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**CITYVIEW**  
AT THE HIGHLANDS

# City View at the Highlands

Exceptional Class A Mid-Rise Asset | Value-Add Investment Opportunity  
Direct Access to I-355 and I-88 Employment Corridors | Premier DuPage County Location



# OFFERING SUMMARY

JLL is pleased to present City View at the Highlands a beautiful 403-home luxury mid-rise apartment building located adjacent to the bustling Yorktown Center and Interstates 88 & 355. The Property is uniquely positioned to offer residents an urban, suburban feel in a vibrant, transit-oriented location that provides efficient connectivity to top area employers and all of Chicagoland.

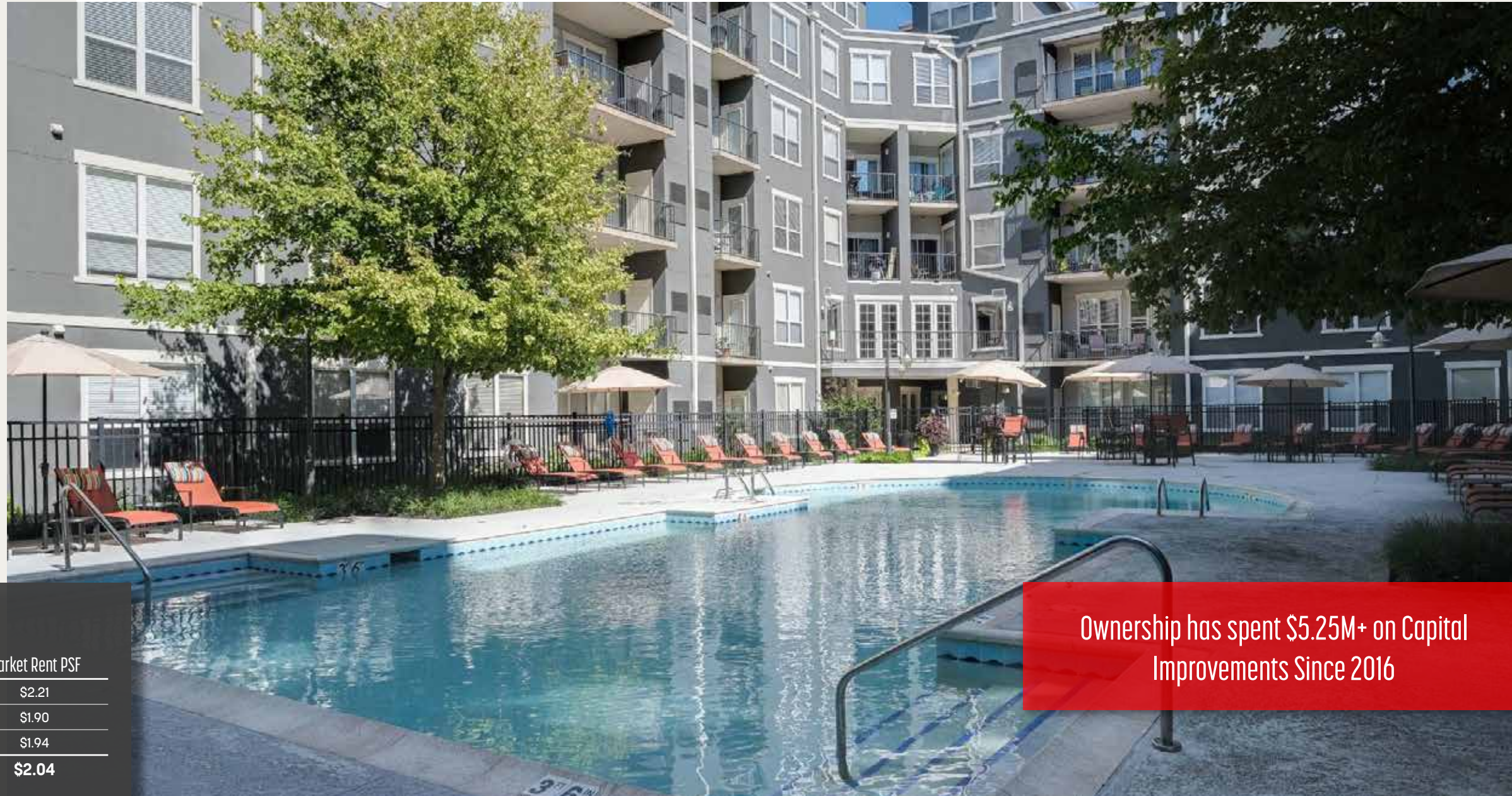
## Property Summary

Address	2720 S. Highland Avenue
City, State	Lombard, IL
County	DuPage
Number of Homes:	403
Rentable Square Feet:	363,696 SF
Average Home Size:	902 SF
Occupancy	95%
Year Built:	2003
Parking:	690 Parking Spaces (677 garage / 13 surface)
Parking Ratio:	1.71
Financing:	Available 'All-Cash'

## Unit Mix Summary

Description	Count	Sq. Ft.	Market Rent	Market Rent PSF
1 Bed	222	±716	\$1,580	\$2.21
2 Bed	163	±1,106	\$2,100	\$1.90
3 Bed	18	±1,363	\$2,639	\$1.94
<b>Total/Avg</b>	<b>403</b>	<b>±902</b>	<b>\$1,838</b>	<b>\$2.04</b>

# INVESTMENT HIGHLIGHTS



Ownership has spent \$5.25M+ on Capital Improvements Since 2016



## Value-Add Potential

- Verifiable value-add opportunity
- 64% remaining units ready for upgrades
- Targeted Premiums are \$250+, indicating significant income upside
- Additional income upside by charging for first parking space

## Premier DuPage County Location

- Adjacent to Interstates 88 & 355 providing seamless connectivity to top area employers
- Steps from the premier retail, dining, and entertainment at Yorktown Center
- Within 15 minutes of 6 fortune 1000 HQs

## Ideal Investment Criteria

- Ownership has spent \$5.25+ million in Property enhancements since 2016
- Real Estate Tax Clarity (not Cook County)
- Available free and clear in favorable debt markets

## In-Demand Building Features

- Completely renovated social spaces
- Two-story lofts; 12.5' ceilings in select 7th floor homes, 9' ceilings on all other homes
- Direct access 7-story parking garage on all floors
- Resort-style swimming pool and sundeck
- Renters choice between light and dark finishes in renovated units



# EXPERIENCE TRUE COMMUNITY LIVING



## In-Demand Community Features

- Community Life Program - Resident Events
- Community Kitchen with Complimentary Coffee Bar
- Tech and Business Center
- Conference Room
- Cat and Dog Friendly

## Daily Conveniences

- **Direct access to parking garage on every floor**
- Controlled Access with Intercom System
- 24 Hour Guaranteed Maintenance Response
- 24/7 Luxer One Package Room
- Bike Storage



## Superior Outdoor Amenities

- Heated Outdoor Swimming Pool with Sundeck
- Outdoor Grilling Area, Pergola and Seating
- Two Outdoor Lounge Spaces with Fire Pits

## Fitness Focus

- 24 hour health and fitness center
- Fitness Room with Well-Beats on demand
- Yoga/Spin Studio



**Recently Renovated Social Spaces (2017/2018):**

- UPDATED Clubhouse
- UPDATED Fitness Center
- UPDATED Pool/Deck Furniture
- UPDATED Concierge Room





# A NEW STANDARD OF LIVING

## Fully-Modernized Kitchen

- Quartz Countertops\*
- Mosaic or Subway Tile Backsplash\*
- GE Stainless Steel Appliances\*



- 42" Shaker Style Custom Cabinetry
- Gray, Espresso, or White Cabinetry\*
- Matte Black or Brushed Nickel Hardware\*
- Extra Deep Stainless Steel Kitchen Sink
- Custom Moen Faucets\*



## Upscale Features & Finishes

- Wide Plank Flooring\*
- 9' Ceilings throughout; 12.5' ceilings on 7th floor
- Patios or balconies in all units except two-story units
- Full size side by side washer and dryers in every unit
- Ceiling Fans in Bedrooms
- Linen Closets
- Oversized Garden Tubs
- Central Air Conditioning
- Closet Organizers\*
- Private Patio or Balcony

*\*in select units*



~\$2.9M Spent on Unit Renovations Since 2016



Crisp White Cabinets

RENTER'S CHOICE BETWEEN  
LIGHT AND DARK FINISHES



Espresso Cabinets

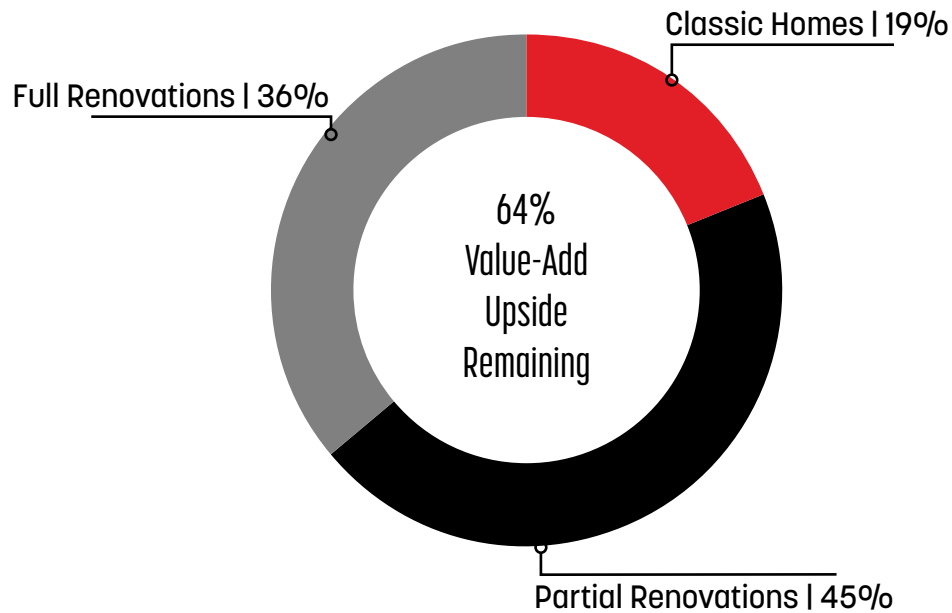


# PROVEN VALUE-ADD UPSIDE

The Property has undertaken a renovation program featuring white, espresso, or gray color schemes\*, subway or mosaic tile backsplashes\*, quartz countertops\*, and new cabinetry with brushed nickel or matte black hardware\*. To date, only 36% of units have been fully renovated - indicating 64% value-add upside remaining with a targeted average premium of \$250+.

*\*in select units*

## Renovation Summary



**A NEW OWNER HAS THE RARE OPPORTUNITY TO TAKE 258 UNITS (64% OF TOTAL) TO THE FULL RENOVATIONS SCOPE.**

## Classic Homes Scope - 76 Homes / 19%

- Orange cabinets
- Vinyl tile flooring
- White appliances
- Laminate countertops
- Blonde cabinets in baths
- Overmount sink



## Partial Renovations Scope - 182 Homes / 45%

- Wood-style vinyl flooring (except in 60 a1r1 one-bedroom floor plans)
- Stainless steel appliances
- New paint color scheme
- Updated lighting package
- Two-inch blinds
- Overmount sink



## Full Renovations Scope - 145 Homes / 36%

- White, espresso, or gray color schemes
- Subway or mosaic tile backsplash
- Quartz countertops (kitchen)
- Engineered marble countertops (bath)
- New cabinets with brushed nickel or matte black hardware
- Updated lighting package
- Two-inch blinds
- Bedroom closet organizer\*
- Undermount sink



*\*in select units*

# UNIQUE DIFFERENTIATORS




**RARE MID-RISE SUBURBAN ASSET WITH UNIQUE FLOOR PLANS, FEATURES, & IN-DEMAND COMMUNITY AMENITIES**



# EXCELLENT AREA DEMOGRAPHICS SUPPORTS TOP RENTS

Demographics within a 3-mile radius



**Affluent Residents**  
~\$144,000  
Impressive Median Household Income



**Strong Workforce**  
~75%  
Residents are members of the White Collar workforce



**Highly Educated**  
Over 50%  
Hold at least a Bachelor's Degree



**Large Residential Population**  
86,398  
Residents



**Median Age**  
42  
Years Old



**High Median Home Value**  
~\$432,100

Source: ESRI, June 2021

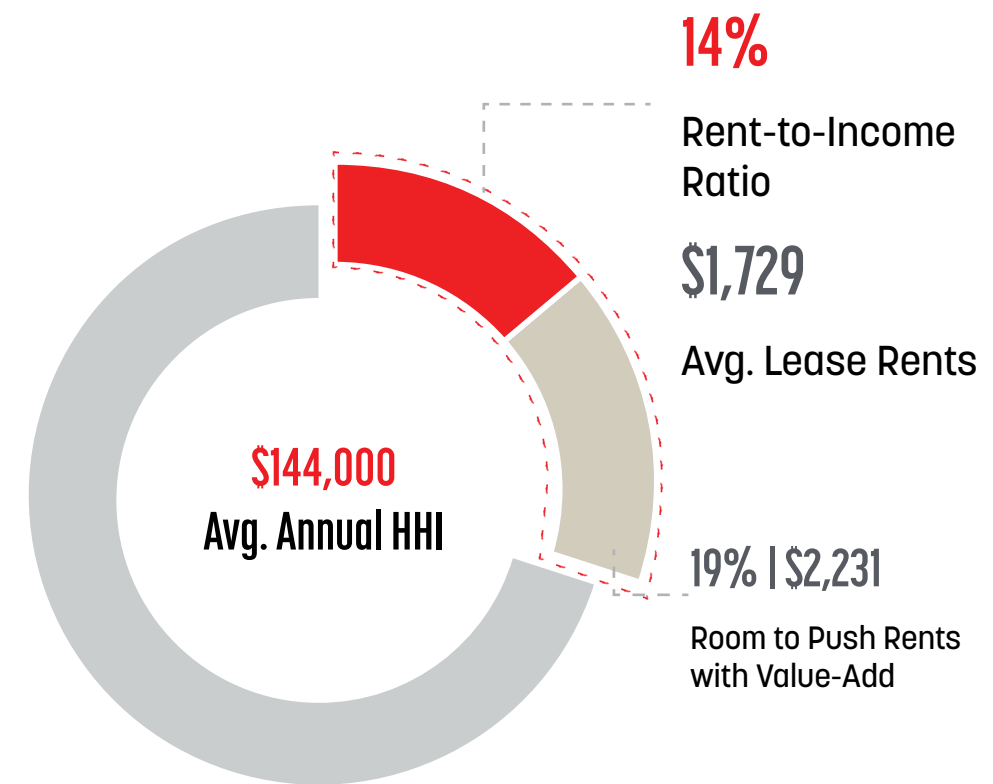
# STELLAR VALUE FOR RENTERS WITH ROOM TO PUSH RENTS

## RENT-TO-INCOME RATIO

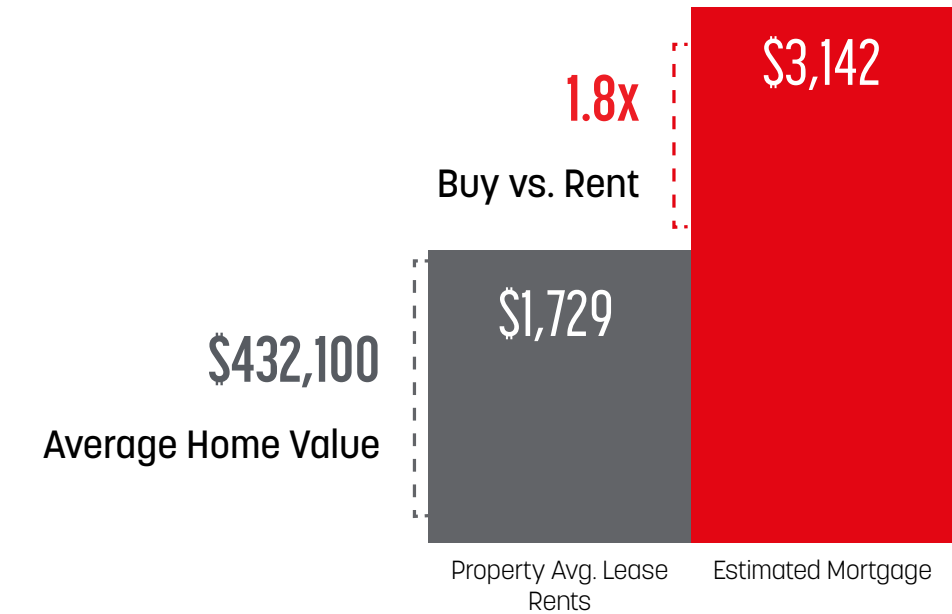
As a rule of thumb for financial well-being, a renter can comfortably afford a monthly rent of up to 33% of monthly income. The Renter base immediately surrounding City View at the Highlands earns an average of \$144,000 or approximately \$12,000 per month.

## BUY VS. RENT IN THE AREA

Renting at City View at the Highlands is 1.8x more affordable than owning the average home in the area.



Pro Forma renovated rent-to-income ratio is still just 16% after renovation program



\*Zillow Mortgage calc as of 4/13/2021; 30-yr fixed; 10% down; 3.0% rate



# LOVELY LOMBARD

City View at the Highlands is located in Lombard, a wonderful place to raise a family with its wholesome entertainment and lively atmosphere. Community parks, water parks, shopping malls, amusement centers, and friendly restaurants are available in the village of Lombard. The Property is located just steps away from the premier retailers and fine dining options of Yorktown Center. The location offers residents an urban-suburban feel, and proximity to interstates 88 and 355 provide efficient access to downtown Chicago and the surrounding area's diversified employer base.



Yorktown Center



Morton Arboretum

**"A" Overall Grade**  
Niche.com 2021

**#6 Best Suburb for Young Professionals in Illinois**  
Niche.com 2021

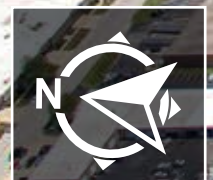
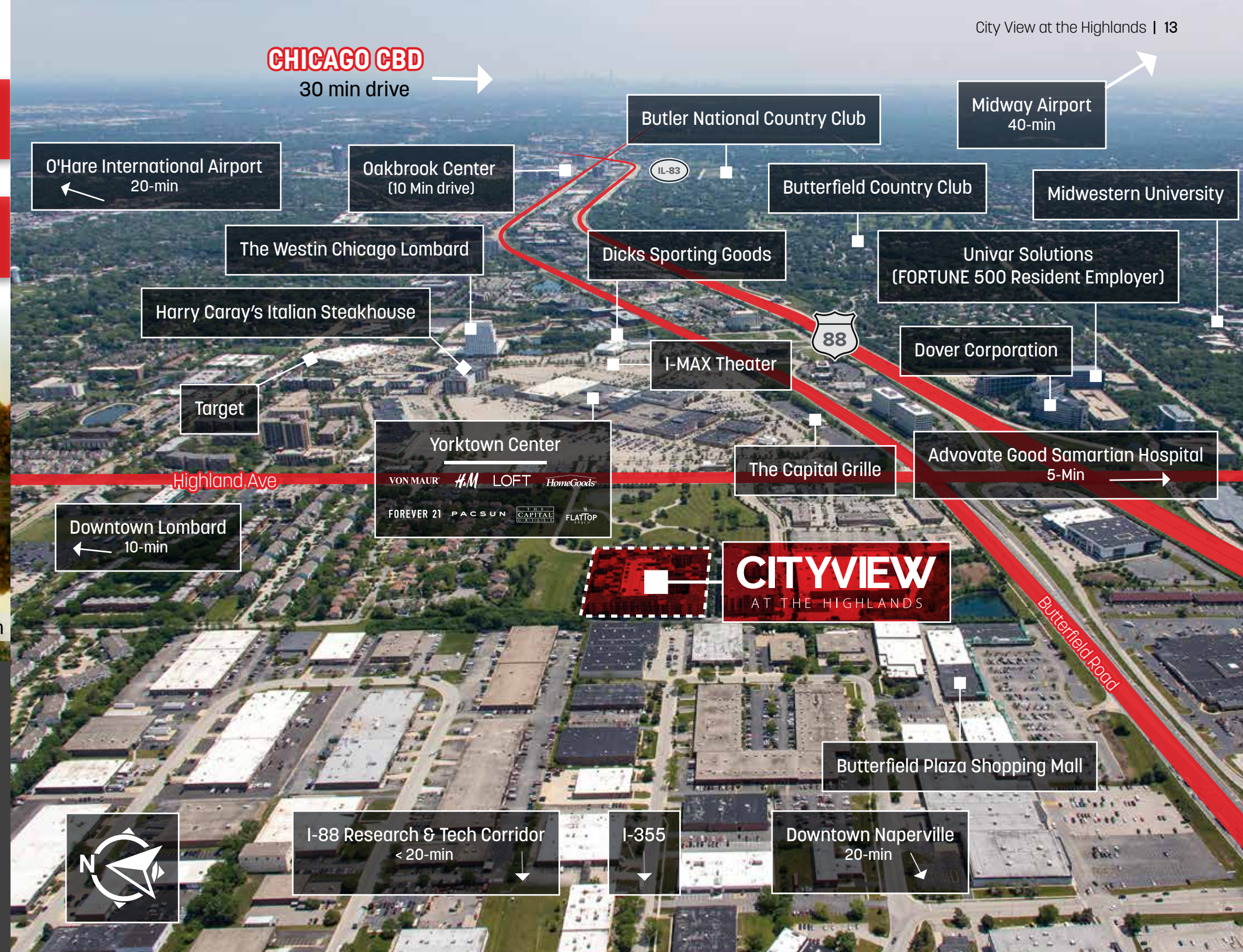
## SUMMER FUN

Cruise Nights Car Show

4th of July Fireworks

Summer Concert Series

Movies at the Park





# PREMIER DUPAGE COUNTY

Nearby DuPage County businesses employ approximately 690,000 individuals in over 43.8 million square feet of office within a short drive of City View at the Highlands. 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.



## 6 Fortune 1000 HQs within 15 minutes

Rank	Company	Commute
284	Navistar	12 min
339	Univar	5 min
433	Dover	5 min
552	Tree House	10 min
672	Hub Group	12 min
947	RoadRunner	6 min

Resident Employers



Fortune 1000 firms and over 32,500 business establishments are in DuPage County.

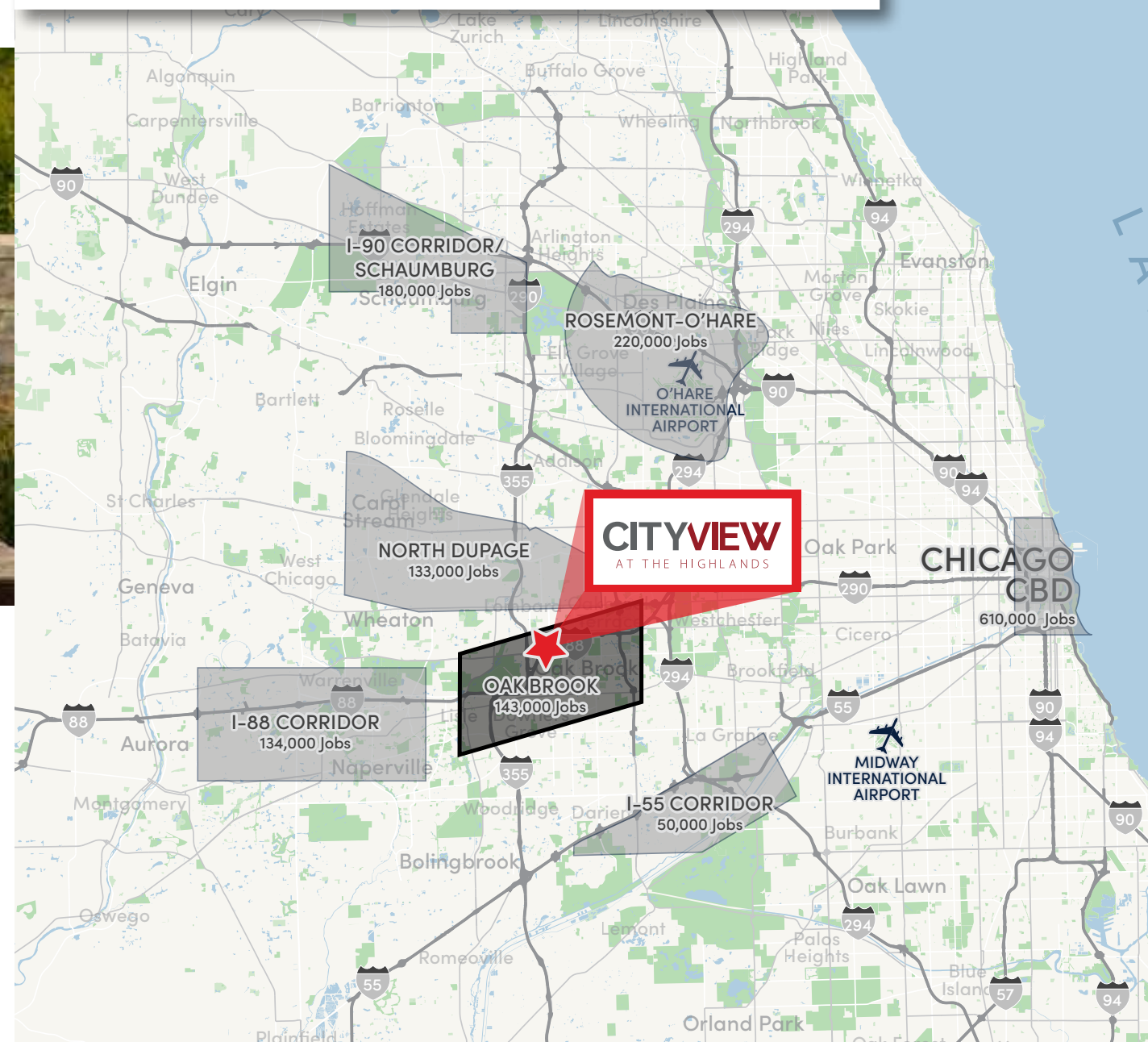


DuPage County is projected to create 200,000 jobs over the next 20 years.



Many of these employers are concentrated along the East - West Corporate Corridor along Interstate 88.

# PROXIMITY TO TOP CHICAGOLAND EMPLOYMENT



#1

Best County to Live in Illinois

Source: Niche, 2020

Financial Stability

AAA County Bond Rating (Top 2% of Municipalities)

93%

of DuPage County residents have at least a high-school degree

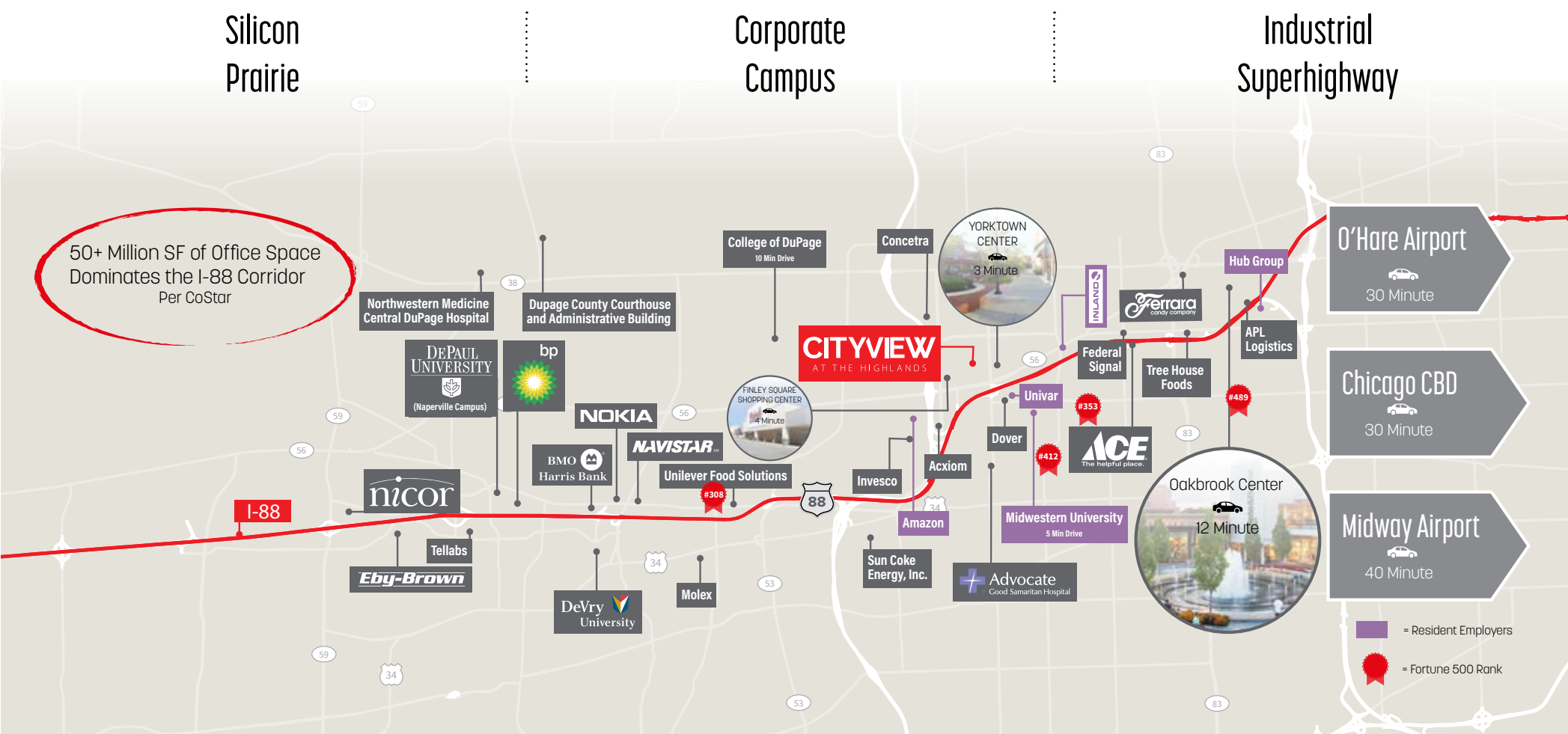
Source: choosedupage.com

Research Heavy

Argonne National Lab  
Fermi National Accelerator Laboratory



# DISCOVER DUPAGE COUNTY



<p><b>Premier Healthcare</b></p> <p>Advocate Good Samaritan Hospital</p> <p>5 Mins</p>	<p><b>Immediate Highway Access</b></p> <p>Interstates 88 &amp; 355</p> <p>&lt; 1 Mile from both</p>	<p><b>Shopper's Delight</b></p> <p>Yorktown Center</p> <p>1.5 Miles</p>	<p><b>Natural Beauty</b></p> <p>Morton Arboretum</p> <p>4.4 Miles</p>	<p><b>Higher Education</b></p> <p>Midwestern University</p> <p>1 Mile</p>	<p><b>Family-Fun Destination</b></p> <p>Paradise Bay Water Park</p> <p>4 Miles</p>
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# EFFICIENT AREA CONNECTIVITY



<5 Mins



<5 Mins

**Butterfield Road**

2 Mins

**Downtown Lombard**  
12 mins | 4 miles

**Chicago CBD**  
35 mins | 20 miles

**I-294**  
12 mins | 1 miles

**O'Hare International Airport**  
20 mins | 17 miles

**Midway International Airport**  
40 mins | 20 miles

**Lombard Metra Station**  
10 min | 5 miles

**Lombard Metra to Downtown Chicago**  
30 mins



# UNBEATABLE HEALTHCARE

DuPage County is home to 8 award winning hospitals that employ over 75,000 healthcare professionals.

## Top Area Hospitals

State Rank*	Hospital Name	City	Miles from Property
#8	Advocate Good Samaritan	Downers Grove	1.5 miles
#16	Elmhurst Hospital	Elmhurst	5 miles
#18	Hinsdale Hospital	Hinsdale	7.5 miles
#9	Edward Hospital	Naperville	10 miles
#6	Northwestern Medicine Central DuPage	Winfield	12 miles

\*Rankings per US News & World Report

## TOP 10

### State-Ranked Advocate Good Samaritan Hospital

Health Grades named Advocate Good Samaritan as one of America's 50 best hospitals and US News & World Report consistently ranks the hospital as high performing in several categories. Good Samaritan has ranked in the top 1% in the nation for providing the highest clinical quality year over year and will continue to improve as a member of the Advocate Aurora Health system.

**America's 50 Best Hospitals Award (2019 & 2020)**

Top 1% in the nation for providing the highest clinical quality year over year

**#1 Healthiest County**

DuPage County

**\$1.3B in Annual Revenue**

Advocate Medical Group of DuPage County has almost 1,700 physicians

# PHENOMENAL AREA HIGHER EDUCATION

A number of college campuses are located in close proximity to City View at the Highlands:



**#21 Physician Assistant Grad School Program**

US News & World Report 2021

5 min | 1.3 mi



**#19 in Midwest**

Forbes 2020

**#61 National Liberal Arts College**

US News & World Report 2021

15 min | 7 mi



15 min | 8 mi



**College of DuPage**

**# 9 Best Community College in IL**  
**#141 Best Community College in America**

Niche 2021

10 min | 5 mi



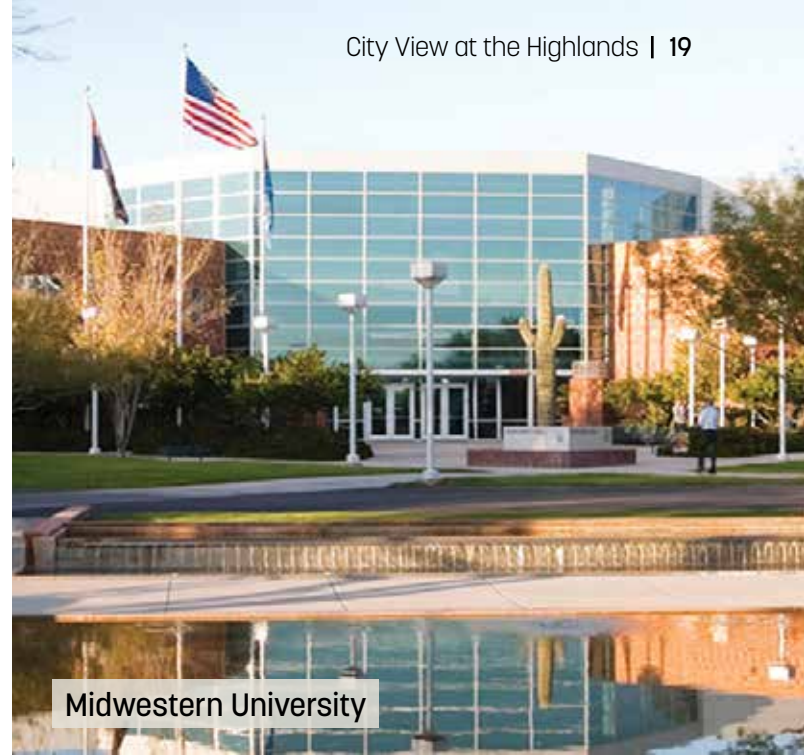
**#15 Regional University in Midwest**

US News & World Report, 2020

19 min | 8 mi



19 min | 10 mi



Midwestern University



College of DuPage



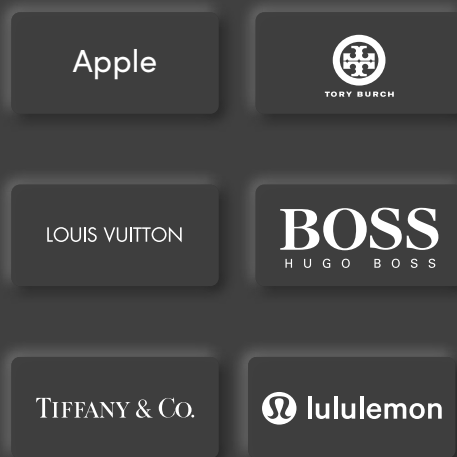
# UNPARALLELED ACCESS TO TOP RETAIL



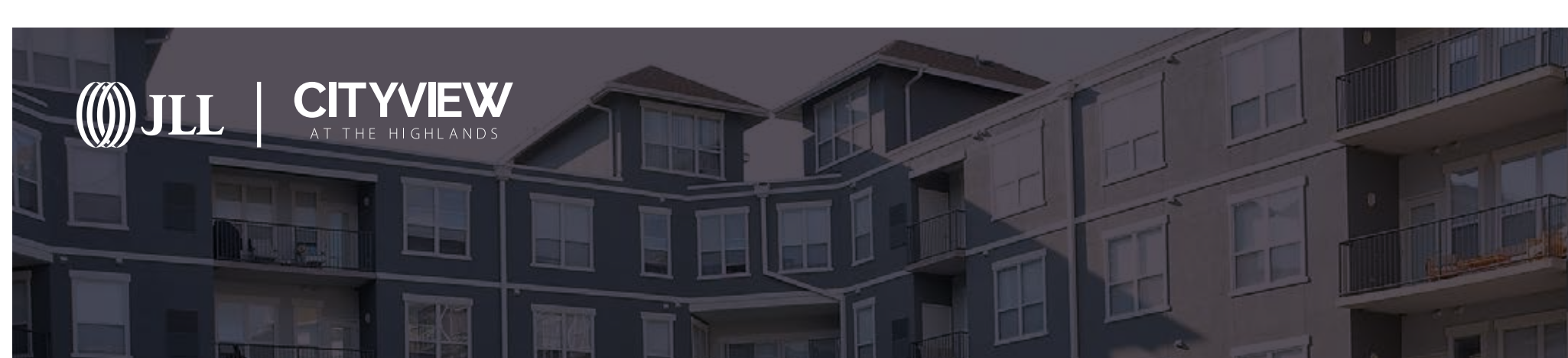
**MINUTES TO OAKBROOK CENTER & STEPS TO YORKTOWN CENTER**

## THE LARGEST OUTDOOR MALL IN THE COUNTRY

Only a 10-minute drive from City View at the Highlands is one of Chicagoland's most prestigious shopping centers, Oakbrook Center, the largest outdoor shopping mall in the country. With over 160 specialty stores, outdoor ambiance, and major department stores including Nordstrom, Macy's, and Neiman Marcus, Oakbrook Center provides an elegant shopping experience for all shopping needs.



Only a short walk from City View at the Highlands, Yorktown Center provides the ultimate area amenity for top retail, dining, and entertainment options. The recently renovated Yorktown Center offers a superior one-stop-shop experience with over 150 retail, dining, fitness, and entertainment options.



**JLL** | **CITYVIEW**  
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