

# ELEVEN33



PLEASANT DISTRICT

OAK PARK

*Irreplaceable*

263-HOME LUXURY  
APARTMENT COMMUNITY

*Unbeatable*

TRANSIT-ORIENTED, WALK-TO-EVERYTHING  
URBAN-SUBURBAN LOCATION

*Best-In-Class*

AMENITIES & DESIGN

*Well-Located*

IN PREMIER CHICAGO  
SUBURB OF OAK PARK



# Offering summary



Jones Lang LaSalle Americas (Illinois), L.P. (“JLL”) is pleased to present **Eleven33**, a newly built 263-home luxury apartment community perfectly located in the heart of Suburban Chicago’s prestigious Oak Park. The trophy property sets the bar for luxury living with its breathtaking views, artful interior design and top-of-market amenities, coupled with a convenient transit-oriented location steps from the Metra & CTA Green Line. **Boasting a 98 walk score**, Eleven33 offers easy access to an array of dining options, entertainment, and high-end grocery stores, including Trader Joe’s and Whole Foods Market, right at its doorstep.

Oak Park, located 10 miles west of downtown Chicago, provides residents with the best of both worlds - a peaceful suburban lifestyle with access to all the amenities and opportunities of a city center. This well-established neighborhood attracts a diverse blend of young professionals, families, and empty nesters who prefer its urban-suburban ambiance, historical architectural & cultural destinations, top-rated schools, and fantastic selection of shopping and dining options. **Ideally located at the intersection of Harlem & South Boulevard in Oak Park’s coveted Pleasant District**, Eleven33 enjoys close proximity to Chicagoland’s top employers and access to transit, eclectic dining, shopping, and entertainment that’s unmatched in suburban Chicago.

**Recent Oak Park government sentiment surrounding new multifamily development has stifled the supply pipeline**, with only one Class A building under construction. Eleven33 will continue to capitalize on the limited supply pipeline and increased demand for luxury living without the steep cost of home ownership, offering investors a steady stream of future cash flows.

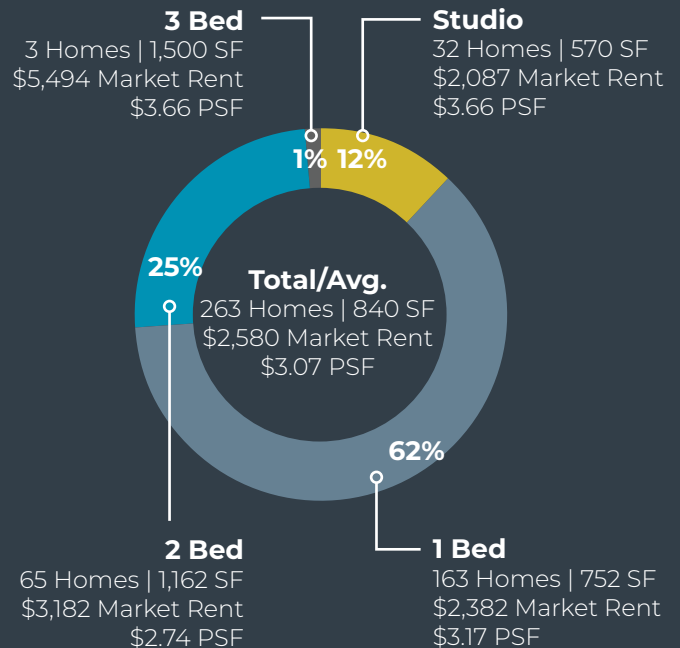




## PROPERTY SUMMARY

Street Address:	1133 South Blvd
City, State:	Oak Park, IL 60302
County:	Cook
Number of Stories:	12 stories
Number of Homes:	263
Rentable Square Feet:	220,807 SF
Retail Square Feet:	15,113 SF
Average Home Size:	840 SF
Occupancy (as of 05/23/2023)	MH: 95.0%; Retail: 100.0%
Year Built:	2019
Parking:	400 rentable parking spaces
Parking Ratio:	1.52
Financing:	Available All Cash

## UNIT MIX SUMMARY





# Investment highlights



**Irreplaceable Urban-Suburban Location in downtown Oak Park's Historic Pleasant District**



**Transit-Oriented Development in Prominent Chicago Suburb**



98  
Walk Score



1 min  
Walk



1 min  
Walk



**Proximity to Downtown Chicago**



20 Min



15 Min



**Available at a Significant Discount to Replacement Cost**



**100% Occupied Retail Space with Credit Medical Tenants**



**High Barriers to Entry and Muted Supply Pipeline Pave the Way for Successful Rent Growth**



**Excellent Design & Amenities Attract & Retain Residents**



**Affluent & Educated Demographic Base Supports Top-of-Market Rents (Healthy Rent-to-Income Ratio of 19%)**



**Steps to the Most In-Demand Grocers**



**Endless Boutiques, Dining, and Entertainment Options**



**Proximate to the Illinois Medical District - 29,000+ employees and one of the largest urban medical districts in the nation**



**Top-Ranked Schools**



**Available "All-Cash"**

Downtown Chicago  
(20 min drive & 15 min Train Ride)

Oak Park and River Forest High School  
(7 minute drive)

Ridgeland Commons  
Recreation Complex

Critine Cafe, Spit Milk,  
Maya Del Sol

Poor Phil's Bar & Grill

Victory Italian Oak Park  
Cajun Boil and Bar

United States  
Postal Service

Jimmy Johns, Starbucks,  
Bricks Wood Fired Pizza,  
Scratch on Lake, Sagno Sushi

15+ Local Restaurants

target  
4 Min Walk

AT&T, Sephora  
Sweetgreen

WHOLE  
FOODS  
MARKET  
6 Min Walk

Metra®

cta

ELEVEN33

PLEASANT DISTRICT | OAK PARK

Oak Park Tennis Courts

Oak Park Main Library

Cooper's Hawk Winery  
& Restaurant  
Smoothie King

Classic Cinema's  
Lake Theater

Lou Mahati's  
PIZZERIA

CHASE  
Delia's Kitchen

POTBELLY  
SANDWICH SHOP  
CHIPOTLE  
MEXICAN GRILL  
ups  
F F C  
FITNESS FORMULA CLUBS

Marshall Field  
Historic Site

TRADER  
JOE'S  
6 Min Walk

noodles  
& COMPANY  
BOSTON  
Home Style Meals  
MARKET





Illinois Medical District

Columbus Park & Golf Course

Fenwick High School

Gwendolyn Brooks Middle School

Mills Park



Oak Park Conservatory



10 min drive

*Irreplaceable*  
downtown oak park  
location

**DUNKIN'**



# Inspired interiors

## Next-Level Class A Features

- Quartz waterfall islands featuring designer pendants\*
- Upscale custom soft-close cabinetry
- Stainless-steel GE Appliances
- Undermount sinks with disposals
- Oversized windows with abundant natural light
- Spa-like bathrooms featuring custom vanities & 42" full-width mirrors
- 9' Ceilings (9'-10' on 12th floor)

## Trend-Setting Design

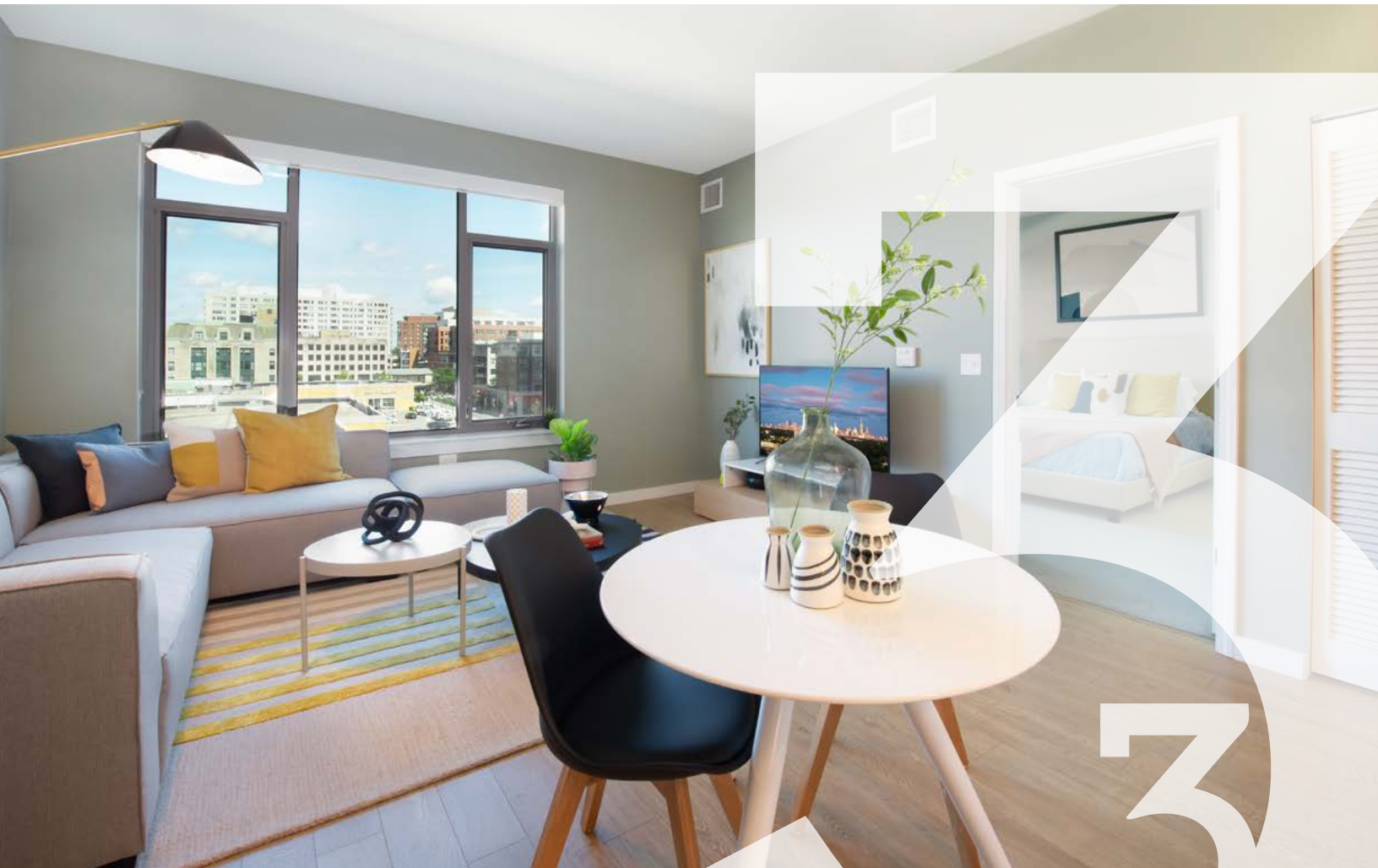
- Luxury wood-style flooring throughout kitchen & living area
- Custom roller shades
- Ceramic Tile Backsplash
- Custom under-cabinet lighting
- Designer ceramic & porcelain tile in bathroom
- Spacious Walk In Closets

## Convenient Luxuries

- Breathtaking Views
- In-Unit Washer/Dryer
- USB outlets in bedrooms
- Secure keyless apartment entry system
- Access to services via custom mobile app
- AT&T or Comcast availability
- Expansive Balconies\*

*\*In Select Units*







Resort-Inspired Sun Deck featuring a spacious private terrace with fire pits and grilling stations

# Elevating the everyday



Health club with Matrix cardio and strength training equipment



▶ View Amenities

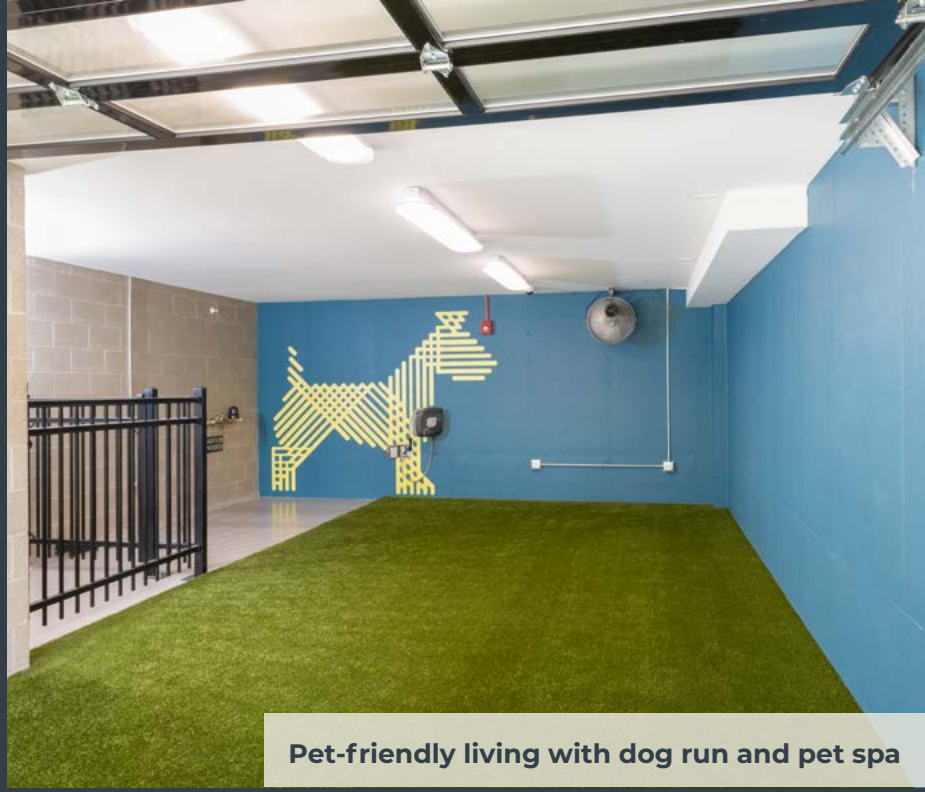
Social room and entertainment lounge with catering kitchen



Yoga Room with Fitness on demand



Outdoor lounge space



Pet-friendly living with dog run and pet spa



Elegantly designed lobby with resident lounge and co-working space

# Luxury conveniences



Onsite storage including bike room

## Additional Services

24-hour self-service secure package pickup

Valet dry cleaning service

Convenient, controlled access parking garage

# Oak Park's best rental community

Eleven33's superior location, amenities, and interiors of this stunning 263-home apartment community have resulted in impressive leasing trends with strong organic rent growth. The asset is positioned for continued success given the significant barrier to entry in Oak Park for future developments and the strong resident demographics. Recent Oak Park government sentiment surrounding new multifamily developments stifled the supply pipeline, with only one Class A building delivering in the next two years. Eleven33 will continue to capitalize on the limited supply pipeline and increased demand for luxury living without the steep cost of home ownership.

## Impressive Property Stats

**11%+**  
Trade-Outs on  
New Leases YTD

**95%+**  
Occupancy

**100%**  
Occupied  
Retail

**8%+**  
Avg Increase on  
Spring Renewals

## High Barriers to Entry

### Limited Future Supply

Lack of desirable large scale development sites & local government sentiment limits threat of competition

### Soaring Construction Costs

Soaring replacement costs make it difficult to build an asset of this caliber

# 100%

## occupied retail

with credit medical tenants



Square Feet: 7,274 SF

Lease Start: 3/8/21

Lease End: 3/8/32

Remaining 132 Months

Term (mos):

Ext Opt: Two 5 year extension options



Square Feet: 4,909 SF

Lease Start: 6/10/21

Lease End: 6/10/32

Remaining 132 Months

Term (mos):

Ext Opt: Two 5 year extension options



Square Feet: 2,930 SF

Lease Start: 2/14/20

Lease End: 2/14/25

Remaining 60 months

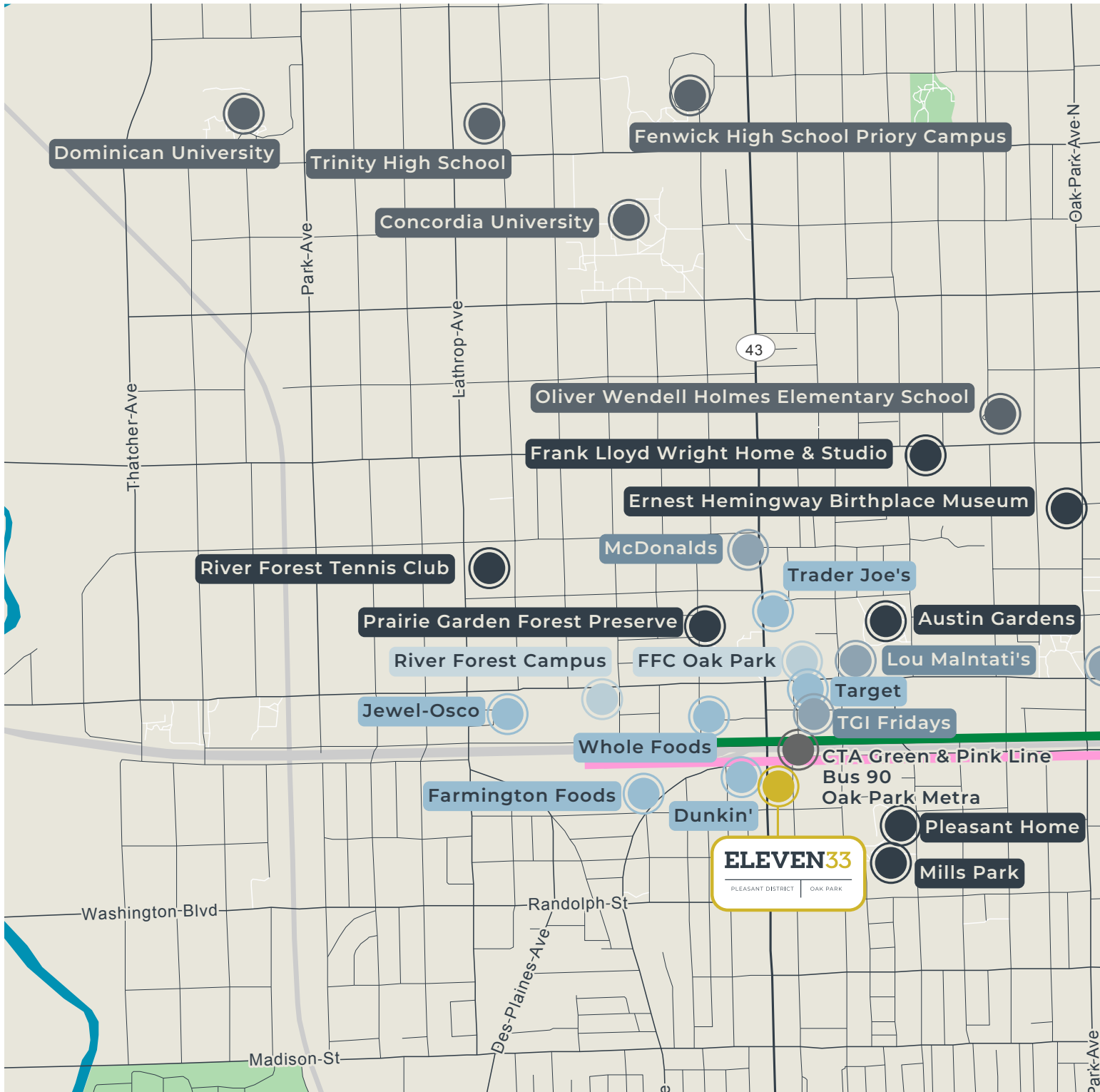
Term (mos):

Ext Opt: One 5 year extension option



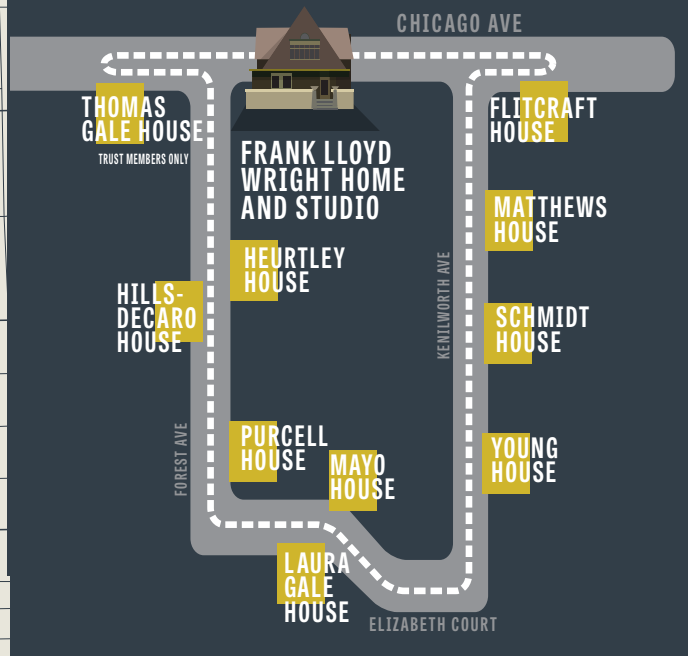
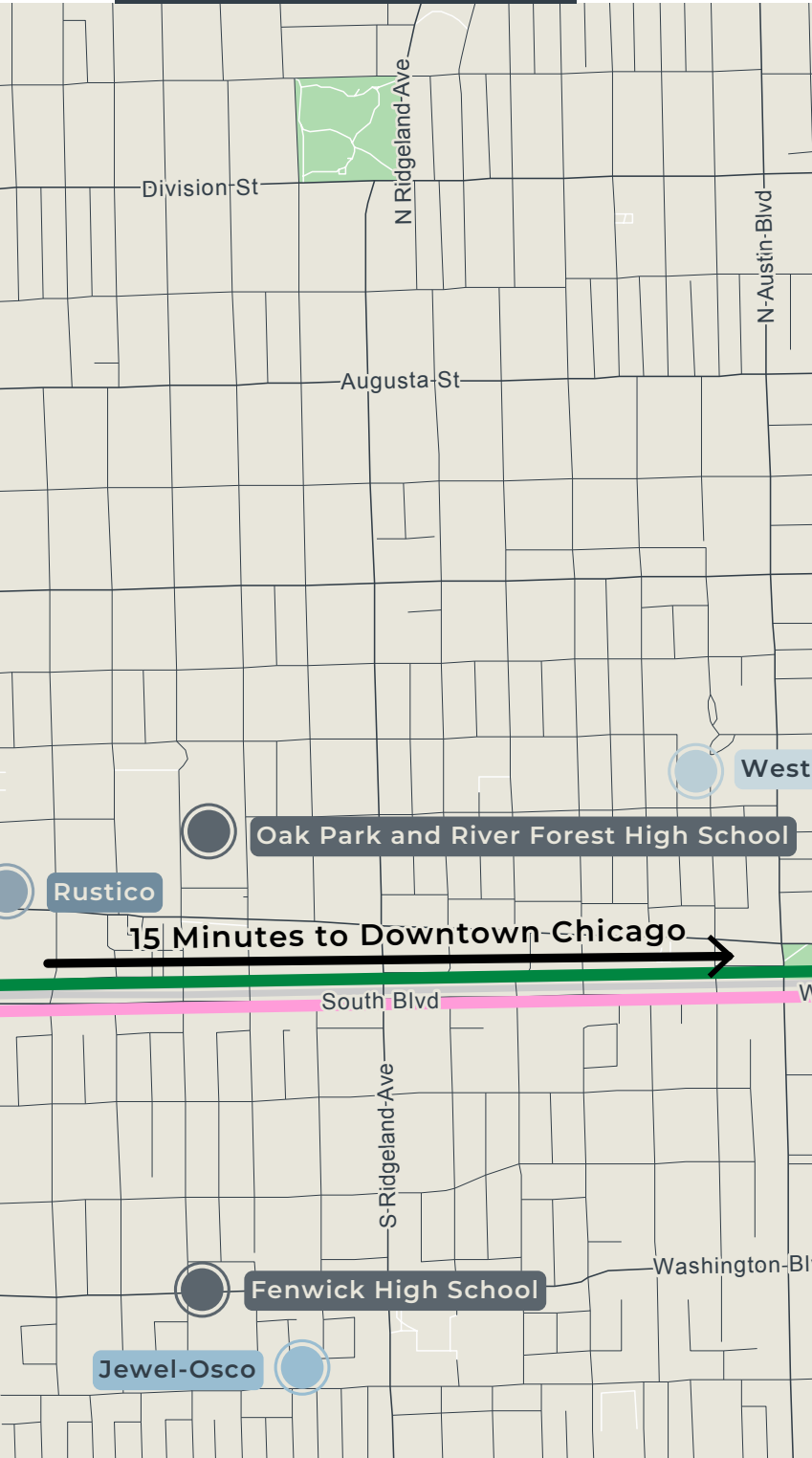
# ELEVEN33

at the center of it all



# 98 Walk Score

## HISTORIC FRANK LLOYD WRIGHT WALKING LOOP IS FOUR BLOCKS NORTH OF ELEVEN33



### Key

- Recreation
- Education
- Restaurants
- Retail
- Healthcare
- Transportation



# Oak Park

an edge city with incredible history

**Top 10**

Suburb in the Country

*Forbes*

**#3**

Best Neighborhood  
in Country

*American Planning Association*

**A+**

Overall Grade

*Niche.com*

**Designated  
as a National  
Historic District**

Over 2,400 Historically  
Significant Buildings

**Home to Frank  
Lloyd Wright  
Home & Studio**

World Heritage Site

*UNESCO*

**Top 20**

Most Educated Places  
in America

*Nerdwallet.com*

**“Great American  
Main Street”**

Award Winner

*National Trust for Historic Preservation*

**Top 40**

Ranked Illinois High School

*US News & World Report*

**Top 2%**

Best Place to live in  
America

*Niche.com*





# Chicago's next door neighbors

▶ Explore the Neighborhood

Oak Park is a charming and vibrant village located just 10 miles west of downtown Chicago. Known for its rich history, stunning architecture, and diverse community, Oak Park offers residents a unique blend of urban and suburban living. The village is home to numerous cultural destinations, including several Frank Lloyd Wright-designed buildings, museums, art galleries, and theaters. Oak Park is also renowned for its excellent schools, lush parks, and tree-lined streets. With easy access to public transportation and an array of shopping and dining options, Oak Park is a highly desirable place to call home.

### Lake Theater



### Ernest Hemingway Home



### Frank Lloyd Wright Home





ck | #212887649

# Know the residents

**~\$147,000**  
average income  
within a 1-mi radius  
of Eleven33

**81%**  
of Eleven33 residents  
earn an annual income  
**greater than \$70,000**

**38**  
average age of Eleven33  
Residents

## Notable Resident Employers Include:

### Finance/Big 4

accenture pwc EY J.P.Morgan

### Professional

LOYOLA MEDICINE RUSH

Bank of America. WINTRUST COMMERCIAL BANKING NORTHERN TRUST

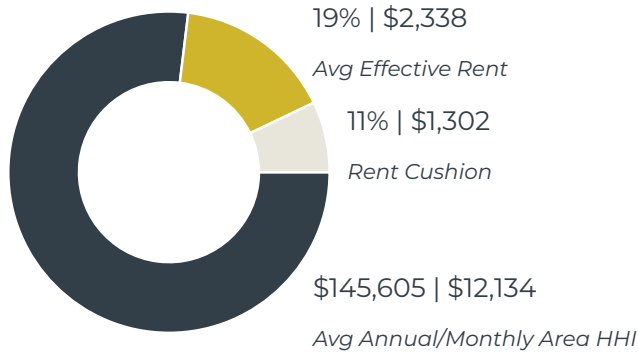
BIG + Advocate Health Care Lilly

# Stellar value for renters

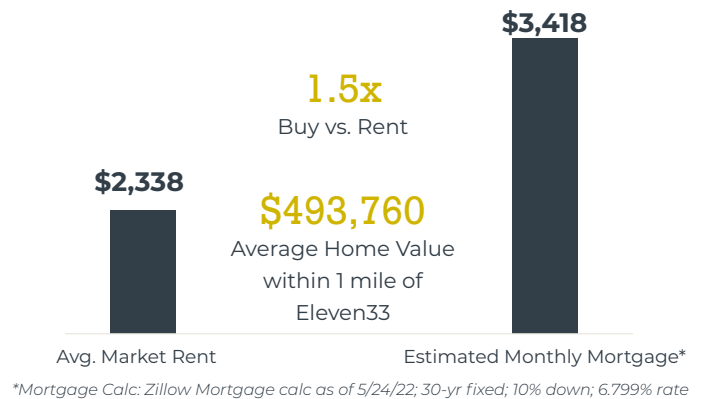


The historic homes and excellent area amenities have driven up the average area home value to nearly \$500,000, an amount unfeasible for many contemplating owning versus renting in Oak Park.

## Rent-to-Avg Income Ratio



## Buy vs. Rent in Oak Park



# Best of both worlds

Eleven33's downtown Oak Park location offers residents the best of both worlds: a tranquil suburban lifestyle in a naturally beautiful environment abundant with parks, green space, and outdoor recreation; coupled with all the amenities of an urban center with direct access to a plethora of top employers, retail centers, restaurants, bars, and entertainment destinations.



80+ Acres of Parkland



Downtown Oak Park



Petersen's Ice Cream

## Dining and Retail Paradise

38 Restaurants

29 Retailers

4 Fitness Centers

15 Beauty & Haircare

## Endless Activities

2 Theatres

Wonders Work Children's Museum

## Recreation Enthusiasts

17 Parks

3 Historic Sites

Oak Park Conservatory



Austin Gardens

# Exceptional area demographics

Demographics within one-mile of Eleven33 reveal an affluent and educated population attracted to the neighborhood for proximity to employers, top public schools, and high-end and essential retail.

## Population Growth

The population in the one-mile radius grew 6% since 2010.

## High Earners

Average household income (HHI) is \$145,605.

## Strong Homes Values

At \$493,760, the median home value is 74% higher than Cook County median home value.

## Secure Labor Force

85% of Oak Park labor force is white collar.

## Highly-Educated Population

72% of Oak Park residents have at least a bachelor's degree.

## Low Unemployment

The 4.0% unemployment rate which is slightly lower than the overall Cook County rate (4.20%).



98  
Walk Score

A+

Area  
Amenities



# Diverse employment draw



Oak Park is ideally located between major job centers - the Chicago CBD, one of the world's largest and most diversified economies, and the I-55, O'Hare/Rosemont, and I-88 Research and Tech Employment Corridors. As a result, there are 42 Fortune 1000 companies within 25 miles of Oak Park.

## Proximity to Major Employment Centers

### Chicago CBD

10 years in a row Chicago has been the top destination for corporate growth and relocation

Headquartered for major corporations including McDonald's and United Airlines

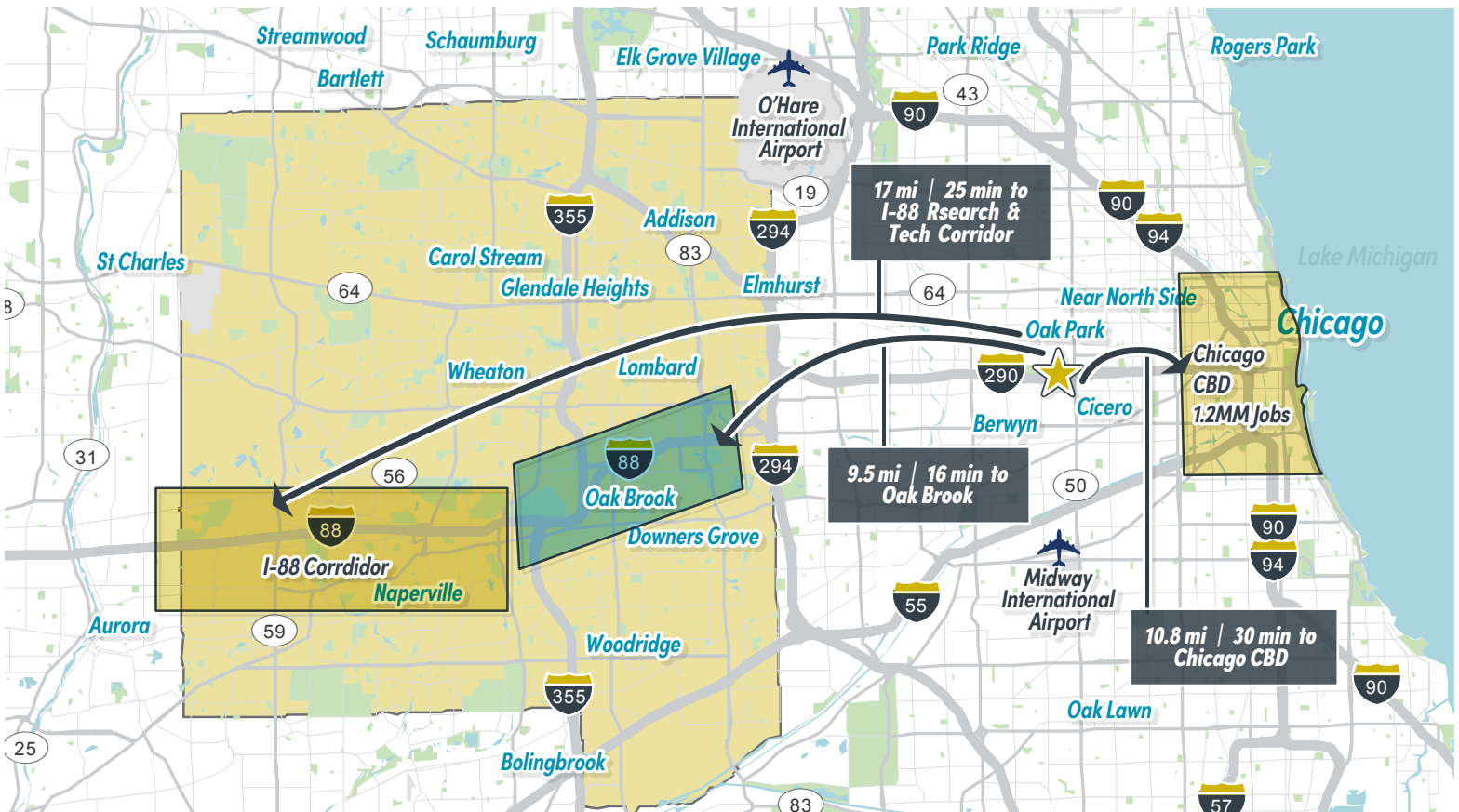
CBD jobs are getting closer as the **Metra**  **cta**   
West Loop office expands 15 Min 25 Min

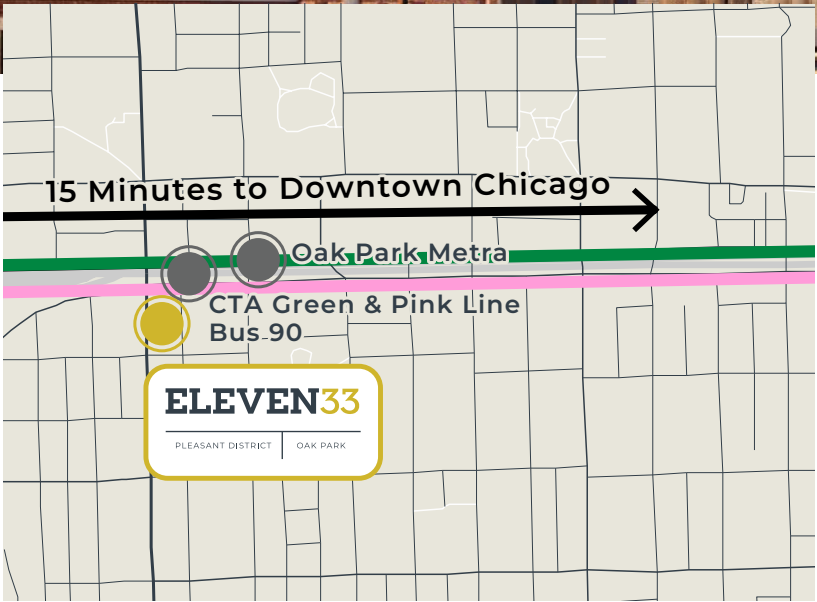
### Excellent Employer Accessibility

Chicago CBD has 1.2MM+ Jobs

DuPage County has 500,000+ Jobs

I-55 Corridor has 50,000 Jobs





# Optimal transportation

Eleven33 Residents are served by fantastic public transportation options including the Metra train system, the CTA “L” train system, and the CTA bus system. There is no shortage of access to both downtown Chicago and neighboring suburbs.



**I-290**

1 mile / 4 Min

**Chicago CBD**

10.5 miles / 20 min



**Harlem Green/Pink CTA**

1 Min Walk / 30 Min to CBD

**Metra UPW**

1 Min Walk / 15 Min to CBD



**Harlem/Lake CTA Bus Stop for 307 and 318**

1 Min Walk

**Harlem/Lake CTA Bus Stop for Bus 90**

1 Min Walk



**O'Hare International Airport**

10.7 miles / 28 Min

**Midway International Airport**

10 miles / 30 Min

# Premier education system

Residents of Oak Park are served by the celebrated Oak Park School District 97 & 200, including a number of award-winning schools. Assigned schools Oliver W Holmes Elementary School, Gwendolyn Brooks Middle School, and Oak Park & River Forest High School are all within a five-minute drive of the property. Oak Park also has a number of pre-schools and private schools including the reputable Fenwick High School and Concordia within two miles.

## ASSIGNED SCHOOLS:



**Holmes**  
Elementary School



**Brooks**  
Middle School



**Oak Park and River Forest**  
High School  
*District 200*

## PRIVATE/PAROCHIAL

St Edmund Parish School 0.7 miles | 3 min

Fenwick High School 1.4 miles | 6 min

## HIGHER EDUCATION

Concordia University 1.5 miles | 5 min



## Oak Park and River Forest High School

**Top 40**

best high school  
in Illinois

**95%**

graduation rate

**A+**

Overall Niche Grade

**28**

Average ACT Score





# Proximity to top healthcare

## Illinois Medical District

Just 8 miles east is the Illinois Medical District (IMD) consisting of 560 acres of medical research facilities, labs, a biotechnology business incubator, four major hospitals, two medical universities, and more than 40 healthcare related facilities.

### Highlights Include

29,000 employees+, 50,000 daily visitors, and \$3.4 billion in economic impact

Rush University Medical Center ranks the second-best hospital in the Chicago Metropolitan area by US News & World Report for 2023

Nation's 2nd Largest Urban Medical District

## Loyola Gottlieb Memorial Hospital

This 254-bed hospital is located 3.6 miles northwest of the property. Loyola Gottlieb offers a Level II Trauma Center, Loyola Medicine's Marjorie G. Weinberg Cancer Center and the Gottlieb Center for Fitness.

### Other Area Healthcare

West Suburban Medical Center (2.3 miles)

Shriners Hospitals for Children - Chicago (3.0 miles)

Edward Hines, Jr. VA Hospital (3.3 miles)



# Abundant

## area recreation & retail

The Park District of Oak Park provides nearly 3,000 recreation programs annually and owns an Administrative Center, two outdoor pools, an indoor year-round ice rink, the Oak Park Conservatory, a gymnastics & recreation center, seven additional recreation centers, and 18 parks totaling 84 acres of parkland. While residents of Oak Park can partake in this natural beauty right outside their doors, they also have easy access to the following outdoor attractions in the area:



### Columbus Park

A National Historic Landmark, this 140-acre park is perfect for jogging, cycling, fishing, and athletics and features a 9-hole golf course around.



### Thatcher Woods

Families will love spending summer wandering through the 245 acres of unmarked trails, visiting the natural history museum, and enjoying lunch in the numerous picnic groves.



### Riverside Golf Club

One of the oldest existing golf courses in the United States, Riverside Golf Club challenges players of all skill levels with tall majestic trees, tight fairways, and The Des Plaines River tributaries.





# Best of Local Merchants and Suburban Retail

Residents of Oak Park benefit from easy access to both malls and big-box retailers along Harlem Ave.

## Steps to downtown Oak Park Retail & Restaurants



### North Riverside Park Mall

North Riverside Park Mall is located just 3 miles south of the property. Anchored by JCPenney, Round One, a 6-plex movie theater and offers 140 more retail options.



### Winston Plaza

Winston Plaza destination shopping center just 3.3 miles in Melrose Park.



### The Brickyard

A vibrant community center just 3.8 miles north of the property anchored by Target & Lowes.



Foot Locker



### Harlem Irving Plaza

Harlem Irving Plaza is just 5.0 miles north of the property and is home to over 140 retailers.

# ELEVEN<sup>33</sup>

PLEASANT DISTRICT

OAK PARK

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#### About JLL

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