

# The Sheffield Collection

3335 & 3341 N Sheffield Ave  
Chicago, IL 60657

Trophy luxury multifamily portfolio in East Lakeview's most coveted location. Two boutique buildings offering 15 meticulously designed units with premium amenities and unparalleled access to Wrigley Field and Chicago's lakefront.

Asking Price

**\$12,500,000**

Cap Rate

**5.97%**

Total Size

**22,000 SF**

NOI

**\$746,864**

## Investment Highlights

- Newly constructed luxury portfolio (2023-2025)
- 100% occupied with premium in-place rents
- Rooftop decks with skyline views
- Walking distance to Wrigley Field & lakefront

**COMPASS**

**Cyrus Seraj**

Broker / Team Lead

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EXCLUSIVE LISTING AGENT

Specializing in luxury multifamily investments and institutional-grade commercial real estate in Chicago's premier neighborhoods

OFFERING MEMORANDUM

Confidential Investment Opportunity





# Executive Summary

## The Sheffield Collection

3335 & 3341 N Sheffield Ave, Chicago, IL 60657

The Sheffield Collection represents a generational opportunity to acquire a newly constructed, trophy luxury multifamily portfolio in Chicago's coveted East Lakeview neighborhood. Comprising two boutique apartment buildings—3335 N Sheffield Ave (completed 2023) and 3341 N Sheffield Ave (completed 2024–2025)—the portfolio offers 15 meticulously designed units across 22,000 square feet on a 0.25-acre site.

This best-in-class asset is strategically positioned within walking distance of Wrigley Field, the Southport Corridor, and Chicago's scenic lakefront, delivering an unparalleled live-work-play lifestyle that appeals to discerning urban renters and institutional investors alike. Each building showcases modern architecture and high-end finishes, including open-concept layouts, chef-inspired kitchens with quartz countertops and custom cabinetry, premium stainless-steel appliances, and spa-quality stone baths.

The Sheffield Collection's operational performance is equally impressive. The asset is fully stabilized, with zero vacancy at 3335 N Sheffield for two consecutive years and strong in-place leases across both buildings. The property generates robust rental income, with a gross annual income of \$917,460 and a net operating income of \$746,864, reflecting a 5.97% cap rate on the \$12,500,000 asking price.

East Lakeview is one of Chicago's most established and dynamic neighborhoods, offering a vibrant mix of restaurants, boutique shopping, nightlife, and recreational amenities. The property benefits from exceptional transit connectivity, with multiple CTA train lines and bus routes accessible via the nearby Belmont Station, ensuring seamless commutes throughout the city.

With its combination of trophy location, best-in-class construction, premium amenities, and proven rental performance, The Sheffield Collection stands out as a rare, low-risk acquisition for institutional and private capital. The portfolio's stabilized income, high occupancy, and luxury finishes position it as a core-plus investment with significant long-term upside in one of Chicago's most resilient rental markets.







# Investment Highlights

The Sheffield Collection

3335 & 3341 N Sheffield Ave, Chicago, IL 60657

## Trophy Luxury Multifamily Portfolio

A generational opportunity to acquire newly constructed luxury apartments in Chicago's coveted East Lakeview neighborhood. This best-in-class asset combines boutique elegance with institutional-grade investment fundamentals, positioned within walking distance of Wrigley Field and Chicago's scenic lakefront.

ASKING PRICE

**\$12.5M**

\$568.18 per SF

CAP RATE

**5.97%**

Stabilized NOI

NET OPERATING INCOME

**\$747K**

Annual NOI

## Core Investment Advantages

### Fully Stabilized Performance

Zero vacancy at 3335 N Sheffield for two consecutive years with strong in-place leases across both buildings. Immediate cash flow with \$917,460 annual gross income and proven tenant retention in a supply-constrained market.

### Premium Location & Lifestyle

Trophy East Lakeview location walkable to Wrigley Field, Southport Corridor, and lakefront parks. Exceptional transit access via Belmont CTA Station with multiple train lines, ensuring sustained tenant demand from young professionals and affluent renters.

### Luxury Finishes & Amenities

Newly constructed (2023-2025) with premium finishes including quartz countertops, custom cabinetry, stainless-steel appliances, and stone baths. Distinctive rooftop amenities with private deck for penthouse and shared skyline-view deck, plus on-site parking and bike storage.

### Strong Market Fundamentals

Average rents of \$3.32-\$3.63/SF commanding premium in submarket with limited new supply. Located in high-growth, supply-constrained area with enduring tenant demand and significant long-term appreciation potential in one of Chicago's most resilient rental markets.

# The Sheffield Collection

3335 & 3341 N Sheffield Ave, Chicago, IL 60657

TOTAL SIZE

22,000 SF

ASKING PRICE

\$12,500,000

## Building Specifications

Total Size	22,000 SF
Year Built	2023
Last Renovated	2025
Units	15 Residential
Site Size	0.25 Acres

## Location Highlights

- East Lakeview - Vibrant urban neighborhood
- Walking distance to Wrigley Field
- Southport Corridor proximity
- Belmont CTA Station access
- Chicago lakefront parks nearby

## Investment Metrics

CAP RATE	PRICE/SF
5.97%	\$568.18
NOI	\$746,864
Rent per SF	\$3.63

## Premium Amenities

- Rooftop Amenities**

Private rooftop deck (penthouse at 3335) and shared skyline-view rooftop deck (3341)
- Parking & Storage**

On-site parking, attached garage spaces (select units), and secure bike room
- Unit Features**

In-unit laundry, premium kitchens with quartz countertops, and luxury bathrooms

**Market Position**

Newly constructed luxury multifamily portfolio in Chicago's coveted East Lakeview neighborhood. Fully stabilized with zero vacancy at 3335 N Sheffield for two consecutive years.





# East Lakeview

Chicago's Premier Urban Neighborhood  
3335 & 3341 N Sheffield Ave • Chicago, IL 60657

## Neighborhood Overview

East Lakeview represents one of Chicago's most established and dynamic neighborhoods, offering an unparalleled blend of historic charm and modern urban amenities.

This vibrant, affluent community attracts young professionals and discerning renters with its walkable streets, diverse dining scene, and proximity to Chicago's most iconic destinations.

The area's enduring desirability is enhanced by limited new multifamily supply, creating sustained rental demand and strong long-term value appreciation.

### ZIP Code 60657 Demographics

Median Household Income	Population Density
<b>\$89,500</b>	<b>High Urban</b>
Primary Age Group	Education Level
<b>25-40 Years</b>	<b>College+</b>

### Transit Access

- Belmont CTA Station – Multiple Lines
- Extensive Bus Network
- Bike-Friendly Infrastructure

## Lifestyle & Attractions



### Wrigley Field

Walking distance to Chicago Cubs' historic ballpark and Wrigleyville entertainment district



### Lakefront Parks

Direct access to Chicago's scenic lakefront trail system and recreational facilities



### Southport Corridor

Vibrant shopping and dining destination with boutique retailers and acclaimed restaurants

## Market Fundamentals

<b>A+</b>	<b>High</b>	<b>Limited</b>	<b>Strong</b>
Location Grade	Rental Demand	New Supply	Value Growth

East Lakeview's established character, combined with ongoing neighborhood growth and constrained new multifamily development, creates a compelling investment environment with sustained rental demand and significant long-term appreciation potential.