

HYDE PARK INVESTMENT OPPORTUNITY

5401
CORNELL

CHICAGO, IL

CBRE

EXECUTIVE SUMMARY

5401 Cornell is comprised primarily of studio units but offers numerous one-bedroom and two-bedroom layouts. Since 2016 the property has been upgraded thoroughly with new common area finishes, interior unit upgrades, and impressive amenities such as a beautiful roof top deck and fitness center.

There is a large amount of common area square footage that could be used for additional dwelling units for significant value enhancement, along with back-of-house space that could be turned into other income generating amenities such as rentable storage space.



UNIT MIX SUMMARY

Unit Type	Total Units	Occupied Units	Square Feet	Market Rent	Market Rent Per SF	Leased Rent	Leased Rent Per SF
Studio	147	147	336	\$989	\$2.95	\$957	\$2.85
1 Bed / 1 Bath	11	11	704	\$1,366	\$1.94	\$1,324	\$1.88
2 Bed / 1 Bath	2	2	1,043	\$1,960	\$1.88	\$1,899	\$1.82
Sub-Total	160	159	59,200 SF	\$164,350	-	\$159,071	-
Average	-	-	370 SF	\$1,027	\$2.78	\$994	\$2.69

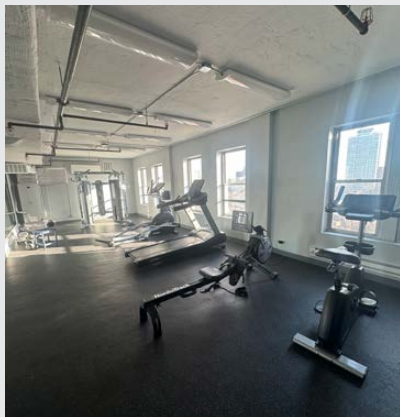
CONSTRUCTION & MECHANICAL FEATURES

Steel reinforced concrete frame with load bearing masonry walls, concrete floors, traco windows with external mini blinds, flat concrete roof with membrane covering. It was recovered in 2017. Electric baseboard heat and portable window AC. Copper wiring with no individual metering. Copper plumbing to units and kitchens, cast iron drains and sanitary lines.

Fire safety - Fully Sprinklered Property with additional stand pipes in the core stairwell on each floor. Elevators meet updated Phase 3 fire functionality (2020). The alarm and communication system has been updated a few years prior to 2021.

CAPEX PRIOR TO 2021

- Tuckpointing in 2020
- Roof in 2018
- Hot water boiler 2017
- Elevator motos 2014/2015
- Booster pump 2006
- Copper plumbing 2005
- Electric baseboards installed in 1980s



PORTFOLIO INVESTMENT SUMMARY

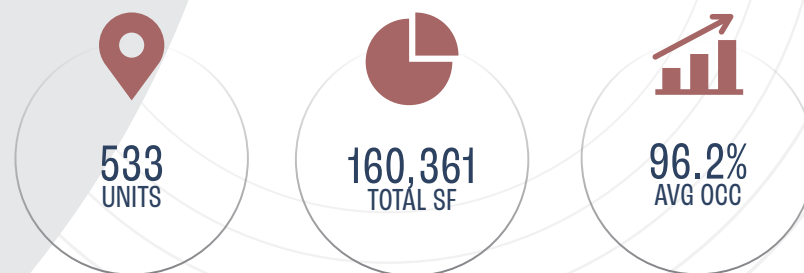
The Hyde Park Portfolio offers prospective buyers the opportunity to acquire immense scale in one of Chicago's most vibrant and culturally rich neighborhoods.

Investors will have the ability to acquire these properties at an attractive basis with the ability to repurpose large amounts of unused square footage with additional dwelling units and common area improvements to boost rental income. All properties have been approved for the AHSAP program providing a 35% reduction in assessed value. All buildings were acquired from the University of Chicago in 2016, which were operated primarily as dorm housing for the prior 50 years. All properties are eligible for Historic and Low-Income Housing Tax Credits. The entire portfolio is positioned to benefit significantly from the much-anticipated Obama Library that will be located just a few blocks away.



PORTFOLIO OVERVIEW				
	Units	Occupied	Vacant	Occupancy
5748 Blackstone	81	79	2	97.5%
5540 Hyde Park	187	184	3	98.4%
5445 Ingleside	105	91	14	86.7%
5401 S. Cornell	160	159	1	99.3%
TOTAL	533	513	20	96.2%

PORTFOLIO QUICK STATS



5401 S Cornell is walking distance to major convenience shops such as Whole Foods, Target and Walgreens. 53rd street (one block north of the property) is the retail hub in Hyde Park. Through partnerships between the University of Chicago, local businesses, residents and city officials, this dynamic corridor has experienced significant economic developments in recent years. New investment in the area have brought local and national businesses to the area that include Starbucks, Akira, CorePower Yoga, GNC, LA Fitness and Ulta Beauty; all within walking distance of the property.

91

Walk
Score

97

Bike
Score

CHICAGO
CENTRAL BUSINESS
DISTRICT SOLDIER
FIELD

MUSEUM
CAMPUS

NAVY PIER

MCCORMICK
CONVENTION CENTER

NORTHERLY ISLAND

31ST STREET HARBOR

OAKWOOD BEACH

LAKE
MICHIGAN

KENWOOD ACADEMY
HIGH SCHOOL

51ST/53RD STREET METRA STATION



7-minute walk to 51st/53rd Street Metra Station
15 minutes to Downtown Chicago

HAROLD
WASHINGTON PARK

amazon hub



rōti

ULTA

LA FITNESS



corepower YOGA AKIRA

THE PROMONTORY

Office
DEPOT

CATHOLIC
THEOLOGICAL UNION



Walgreens

5401
CORNELL



Jackson Park & South Shore Golf Courses will undergo transformative restorations by Tiger Woods' Design group TGR Designs

SOUTH SHORE
CULTURAL CENTER &
NATURE SANCTUARY

JACKSON
PARK
HARBOR

JACKSON PARK

MUSEUM OF SCIENCE
& INDUSTRY

Museum of Science and Industry
Located a half mile south of the property, the 400,000sf Museum of Science and Industry is the Western Hemisphere's largest science museum.

MSI hosts nearly
2 million visitors
each year

57TH STREET BEACH

PROMONTORY POINT
& BURNHAM PARK

5401
CORNELL

Renowned for its history and cultural diversity, Hyde Park is home to the world renown University of Chicago, Museum of Science and Industry, American architectural gem Frank Lloyd Wright Robie House and the 44th President of the United States.

The Obama Presidential Center is projected to open in Jackson Park in June 2026.

5401 S. Cornell is less than a 20-minute walk from the site, and less than a 5-minute drive.

HYDE PARK
ECONOMIC DRIVERS & STABILIZING INSTITUTIONS



The Obama Presidential Center grand opening scheduled for June 2026.

THE IMPACT OF THE OBAMA PRESIDENTIAL CENTER

TOGETHER WITH UNIVERSITY OF
CHICAGO, ANDERSON ECONOMIC
GROUP ESTIMATES THE FOLLOWING
FOR HYDE PARK:

\$600MM

IMPACT OF
CONSTRUCTION

\$220MM

ANNUAL IMPACT OF
800,000+ VISITORS
PER YEAR

\$30MM

IN LOCAL SPENDING
AT RESTAURANTS AND
RETAILERS



\$738MM

CONSTRUCTION &
START-UP IMPACT

\$290MM

ANNUAL IMPACT

THE VAST MAJORITY OF LONG-TERM
EMPLOYMENT BENEFIT WILL OCCUR ON
THE SOUTH SIDE

2,175 jobs of a total 2,774

UNIVERSITY OF CHICAGO

U.S. NEWS NATIONAL RANKINGS

#6

BEST UNIVERSITY IN AMERICA

#4

BEST BUSINESS SCHOOL

#3

BEST LAW SCHOOL

#17

BEST MEDICAL SCHOOL

#6

BEST VALUE SCHOOL

20,000+

FACULTY & STAFF

8,000

STAFF MEMBERS

6,800

UNDERGRADUATE STUDENTS

UNIVERSITY OF CHICAGO: HYDE PARK CAMPUS

HYDE PARK IS HOME TO MORE THAN 60% OF UCHICAGO'S FACULTY AND THEIR FAMILIES

It's clear why many UChicago faculty and staff choose to live in Hyde Park:

- Top health care facilities
- Outstanding schools
- Abundant housing choices
- Plentiful local retail
- Wonderful dining facilities

THE 217 ACRE CAMPUS HAS A 5:1 STUDENT-TO-FACULTY RATIO

Faculty Highlights:

- 93 Nobel Laureates, seven currently on faculty
- 230+ American Academy of Arts and Sciences fellows
- 18 John Bates Clark Medalists (Economics)
- 260+ Guggenheim Fellows
- 34 MacArthur "Genius" Fellows
- 20 National Humanities Medal winners
- 15 National Medal of Science winners
- 14 Presidential Medal of Freedom winners
- 23 Pulitzer Prize winners



SNAPSHOT: UNIVERSITY OF CHICAGO MEDICAL CENTER

- #12 - Gynecology
- #13 - Gastroenterology & GI Surgery
- #17 - Best Medical Schools: Research
- #19 - Diabetes & Endocrinology
- #22 - Urology
- #23 - Nephrology
- #24 - Cancer
- #24 - Best Medical Schools: Primary Care

Source: US News 2025, National Rankings

5401

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