

the
MONARCH
UPSCALE APARTMENTS



Newly Built 236-Home Luxury Class A Apartment Community

*Located in a Dynamic Northwest Suburb of Chicago with
Immediate Access to Downtown Des Plaines and the I-90/I-294
and O'Hare/Rosemont Employment Corridors*





The Offering

Jones Lang Lasalle Americas (Illinois), L.P. “JLL” is pleased to present the Monarch - a 236-unit, **Class A** luxury style apartment community located in the dynamic northwest suburb of Des Plaines, IL. **The 99%** leased community offers spacious layouts ranging from studio to three-bedroom homes, all with private balconies or patios. The property sets the standard for upscale living, offering residents an unparalleled living experience with a resort-style collection of amenities and stunning home finishes and features.

The property is proximate to Downtown Des Plaines, O’Hare International Airport, and Interstates 294 & 90, providing seamless connectivity to fortune 1000 employers, ranked schools, leading healthcare, plentiful area amenities, and all Chicagoland has to offer.

Property Summary

Name	The Monarch
Address	150 E River Road
City, State	Des Plaines, IL
County	Cook
Year Built	2020
Number of Homes	236
Average Unit Size	929
Residential SF	219,136
Occupancy / Leased	98% / 99%

236 ★★★★★★

Homes

929 ★★★★★★

Average SF

\$2,174 ★★★

Market Rent

\$2.34 ★★★

Per SF

10% Studio | 24 Homes

494 SF | \$1,616 Market Rent | \$3.27 PSF

30% 2 Bed | 72 Homes

1,181 SF | \$2,539 Market Rent | \$2.15 PSF



51% 1 Bed | 120 Homes

766 SF | \$1,889 Market Rent | \$2.47 PSF

8% 3 Bed | 20 Homes

1,517 SF | \$3,239 Market Rent | \$2.13 PSF

Description	Count	Sq. Ft	Market Rent	PSF
Studio	24	494	\$1,616	\$3.27
1 Bed	120	766	\$1,889	\$2.47
2 Bed	72	1,181	\$2,539	\$2.15
3 Bed	20	1,517	\$3,239	\$2.13
Total:	236	929	\$2,174	\$2.34



Investment Highlights



BEST-IN-CLASS APARTMENT COMMUNITY

- ★ Large average unit size including breathtaking open concept floorplans - 929 average sf with private patios / balconies
- ★ Upscale interior design — custom built walk-in closets, modern kitchen design (stainless steel appliances & white cabinetry), and heated flooring + 19 inch TV (within mirrors) in bathrooms
- ★ Luxury amenities — a resort-style pool, fully-equipped fitness center & yoga studio, & luscious green space including a family friendly play area and expansive dog park
- ★ 98% occupied and 99% leased community



PREMIER LOCATION

- ★ Proximate to downtown Des Plaines and Metra station
- ★ 15-Min to O'Hare International Airport
- ★ Situated nearby I-294/I-90 providing seamless connectivity to Chicagoland's Golden Corridor and top employers in the Rosemont/O'Hare Area
- ★ Centric Northwest Cook County location providing access to endless entertainment, shopping, and dining options



ROBUST SUBMARKET

- ★ 4% projected 3-year avg. rent growth
- ★ No projects under construction within a 7-mile radius
- ★ Fully absorbed inventory over the last 5 years





the MONARCH

Upscale Living

- ★ Granite Countertops with Subway Tile Backsplash & White Cabinetry
- ★ Quartz Island (except in studios)*
- ★ Stainless Steel Appliances with Built-In Microwave
- ★ Wood-Style Vinyl Flooring Throughout
- ★ Full Size Washer & Dryer
- ★ Patio/Balcony in every unit
- ★ Video Peep Hole at Entryway
- ★ Nest Thermostat
- ★ Sleek Electric Fireplace*
- ★ Walk-In Showers with Digital Temperature Shower Head Display
- ★ 19-inch Television in Primary Bathroom Mirror
- ★ Heated Tile Floors in Primary Bathroom
- ★ Custom Built Walk-In Closets*
- ★ Personal Safe Located in Primary Bedroom Closet

* Select Units

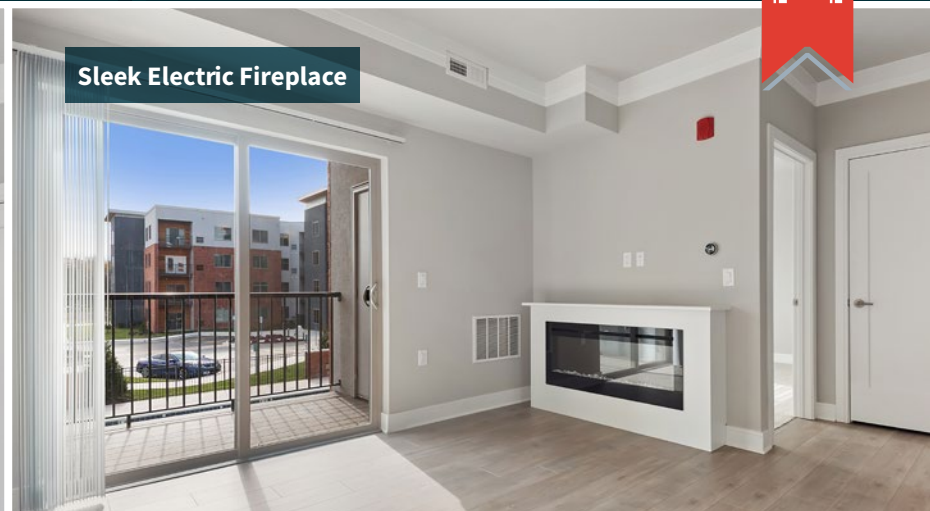


Modern Renters Chef Inspired Kitchen and Design

Airy Living Spaces Featuring Wood-Style Vinyl Flooring



Sleek Electric Fireplace



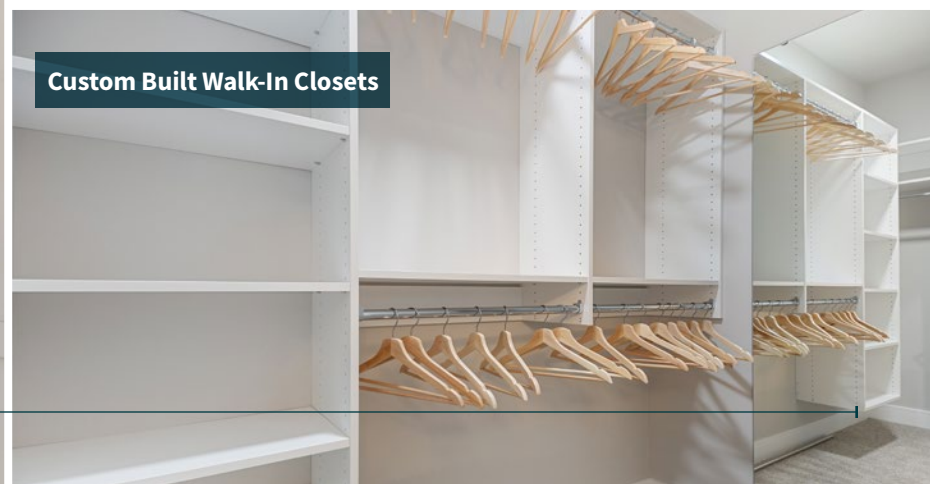
Full Size Washer/Dryer



Spa-Style Bathrooms with Walk-In Shower, Heated Flooring, and a 19-inch TV Behind Mirror



Custom Built Walk-In Closets





the MONARCH

Best-In-Class Amenities

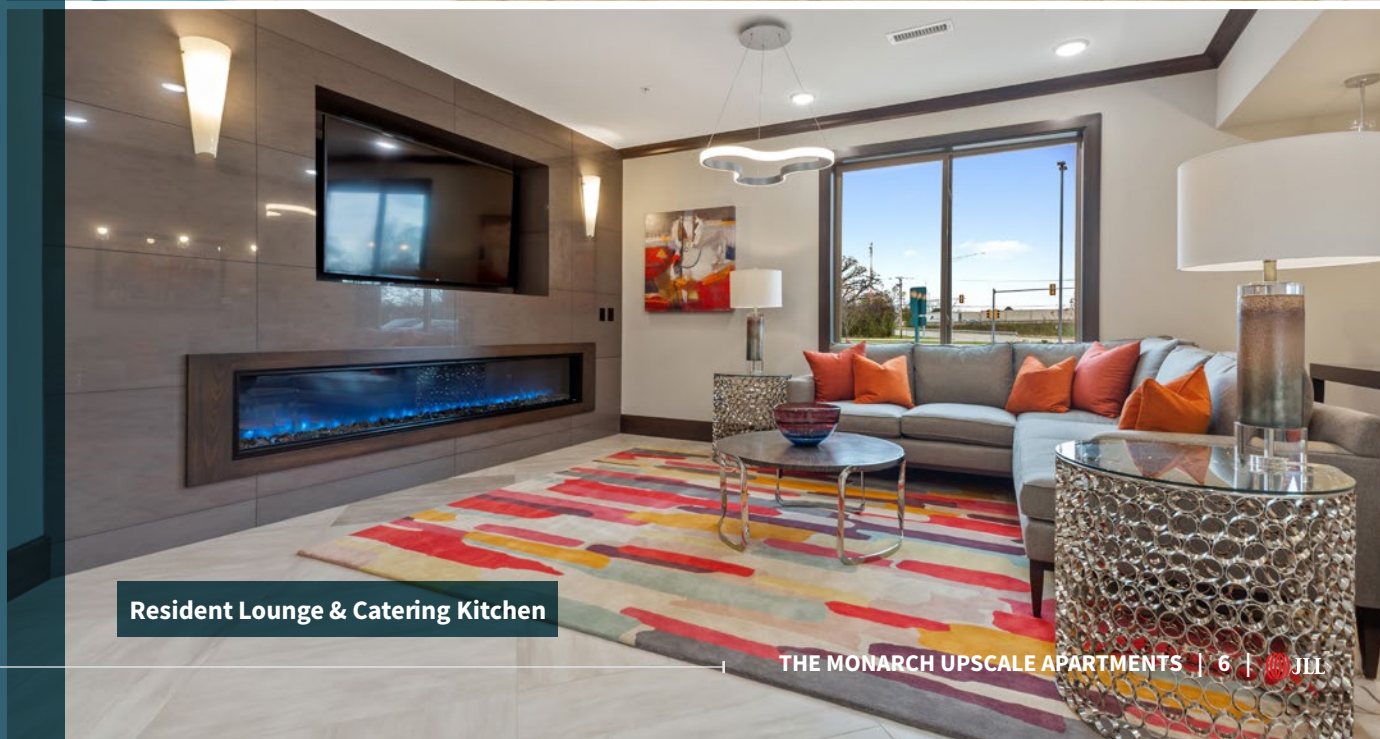
- ★ State-of-the-art Fitness Center with Yoga Studio
- ★ Clubhouse with Resident Lounge and Catering Kitchen
- ★ Grill Stations
- ★ Resort Style Pool and Sundeck
- ★ Retro Game Room
- ★ Pet Spa and Pet Park Area
- ★ Business Center and Private Work Cubes
- ★ Outdoor Family Friendly Play Area
- ★ Butterfly MX Intercom System and Key Fob Unit Access

DAILY CONVENIENCE

- ★ 24-hour Emergency Maintenance
- ★ Luxer Package System
- ★ Secured Garage Parking
- ★ Large Private Work/Study rooms in Hallways
- ★ Bike Storage with Fix-It Station
- ★ Convenience Store On Site
- ★ Complimentary Starbucks & Tea Station



Resort-Style Pool and Sundeck with Outdoor Bar

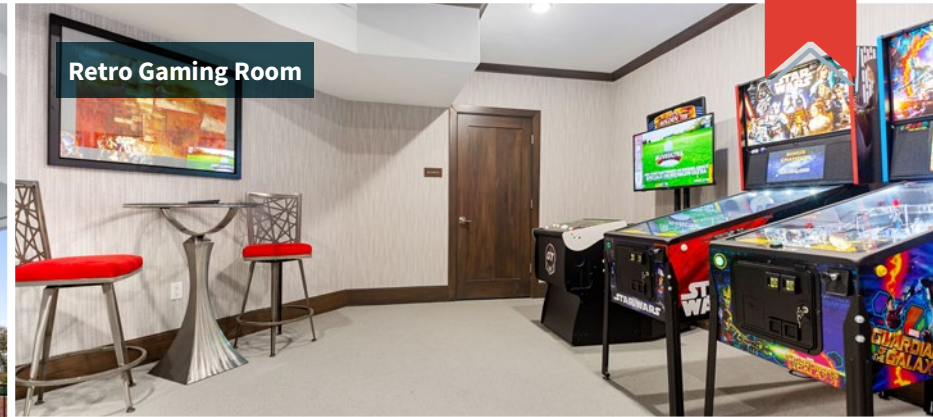


Resident Lounge & Catering Kitchen

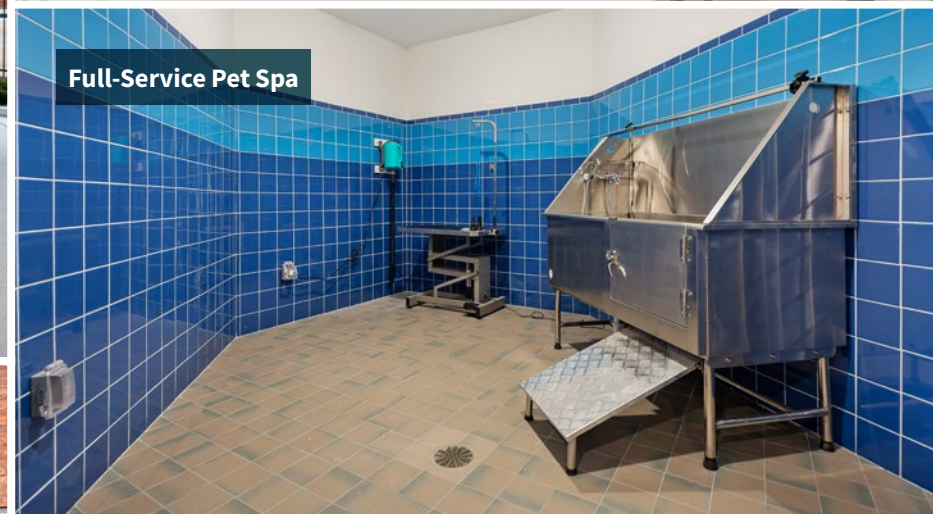
Fully Equipped Fitness Center and Yoga Studio



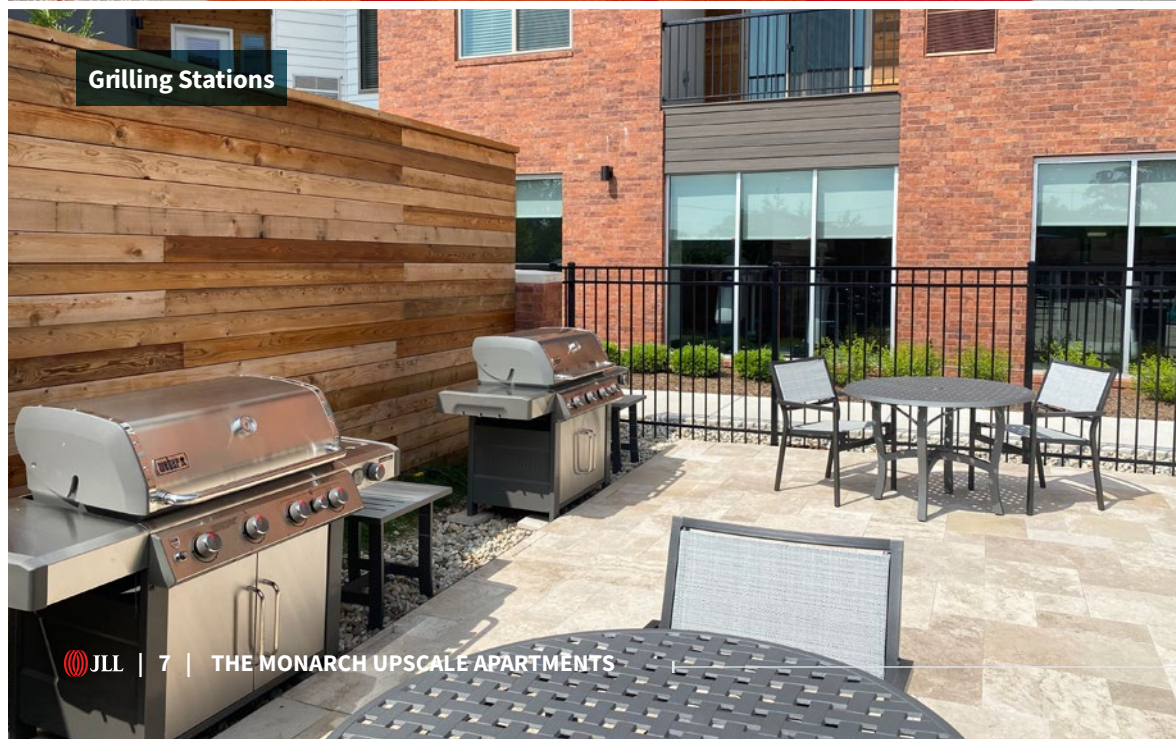
Retro Gaming Room



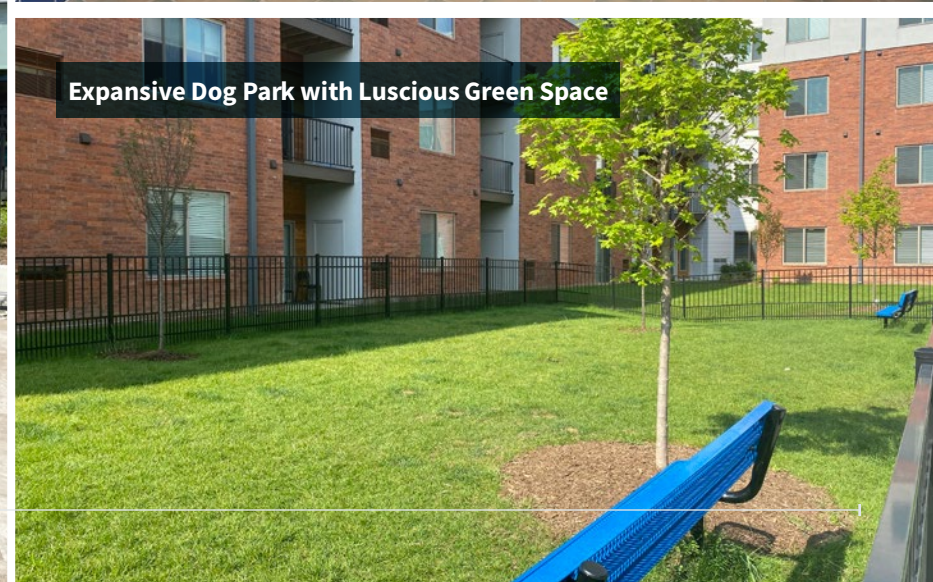
Full-Service Pet Spa



Grilling Stations



Expansive Dog Park with Luscious Green Space





the MONARCH

Strong Demographics

\$118K

Avg. HHI
(3Mi Radius)

\$100K+

41% of Residents Average HHI

\$380K

High Average Home Value
(3Mi Radius)

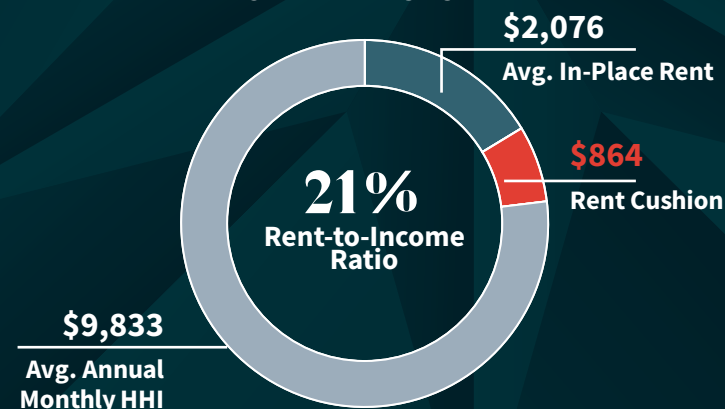
Source: Esri and Zillow

19%

Increase Since
2020 in Home Values

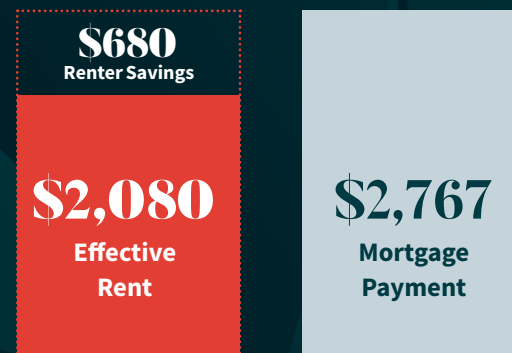
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AFFORDABLE LUXURY



BUY VS RENT ANALYSIS

Renting at the Monarch is **1.3x More Affordable**



The Monarch

Recent Home Values

Source: Zillow Mortgage Calculator, 30yr Fixed, 6.2% I/R

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Top Employment Footprint

STRONG RESIDENT EMPLOYERS

AMAZON

TESLA



Illinois Bone and Joint Institution

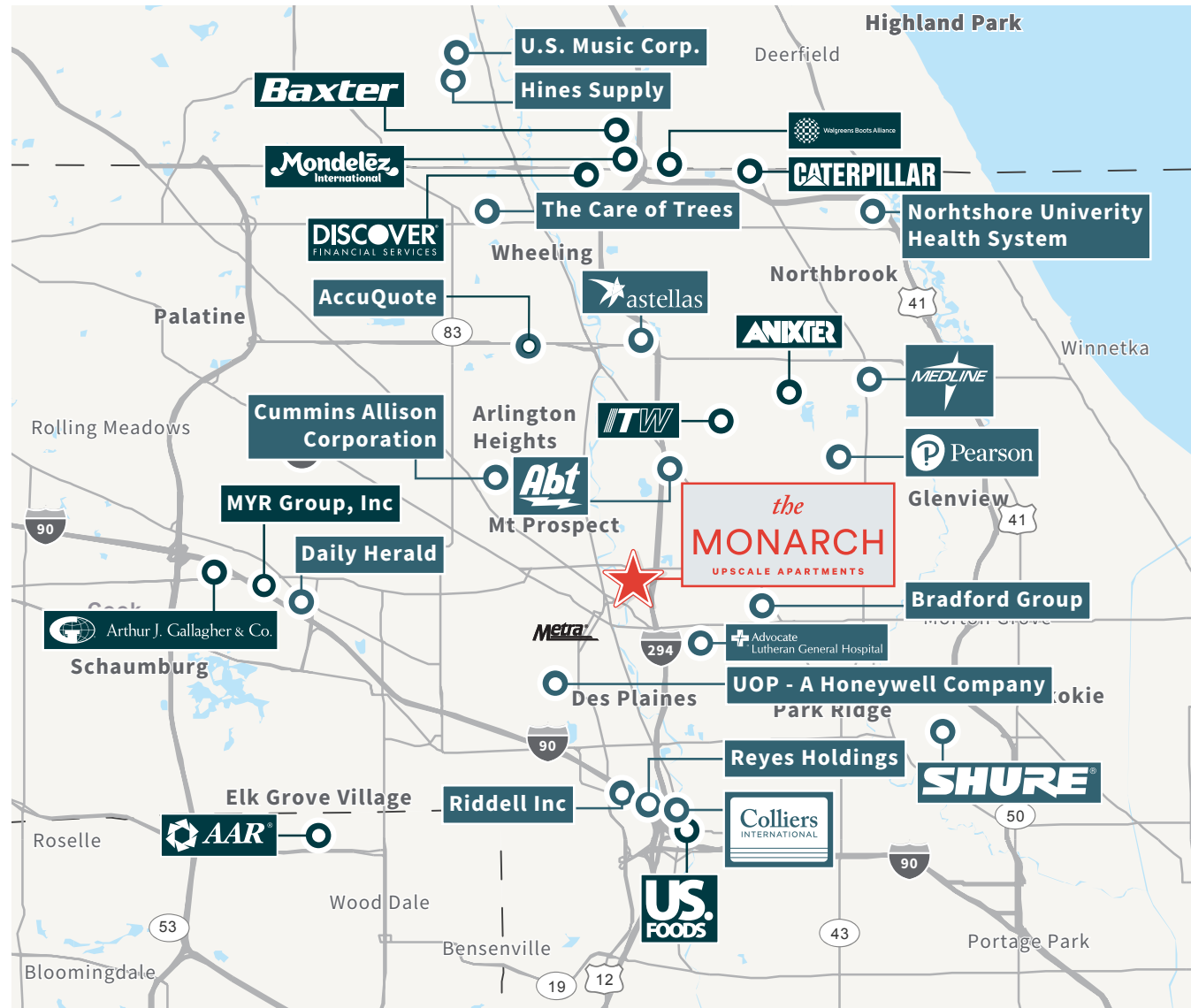
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Serving Individual Investors Since 1871

NorthShore University HealthSystem

AMITA HEALTH

Advocate Health Care

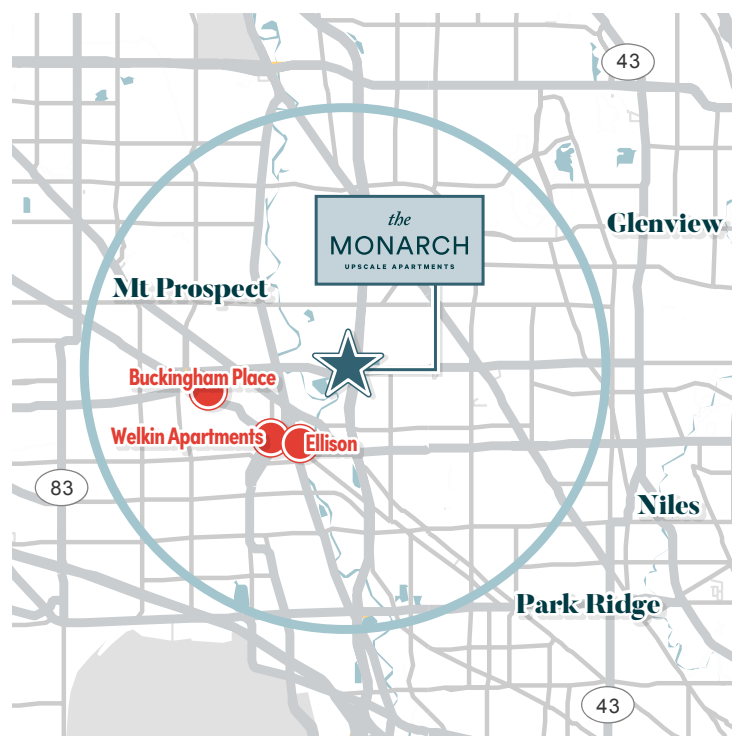




Incredible Absorption Trends

Multi-Housing Since 2015

(3-MILE RADIUS 100+ UNITS)



Source: CoStar Q422

0 Units

Under Construction
within a 7-Mile Radius

4 Properties

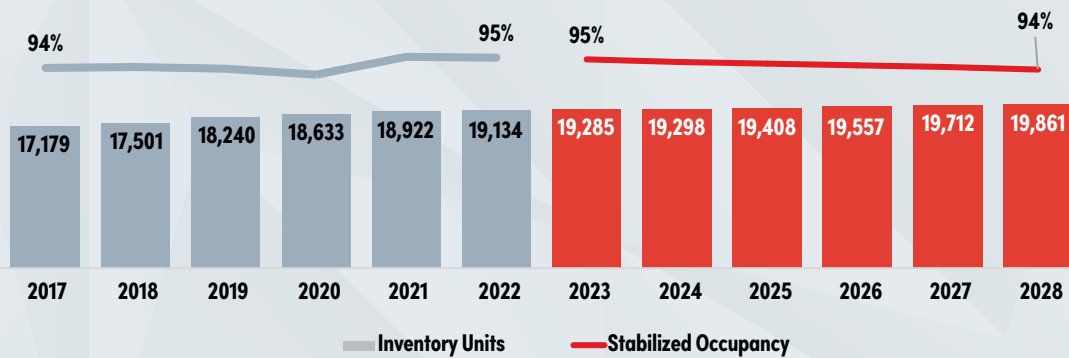
Delivered
Since 2010

Rapid Absorption and Muted Pipeline

DES PLAINES / ARLINGTON HEIGHTS CORRIDOR

Apartment stock in **last 5 years**
has been fully absorbed
~1,955 units delivered

95% projected stabilized
occupancy through 2028 — minimal
expected deliveries





Top Employment Footprint

STRONG RESIDENT EMPLOYERS

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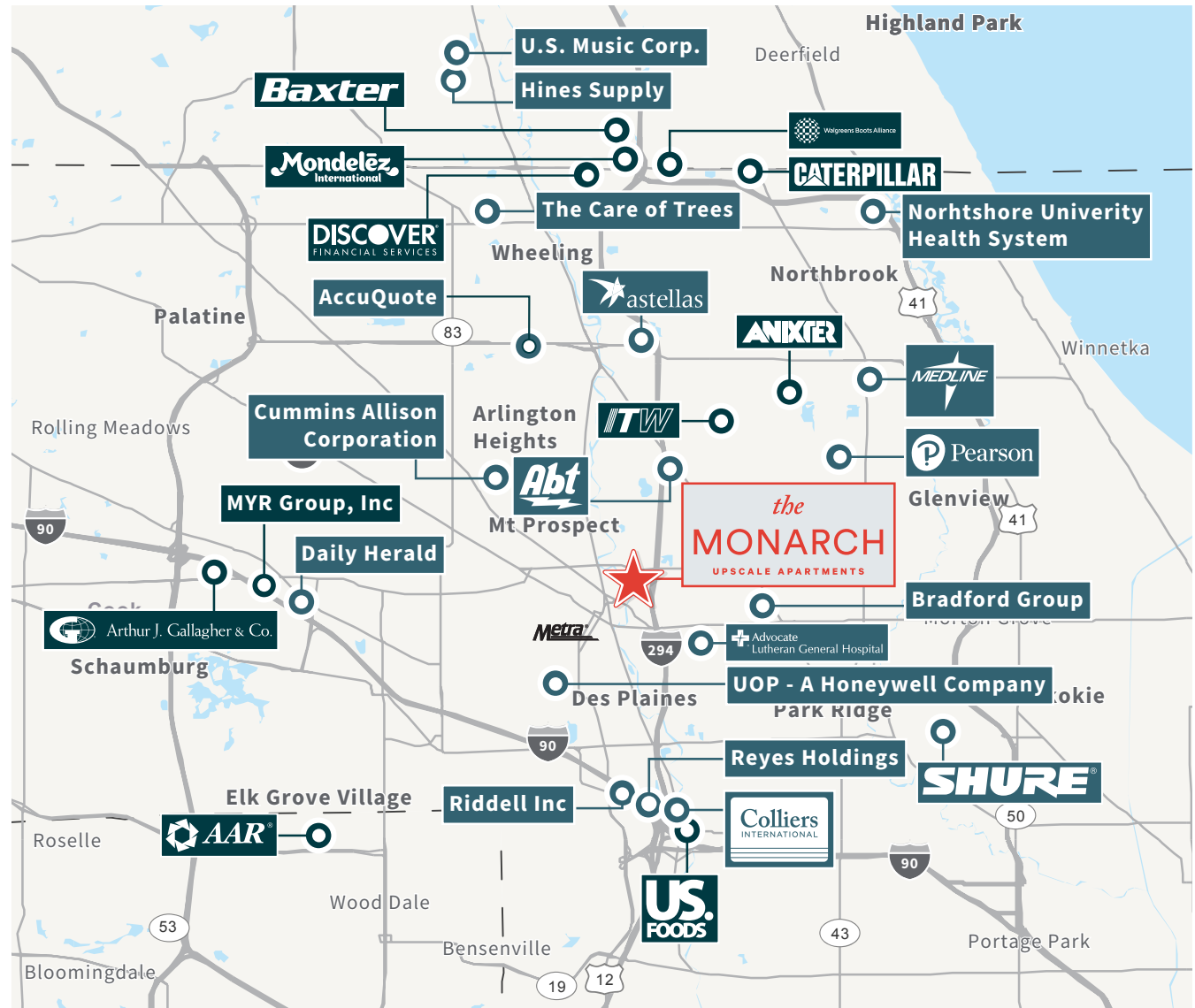
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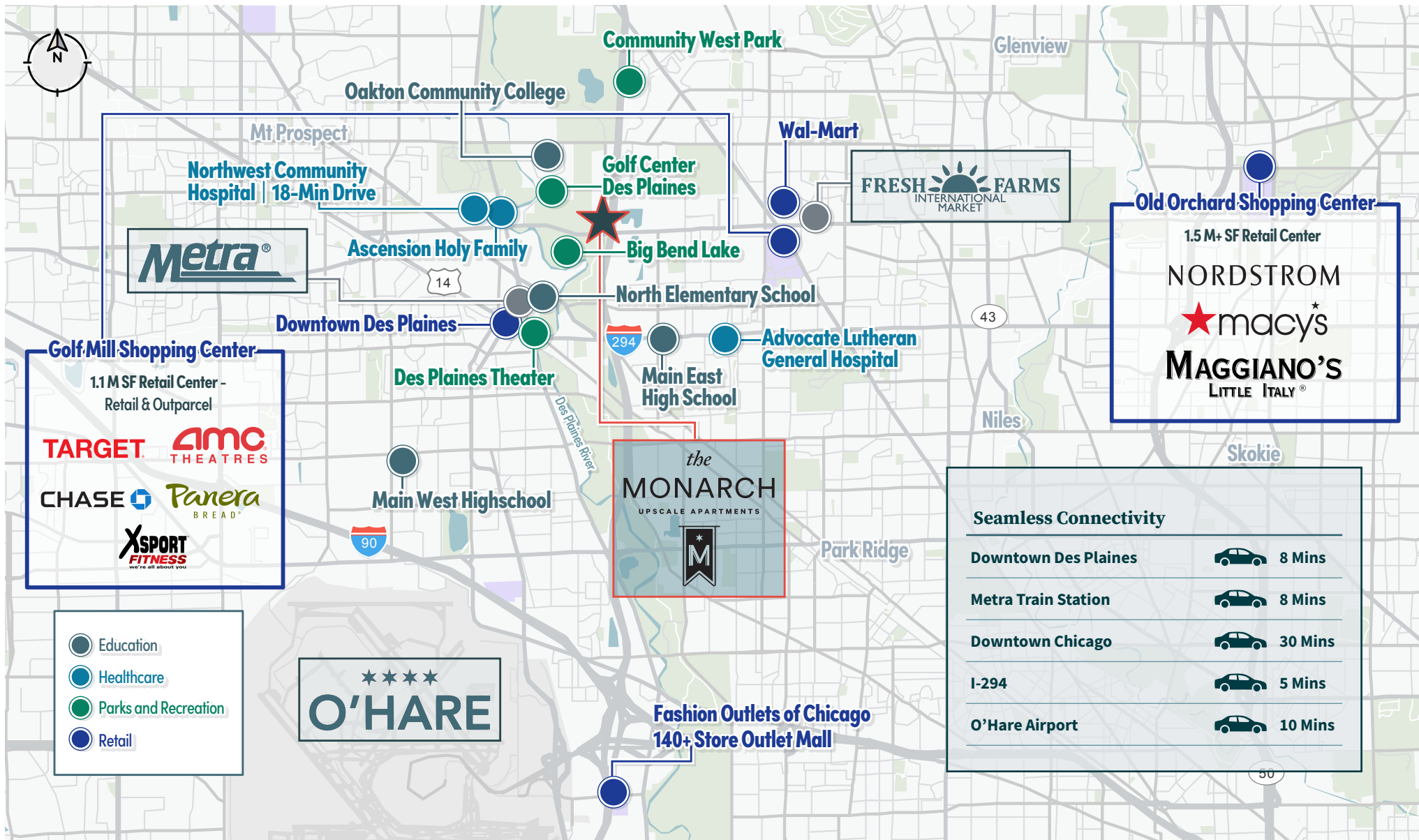
Welcome to Des Plaines

Des Plaines is one of the most desirable Chicago suburbs to do business and reside. The family-friendly community offers proximity to the area's top employers, a fantastic public school system, and a variety of recreation and entertainment destinations. Des Plaines' optimal location and transit accessibility has helped it attract an ideal demographic of highly educated and affluent residents. Located just 20 miles northwest of downtown Chicago, Des Plaines is consistently recognized as one of the best suburbs to live for young professionals moving out of the city. Situated on the Des Plaines River, downtown Des Plaines offers residents a walkable downtown strip with a variety of great restaurants, boutique retail, and historic landmarks such as the Des Plaines Theater.





Des Plaines and Beyond





Leading Nearby Healthcare Options

Nationally Recognized Northwest Community Hospital

Part of the Advocate Aurora Health System, Advocate Lutheran General Hospital delivers world-class medicine to the region. This state-of-the-art facility provides access to primary, specialty and emergency care, featuring all private inpatient rooms, advanced technology and increased privacy for patients and visitors. In 2020, Advocate Lutheran became the first hospital in Illinois, Wisconsin, and Indiana to use AI to reduce the time it takes to triage, diagnose, and begin treating a stroke from an hour to as little as 6 minutes. The hospital has been rated High Performing in several adult specialties by U.S. News & World Report.



TOP RANKED HOSPITALS

State Rank	Hospital	Location	Distance from Property
#7	Advocate Lutheran General Hospital	Park Ridge	8 Mins
#20	Northwest Community Hospital	Arlington Heights	15 Mins

U.S. News & World Report



Award-Winning Schools

Excellent Public Education

Des Plaines' nationally recognized public schools are a major draw to the area. Residents at The Monarch are served by Des Plaines School District 62 and High School District 207, which include highly coveted schools, all located near the property.

Proximity to Higher Education

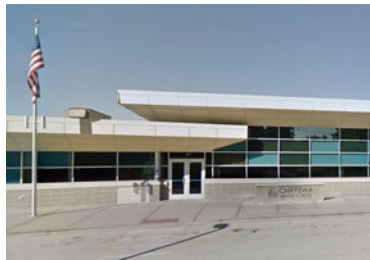
A number of college campuses are located in close proximity to The Monarch, including Oakton Community College and City College of Chicago, among others.

THE MONARCH ASSIGNED SCHOOLS

Community School District 62 is rated **A Grade (Niche 2023)**



North Elementary School
2 miles/ 7 min



Chippewa Middle School
2 miles/ 7 min



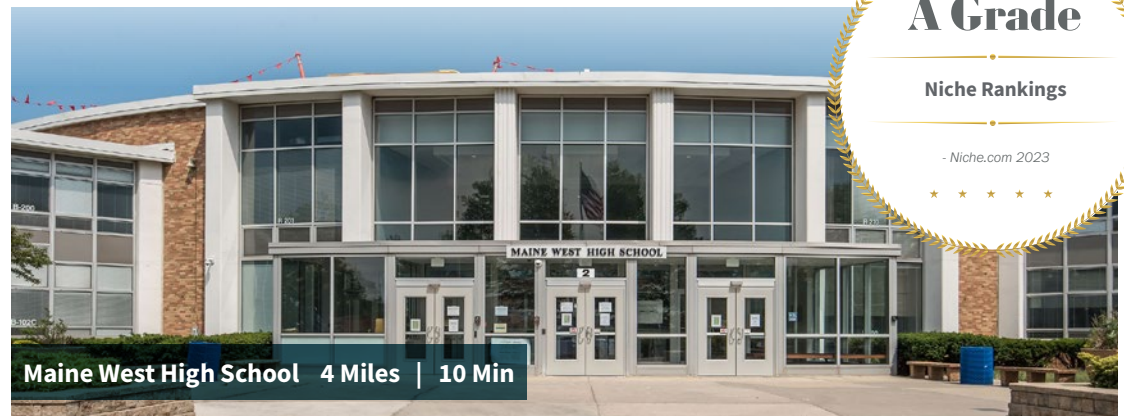
Oakton Community College 1 Mile | 3 Min

#5

Best Community College in Illinois

- Niche.com 2023

★★★★★



Maine West High School 4 Miles | 10 Min

A Grade

Niche Rankings

- Niche.com 2023

★★★★★



Transit-Oriented Location

The Monarch is located in proximity to the Union Pacific Northwest (UP-NW) line at the Des Plaines Metra Station offering residents direct access to downtown Chicago. In just under thirty minutes via the daily express trains, residents can commute to Chicago for work or take advantage of the plethora of restaurants, entertainment, and cultural attractions that the city has to offer. The property also offers excellent access to major expressways including US-12, I-294, and I-90, providing connectivity to O'Hare International Airport, top area employers, and the Chicago CBD.



O'HARE INTERNATIONAL AIRPORT

6 miles / 10 min

CHICAGO EXECUTIVE AIRPORT (PWK)

6 miles / 15 min

MIDWAY INTERNATIONAL AIRPORT

27.5 miles / 40 min



DES PLAINES METRA (UP-NW)

2 miles / 8 min

28-min express train to Chicago



I-294/I-90

Adjacent

CHICAGO LOOP

30 miles / 30 min



Chicago's North-Western Suburbs

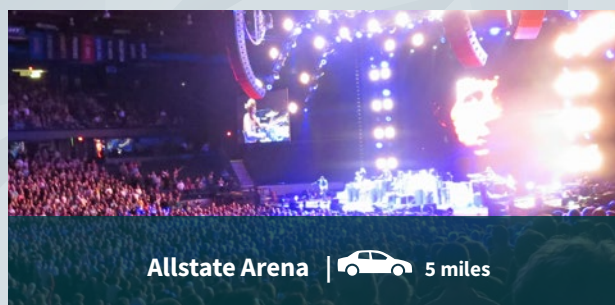
Des Plaines has something for everyone, providing residents with a naturally beautiful suburban setting abundant with green space while retaining the benefits of an urban lifestyle. Encompassed by a plethora of restaurants, retail, and entertainment destinations, there is a myriad of activities available to residents.



Fashion Outlets of Chicago | 🚗 7 miles



Old Orchard Mall | 🚗 7 miles



Allstate Arena | 🚗 5 miles



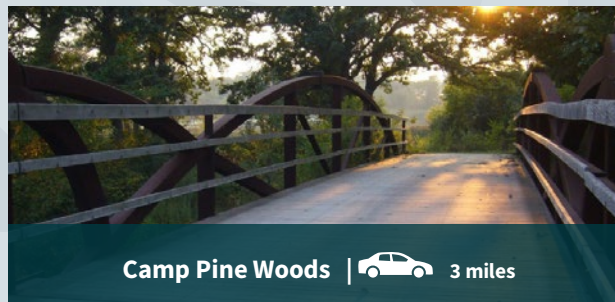
The Rosemont Theatre | 🚗 7 miles



Downtown Des Plaines | 🚗 2 miles



Rivers Casino | 🚗 5 miles



Camp Pine Woods | 🚗 3 miles



Lake Park Golf Course & Marina | 🚗 4 miles

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Contacts

Investment Sales

KEVIN GIRARD

Managing Director

773.263.3890

kevin.girard@jll.com

MARK STERN

Managing Director

312.622.8140

mark.stern@jll.com

ZACH KAUFMAN

Director

847.830.8883

zach.kaufman@jll.com

AVI SCHIFFMAN

Senior Analyst

312.957.4982

avi.schiffman@jll.com

Financing

DANNY KAUFMAN

Senior Managing Director

312.528.3684

danny.kaufman@jll.com

MEDINA SPIODIC

Director

312.651.6749

medina.spiodic@jll.com



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