

# FIELDPOINTE OF SCHAUMBURG

## APARTMENTS

596-UNIT GARDEN-STYLE APARTMENTS

SIGNIFICANT VALUE-ADD UPSIDE

DIRECT ACCESS TO "GOLDEN CORRIDOR"

PREMIER NORTHWEST SUBURBAN CHICAGO LOCATION





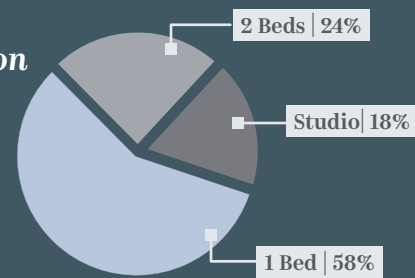
# FIELDPOINTE OF SCHAUMBURG

## APARTMENTS

### Offering Summary

JLL ("Jones Lang LaSalle") is proud to present Fieldpointe of Schaumburg (the "Property", or "Fieldpointe"), a 396-home multi-housing community located in Schaumburg, IL, at the intersection of I-90 and Highway 53/I-290. Fieldpointe of Schaumburg is located just minutes from Schaumburg's top employers, world-class retail at Woodfield Mall and renowned entertainment venues. The community's location near these major highway systems also offers residents excellent access to downtown Chicago, O'Hare Airport and the overall metropolitan area. The nearly 14-acre community provides residents with luxurious living and amenities, including a pool, fitness center, and clubhouse. Investors will have the opportunity to purchase a highly occupied community that offers significant value-add upside via further apartment home upgrades.

#### Home Configuration Mix



#### Unit Mix Summary

DESCRIPTION	COUNT	SQ. FT.	IN-PLACE RENT	PSF
Studio	72 homes	±528	\$1,100	\$2.08
1 Bedroom	228 homes	±739	\$1,234	\$1.67
2 Bedroom	96 homes	±948	\$1,426	\$1.50
Total/Avg	396 homes	±752	\$1,254	\$1.67

#### Property Summary

STREET ADDRESS	1708 Arbor Sq Schaumburg, IL
CITY, STATE	60173
COUNTY	Cook
YEAR BUILT	1972
NUMBER OF BUILDINGS	12, 3-story residential buildings 1 clubhouse 3 parking garages 16 Total Buildings
NUMBER OF HOMES	396
RENTABLE SQUARE FEET	297,600
AVERAGE HOME SIZE	752 SF
OCCUPANCY	96%
PARKING	1.85
GARAGE COVERED	319
GARAGE UNCOVERED	304
SURFACE ASSIGNED	30
SURFACE UNASSIGNED	71

**FINANCING:**  
Investors will have the opportunity to assume the current \$49M Fannie Mae, 2.77% fixed rate loan, which expires 12/1/2030. Interest only for the entire loan term (see Financial Overview section for more details)

**Significant Capital Improvement**  
Since 2014, ownership has spent ~\$5.5 Million on property improvements



## Investment Highlights



#### Significant Value Add Upside

- 89% of units remain ready for upgrades
- Add washer/dryers in remaining 36 studio units



#### Extremely Favorable Assumable Financing

- 2.77% Rate
- Full Term Interest Only (IO)
- 9+ Years of IO remaining



#### Location, Location, Location

- Immediate access to I-90 & I-290
- Nearby to three train stations



#### Unbeatable Access to Top Employers

- Within the boundaries of the "Golden Corridor", the second largest employment Hub in Illinois outside of Chicago CBD



#### Outstanding Property & Submarket Performance

- 95%+ Occupancy since 2013
- Extremely steady cash flows
- High occupancies
- Limited comparable supply pipeline



#### Outstanding Area Amenities

- Award-winning school district
- Minutes from renowned Woodfield Mall, dining and entertainment options
- Leading healthcare options



# Premier Community Amenities

Renovated Clubhouse

## Daily Conveniences:

- Immediate Access to I-90 & I-290
- Onsite Management
- Recycling on-site
- WiFi in common areas
- Furnished apartments available

## Recently Renovated Social Spaces :

- NEW! Updated Parking Structures
- NEW! Renovated Clubhouse

Renovated Clubhouse

## Spectacular Outdoor Amenities:

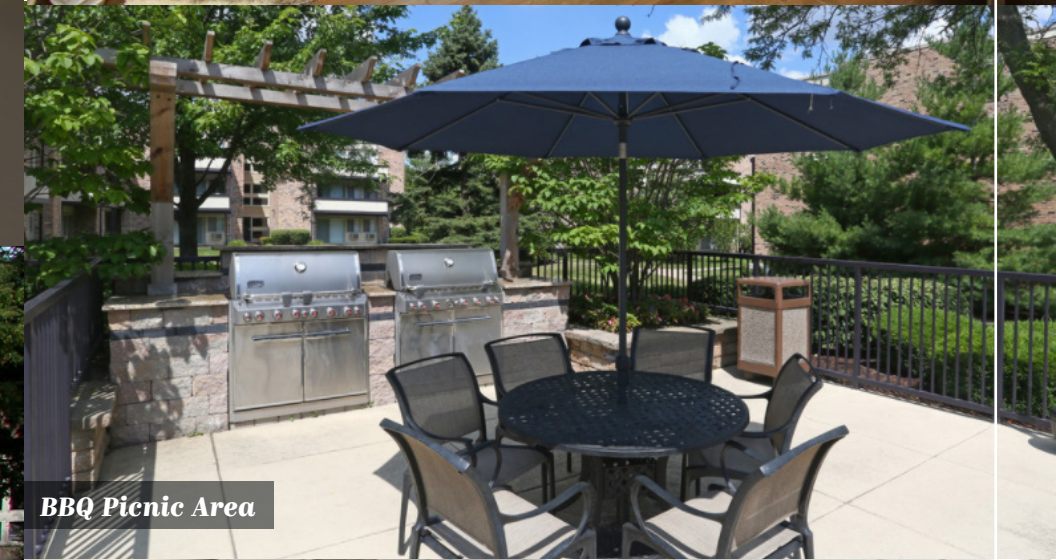
- Sparkling Swimming Pool
- Landscaped Courtyard
- Expansive Sundeck
- BBQ Picnic Area
- Ample Green Space

## In-Demand Community Features:

- 24-Hour Fitness Center
- Recently Renovated Clubhouse
- Underground Covered Parking
- Garage Availability
- Pet Friendly



Sparkling Swimming Pool



BBQ Picnic Area



24-Hour Fitness Center





# Quality Apartment Finishes & Features

## Finishes & Features

- Quartz countertops\*
- Brushed nickel features
- Tiled backsplash\*
- Maple or java cabinets
- Stainless steel appliances\*
- Plush carpeting in living areas
- Hardwood flooring\*
- Vinyl wood-style flooring\*

## Built-In Bonuses

- Private balcony or patio
- In-home washer and dryer\* (91% of units)
- California closets\*
- Extra storage
- Garbage disposal
- Cable ready units

\*In Select Units

# Significant Value-Add Upside

Current ownership has previously renovated 42 units to the full renovation scope, and 58 units to the partial renovation scope, as noted below. Prior ownership previously renovated 67 units to the partial scope. New ownership has the opportunity to upgrade all remaining classic and partially renovated units to the full renovation level scope, with an average target premium of \$150, indicating significant income upside.

## Renovation Mix

RENOVATION	COUNT	%
FULL RENOVATION	42 HOMES	10%
PARTIAL RENOVATION	125 HOMES	32%
CLASSIC	229 HOMES	58%
TOTAL/AVG	396 HOMES	100%

A NEW OWNER HAS THE RARE OPPORTUNITY TO TAKE 354 UNITS (89%) TO THE FULL RENOVATION SCOPE WITH A TARGET AVERAGE PREMIUM OF \$150

## Classic Units

229 units - 58%

- Maple Cabinets
- White Laminate Countertops
- White Appliances
- Faux Wood in Kitchen
- Brass Fixtures
- Granite Bathroom Countertop

## Partial Renovations

125 units - 32%

- Maple Cabinets
- Granite Countertops
- Stainless steel Appliances
- Hardwood Flooring
- Brushed Nickle Fixtures
- Granite Bathroom Countertops
- Backsplash in select units

## Full Renovations

42 units - 10%

- Maple Cabinets (Java in some units)
- Quartz Countertops
- Stainless steel Appliances
- Faux Wood Vinyl Flooring
- Brushed Nickle Fixtures
- Granite Bathroom Countertops
- Tiled-backsplash
- California Closets



Classic



Partial Renovations



Full Renovations

7

6



# Impressive Area Demographics

Fieldpointe is located in one of the most desirable northwestern suburbs of Chicago. The area attracts highly-educated residents who are well compensated and seeking to live close to the Golden Corridor, which consists of large employers, top public schools, outdoor recreation, restaurants and abundant retail.

## Within 3 Mile Radius



~50%

### Highly Educated

About 1/2 the population of the Property is college-educated.



70%

### Strong Employment

70% of residents are members of the White Collar workforce.



Median Age: 34

### Youthful Population

The median age of the population is 34 years old.

## Excellent Property Household Income

### Supports Rent Growth

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 immediately surrounding Fieldpointe Apartments earns an average \$86,000 or approximately \$7,167 per month.

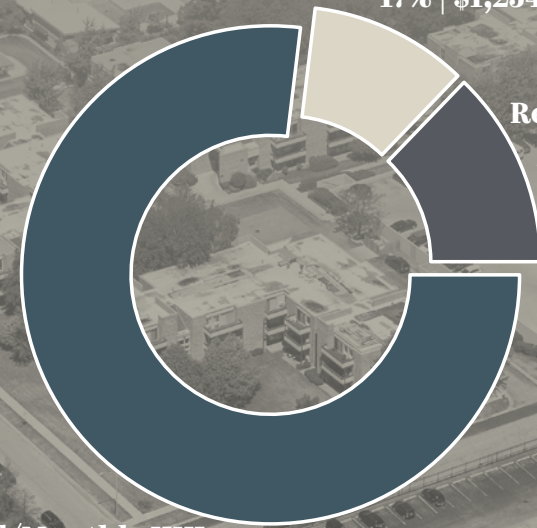
Avg Annual/Monthly HHI  
\$86,000 | \$7,167

17% Rent-to-Income Ratio

Avg In-Place Rent  
17% | \$1,254

Rent Cushion  
13% | \$896

Avg Annual/Monthly HHI  
\$86,000 | \$7,167



# Top Suburban Chicago Demand Drivers





# Schaumburg The Place for Business

The Property is located in Schaumburg, a premier suburban community situated 26 miles northwest of downtown Chicago, and widely regarded as one of the best suburbs to work and raise a family in Illinois. Schaumburg is the largest employment center in the state of Illinois outside of downtown Chicago and is the chosen location for numerous corporate headquarters including Fortune 500's Motorola Solutions (just west of the property). Home to retail attractions like renowned Woodfield Mall and leading national chains including Macy's, Nordstrom, JCPenney, Lord & Taylor, Fieldpointe of Schaumburg offers top employment, destination retail, a plethora of restaurants, and outstanding family-fun amenities.

**A+ Overall**  
Niche.com - 2021

**7<sup>th</sup> Best Suburb for Young Professionals in IL**  
U.S. News and World Report 2021

Home to  
**#13**  
**Ranked High School**  
William Fremd High School  
U.S. News and World Report 2021

**#1**  
**Mall in IL**  
Woodfield Mall  
2021 Trip Advisor



**FIELDPOINTE OF  
SCHAUMBURG  
APARTMENTS**

# Schaumburg Convention Center

The Schaumburg Convention Center is a major attraction for businesses and is a vital part of Schaumburg's economy. The Business Center is located adjacent to Fieldpointe, and the development currently includes:

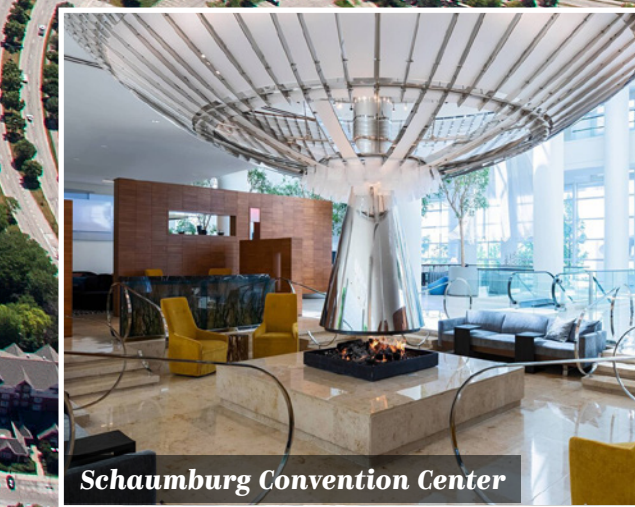
- Renaissance Schaumburg Hotel: 500 guest room hotel
- Convention Center: ~150,000+/- square feet of rentable exhibit space, a 80,000+/- square foot ballroom and foyers, and 20,000+/- square feet of meeting space.

**Schaumburg: Largest employment center in the state of Illinois outside of the Chicago CBD: ~37 M sq. ft. in Office Inventory**

Schaumburg is home to nearly 5,000 businesses that employ over 80,000 people.

EMPLOYER NAME	INDUSTRY	# OF EMPLOYEES
WOODFIELD MALL	RETAIL	4,000
ZURICH NORTH AMERICA	FINANCE/INSURANCE	2,600
SCHOOL DISTRICT 54	EDUCATION	2,030
MOTOROLA SOLUTIONS	TELECOMMUNICATIONS	1,600
PERDOCEO	EDUCATION	1,500
OPTUMRX	INSURANCE	1,300

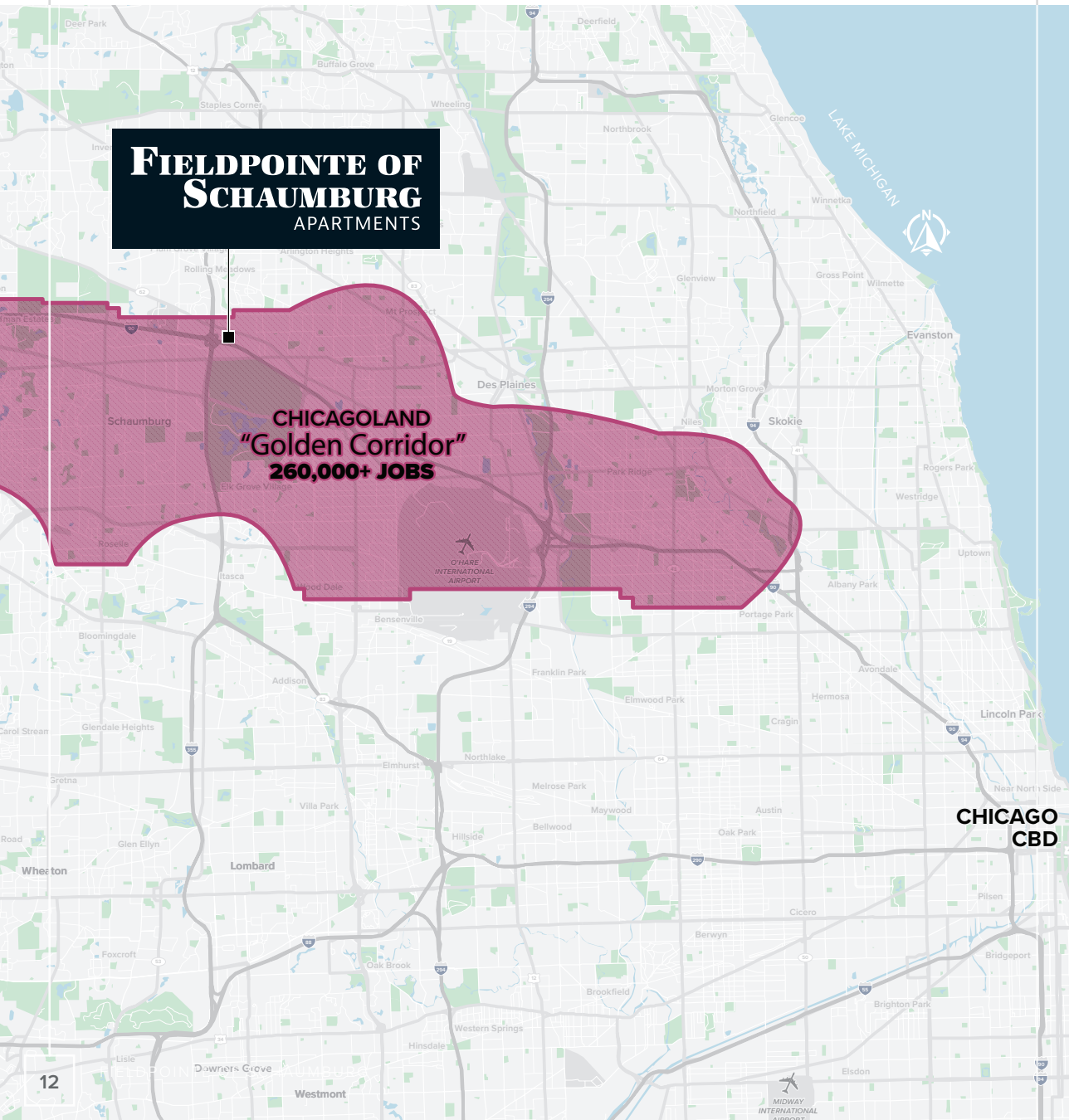
Source: Schaumburg Community / Economic Development



Schaumburg Convention Center



# Dynamic Golden Corridor Location



## Cook County's "Golden Corridor" Economic Area

Fieldpointe of Schaumburg is part of an economic area of the Chicago metro referred to as the "Golden Corridor" for the wealth of Fortune 500 company headquarters, office and industrial parks, entertainment centers, medical facilities, hotels, and retail. Beginning just west of O'Hare International Airport, the Golden Corridor runs along a 26-mile stretch of I-90 from Norridge to Elgin.

### Top Resident and Area Employers



## Elk Grove Village Business Park

### "Makers Wanted"

Conveniently situated around major expressways, railroad lines, and adjacent to one of the world's busiest airports (O'Hare International Airport), the success of the largest industrial park in the U.S., Elk Grove Business Park comes as no surprise.

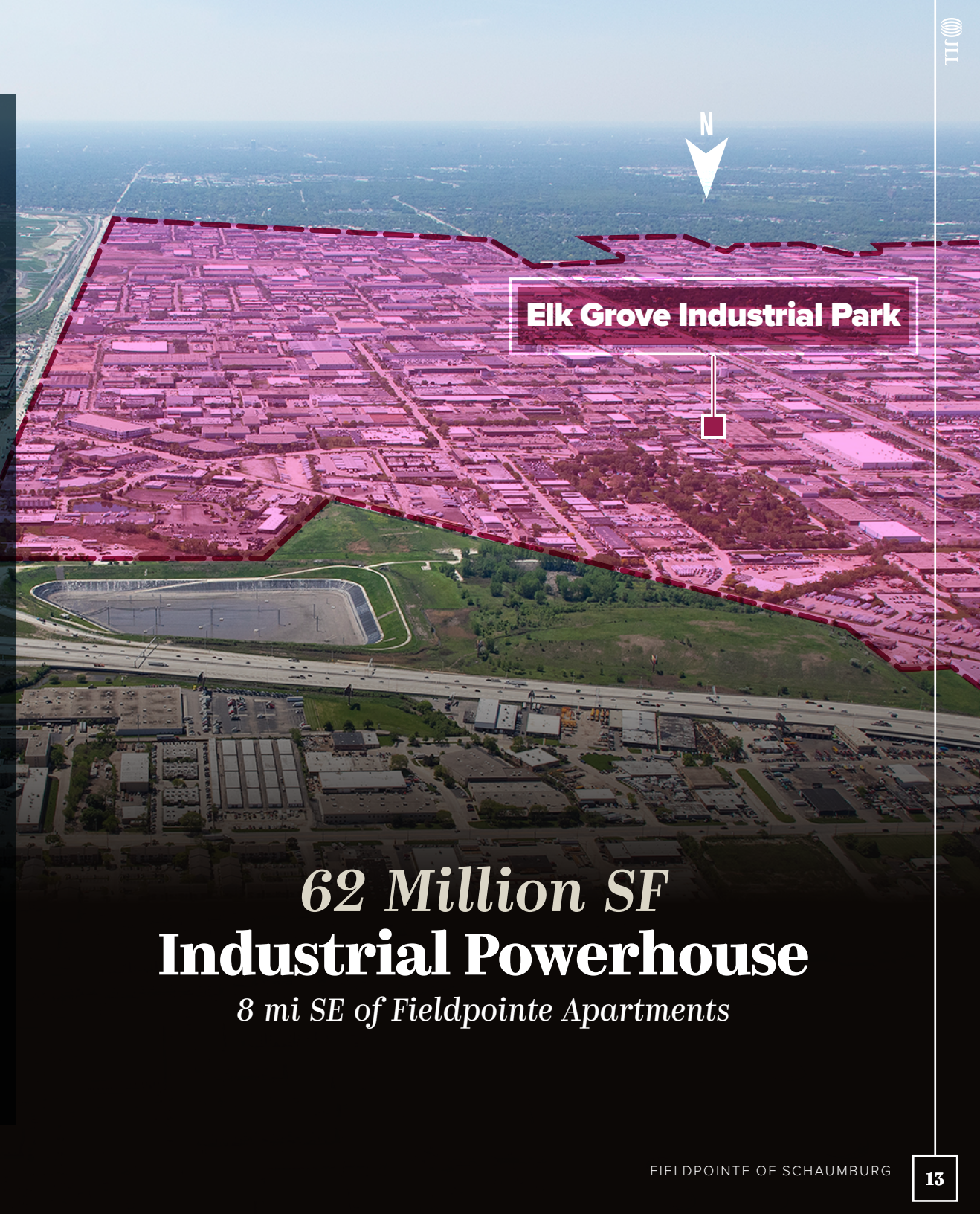
The Elk Grove Business Park is a major source of substantial revenue and jobs for the village.

Source: Daily Herald, 2019

### Elk Grove Industrial Park

- Largest Industrial Park in the U.S.
- 3,800+ Businesses
- 400+ Manufacturers

Source: Makerswanted.org June 2021



**62 Million SF Industrial Powerhouse**  
8 mi SE of Fieldpointe Apartments



# Leading Healthcare Options

The Golden Corridor is home to several hospitals including 4 ranked in the top 25 hospitals in Illinois.

STATE RANK	HOSPITALS	MINUTES FROM PROPERTY
#10	Advocate Lutheran General Hospital	23
#10	Advocate Sherman Hospital	24
#19	Northwest Community Hospital	10
#25	AMITA Health Elk Grove Village	10

Source: US News and World Report, 2021

## Advocate Lutheran General Hospital



# Award Winning Schools



## Top Class Public Education

Schaumburg's highly recognized school district is a popular draw to the area. Residents at Fieldpointe of Schaumburg are served by Schaumburg School District 54 and Township High School District 211.



#13 Ranked in IL

## Proximity to Higher Education

Residents also have access to a number of local college campuses, including Roosevelt University-Schaumburg, Robert Morris University-Arlington, Judson University, Olivet Nazarene University, Oakton Community College, and Harper College.



Arlington Metra Station

# Excellent Transportation Gateway

Convenient and hassle-free access to local transportation and major highways is a major benefit to residents of the Property as Fieldpointe of Schaumburg is situated adjacent to the I-90 Tollway, an east-west arterial road to Chicago. Immediately to the east is also the Highway 53/I-290 north-south highway providing immediate access to surrounding suburbs. There are three train stations within a short drive of the property along Metra's Union Pacific Northwest line providing traffic-free access to Chicago, in addition to the local Pace bus service throughout the area.



- ▶ 16 min, 14 mi to O'Hare International Airport
- ▶ 54 min, 53 mi to Midway International Airport



- ▶ 10 min, 5 mi to Arlington Park Metra Station
- ▶ 12 min, 6 mi to Arlington Heights Metra (UP-NW)
- ▶ 12 min, 5 mi Palatine Metra



- ▶ <5 min, <1 mi to I-90
- ▶ <5 min, <1 mi to I-290



# Retail Mecca

Village of Schaumburg

**\$9.5 M**

Retail & Restaurant Space

Woodfield Mall

**3rd largest**

Generator of Retail Sales in Illinois

**\$3.26 B**

Retail Sales from April 19 - 20



**WOODFIELD MALL**  
A SIMON MALL



## Recent Developments in the Area

Opened between 2019 - 2020



**TOPGOLF**

finished construction of its 65K SF center in 2019



20K SF



25K SF



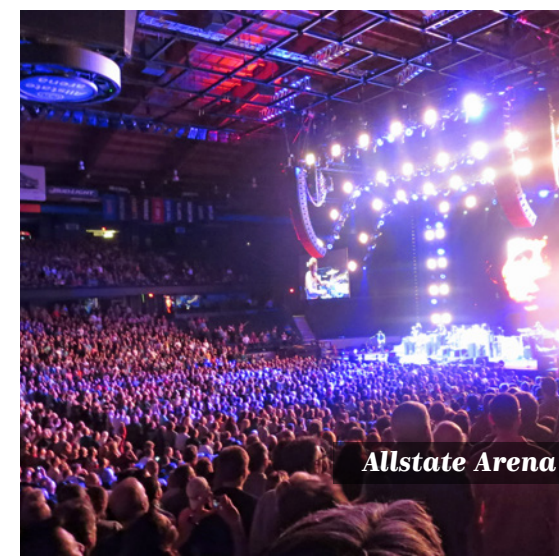
New dealerships:



Al Larson



Wintrust Field



Allstate Arena

## Premier Area Amenities Entertainment and Recreation Galore

Fieldpointe is surrounded by some of Chicagoland's largest and most exciting entertainment centers. The following are located within a short 20 minute drive of the property.

### Al Larson Center for the Arts

442 - Seat Theater  
⌚ 17 minutes

### Wintrust Field

⌚ 20 minutes

### Allstate Arena

This 16,000-seat arena at Mannheim Road and I-90 in Rosemont is home to the Chicago Wolves AHL team and hosts top musical acts and events year-round.  
⌚ 17 minutes

### NOW Arena

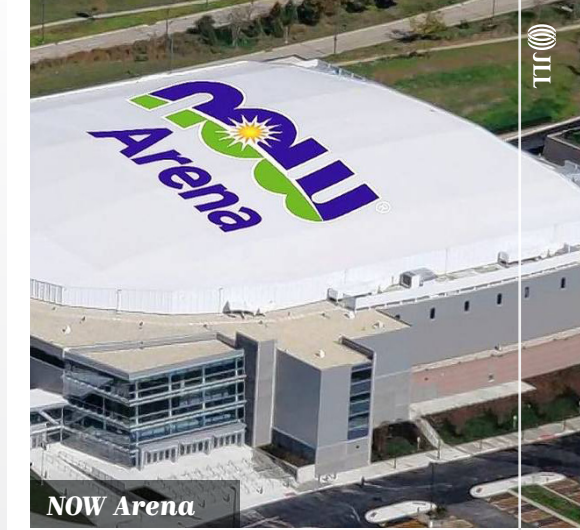
This was completed in October 2006 – 11,000 seat multipurpose family entertainment, cultural, and sports recreational arena. Home to the Windy City Bulls, the Chicago Bulls' affiliate in the NBA G League and several AEW events.  
⌚ 18 minutes

### 135 acre Spring Valley - Nature Sanctuary

Part of the Schaumburg Park District  
⌚ 12 minutes

### Pac-Man Entertainment

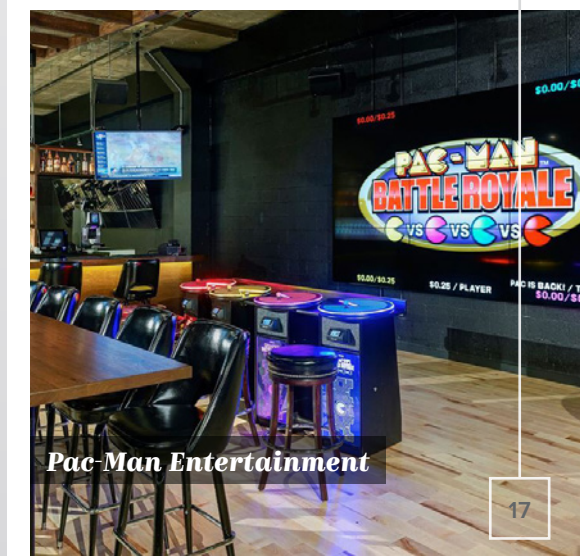
⌚ 10 minutes



NOW Arena



Spring Valley



Pac-Man Entertainment





**150 N. Riverside Plaza • Chicago, IL 60606**

**P: 312.528.3650 | F: 312.528.3651**

## Contacts

***Marty O'Connell***

**Senior Managing Director**

**(312) 528-3653**

**[marty.oconnell@am.jll.com](mailto:marty.oconnell@am.jll.com)**

**IL License #475.099044**

***Kevin Girard***

**Senior Director**

**(312) 528-3689**

**[kevin.girard@am.jll.com](mailto:kevin.girard@am.jll.com)**

## Financing

***Matt Schoenfeldt***

**Managing Director**

**(312) 528-3686**

**[matthew.schoenfeldt@am.jll.com](mailto:matthew.schoenfeldt@am.jll.com)**

***Zachary Kaufman***

**Associate**

**(312) 300-7314**

**[zach.kaufman@am.jll.com](mailto:zach.kaufman@am.jll.com)**