

AVANT

— AT THE ARBORETUM APARTMENTS —

EXCEPTIONAL 310-HOME MID-RISE APARTMENT BUILDING IN A PREMIER
NAPERVILLE-ADJACENT (DUPAGE COUNTY) SUBURB OF CHICAGO, IL



AVANT

AT THE ARBORETUM APARTMENTS

The Offering

Jones Lang Lasalle Americas (Illinois), L.P. “JLL” is pleased to present Avant at the Arboretum, an exceptional 310-home mid-rise community located in the vibrant suburb of Lisle. This extremely well-built apartment building complete with structured parking offers an investor the opportunity to modernize unit interiors via a light value-add renovation program. While the property provides residents many highly sought-after resort-style amenities, it also provides an investor the ability to expand the overall offering.

Avant at the Arboretum is perfectly situated along I-88 near I-355 with convenient access to Chicago’s employment centers including 70M+ SF of industrial/Fortune 1000 employers, ranked schools, and top healthcare providers. The property’s proximity to Downtown Lisle and Naperville (#1 Best Cities to Raise a Family in America) allows for convenient express Metra train line commuting, unbeatable shopping, entertainment, and dining. This opportunity is available on an all-cash basis.

PROPERTY SUMMARY

Avant at the Arboretum

450 Warrenville Rd Lisle, IL

DuPage County

Built in 2013

310 Homes

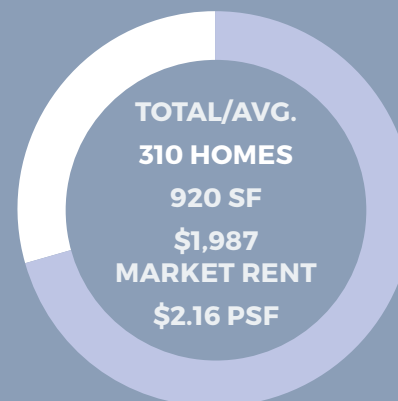
Average Unit Size 920 SF

285,180 Residential SF

95% Occupancy

UNIT MIX SUMMARY

1 Bedroom
219 Homes
793 SF
\$1,782 Market Rent
\$2.25 PSF



2 Bedroom
91 Homes
1,226 SF
\$2,479 Market Rent
\$2.02 PSF



Investment Highlights



IDEAL INVESTMENT PROFILE

- » Real Estate Tax Clarity - DuPage County (Not Cook County)
- » Superior Construction - Pre-Cast Concrete Construction & 100% Copper Piping
- » Value-Add Opportunity (Target Premiums of \$150 Indicating Significant Income Upside)
- » Well Maintained Property - ~\$2.5M of Capex spent since 2018



DESIRABLE SUBMARKET PROJECTION

- » 4.9% - 3 Yr. Average Projected Rent Growth
- » 95% - 5 Yr. Average Projected Occupancy
- » Muted Projected Supply Pipeline
- » Zero Properties Under Construction Within a 3-Mile Radius



PREMIER DUPAGE COUNTY LOCATION

- » Proximity to Top Ranked Education, Hospitals, and Fortune 1000 Employers
- » Immediate Access to I-88 and I-355 Employment/ R&D/Tech Corridor
- » Nearby Downtown Lisle & Naperville Offering An Abundance of Retail, Dining, & Entertainment
- » Available At a Discount to Replacement Cost and on an all-cash basis



PREMIER LIVING EXPERIENCE

- » Spacious Living Space & Large Average Unit Size - 920 SF
- » Expansive In-Demand Community Amenities

Vibrant, Stylish, & Exclusive Living

- » Granite Countertops with Subway Tile Backsplash
- » Stainless Steel Appliance Package
- » Vinyl Wood-Style Flooring
- » Cabinetry Package Optionality
- » 9 ft Ceilings and Spacious Living Room
- » Full Size Washer & Dryer
- » Private Patio/Balcony *
- » Walk-in Closets*

**Select Units*



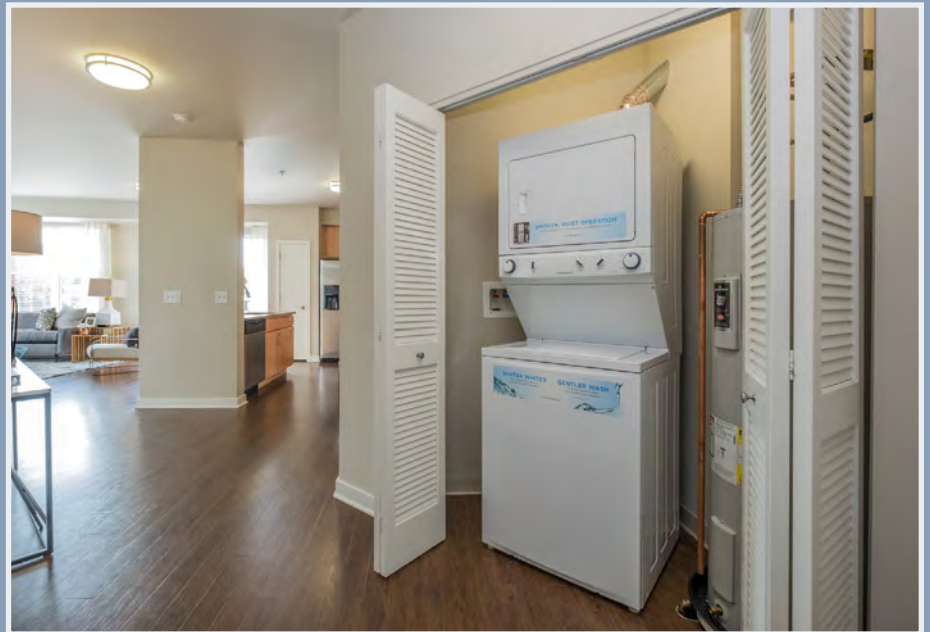
44% UNITS - MAPLE CABINETS



56% UNITS - ESPRESSO CABINETS



REFRESHED COMMON
AREA HALLWAYS



Amenities Tailored to You



COMMUNITY GRILLING STATIONS



MODERN CLUBHOUSE & LOUNGE

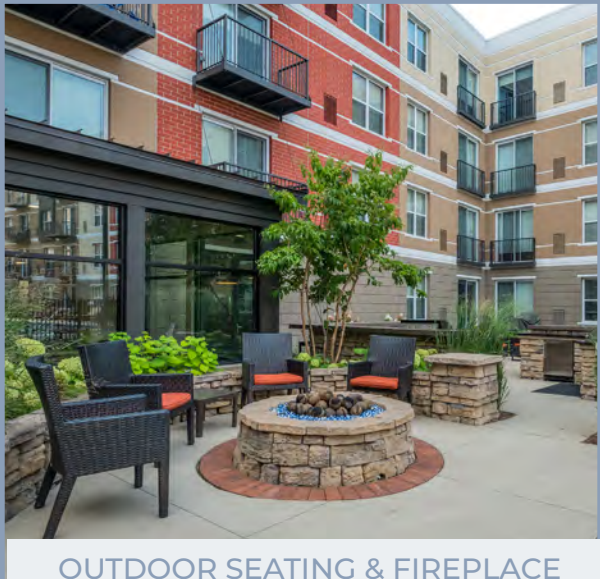
(New owner can begin renting club room)



BILLIARDS ROOM



FULLY - EQUIPPED FITNESS CENTER



OUTDOOR SEATING & FIREPLACE



COMPLIMENTARY COFFEE & TEA LOUNGE



RESORT-STYLE POOL & SUNDECK

(Converted to Salt-Water in 2023)



EXPANSIVE DOG PARK



EXCLUSIVE MOVIE THEATER

(New owner can begin renting theater room)



BUSINESS CENTER

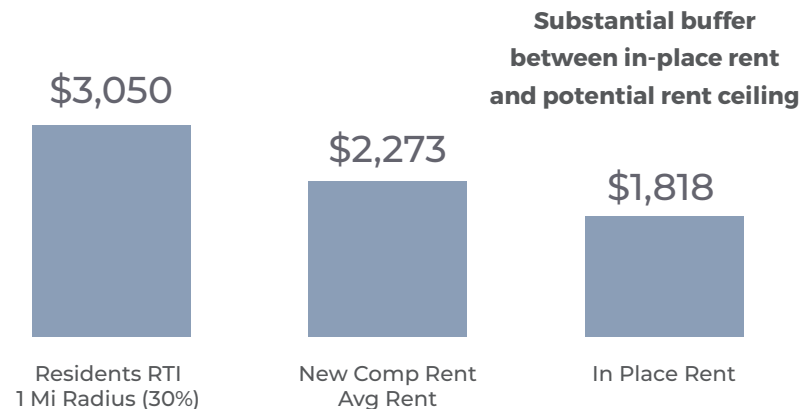


PET SPA

Value-Add Opportunity

Ownership has immaculately maintained and invested in community upkeep and amenities upgrades - spending ~\$2.5M since 2018. Similarly, the interiors have been maintained, but can be renovated to modern tastes.

Potential Rent Levels vs. In-Place Rent Data Supports Sizeable Value-Add Premium

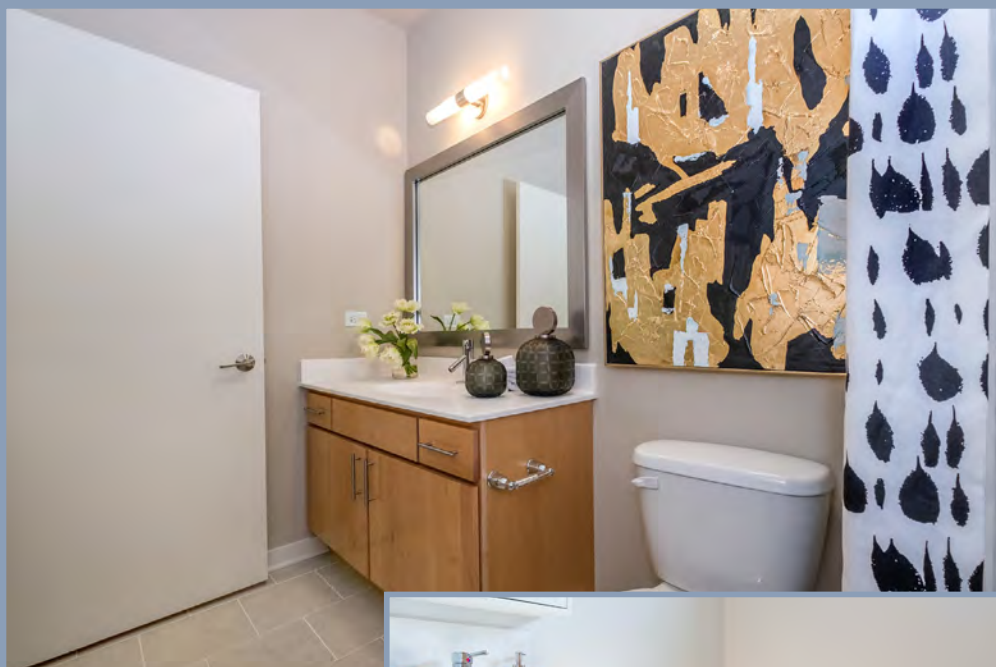


Pro Forma Renovation Rent: \$1,939



PAINT CABINETS WHITE

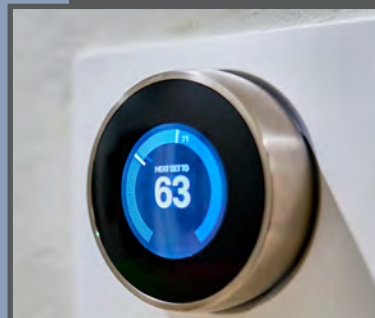




MODERN LVT
WOOD-STYLE
FLOORING



ADDITIONAL VALUE- ADD POTENTIAL



NEST THERMOSTAT



ADD FENCES TO
CREATE PRIVATE
BACK-YARDS ON
SELECT HOMES



ELECTRICAL
CAR CHARGING
STATIONS



EXPAND PACKAGE
RECEIVING ROOM

Welcome to Lisle

Lisle, the “Arboretum Village,” boasts a beautiful, pedestrian-friendly town center featuring a prairie-style design inspired by Frank Lloyd Wright. The shopping, restaurant, and entertainment district of downtown Lisle is lined with planters of beautiful flowers and grasses that make for an enjoyable and refreshing stroll.



\$122,000

Average Household
Income



A+

Overall Niche Grade
Niche 2023



#4

Best Place to Live in
DuPage County



#12

Best Place to Live in
Illinois



THE MORTON ARBORETUM

1,700-acre outdoor oasis



EXPLORE BEAUTIFUL DOWNTOWN LISLE

Pedestrian-Friendly Retail and Restaurant District



FRENCH MARKET AT PRAIRIE WALK POND

French Market



Naperville Adjacent

AVANT AT ARBORETUM IS 15 MINUTES TO ROBUST DOWNTOWN NAPERVILLE

Residents of Avant at the Arboretum in Lisle are also in close proximity to the robust downtown Naperville. A short drive to the heart of Naperville, residents can enjoy over 100 shops, restaurants, attractions, and regular community events.

#1

Best Cities to Raise a
Family In America

Niche 2023

#3

Most Successful City
in the US

Zippia 2016

#4

Best Cities to Live in
America

Niche 2023

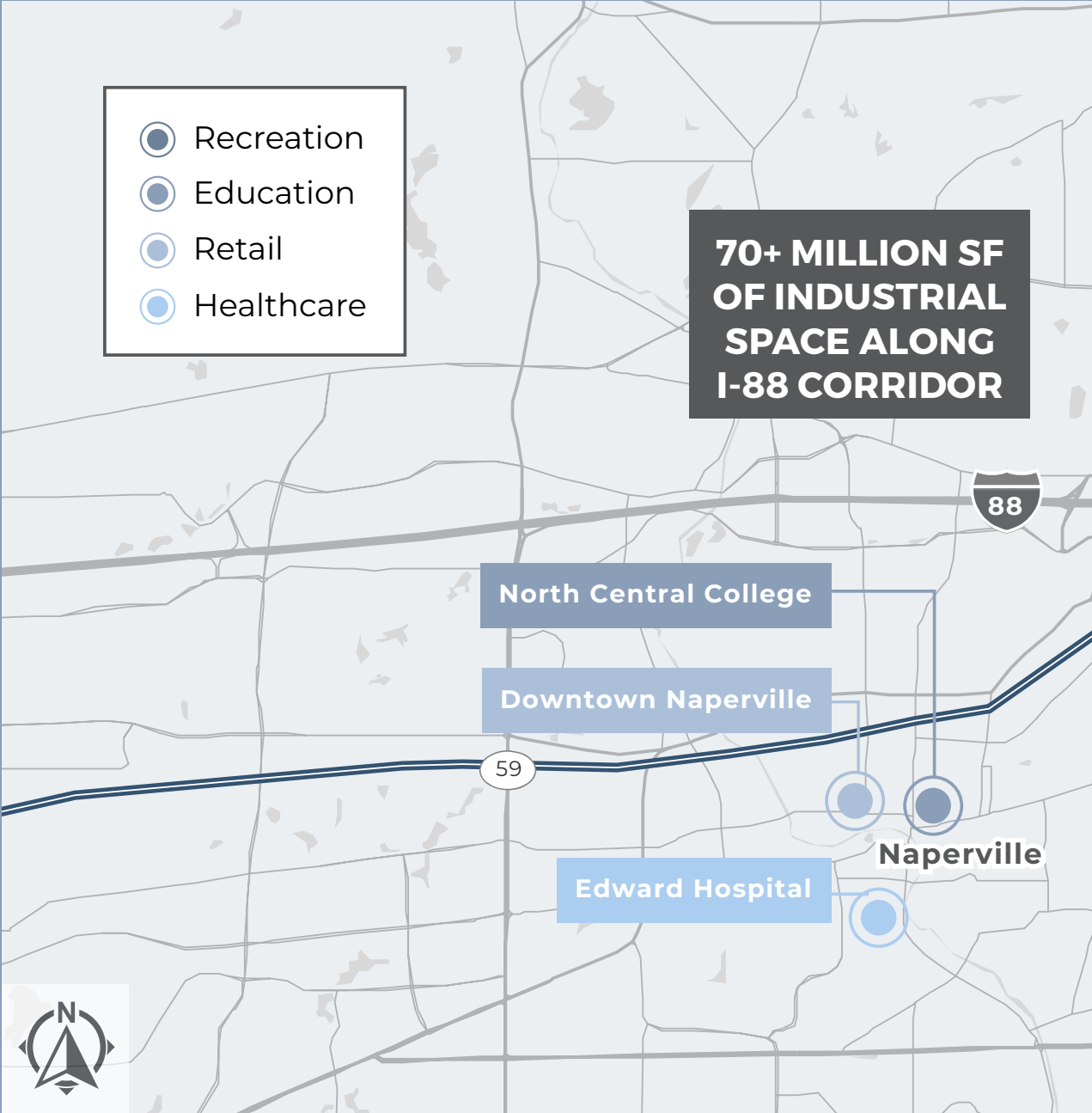
Lisle and Beyond

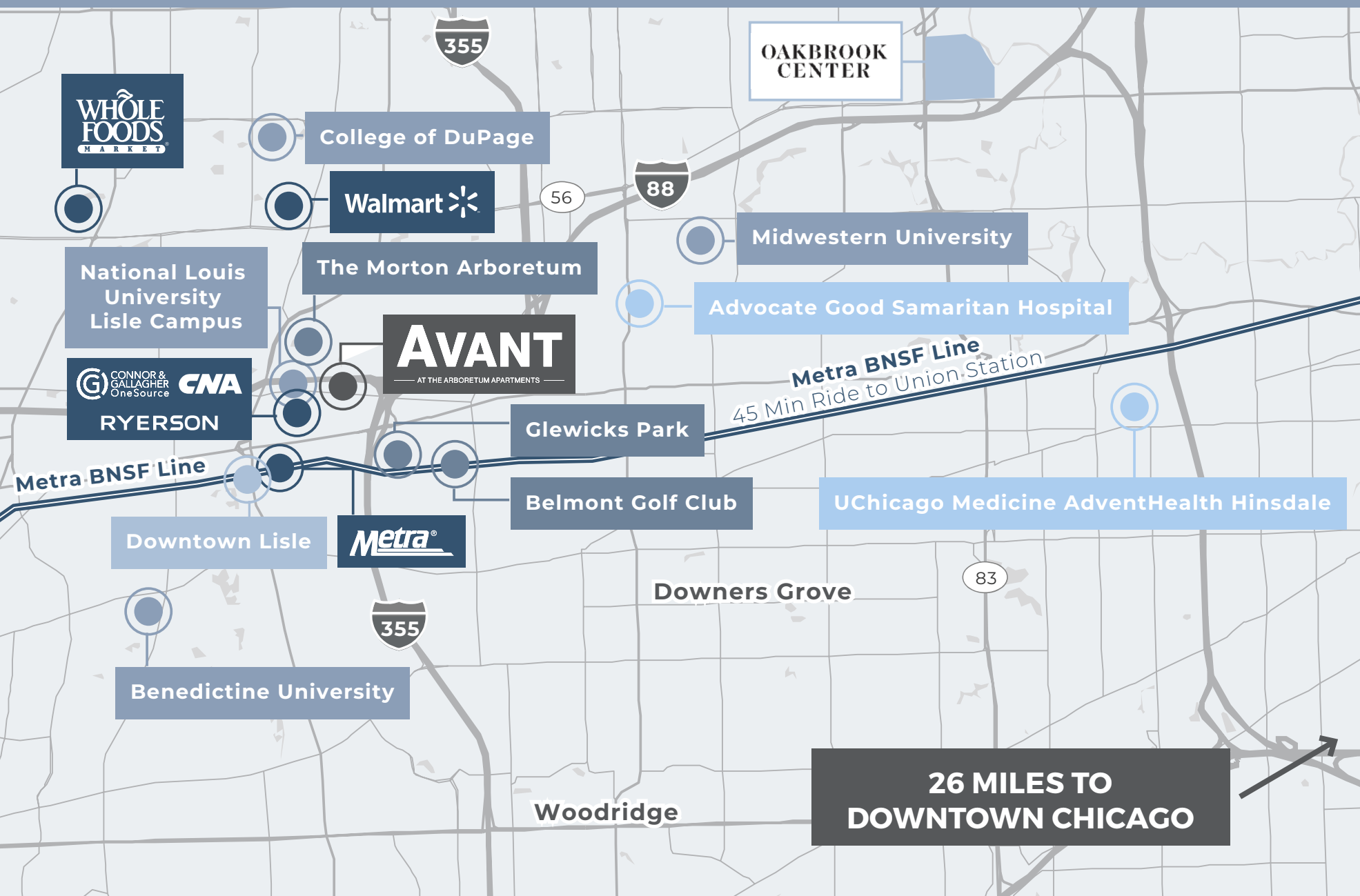
PROXIMITY

Location	Drive Time
Downtown Lisle	5 Mins
Lisle Metra	5 Mins
Downtown Naperville	15 Mins
O'Hare International Airport	25 Mins
Downtown Chicago	30 Mins

- Recreation
- Education
- Retail
- Healthcare

70+ MILLION SF OF INDUSTRIAL SPACE ALONG I-88 CORRIDOR





Premier DuPage County

DuPage County spans towns including Naperville, Lisle, Downers Grove, Wheaton, and Oak Brook. The County as a whole is a leading Chicago suburban market given its employer base and local amenities. The surrounding business community is diverse with major employers including many high-technology research centers, corporate headquarters, and facilities for well known national and international companies.

FORTUNE 1000

				
#362	#429	#389	#564	#671
9,457 Employees	25,000 Employees	12,100 Employees	10,000 Employees	4,700 Employees
 10 Min Drive	 10 Min Drive	 7 Min Drive	 15 Min Drive	 12 Min Drive

OTHER MAJOR EMPLOYERS

 		 Your Partner in Smart Solutions		
20,982 Employees	7,000 Employees	3,820 Employees	3,500 Employees	1,127 Employees

Diverse Employment Draw

TOP DUPAGE COUNTY EMPLOYERS

TOP DUPAGE COUNTY EMPLOYERS	EMPLOYEES	MUNICIPALITY
Advocate Aurora Health	25,906	Downers Grove
Dover Corp.	25,000	Downers Grove
Jewel-Osco	10,892	Itasca
Treehouse Foods	10,000	Oak Brook
Univar	9,450	Downers Grove
Knowles Corp	7,000	Itasca
Duly Health And Care	5,481	Downers Grove
Hub Group Inc.	4,700	Oak Brook
AAR Corp	4,700	Wood Dale
Federal Signal Corp.	3,900	Oak Brook
CTS Corp.	3,820	Lisle
Hearthside Food Solutions	2,517	Downers Grove
CMC Materials Inc.	2,200	Aurora
Redbox Entertainment	1,408	Oakbrook Terrace
Suncoke Energy Inc.	1,127	Lisle

NEARBY RESIDENT EMPLOYERS

DuPage Medical Group
WE CARE FOR YOU

WINTRUST
COMMERCIAL BANKING

LOCKHEED MARTIN

CATERPILLAR



Morgan Stanley

CME Group



#1

Best County
to Live in Illinois

Niche 2023

93%

of DuPage County
Residents Have At Least
A High School Degree

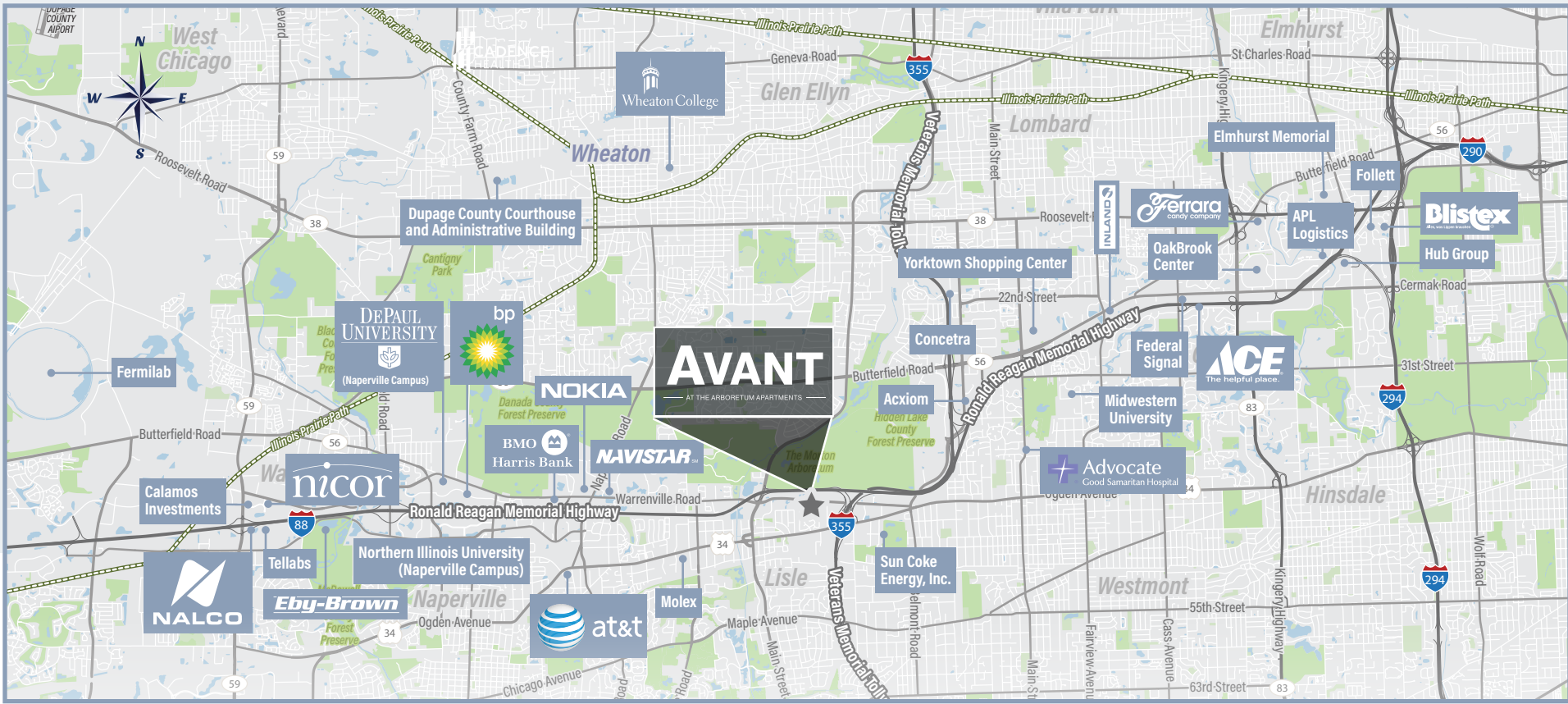
choosedupage.com

RESEARCH HEAVY

Argonne National Lab
Fermi National Accelerator
Laboratory

FINANCIAL STABILITY

AAA County Bond Rating
(Top 2% of Municipalities)



Top Employers Along I-88

Avant at the Arboretum is ideally located within a short commute to five Fortune 1000 companies and other major employers along the I-88 Research Corridor

DuPage County
Industry Employment
EXCEEDED
500,000
as of Q4 2022

Proximity to Top Tier Education

Residents at Avant a the Arboretum are within attendance boundaries of the desirable Lisle Community District No. 202. The property is also perfectly situated to nearby higher education institutions.

LISLE COMMUNITY UNIT SCHOOL DISTRICT NO. 202



TOP RATED PUBLIC
SCHOOL DISTRICT K-12

A RATING

Niche 2023



LISLE HIGH SCHOOL

A RATING

Niche 2023

EXCELLENT HIGHER EDUCATION



College of DuPage

#6 Best Community Colleges in Chicago Area

Niche.com, March 2023



#9 Best Colleges for Economics in Illinois

Niche.com, March 2023



Benedictine
University

#23 Best College Locations in Illinois

Niche.com, March 2023

Leading Nearby Healthcare Options



Advocate Good Samartin Hospital - is a 333-bed community hospital with over 1,000 physicians representing 63 specialties. The hospital is ranked **#14 Best Hospital in Illinois**.



The Illinois Health Facilities and Services Review Board Approved RUSH's Certificate of Need for an ~55,000 SF Cancer Center in Lisle

 5 Min to Avant at the Arboretum

IN THE NEWS

NEARBY RANKED HEALTHCARE

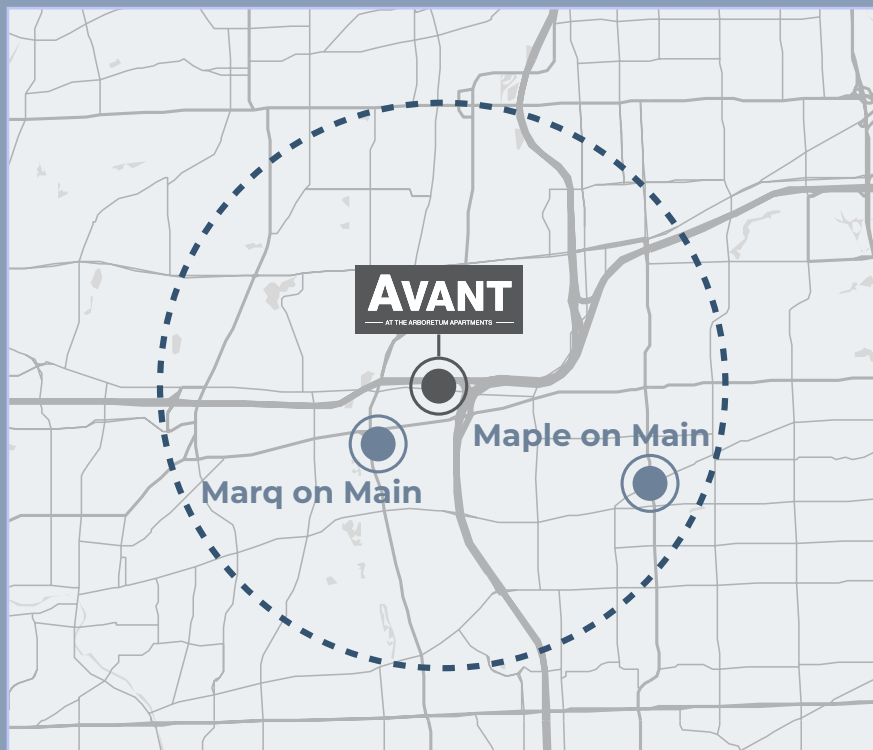
State Rank	Hospital	Distance from Property
#14	Advocate Good Samartian Hospital	10 Minutes
#8	Edward Hospital - Naperville	15 Minutes
#3	University of Chicago Medical Center - Naperville	10 Minutes

U.S. News & World Report

Fully Absorbed Supply

MULTI-HOUSING SINCE 2010

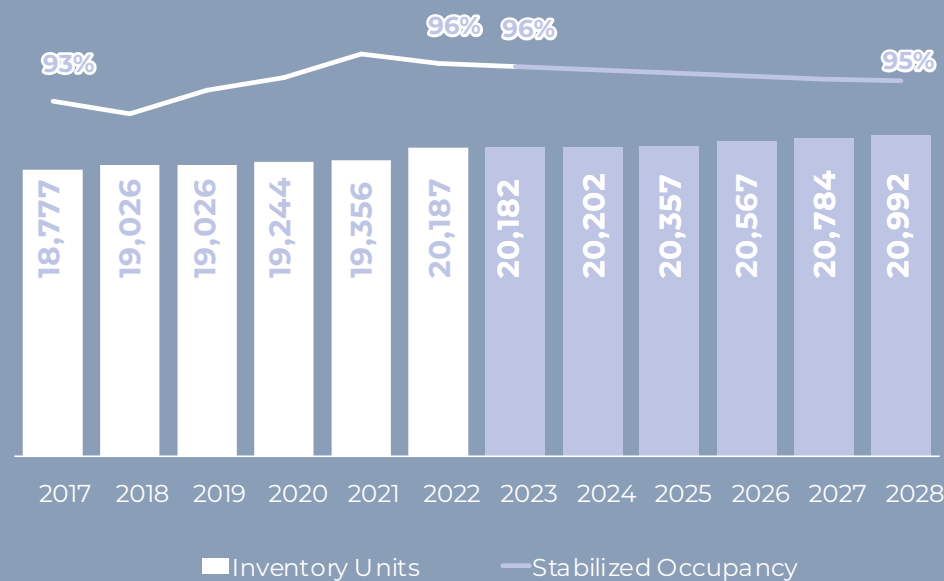
(3-Mile Radius 100+ Units)



RAPID ABSORPTION AND MUTED PIPELINE

Apartment stock in last 5 years has been **fully absorbed**
~ 1,410 Units Delivered

95% Proj. Stabilized Occupancy through 2028
Minimal Expected Deliveries



0

Units Under Construction Within
a 3-Mile Radius

2

Properties Delivered Since 2010

Stellar Submarket & Future Outlook

4.9%

Projected Avg. 3-Yr
Rent Growth

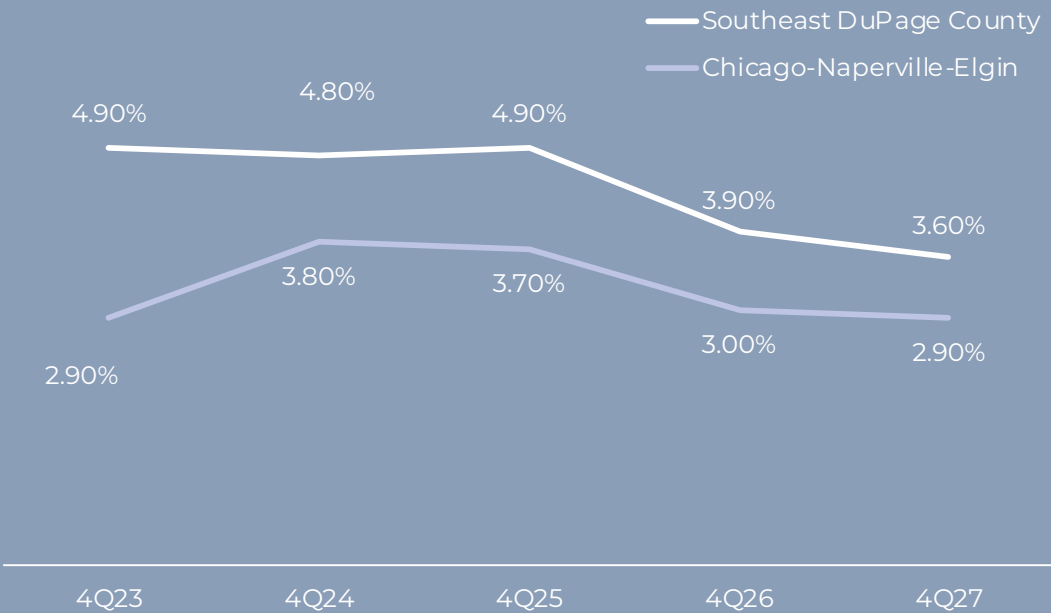
95%

Projected Avg. 3-Yr
Occupancy

0

Properties Under
Construction
(3-Mi Radius)

SOUTHEAST DUPAGE COUNTY BEATS MARKET PROJECTIONS



Source: Q422 Axio

Strong Demographics

EXCEPTIONAL DEMOGRAPHICS (1mi Radius)

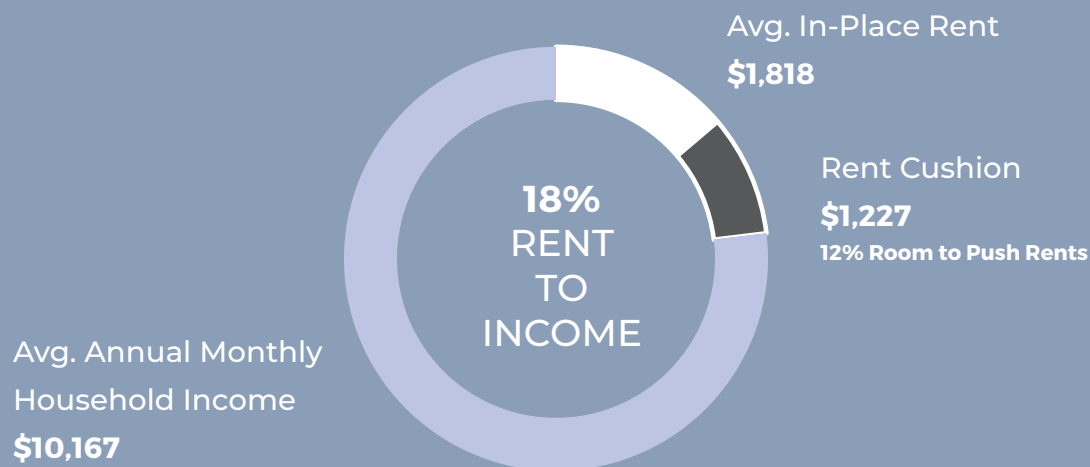
Affluent Residents
\$122,000
Household Income

Median Age
43

High Average Home Value
\$343,000

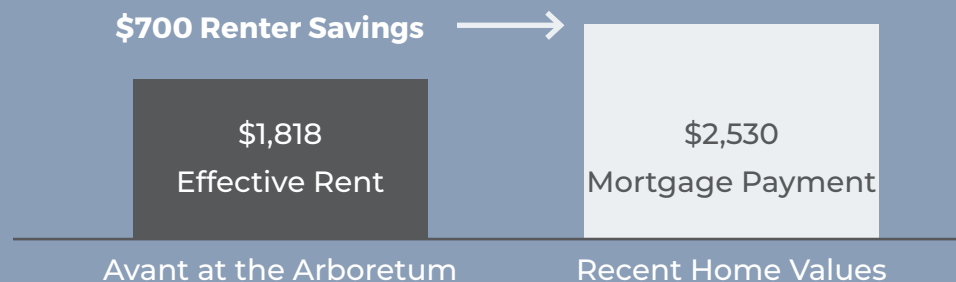
Home Values Rising
17% INCREASE
since 2020

GRACIOUS LIVING AT AFFORDABLE PRICING



BUY VS RENT ANALYSIS

Renting at Avant at the Arboretum is
1.4x More Affordable



Source: Zillow Mortgage Calculator, 30 Yr Fx, 6.3% IR

AVANT

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