



PLYMOUTH

A P A R T M E N T S



96-Home Boutique Apartment Building

Value-Add Upside | Bustling Printer's Row Neighborhood



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Executive Summary



PLYMOUTH
APARTMENTS

Offering Summary

Jones Lang LaSalle Americas (Illinois), L.P. (JLL), is pleased to present 731 Plymouth (“the Property”), a 96-unit boutique apartment building located in one of Chicago’s most charming submarkets, Printer’s Row. The Property is located nearby the Harrison Red Line Stop as well as multiple other transit options for direct access to the employment and entertainment in the Loop and West Loop. 731 Plymouth is within close proximity to multiple universities including UIC, Columbia College and Roosevelt as well as the Museum Campus, Lake Michigan and other iconic Chicago attractions.

Built in 1925, the Property offers various expansive unit layouts including one bedrooms, two bedrooms and three bedrooms. There is also a wide array of community amenities on-site as well as 100% occupied retail in the building. With significant value-add upside potential through comprehensive unit renovations, investors have a compelling opportunity to modernize the entire building and capture significant rental premiums. This unique investment opportunity is available free and clear or with the current assumable debt.





UNIT MIX SUMMARY

Unit Type	# Homes	SF	Lease Rent	PSF	% of Unit Mix
1 Bed	12 homes	±738	\$1,858	\$2.52	13%
2 Bed	72 homes	±1,000	\$2,280	\$2.28	75%
3 Bed	12 homes	±1,239	\$3,015	\$2.43	13%
Total/Avg	96 homes	±997	\$2,319	\$2.33	100%

PROPERTY SUMMARY

Name	731 Plymouth
Address	731 Plymouth Ct
City, State, Zip	Chicago, IL 60605
Year Built	1925
Units	96
Avg Unit SF	997
Rentable SF	95,720
Commercial SF	14,954



Investment Highlights



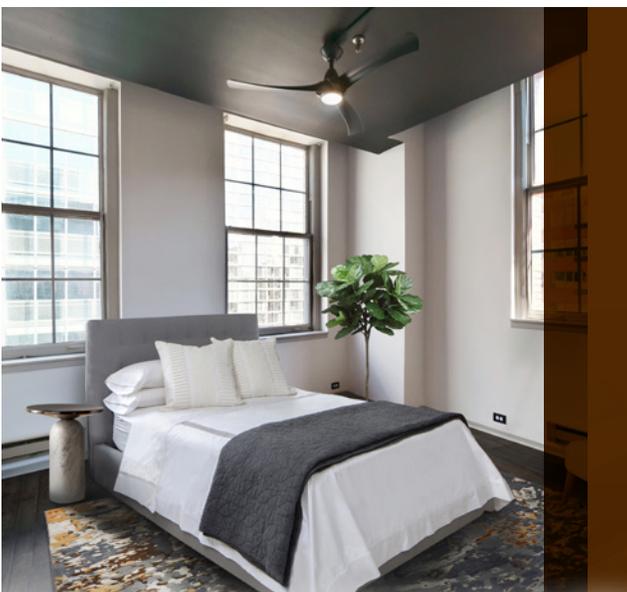
Unique Asset & Investment Opportunity

- Value-Add Upside in Units and Amenities
- Expansive Units of ~1000 SF Average — Opportunity to Increase Unit Count
- 100% Occupied Retail -On-Site Amenity for Tenants
- Affordable Rents in One of Chicago's Top Submarkets
- Significant Discount to Replacement Cost



Desirable Printer's Row Location

- Perfectly Positioned in Charming and Historic Printer's Row
- Incredible TOD Location for Easy Access to Downtown Employment
- Within Close Proximity Chicago's Top Attractions including The Museum Campus, Northerly Island, The Art Institute, and Soldier Field
- Impressive Walk Score and Transit Score
- Nearby The 78 Development and Upcoming Chicago Fire Stadium



Strong Property & Market Fundamentals

- Impressive 100% Occupancy at the Property
- 100% Market Rate Units
- Low Rent-to-Income Ratio Proves Rent Upside
- Minimal Downtown Chicago Supply Pipeline
 - <1% of Existing Inventory Under Construction

Charming Interiors

There is currently a mix of renovated and unrenovated units at the Property. Approximately 25% of units have been renovated; they are located on 6th and 7th floors.

Features include:

- Large Unit Sizes
- Loft-Height Ceilings
- Iron-Framed Windows
- Galley Kitchens
- New Flooring*
- Stainless Steel Appliances*
- Updated Fixtures*

*Select units



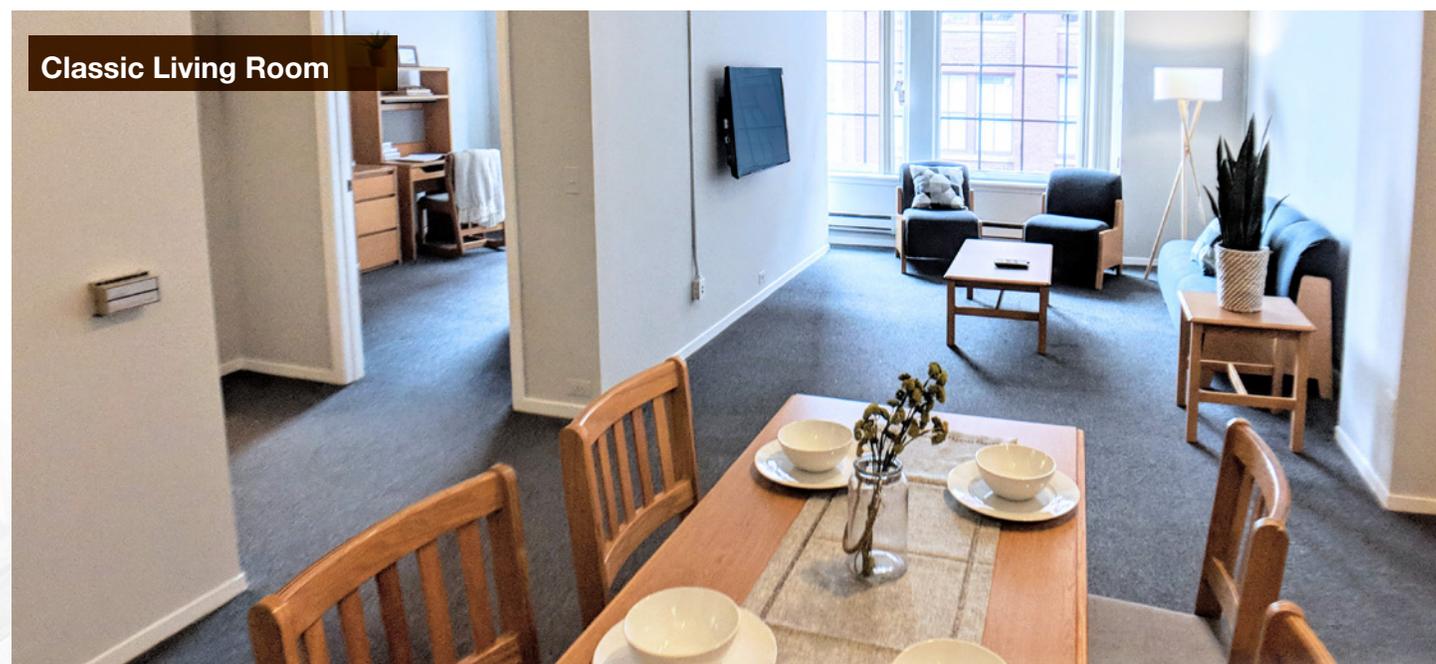
Classic Unit Kitchen



Renovated Unit Kitchen



Renovated Living Room

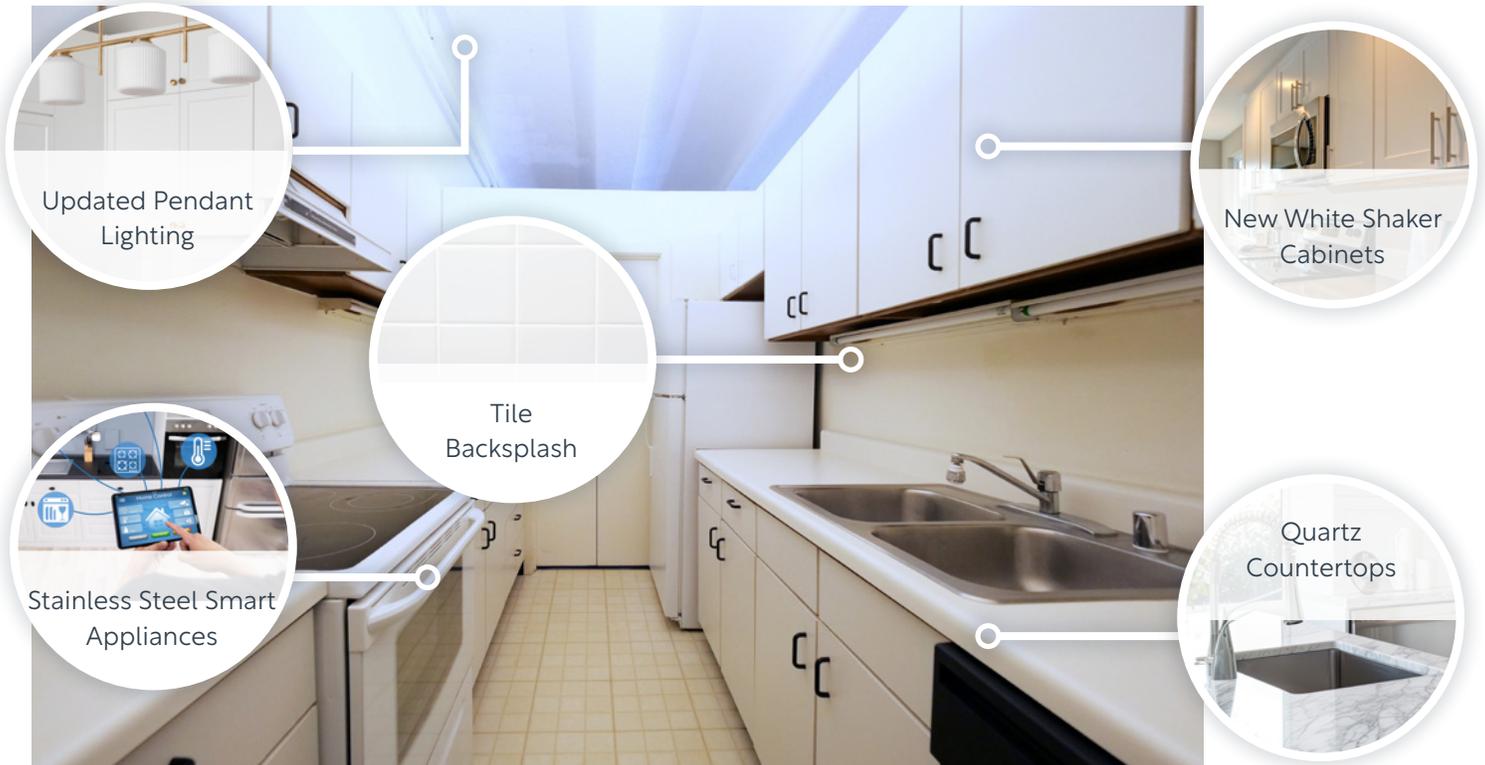


Classic Living Room

Value-Add Upside

There is an opportunity for a new investor to reconfigure the property to over 260 units for maximum income. Some units were renovated in 2019 to include LVT flooring as well as updated kitchen and bathroom elements. There is an option to upgrade units to a new modern scope with the below suggestions.

Please see deal room for more zoning information.





Community Living

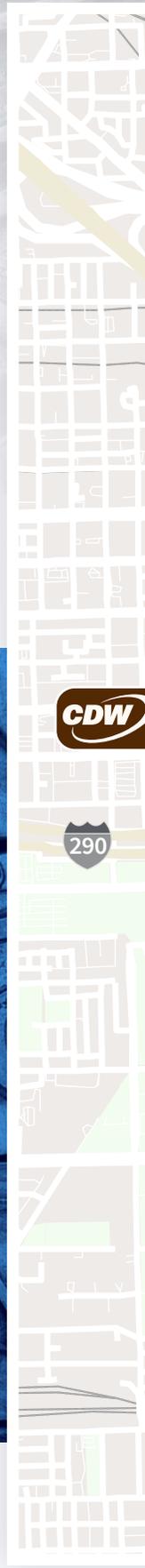
- Fitness Center
- On-Site Laundry
- Resident Lounge
- Pet-Friendly Environment
- 100% Occupied
- On-Site Retail



Welcome to Printers Row

731 Plymouth is located in Chicago's historic Printer's Row. Printer's Row evolved from Chicago's printing industry hub in the 1880s-1960s, when sturdy multi-story buildings housed major companies like R.R. Donnelley & Sons, to a blighted area by the 1970s as printing companies moved to suburbs. The neighborhood became one of Chicago's first successful industrial-to-residential conversions in the 1980s when developers and urban pioneers recognized the potential in the solid building stock and downtown proximity, supported by city zoning changes and incentives.

The area embraced its printing heritage through cultural initiatives like the annual Printers Row Lit Fest launched in 1985, which became one of the Midwest's largest literary events. Today, Printer's Row represents successful adaptive reuse, having transformed from an industrial district into a vibrant residential neighborhood that balances new construction with historic preservation while maintaining its distinctive architectural character.





Legend:

- Employers
- Education
- Museum Attraction
- Recreation Attraction
- Sports and Entertainment
- Music Attraction

600 ft

Booming South Loop Development



The 78

The 78 development is a 62 acre project located in the 78th neighborhood of Chicago. The 78 will consist of transforming 62 acres of undeveloped land on the river into a vibrant mixed-use community, featuring roughly 13 million square feet of office, residential, retail, hospitality, fine dining and more.



Chicago Fire FC Team Development

The Chicago Fire Soccer Team is planning to build a stadium at the 78. The stadium will be the anchor for the site, creating an enormous increase in business activity and tourism.



Printers Row Renter Affordability

ALL WITHIN 1 MILE OF THE PROPERTY

\$175,275
Average
Household Income

\$579,548
Average
Home Value

33
Median
Age

86%
Bachelor's Degree
or Higher

92%
White Collar
Workers

Rent vs. Buy

Average home value within a mile of th Property averaged ~\$580,000, which costs ~\$1,700/month more than renting at 731 Plymouth.

\$4,000
Avg. Monthly
Home Cost

\$2,306
731 Plymouth
Avg. Effective Rent

1.7x More

Expensive to
Buy than Rent in the
South Loop



Rent to income ratio

High area household income leaves **significant room to push rents with a 16% buffer.**

\$2,306
Avg. Effective Rent

\$14,606
Avg. Monthly HHI
within 0.25mi Radius

16%

Rent-to-Income
Ratio



Source: Zillow Mortgage Calculator | 30-Yr Fixed mortgage
6.125% @ 10% down including incl. taxes, insurance and HOA)



Easy Access to Everything

731 is well-located nearby a plethora of transportation options.

99

Walk Score

100

Transit Score

90

Bike Score



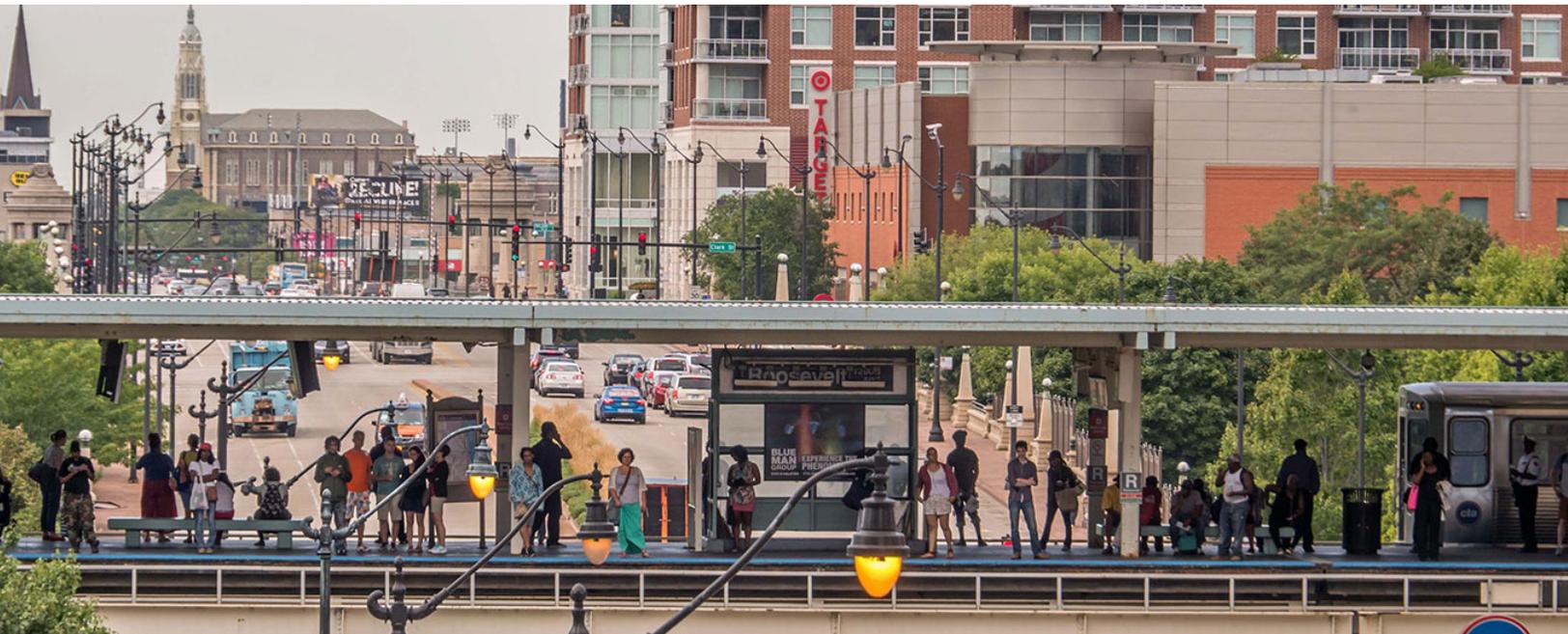
1-Minute Walk to Multiple State Street Buses



2-Minute Walk to the Harrison Red Line Stop



10-Minute Walk to Lasalle Street Metra Stop



★★★★
O'HARE
INTERNATIONAL AIRPORT

Only 40-Minute Drive to
O'Hare International Airport

★★★★
MIDWAY
INTERNATIONAL AIRPORT ——— ✈️

Only 30-Minute Drive to
Midway International Airport

Market Overview



PLYMOUTH

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Why Chicago

Chicago's economy mirrors the national economy, and its business-friendly environment, low cost of living, and highly educated labor pool continue to encourage growth and investment across diverse employment sectors.

High Technology Employment

More than 108K tech employees

Corporate Investment

Top North American metro for new, relocating, or expanding corporate facilities totaling nearly \$3.5B of investments annually

Leading Connectivity

Largest railroad hub in the US & Largest inter-modal port in the US (3rd in World)

Business Professionals

Over 2.9M white collar jobs make up 60% of the workforce

Manufacturing

Annual manufacturing productivity is \$100B with over 560K manufacturing employees

Leading Economy

Most diverse & third largest economy in the US including 31 headquarters from Fortune 500 companies

Corporate Hub

Corporate Expansions & Relocations Since 2022

SUBSET OF ALL EXPANSIONS/RELOCATIONS

KIRKLAND & ELLIS

BMO 
Harris Bank

salesforce

vizient™

662,000 SF

492,000 SF

500,000 SF

109,000 SF

3,500 Employees

2,600 Employees

2,500 Employees

550 Employees

faegre
drinker 

Milwaukee

JOHN DEERE

MARK ANTHONY BRANDS

100,000 SF

70,000 SF

40,000 SF

48,000 SF

390 Employees

360 Employees

300 Employees

250 Employees

Top Metro

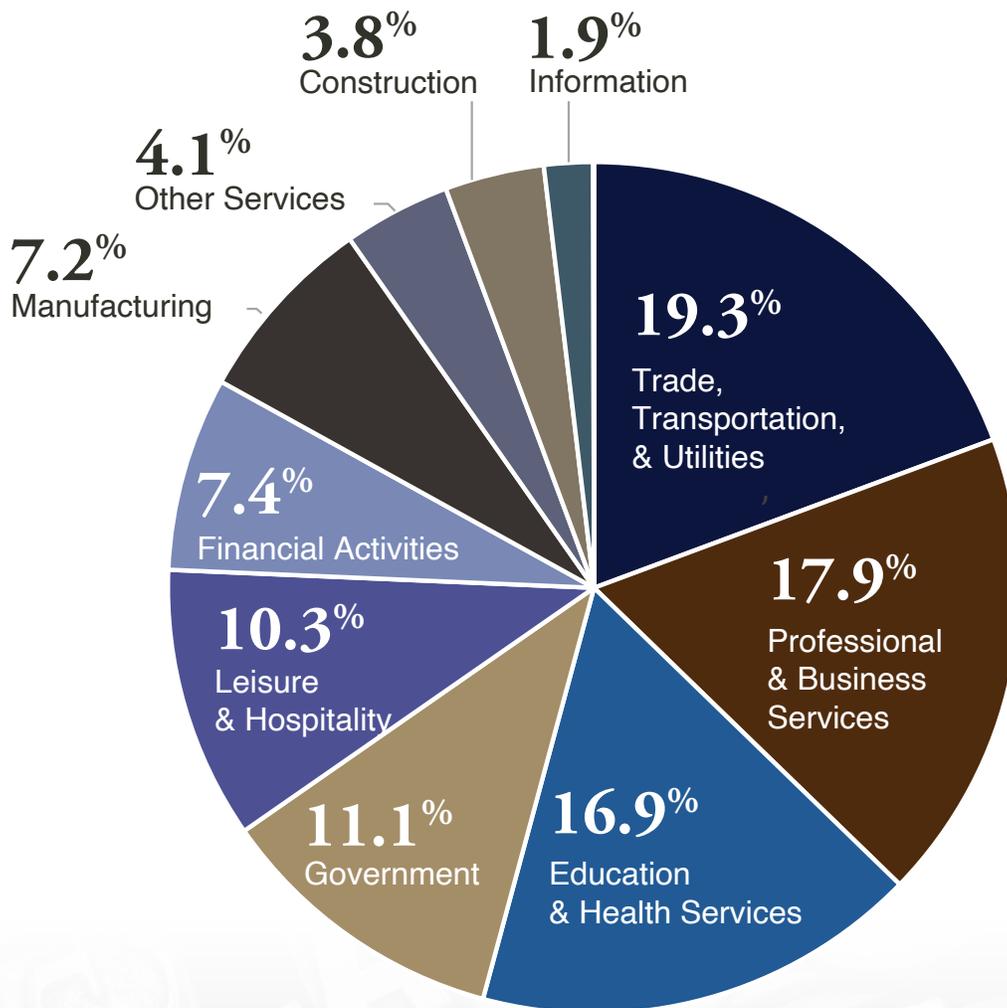
for New, Relocating, or Expanding
Corporate investment for
12 Years in a Row

Chicago is an *Economic Powerhouse*

Chicago is not dominated by one industry.

Gross Metro Product 22%
of National Economic Output

17%
of National Employment



Source: JLL Research, RealPage, ESRI

Chicago Draws Premier Talent

Gateway markets dominate talent as 44% of 2024 grads flock to top 10 cities.

19

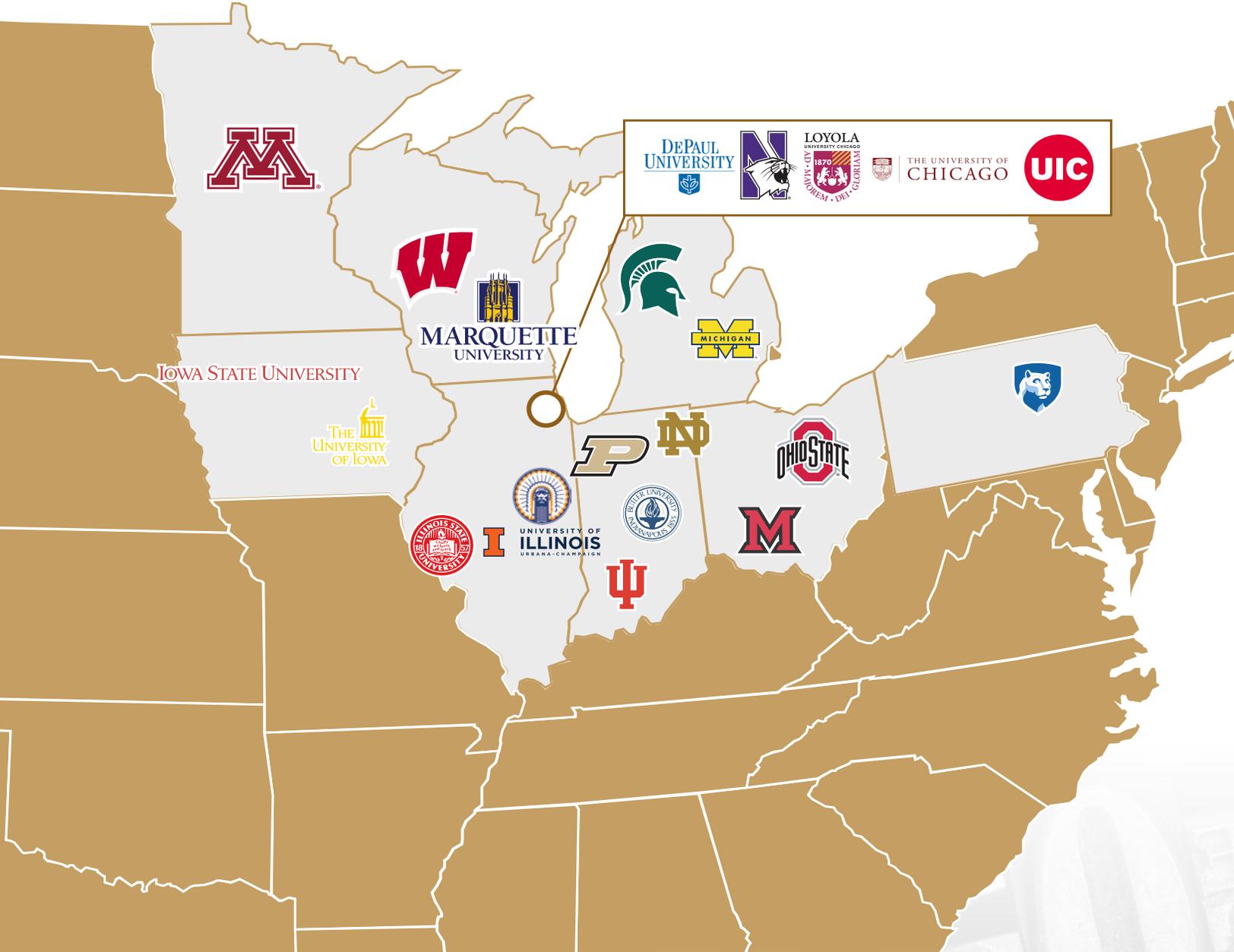
Schools with Chicago as Top Destinations

#3

Top Destinations for Class of 2024 Graduates

#2

Most Job Applicants of any US City



Urban Chicago Fundamentals

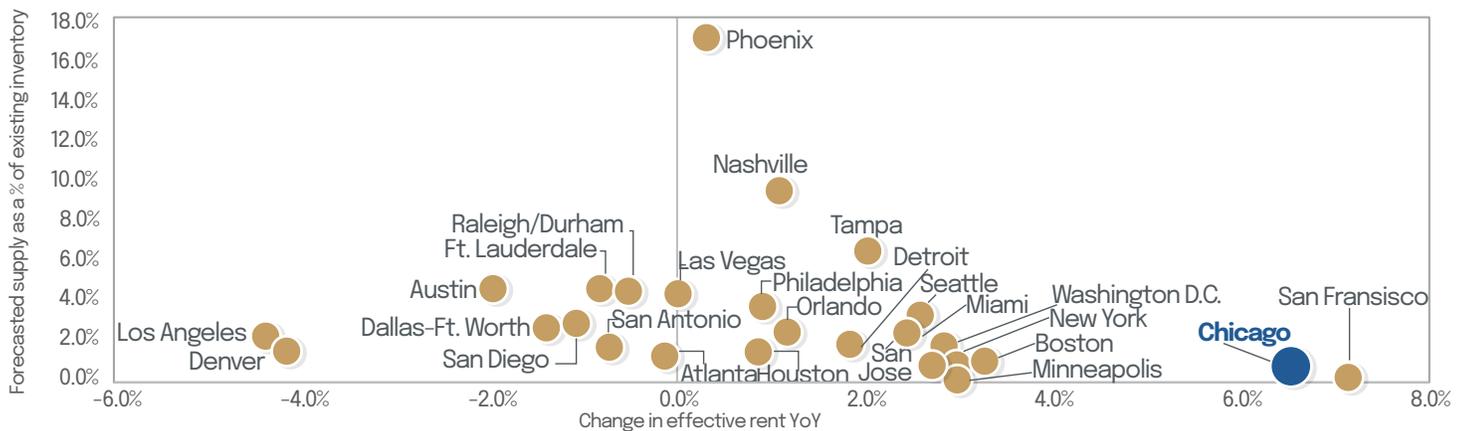
Outpacing the Nation

Things to Know

Chicago's exceptional fundamentals coupled with a lack of future supply position the city for outsized growth compared to other major markets.

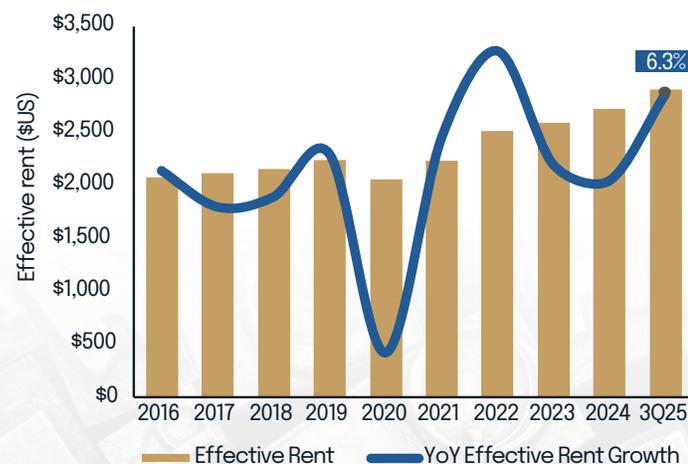
URBAN SUBMARKETS

Urban Chicago has one of the lowest forecasted deliveries (<1% of existing supply) to deliver in the next 12 months with high rent growth nationally.



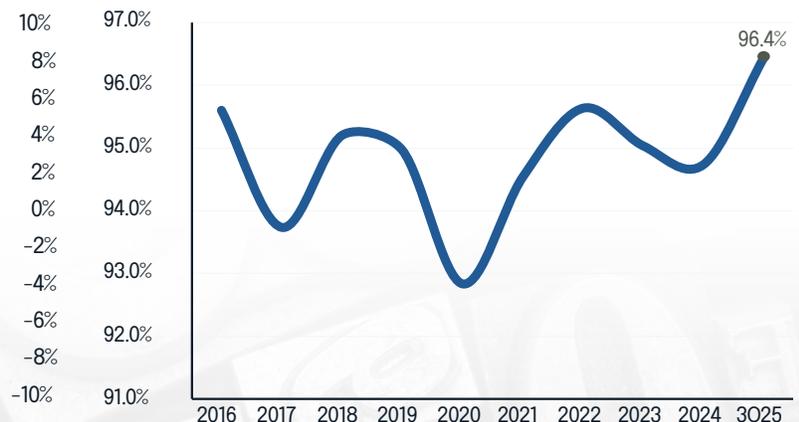
CHICAGO URBAN CORE EFFECTIVE RENT GROWTH

Urban Chicago ranks extremely high nationally with 6.5% effective rent growth.



CHICAGO URBAN CORE OCCUPANCY RATE

Urban Chicago's Occupancy exceeds the national average at 97%.





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