



CREDA Chicago
39th Annual Awards for Excellence Finalists

Broker Transaction of the Year | Multifamily Investment Sale

AMLI West Loop

- **Address:** 205 S. Peoria Street, Chicago, IL
- **Square Footage:** 365,137
- **Brokers:** Kevin Girard, Zach Kaufman, Mark Stern, *JLL*
- **Property Description:**

This was an individual asset sale to a true core capital institutional buyer. This building has a total of 275 units. This was an all cash transaction, which was awarded after a full competitive marketing process.





CREDA Chicago
39th Annual Awards for Excellence Finalists

Broker Transaction of the Year | Multifamily Investment Sale

Millie on Michigan

- **Address:** 300 N. Michigan Ave, Chicago, IL
- **Square Footage:** 441,000
- **Brokers:** John Jaeger, Justin Puppi, Jason Zyck, *CBRE*
- **Property Description:**

Millie on Michigan, a 47-story mixed-use tower on Michigan Avenue, paired 289 luxury apartments across floors 17-47 with a 280-room Citizen Room hotel on floors 4-16 and 25,210 S.F. of commercial space that sat vacant since the building's 2022 delivery, complicated by a REA agreement governing building controls and expense allocations. CBRE coordinated its Multifamily Investment Sales, National Retail Partners and High Street Urban retail teams to market the stabilized multifamily asset alongside the unleased commercial block, securing a single institutional investor partnered with a local operator who closed on time, on budget and within initial pricing guidance.





CREDA Chicago
39th Annual Awards for Excellence Finalists

Broker Transaction of the Year | Multifamily Investment Sale

The Pavilion Apartments

- **Address:** 5441 N. East River Road, Chicago, IL
- **Square Footage:** 1,115 units
- **Brokers:** Elizabeth Gagliardi, Chuck Johanns, Susan Lawson, *Newmark*
- **Property Description:**

Newmark arranged the sale of The Pavilion Apartments, a 1,115-unit multifamily community located at 5441 N. East River Road in Chicago's O'Hare/Rosemont submarket. The property was acquired by R.I.G. Capital. Newmark Senior Managing Directors Elizabeth Gagliardi, Chuck Johanns and Susan Lawson represented the seller in the transaction.

The Pavilion Apartments is a five-building property that features 6,736 square feet of fully occupied retail space and a broad amenity offering, including indoor and outdoor pools, racquetball courts, a fitness center, playground and on-site retail conveniences. Located approximately 15 miles northwest of downtown Chicago, the property benefits from immediate access to Interstate 90 and Interstate 294, proximity to O'Hare International Airport and multiple public transportation options, including the CTA Blue Line and Metra commuter rail service.

The transaction represented a rare opportunity to acquire institutional scale value-add multifamily in one of Chicago's most supply-constrained suburban submarkets, driving significant investor interest through strong in-place occupancy, an extensive amenity package and long-term value upside.

