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## **1323 West Morse Avenue Fact Sheet**

### **About 1323 West Morse Avenue**

- An eight-floor apartment complex by TAWANI Property Management, which is owned by TAWANI Enterprises
  - Three stories of parking topped with five floors of one- and two-bedroom apartments
- The apartment complex will replace a former strip mall
- The units will range from about 620-square-foot one-bedrooms to 800- to 1,100-square-foot two-bedrooms. The average size of the units is about 775 square feet
- The project is expected to be fully completed by spring 2019
- Pre-leasing will begin approximately six months before the completion of construction
- Rates for rental units are expected to be similar to the condo-quality units of Mayne Annex, which range between \$1,100-\$2,300 per month
- Tenants pay all utilities except for water
- The project was reviewed by Alderman Joe Moore and the 49th Ward Zoning and Land Use Advisory Committee

### **Conveniently Located on Morse Avenue in Rogers Park**

- Located in Rogers Park on the southeast corner of West Morse Avenue and North Wayne Avenue
- Rogers Park is considered one of the most diverse neighborhoods in Chicago
- The neighborhood's proximity to downtown and the lakefront are big factors why locals love the under-the-radar appeal of Rogers Park
- 1323 W. Morse will add to the growing vibrancy of the Morse Ave. business district and is an ideal location to enjoy unique dining, arts, culture and entertainment
- Rogers Park is a walkable neighborhood with convenient access to CTA bus and "L" lines and easy public transit accessibility to downtown Chicago, north side nightlife, Chicago's famed Wrigley Field and the nearby suburb of Evanston, IL
- Residents of 1323 West Morse Street will be steps away from the red line Morse "L" stop, restaurants, coffee shops, a full-service grocery store, and more
- Empirical Brewery, a Chicago-based production house exploring the science of beer will be operating a restaurant and brewery across the street from the apartment complex

- Loyola Park, a popular 21.5-acre park with two gyms, outdoor athletic fields and courts, and a lakefront walking trail also is in walking distance from the new apartment complex

### **Property Features**

- Five floors of 50 rental condo-quality apartment units
  - Forty percent are two-bedroom units in premium locations throughout the building
  - Sixty percent are one-bedroom units
  - One studio unit

### **Amenities and Other Services**

- Balconies
- Bicycle storage
- Exercise center
- Outdoor terraces available with barbecue grills, rooftop gardening space and seating areas
- Quartz countertops
- Hardwood floors
- In-unit washers and dryers
- Stainless steel appliances
- Large, ground floor lobby with a welcoming Morse Avenue street entrance
- Pet friendly building

### **Parking**

- Total parking spaces in new garage: 73
- Total parking spaces available for building residents: 50
- Total parking spaces available for Mayne Stage patrons: 23
- Parking spaces will be made available for community parking when not in use by Mayne Stage patrons
- Main entrance for the parking garage is located off North Wayne Avenue

### **Construction Process**

- Pre-Construction: One to two weeks
  - Site mobilization activities, including installation of fencing around the full perimeter of the construction site
- Phase One: Winter 2017 to Late Spring of 2018
  - Excavation, Foundation Construction, and Erection of Pre-Cast Concrete Exterior Wall System on the South, East and West sides of the building.
- Phase Two: Summer 2018
  - Erection of Pre-Cast Concrete Exterior Wall System on the Northeast side of the building.
- Phase Three: Summer 2018

- Erection of Pre-Cast Concrete Exterior Wall System on the Northwest side of the building.
- Phase Four: Fall 2018 to Spring 2019
  - Exterior Wall System Complete. Interior Finishing and Exterior Site Improvements.
- Construction completion is targeted for Spring 2019

#### **Team**

- Developer: TAWANI Enterprises, Inc.
- Management: TAWANI Property Management
- Architecture firm: Zisong Feng of Z Feng Architect & Company
- Construction: Pepper Construction

#### **About TAWANI Enterprises**

TAWANI Enterprises, headquartered in Chicago, is an investment group specializing in the development, investment, management and preservation of real estate properties in the Chicago area. The company represents a diversified portfolio of iconic brands, such as [Stone Heritage Properties](#), a luxury collection of historical Bed & Breakfast properties and unique event spaces, the Pritzker Military Museum & Library, the TAWANI Foundation and the Pritzker Military Foundation. Properties under the Stone Heritage Collection, the leading luxury hospitality arm of TAWANI Enterprises, include Stone Terrace, Stone Porch by the Lake, Lang House, The Emil Bach House and The Lincoln Way Inn. For more information, visit <http://www.tawanienterprises.com>.

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