-class festivals, marquee sporting events, and iconic teams that generate billions in economic impact. Major events like Lollapalooza, the Chicago Marathon, and NASCAR Chicago draw millions of visitors.

At the same time, Chicago's professional sports franchises — including the Bears, Bulls, Blackhawks, and Cubs — anchor the city's identity while driving significant revenue through stadium projects, redevelopment plans, and year-round fan engagement.



Lollapalooza

400,000+ Attendees in 2024
\$440M in Economic
Impact for Chicago



Bank of America Chicago Marathon

52,129 Finishers | Over 1M Spectators
\$683 Million in Economic Activity



NASCAR Chicago

74,922 Spectators Attended
\$128M in Economic Activity



Chicago Bears (NFL)

Proposed \$5B Lakefront Stadium
Expected to Generate \$1.3B in
Annual Impact



Chicago Bulls & Chicago Blackhawks (NBA/NHL)

Planned \$7B Redevelopment Could Add
\$4.5B in Impact and 63,000 Jobs



Chicago Cubs (MLB)

Wrigley Field Anchors Lakeview
and Remains One of Chicago's
Largest Sports Tourism Draws

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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