



THE CLAYSON



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LEASING CENTER
(847) 991-9090

448-Home, Garden-Style Community with Significant Value-Add Upside Located in Sought-After Suburban Chicago

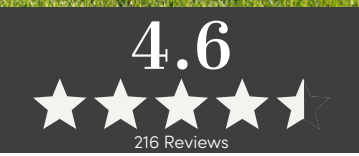


THE CLAYSON

THE OFFERING

JLL is pleased to present The Clayson, an award-winning 448-unit, garden-style apartment community nestled in picturesque Palatine, IL, a Northwest suburb of Chicago. The community's strategic location provides convenient access to several Fortune 1000 companies and large employment centers, premier shopping venues including Deer Park Mall, and numerous lively entertainment and dining options.

The Clayson offers an investor the opportunity to continue a verifiable value-add strategy while enjoying continuous organic revenue growth with an immediate footprint in one of Chicago's premier suburban locations. The property boasts a robust array of vibrant community amenities, including a recently renovated clubhouse, state-of-the-art fitness center, and resort style pool, while offering residents modern one, two, and three-bedroom apartment homes.



Significant Capital Improvements
 Since 2017, ownership has invested ~\$9 Million into property improvements

UNIT MIX SUMMARY				
Description	Count	Sq. Ft.	Market Rent	PSF
1 Bedroom	144	±694	\$1,172	\$1.69
2 Bedroom	205	±939	\$1,335	\$1.42
3 Bedroom	99	±1,225	\$1,676	\$1.37
Total/Avg	448	±924	\$1,358	\$1.47

Property Overview



The Clayson

- Address: 860 W. Panorama Dr. Palatine, IL 60067
- County: Cook
- Number of Homes: 448
- June Occupancy: 97.5%
- Average Home Size SF: ±924
- Year Built: 1977

Available 'All Cash'

PREMIER REAL ESTATE IN COVETED NW SUBURBAN CHICAGO

INVESTMENT HIGHLIGHTS



Significant Income Upside

- 87% of units available for renovation
- Only 13% post-renovated rent-to-income ratio
- ~\$250 average achieved renovation premium
- 12%+ average rent increase on new leases in 2021



Sought-After Features

- In-demand community amenities
- Large average unit size of 924 sf
- Patio or balcony in every unit



Significant Capital Investment

- \$9M invested in capital improvements
- Complete clubhouse & fitness center renovation
- Common area improvements
- Landscaping enhancements
- Infrastructure upgrades



Ideal Investment Criteria

- 97%+ occupancy
- Suburban outperformance
- Provides immediate scale
- Available all-cash with favorable financing options



Premier Location

- Immediate access to top employers
- Excellent area amenities
- Transit-oriented location
- #10 best school district in Illinois



Strong Submarket Fundamentals

- ~95% 5-yr projected average occupancy
- Over 1:1 5-year absorption
- Only 1 property delivered within 3-miles since 1990

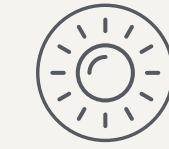




Amazing Community Amenities



\$5.7 Million
Invested into Community Amenities, Landscaping, Common Areas, and Exterior Building Enhancements since 2017



VACATION IN YOUR BACKYARD

- ⦿ Resort Style Pool and Sundeck
- ⦿ Bocce Ball Court
- ⦿ Volleyball Court



FAMILY FRIENDLY

- ⦿ Outdoor Grilling Area and Firepit
- ⦿ Playground
- ⦿ Dog Run



RENOVATED & READY-TO-GO AMENITIES

- ⦿ Clubhouse with Resident Lounge
- ⦿ State-of-the-Art Fitness Center
- ⦿ Private Fitness Studio with TVs



ADDED BONUSES

- ⦿ Business Center
- ⦿ Pond with Fountain
- ⦿ Laundry Facilities
- ⦿ Beautiful Walking Paths



VERIFIABLE VALUE-ADD OPPORTUNITY

391 out of 448 Homes (~87%)
Have Premium Value-Add Potential

From 2017-2019, current ownership renovated 161 homes to the "Deluxe" renovation scope. Since 2019, ownership has renovated 57 homes to the "Premium" renovation scope. New ownership has the opportunity upgrade all remaining "Classic" (unrenovated) and "Deluxe" level homes to the Premium level scope, generating over \$900,000 of additional annual revenue.

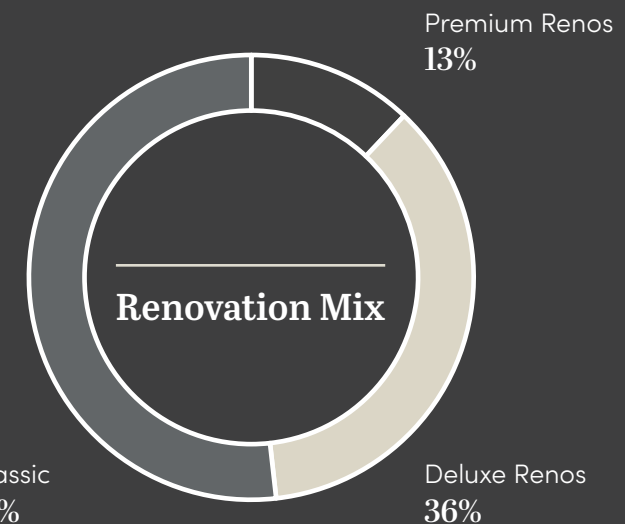
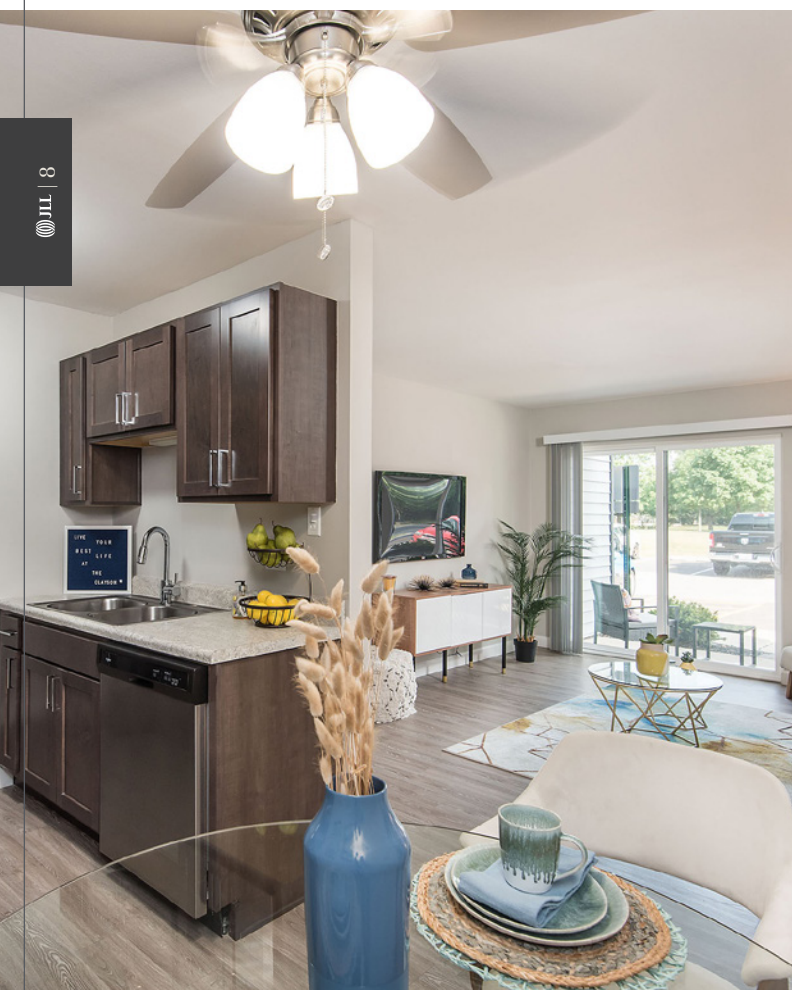
Perfectly Appointed Finishes

- ⦿ Stainless Steel Appliances
- ⦿ Espresso Cabinets with Nickel Hardware
- ⦿ Large Stainless Steel Sink with Gooseneck Faucet
- ⦿ Wood-Style Vinyl Flooring in Living Areas*
- ⦿ Plush Carpeting in Bedrooms
- ⦿ New Bathroom Mirror & Medicine Cabinet
- ⦿ Upgraded Lighting & New Fixtures
- ⦿ New Ceiling Fans
- ⦿ 6 Panel Bedroom & Closet Doors

**Carpet in Living Rooms on 2nd/3rd Floors*

In-Demand Unit Features to go with Upscale Renovations

- ⦿ Large Units
- ⦿ Balconies or Patios in every unit
- ⦿ Large Walk-In Closets



Target Rent Premiums from
Classic to Premium Scope is \$250

Premium Scope Renovations

A future owner has the opportunity to renovate 230 Classic homes and 161 Deluxe homes up to the Premium Scope

Classic Homes 230 Homes / 51%

- ⦿ Original White Cabinets
- ⦿ White & Black Appliances
- ⦿ Carpeted Living Rooms
- ⦿ Laminate Countertops



Deluxe Homes 161 Homes / 36%

- ⦿ New White Cabinet Fronts
- ⦿ Stainless Steel Appliances
- ⦿ Wood-Style Vinyl Plank Flooring in Living Areas*
- ⦿ New Laminate Countertops
- ⦿ Double Stainless Steel Sink

**Carpet in Living Rooms on 2nd/3rd Floors*



Premium Homes 57 Homes / 13%

- ⦿ New Espresso Cabinet Fronts & Boxes
- ⦿ Stainless Steel Appliances
- ⦿ Wood-Style Vinyl Plank Flooring in Living Areas*
- ⦿ New Laminate Countertops
- ⦿ Large Stainless Steel Sink
- ⦿ Tile Wall Surrounds in Shower

**Carpet in Living Rooms on 2nd/3rd Floors*



Picturesque Palatine

Palatine is a family-friendly suburban community located 30 miles northwest of downtown Chicago. Consistently recognized as one of the best suburbs to live and raise a family in, Palatine offers top employment opportunities, premier shopping venues, and a plethora of lively entertainment and dining options.

Summer Fun

- ◉ Downtown Palatine Street Fest
- ◉ Wolff's Flea Market
- ◉ Sounds of Summer Concert Series



A+ Overall Grade
Niche 2021

Home to #10 Best
School District in Illinois

#15 Safest City in the US
National Council for Home Safety and Security



Transit Oriented

- ◉ Palatine Train Station
5 Min
- ◉ O'Hare Airport
25 Min
- ◉ Chicago CBD
45 Min

Shopper's Delight

- ◉ Deer Park Town Center
5 Min
- ◉ Woodfield Mall
15 Min

Daytime Excursions

- ◉ Deer Grove Forest Preserve
2 Min
- ◉ Twin Lakes Recreation Area
11 Min

Recreation Destination

- ◉ Palatine Hills Golf Course
5 Min
- ◉ Top Golf
13 Min

EXCEPTIONAL AREA DEMOGRAPHICS

Demographics within a 5-mile radius



Affluent Residents

~\$140,000

Impressive Average Household Income



Stellar Employment

75%

Residents are members of the White Collar Workforce



Large Resident Population

195,000

Residents



High Average Home Value

~\$400,000



Strong Education Base

57%

Hold at least a Bachelor's Degree



Median Age

42

Years Old



THE CLAYSON

Palatine School District 15



Stuart R Paddock
Elementary School



Walter R Sundling
Junior High School



Palatine
High School

Township High School District 211

#10 Best School District in Illinois

TOP RATED PUBLIC EDUCATION

Excellent Public Education

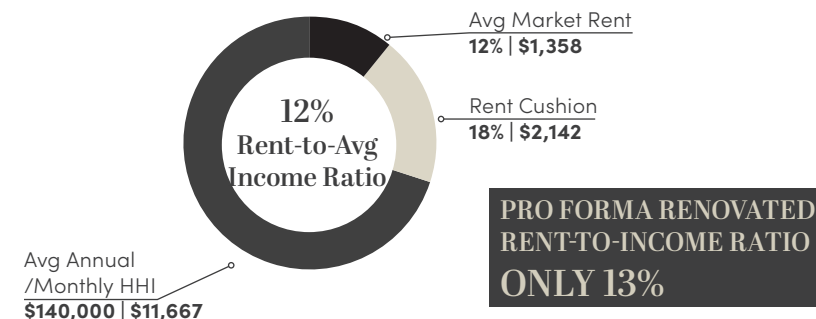
Palatine's nationally recognized public schools are a major draw to the area. Residents at The Clayson are served by Palatine School District 15 and Township High School District 211, which include highly coveted schools, all located within 3.0 miles of the property.

Proximity to Higher Education

A number of college campuses are located in close proximity to The Clayson, including Harper College, Roosevelt University's Schaumburg campus, and Oakton Community College, among others.

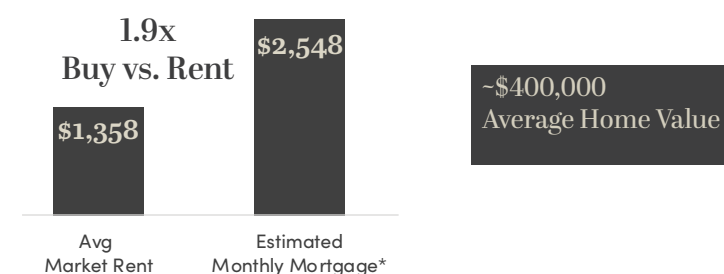
Stellar Value for Renters

As a rule of thumb for financial well-being, a renter can comfortably afford a monthly rent of up to 30% of monthly income. The Renter base within 5-miles of The Clayson earns an average of \$140,000 or approximately \$11,667 per month.



Buy vs. Rent in the Neighborhood

Renting at The Clayson is over 1.9x more affordable than owning the average home in the area.



LEADING NEARBY HEALTHCARE

Nationally Recognized Northwest Community Hospital

Part of the North Shore Health System, Northwest Community 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. The hospital serves more than 200,000 outpatients and treats more than 20,000 inpatients annually. The hospital has been rated High Performing in four adult specialties by U.S. News & World Report.



Ann & Robert H. Lurie
Children's Hospital of Chicago®

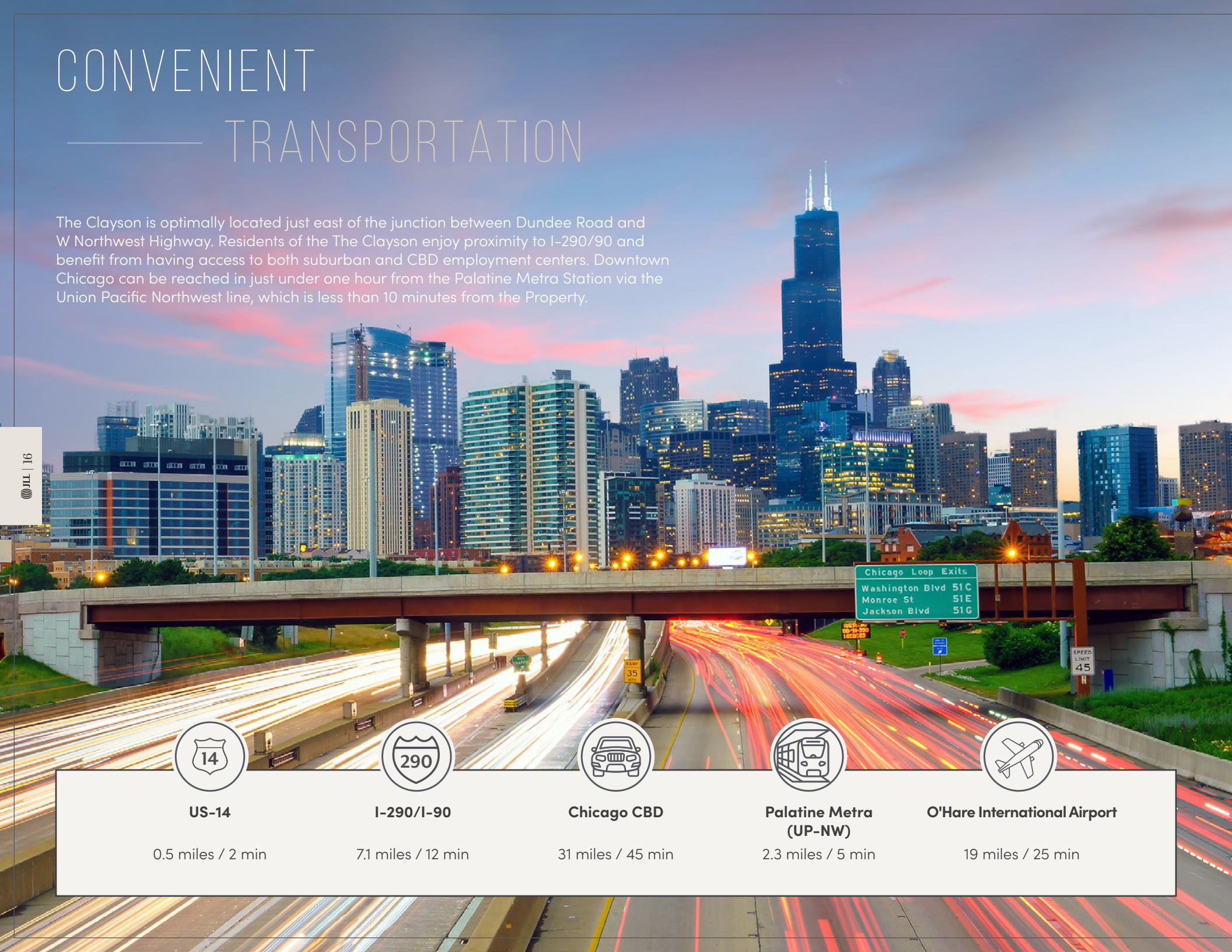
Located on the Northwest Community Hospital's campus, Northwestern Medicine's Ann & Robert H. Lurie Children's Hospital Outpatient Center offers children and their families convenient access to expert teams of medical and surgical specialists with the leading treatments and child-focused technologies.

Top Hospitals Within 30 Minutes of The Clayson

State Rank	Hospital Name	Location	Distance From Property
18	Northwest Community Hospital	Arlington Heights	7 Miles
16	Advocate Good Shepherd Hospital	Barrington	9 Miles
-	AMITA Health St. Alexius Medical Center	Hoffman Estates	10 Miles
7	Advocate Lutheran General Hospital	Park Ridge	14 Miles

CONVENIENT TRANSPORTATION

The Clayson is optimally located just east of the junction between Dundee Road and W Northwest Highway. Residents of the The Clayson enjoy proximity to I-290/90 and benefit from having access to both suburban and CBD employment centers. Downtown Chicago can be reached in just under one hour from the Palatine Metra Station via the Union Pacific Northwest line, which is less than 10 minutes from the Property.



US-14

0.5 miles / 2 min



I-290/I-90

7.1 miles / 12 min



Chicago CBD

31 miles / 45 min



Palatine Metra
(UP-NW)

2.3 miles / 5 min



O'Hare International Airport

19 miles / 25 min

Significant Recent Capital Improvements

The Clayson was originally built in 1977 and has received extensive capital improvements under current ownership, with more than \$9 Million invested into the Property. Improvements include 218 unit renovations (161 Deluxe & 57 Premium), a complete overhaul of the Clubhouse & Fitness Center, significant landscaping enhancements, construction of an outdoor kitchen, renovation of the hallways & lobbies, roof & gutter replacements, exterior painting, new doors, pavement & sidewalk improvements, and more.



Capital Investments

Capital Investments	Amount
Unit Renovations	\$3,039,948
Exterior Building Improvements	\$3,158,045
Amenity Renovations	\$831,367
Site Improvements	\$615,289
Landscaping Enhancements	\$556,700
Lobby & Common Area Renovations	\$550,867
MEP Systems Improvements	\$282,985

Total **\$9,035,202**



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