



 **CORTONA**
at FOREST PARK

Cortona is a 278-Home
Apartment Community

Exceptional 525-Home
Two-Property Trophy
Apartment Opportunity
Adjacent to St. Louis'
Famed Forest Park



 **ENCORE**
at FOREST PARK

Encore is a 247-Home
Apartment Community



Jones Lang LaSalle Americas, Inc. ("JLL"), a
licensed real estate broker

Offering *Summary*

Jones Lang LaSalle (“JLL”) is pleased to present Cortona and Encore at Forest Park, two outstanding mid-rise apartment communities composed of 278 and 247 homes, respectively. These offerings are available individually or as a portfolio. Investors have the opportunity to acquire **525 recently developed homes** adjacent to Forest Park, one of St. Louis’ most coveted locations. Cortona and Encore provide an unbeatable live/work/play location, and a short commute to top employers, entertainment, retail, and restaurants in nearby Central West End, Clayton, and downtown St. Louis.

525-Homes in St. Louis’ Best Location

Immediate Footprint
Economies of Scale with Adjacent Properties

Tours

Please contact JLL to set up a tour of the properties. The owner and JLL respectfully request that interested parties refrain from contacting any on-site personnel or residents. Tours must be scheduled in advance by contacting Kevin Girard (kevin.girard@am.jll.com).

Scheduled Tour Dates:

- Thursday, November 5th
- Tuesday, November 10th



PROPERTY SUMMARY

Name:	Cortona at Forest Park
Street Address:	5800 Highlands Plaza Dr
City, State:	Saint Louis, MO, 63110
County:	St. Louis City
Number of Homes:	278
Rentable Square Feet:	222,908 SF
Average Home Size:	802 SF
Occupancy	MH: 96%
Year Built:	2014
Parking:	383 total parking spaces
Parking Ratio:	1.38
Financing:	Available 'All-Cash'

UNIT MIX SUMMARY

Description	Count	Sq. Ft.	Market Rent	PSF
Studio	40 homes	575	\$1,329	\$2.31
1 Bed	154 homes	696	\$1,362	\$1.96
2 Bed	84 homes	1,103	\$1,958	\$1.77
Total/Avg	278 homes	802	\$1,537	\$1.92



PROPERTY SUMMARY

Name:	Encore at Forest Park
Street Address:	5700 Highlands Plaza Dr
City, State:	Saint Louis, MO, 63110
County:	St. Louis City
Number of Homes:	247
Rentable Square Feet:	207,663 SF
Average Home Size:	841 SF
Occupancy	MH: 97%
Year Built:	2018
Parking:	400 total parking spaces
Parking Ratio:	1.62
Financing:	Available 'All-Cash'

UNIT MIX SUMMARY

Description	Count	Sq. Ft.	Market Rent	PSF
Studio	33 homes	572	\$1,388	\$2.43
1 Bed	133 homes	706	\$1,483	\$2.10
2 Bed	77 homes	1,150	\$2,339	\$2.03
3 Bed	4 homes	1,600	\$3,025	\$1.89
Total/Avg	247 homes	841	\$1,762	\$2.10

Portfolio Investment Highlights

📍 Premier Location

- Steps away from beautiful Forest Park
- Abundance of entertainment, restaurant and retail options surrounding Forest Park, including Clayton and Central West End
- Ease of access to top employers, education, and healthcare

🏠 Best-In-Class Amenities

- High-end apartment finishes
- Unbeatable community amenities

💰 Incredible Tax Benefits

- 18-years/23-years of tax abatement remaining for Cortona and Encore, respectively

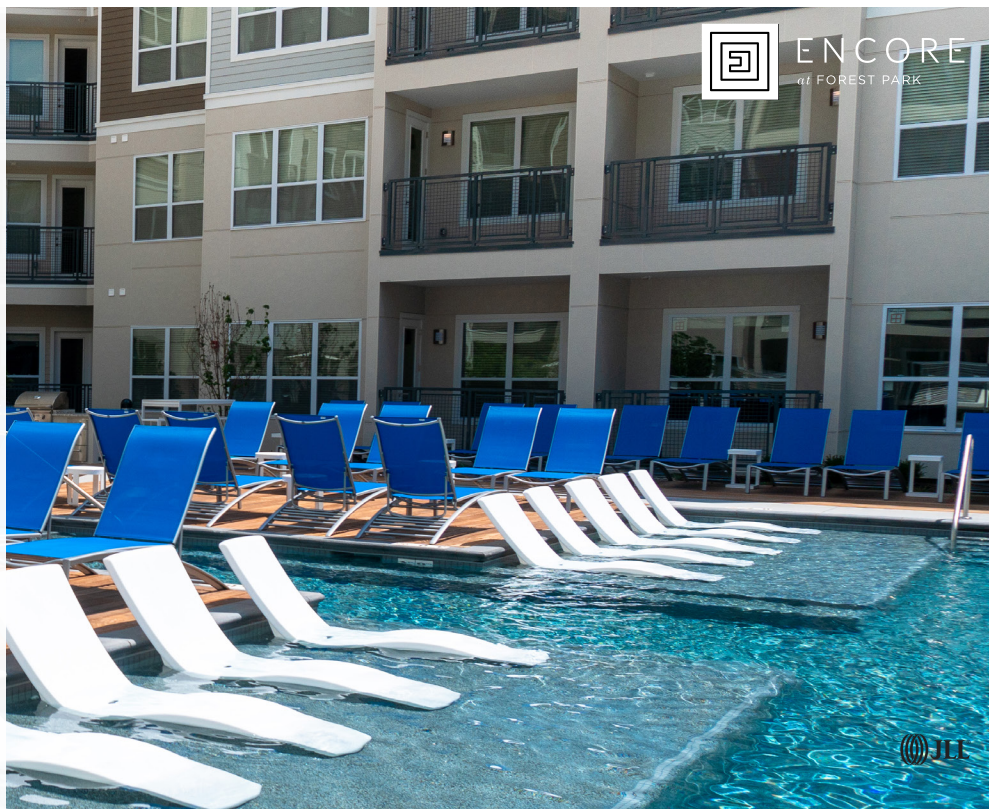
**see financial overview for details*

📈 Superb Submarket

- Limited supply pipeline
- Strong rental market supports future rent growth

💎 Additional Upside

- Update countertops and add backsplashes at Cortona
- Opportunity to reduce operating expenses at both Cortona and Encore





Condo-style *Worry-free Living*

Property of the Year (2015 & 2016)
Top 5 New Residential Developments in St. Louis



Gourmet Kitchen



Resort-Style Pool



Second-to-none *Community Amenities*

Upscale Apartment Finishes & Features

- Vinyl plank flooring in kitchen & living areas
- Gourmet kitchen with full-size, stainless-steel appliances
- Carpeted bedrooms
- 9-10 ft. ceilings
- Large windows
- Double-bowl sink with garbage disposal
- Kitchen islands with USB outlet
- Stylish pendant lighting

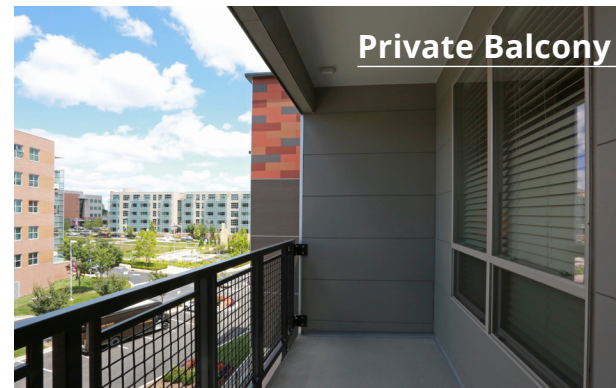
Built-In Bonuses

- Huge walk-in closets
- Private or juliet balcony*
- Ceiling fans
- Convenient breakfast bar*
- Ice-maker in freezer
- Double vanity in bathroom*

**In select units.*

Modern Essentials

- In-unit washer & dryer
- Keyfob door controls
- Central heat and air
- Personal water heater
- Hi-speed internet and cable-ready



Private Balcony



Large Windows

Community-Centric Gathering Spaces

- Three-tiered pool with a lap pool, tanning ledge, and hot tub
- Cabanas, outdoor grills, fire pits and bar
- Spacious courtyard
- Pool table & shuffleboard table

Fitness Focus

- 24-Hour fully equipped fitness center
- On-site fitness classes



Poolside Fire Pit



Clubhouse



Life of Convenience

- On-site maintenance
- Online rent payments and maintenance requests
- Self-service coffee bar
- Free secure bike storage
- Gated surface and controlled-access garage parking
- Furniture rental packages from CORT available
- Overnight concierge
- Electronic door entry
- Wi-Fi in common areas
- Business center

Pet Friendly

- On-site dog park
- Self-service pet spa



Beautifully Designed *Interiors*



Gourmet Kitchen



Fitness Center



Business Center



Dog Park



Billiards

Top-of-Market Apartment Finishes & Features

- Vinyl plank flooring in kitchen & living areas
- Gourmet kitchen with full-size, stainless-steel appliances
- Tile backsplash
- Carpeted bedrooms
- 9-10 ft. ceilings
- Stylish pendant lighting
- Large windows
- Double-bowl sink with garbage disposal
- Kitchen islands with USB outlet
- Granite or quartz countertops
- Two-tone kitchen cabinetry*
- Upgraded lighting and plumbing fixtures*

*In select units.



Built-In Bonuses

- Huge walk-in closets
- Private or juliet balcony*
- Ceiling fans
- Convenient breakfast bar*
- Ice-maker in freezer
- Double vanity in bathroom*

*In select units.

Modern Essentials

- Keyfob door controls
- In-unit washer & dryer
- Central heat and air
- Personal water heater
- High-speed internet and cable-ready



Luxury Bathroom



Large Windows



Resort-Style Pool



In-Demand
Community Amenities



Clubhouse



Daily Conveniences

- On-site maintenance
- Online rent payments and maintenance requests
- Self-service coffee bar
- Overnight concierge
- Free secure bike storage
- Gated surface and controlled-access garage parking
- Electronic door entry
- Wi-Fi in common areas
- Business center

Pet Friendly

- On-site dog park
- Self-service pet spa

High-End Common Areas

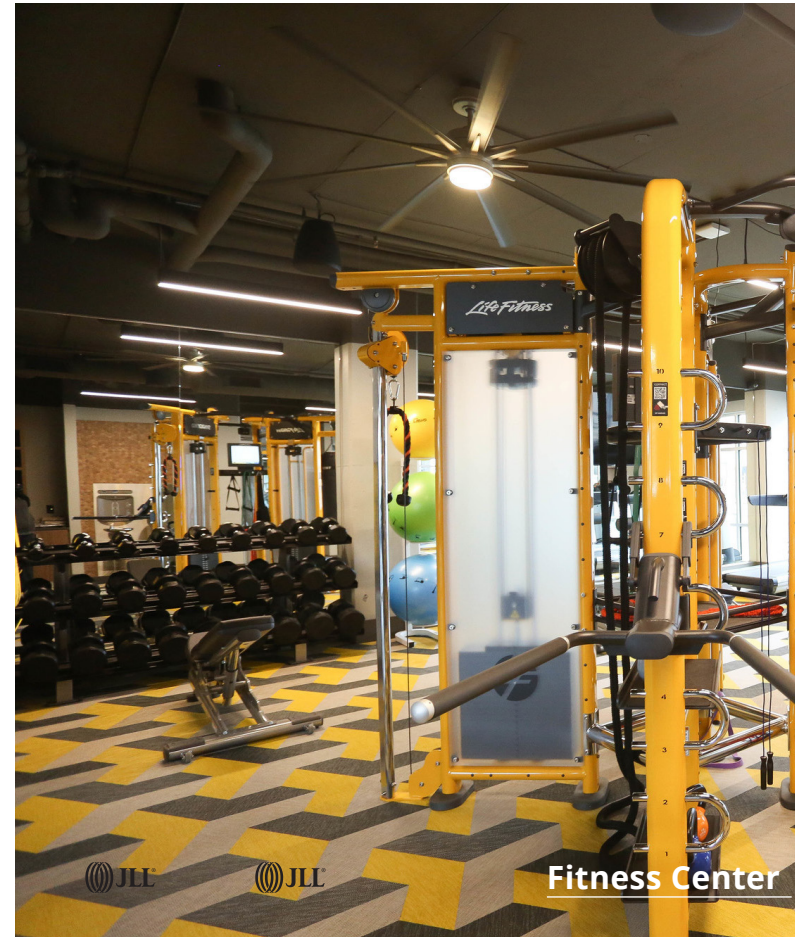
- Three-tiered pool with a lap pool, tanning ledge, and hot tub
- Cabanas, outdoor grills, fire pits and bar
- Spacious courtyard
- Pool table & ping-pong
- Sky lounge

Fitness Focus

- 24-hour fully equipped fitness center
- On-site fitness classes



Coffee Bar



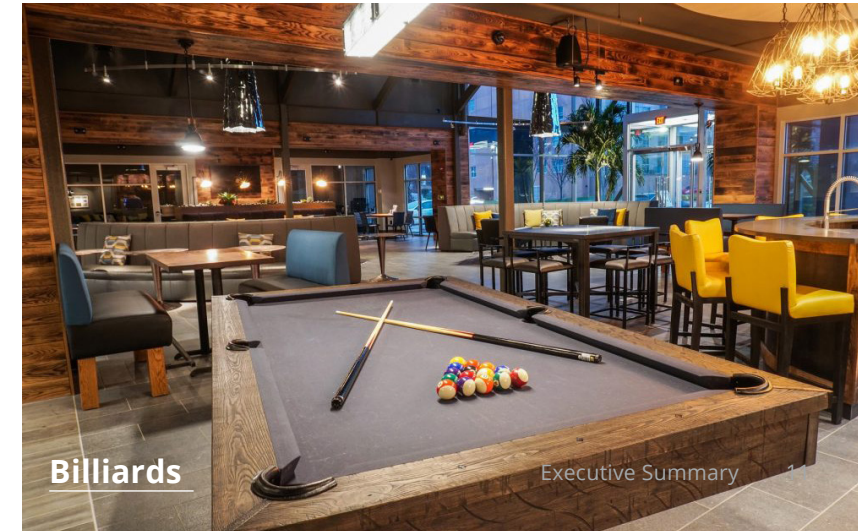
Fitness Center



Resident Lounge



Sky Lounge



Billiards

Elite *Demand Drivers*

Cortona and Encore's prime location provides residents with immediate access to the area's top demand drivers, including employers, Forest Park, Central West End, downtown Clayton, the Cortex Innovation Community, and elite healthcare and education options.

The Delmar Loop
The Delmar Loop is an 8-block strip lined with trendy shops, a variety of restaurants, live music, the St. Louis Walk of Fame, and more!

One of the 10 Greatest Streets in America

Central West End
Central West End ("CWE") boasts one of St. Louis' most beautiful and historic neighborhoods. CWE is well-known for its upscale nature with sidewalk cafes, high-end restaurants, a plethora of dining, shopping, and entertainment options.

America's Top 10 Neighborhoods

Downtown Clayton
With its robust employment opportunities and vibrant community, it is no wonder downtown Clayton is recognized as the region's second downtown. Many of St. Louis' top employers are located within the Clayton CBD including, Centene, Graybar Electric, and Olin Corporation.



Fun Times at *Forest Park*

Forest Park is one the largest urban parks in the country and contains a skating rink, golf courses, miles of multi-use paths, in addition to the following incredible attractions:

FREE ACTIVITIES!

Forest Park is a provider of St. Louis best FREE activities, ranging from free admission to the St. Louis Art Museum and the St. Louis Zoo, to free hikes throughout its 1,300-acres!

Forest Park #1 Best City Park in America

- Thrillist, 2017

Other Park Activities

- St. Louis Zoo
- St. Louis Art Museum
- St. Louis Science Center
- Missouri Historical Society
- Muny Outdoor Theater
- Countless sports facilities, multiple golf courses, picnic sites, cafes, and athletic fields

Adjacent to
Cortona and
Encore



St. Louis Zoo
Named Best Zoo in the
Country in 2018

- St. Louis Business Journal, May 2018



Muny Outdoor Theater
Nation's Oldest and Largest
Outdoor Theater

Premier Healthcare

Cortona and Encore are within a 20 minute drive of Missouri's top hospitals, including 3 ranked in the top 10.

State Rank	Hospitals	Minutes From Properties
#1	Barnes-Jewish Hospital	6 minutes
#3	Missouri Baptist Medical Center	20 minutes
#4	Mercy Hospital St. Louis	15 minutes

Source: Us News and World Report, 2020



barnes-jewish hospital

Higher Education

The St. Louis Metro is home to two top universities - Washington University (#16) and St. Louis University (#103) - both of which are within a 10 minute drive from the property. Other noteworthy colleges include Missouri University of Science and Technology, Maryville University of St. Louis, University of Missouri - St. Louis, and neighboring St. Louis Community College - Forest Park.

Washington University in St. Louis



Excellent Rental Value Near Forest Park

Forest Park is surrounded by a mix of mini-mansions and historic homes. Per Redfin, the average sale price over the last 12 months for homes around Forest Park was over \$800,000, making renting a financially sensible option for those who want to live near Forest Park.

Renting vs. Buying Around Forest Park

Average Sale Price	\$800,000
Estimated Monthly Mortgage Payment*	\$4,515
Monthly Average In-Place Rents at Cortona / Encore	\$1,489 / \$1,708
Monthly Savings for Renting vs. Owning	\$3,026 / \$2,807

*Calculation assumption: 30-yr fixed mortgage at 3.125%, 10% down payment. Zillow Mortgage Calculator

~3X more expensive to buy a house around Forest Park than rent at Cortona or Encore

Pricey Homes Sold Around Forest Park



Stately Mansion

Sale Price: **\$2M**



Historic Home

Sale Price: **\$1.2M**



Sprawling Estate

Sale Price: **\$1M**

Impressive Area Demographics

Cortona and Encore are located in one of the most desirable neighborhoods of St. Louis. The area attracts highly-educated residents who are well compensated and seeking to live close to employers in downtown St. Louis, Clayton, Central West End, and Forest Park neighborhoods.



\$110,500

Average Household Income

High Average HHI within a 1/2-mile of the properties



35

Average Age

Young professionals within a 1/2-mile of the properties



55%

Renter Occupied Housing

Majority of housing units within a 1/2-mile radius are renter occupied



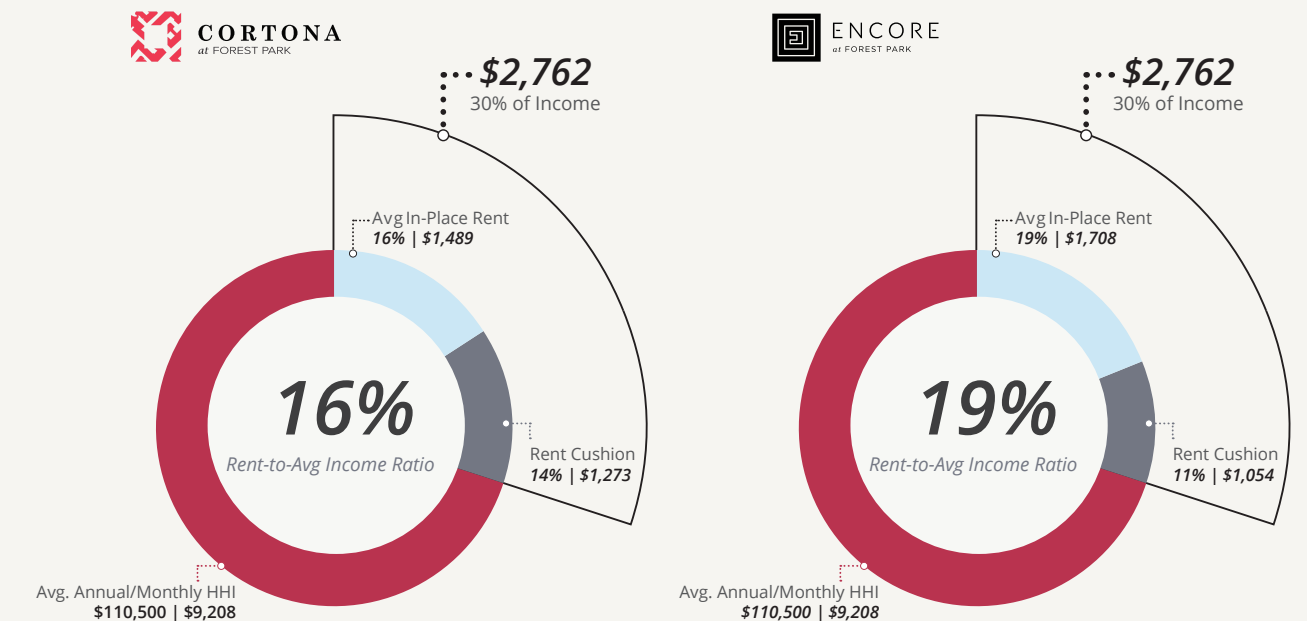
84%

White Collar Jobs

Residents within a 1/2-mile radius are high earners and skilled workers

High Area HHI Supports Rent Growth

The high area household incomes near Cortona and Encore are well within the 30% affordability test for rent as a fraction of total income, leaving a buffer of 14% and 11% for Cortona and Encore, respectively, and room to grow in-place rents organically.



Meet Me In *St. Louis*

With more than 100 parks, beloved professional sports teams, The Gateway Arch, art institutes and museums, and endless historical attractions, St. Louis can offer residents and visitors an abundance of entertainment and recreation options for everyone to enjoy.



**Anheuser Busch
St. Louis Brewery**
12min / 6.5mi drive



Busch Stadium
10min / 5.5mi drive



**Enterprise
Center**
8min / 5mi drive



**Soldiers Memorial
Military Museum**
10min / 5.5mi drive



City Museum
12 min / 5.5mi drive



**America's Center
Convention
Complex**
13min / 7mi drive



Stifel Theatre
10min / 5.5mi drive



Gateway Arch
13min / 7mi drive

**Cost of Living
6% Below
Average**

- Forbes, 2019

**Top 20 Most
Fun Cities in
America**

- WalletHub, 2018

**#2 "Top 10 U.S.
Cities for Food
Lovers"**

- Travel + Leisure, March 2019

**15 Fortune 1000
companies
headquarters**

- Fortune, 2019

**One of "The 10
Best Cities in the
U.S. to Move to
Right Now"**

- Curbed 2020

**2019 Top 100
Best Places
to Live**

- Livability 2019

**#9 "Best City for
Women to Start
a Business in
2018"**

- Business.org, 2018

**Top 40
Start-Up
Cities**

- Business.org, 2018

Dynamic Economy

St. Louis' \$150 billion+ economy is headlined by its major industries such as healthcare, education, bio-science, manufacturing and professional services. However, it is the diversity of the St. Louis economy that provides stability to the region and an array of employment opportunities spanning from financial services to manufacturing to start-ups.

Source: St. Louis Regional Chamber, Oct 2019

Healthcare

Compared to other MSAs, St. Louis has a significantly high concentration of healthcare professionals. BJC HealthCare is one of the largest nonprofit healthcare organizations in the country. With just over 28,000 employees across 15 hospitals and multiple community health locations, BJC HealthCare is the largest employer in St. Louis.



#18
Best Hospital in the US -Barnes-Jewish Hospital
-US News & World Report, 2020

Aerospace

Greater St. Louis leads in advanced manufacturing thanks to a thriving aerospace supplier industry, including Boeing's Defense, Space & Security division.



5th Largest Employer in St. Louis metro.
- St. Louis Regional Chamber, Oct 2019






Start-Ups

The St. Louis MO-IL metro area saw over \$225 million in total venture capital investment, with Agricultural Technology and Biotech representing 20% and 41% respective. Source: Venture Capital database, St. Louis Regional Chamber, April 9, 2019.

Square, yurbuds, Answers.com, lockerdome
This "Start-Up City" has a track record of successful start-ups like Square and Answer.com



St. Louis is listed as one of the 20 "Superstar Metros" based on the largest absolute number of jobs in innovation industries
-Brookings & ITIF, 2019

St. Louis listed as one of the five up-and-coming tech hotspots
- Livability, 2019

#2 in Top 10 Rising Cities for Startups
- Forbes, 2019

#3 Largest inland port system in the country
- thefreightway.com

Plethora of Top Employers

Residents at Cortona and Encore have convenient access to St. Louis' top employers located in the nearby St. Louis CBD, downtown Clayton, and the greater St. Louis area.



14
Fortune 1000
Companies
are Headquartered in
Greater St. Louis

Cortex Innovation Community = New Investment Driver

The Cortex Innovation Community is within a 10-minute drive from Cortona and Encore, and is centrally located between St. Louis' Central West End and Forest Park Southeast Neighborhoods. This massive innovation community intends to generate thousands of jobs, new tax revenue for the City of St. Louis, and become a leading innovation district across the U.S.

The community is home to technology-related startups, corporate research and development teams, manufacturers, nonprofit organizations, restaurants, innovation meeting spaces, entrepreneurs, artists, designers, researchers, students, and anyone who wants to build a product, grow a business, or make connections.

Source: Cortexstl.com

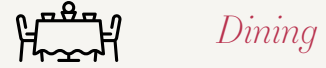
15,000 Permanent Jobs	200 Acre Hub of Business, Innovation, and Technology	\$2.1B Total Regional Economic Output (in 2018)
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425 Companies	11 Innovation Centers & Activators + 3 More Coming	6,000 Employees
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\$950M+ Of Leveraged Investments in Neighborhood Retail & Residential Development	>\$40M Net New Taxes Generated
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Source: Cortexstl.com

Neighborhood Amenities:



Dining



Gym



Coffee



Community



Hotel



Parking

Partner / Founders



Convenient *Transportation*

Close proximity to major highways, the MetroBus and MetroLink Light Rail allow for easy access to St. Louis' international airport, St. Louis CBD, Central West End, downtown Clayton and other surrounding area amenities, employment and neighborhoods.



MetroLink

- 36mi/38 - station rail system
- 7 min, 2mi to CWE MetroLink Station



MetroBus

- 410 buses/83 routes
- 0.2 mi / 5min walk to nearest bus
- ~30 min to downtown St. Louis



Immediate Highway Access

- ~3min/0.3mi to I-64 / US-40
- ~10min/3.5mi to I-70
- ~10min/5.3mi to downtown St. Louis via I-64

Lambert-St. Louis International Airport

- ~20 min/13.5mi via I-70 and I-70

Gateway to
the
Midwest



CORTONA
at FOREST PARK

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ENCORE
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JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 91,000 as of March 31, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com