



KINGSTON POINTE APARTMENTS

Exceptional Mid-Rise Asset with Value-Add Upside and Direct Access to
Rosemont/O'Hare and I-90 Employment Corridors



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS



JLL (“Jones Lang LaSalle”) is pleased to present Kingston Pointe Apartments, a beautiful 144-home mid-rise apartment community located in premier downtown Des Plaines in beautiful suburban Chicago, with close proximity to O’Hare International Airport and Interstates 294 & 90. The property offers outstanding apartment features accentuated by spacious floorplans, 9’ ceilings, private balconies, and a convenient downtown location. Residents benefit from efficient connectivity to top employers, area amenities, and all Chicagoland has to offer.

UNIT MIX SUMMARY

Description	Count	Sq. Ft.	Market Rent	PSF
1 Bed	62 homes	±938	\$1,798	\$1.92
2 Bed	79 homes	±1,337	\$2,321	\$1.74
3 Bed	3 homes	±1,825	\$3,172	\$1.74
Total/Avg	144 homes	±1,175	\$2,113	\$1.80

OFFERING SUMMARY

Name	Kingston Pointe Apartments
Street Address	1646 River Street
City, State	Des Plaines, IL 60016
County	Cook
Homes	144
Rentable Square Feet	169,259 SF
Average Home Size	1,175 SF
Occupancy	97%
Year Built (Renovated)	2010
Parking	193 Garage Spaces, 6 Tandem Spaces, and 31 Surface Spaces
Parking Ratio	1.6
Financing	

Investors will have the opportunity to assume the current \$29.9M Freddie Mac, 4.44% fixed rate loan, which expires 10/1/2028. (See Financial Overview section for more details). Seller will consider both free & clear and assumable offers.



Location, Location, Location

- Premier Walkable Downtown Des Plaines Location
- 2 blocks from Des Plaines Metra Station
- Proximity to I-294/I-90
- 5-miles/10-min to O’Hare International Airport
- Adjacent to Metropolitan Square Mall



Sought-After Features

- Rarely Available Mid-Rise Suburban Asset
- Three 9th floor penthouse units with large balconies
- Unique large unit sizes (~**1,175 avg sf homes**)
- Patios and balconies in every unit
- In-unit washer and dryer



Light Value Add Opportunity

- Condo-Built Units with Value-Add Optionality
- Potential Community Amenity Expansion



Top Employers

- Efficient access to Chicagoland’s Golden Corridor and top employers in the Rosemont/O’Hare area



High Occupancies

- Kingston Pointe boasts a strong 97% occupancy, with no onsite retail
- Suburban Outperformance (Flight to suburbs)



Strong Submarket

- Over 1:1 5-year absorption
- Muted Future Supply: Only one project under construction within a 3-mile radius

CONDO-QUALITY INTERIORS WITH LIGHT VALUE-ADD UPSIDE



Cherry Cabinet Finish

Renter's Choice:
Color Scheme Optionality



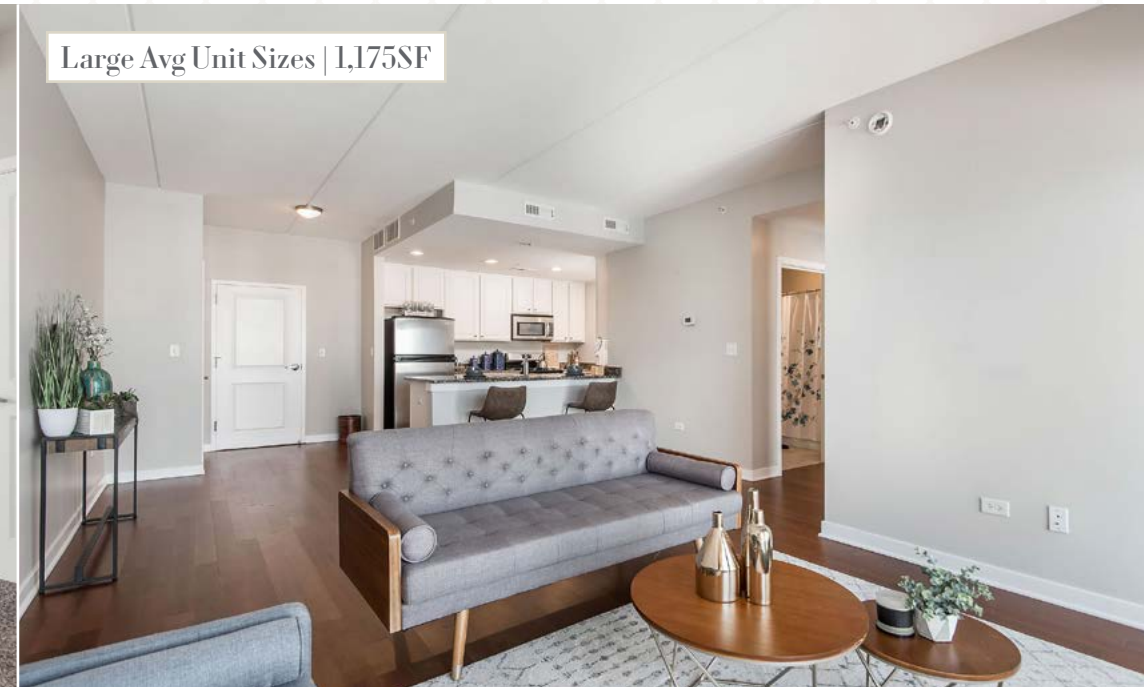
Maple Cabinet Finish



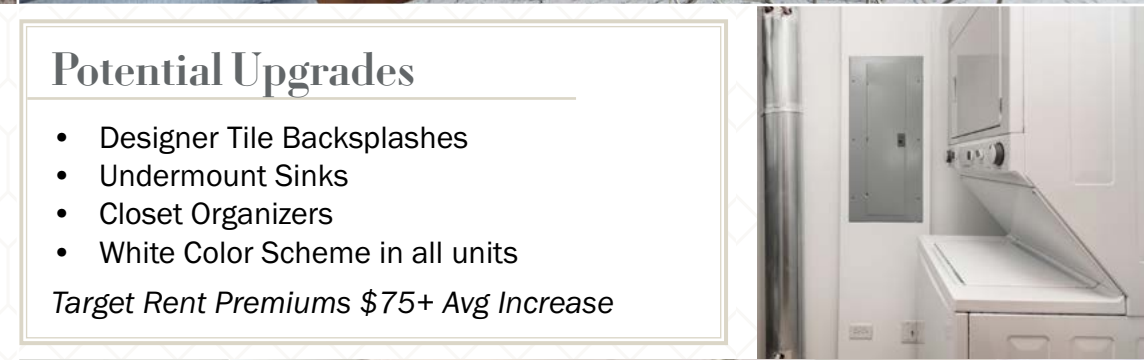
White Cabinet Finish



Spacious Bedrooms



Large Avg Unit Sizes | 1,175SF



Potential Upgrades

- Designer Tile Backsplashes
- Undermount Sinks
- Closet Organizers
- White Color Scheme in all units

Target Rent Premiums \$75+ Avg Increase



High Quality Condo-Mapped Units

In-Demand Features & Finishes

- Cherry, Maple, or White Cabinetry
- Stainless Steel Appliances
- Hardwood Floors
- Granite Countertops

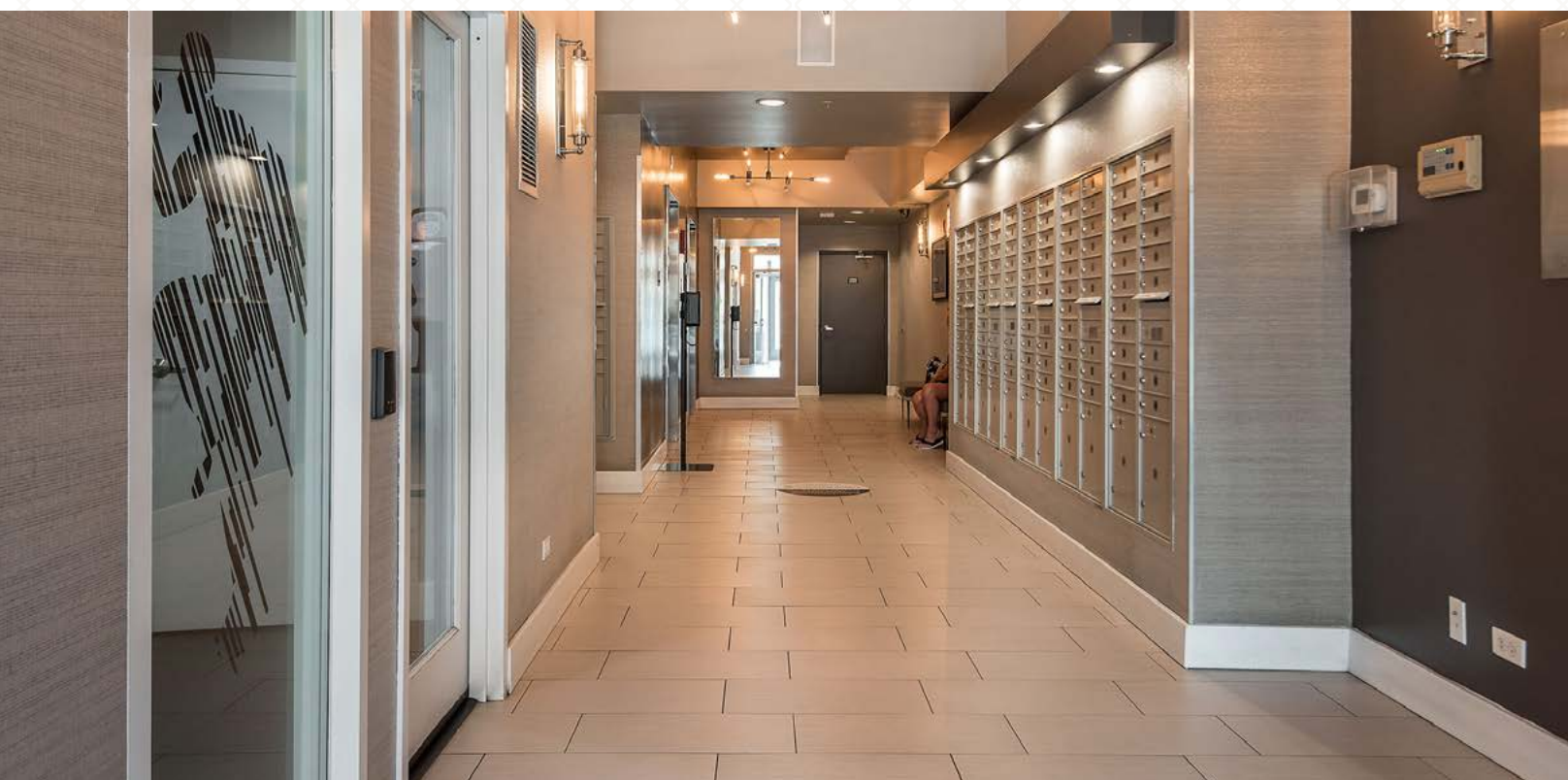


Built-In Bonuses

- Large Units
- Floor to Ceiling Windows
- In-Unit Washer and Dryer
- Central A/C & Heat
- Private Patio or Balcony
- 9' Ceilings
- Large Walk-In Closets
- Penthouse Units

CONVENIENT SOCIAL SPACES

COMMUNITY AMENITY EXPANSION



Fitness Center

The amenities at Kingston Pointe are richly appointed, functional, and thoughtfully-sized in order to provide a comfortable atmosphere. The unique community amenities allow residents to live a worry-free lifestyle in order to enjoy everything the area has to offer.

- Fitness Center
- Coffee Bar
- Heated Parking Garage
- Storage Lockers
- Bike Storage
- Dog Park



Coffee Bar



Bike Storage

Kingston Pointe also offers an investor additional upside via community amenity updates. Projects could include:

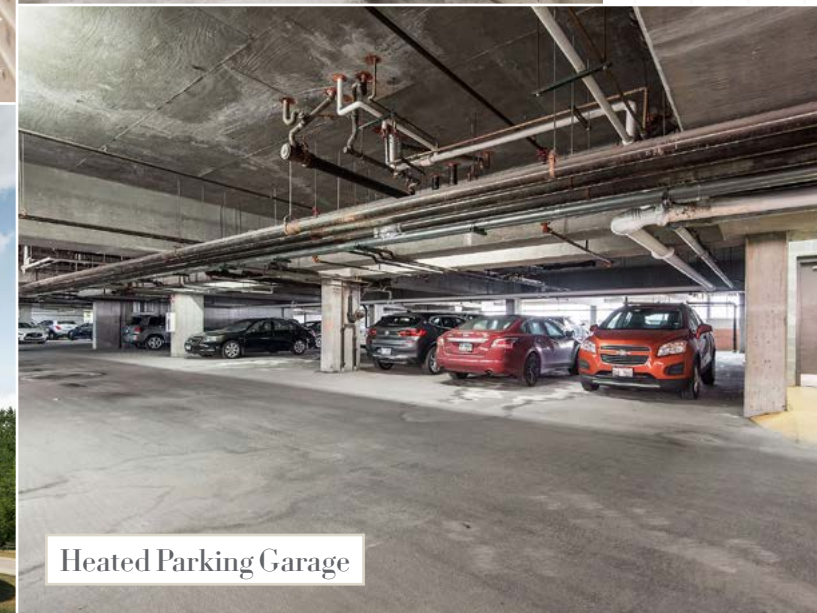
- Dog Wash open 24/7
- Business Center
- Fitness Center Expansion



Dog Park



Direct Access Garage



Heated Parking Garage



Extra Large Storage Lockers

UNRIVALED FEATURES



FAMILY FRIENDLY DES PLAINES



STRONG DEMOGRAPHICS: YOUNG PROFESSIONALS & RENTERS-BY-CHOICE

Young Professionals

Des Plaines attracts many educated professionals who want more space than they can get closer to the city. Kingston Pointe appeals to these young renters, where they enjoy comfortable amenities, low-maintenance living, and no property taxes, all while maintaining connectivity to top area employers and all of the entertainment Chicagoland has to offer.



Impressive Household Income (HHI)

The average HHI within a 5-mile radius from the Property is \$112,000

Average Home Value \$375,000

With high home prices in the surrounding area, renting provides a sensible housing option for area residents

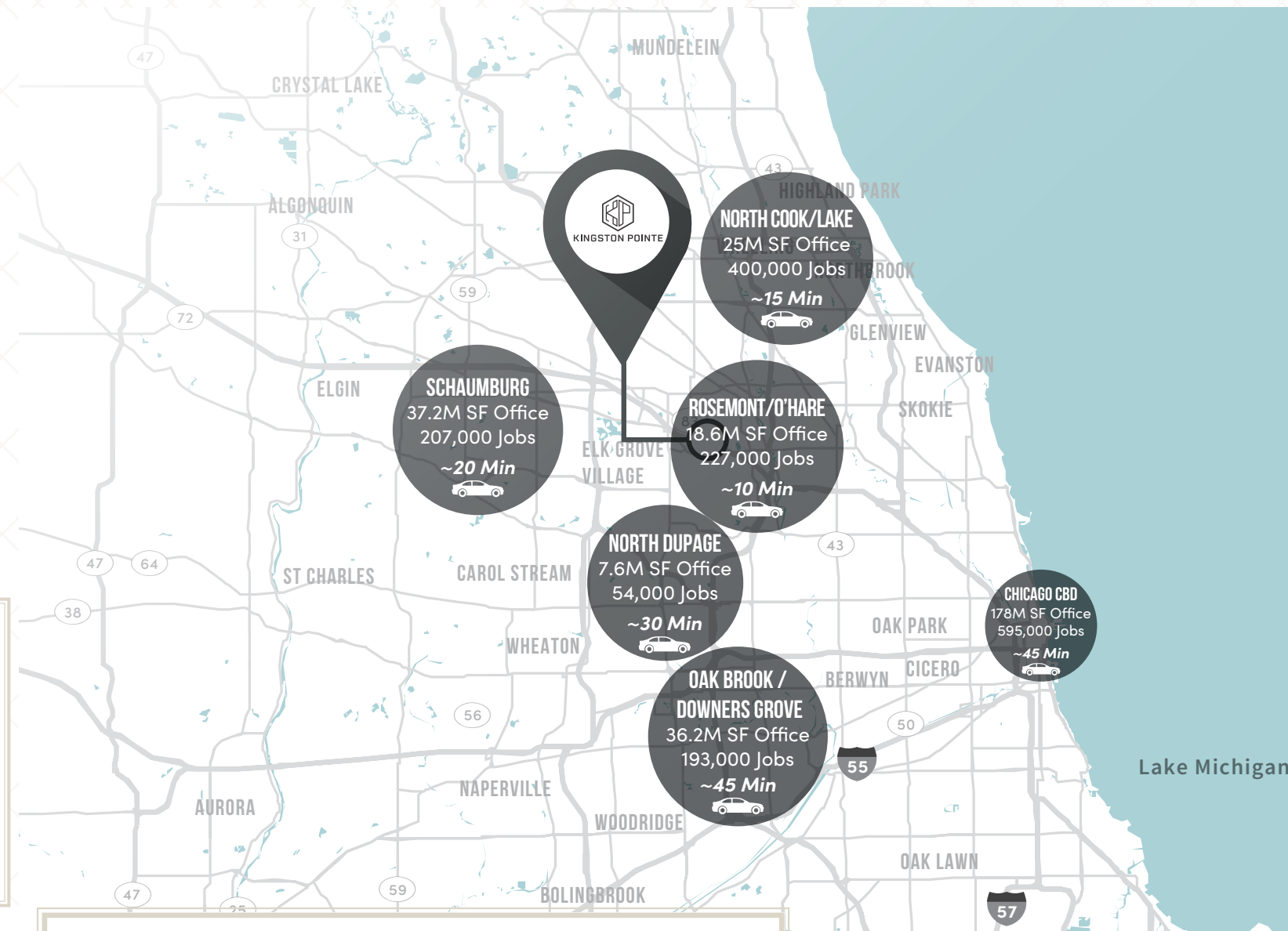
47% Highly-Educated

Nearly 50% of the population within a 5-mile radius hold a bachelors degree or higher

Strong Workforce

Over 67% of residents in a 5-mile radius of the Property are white collar, skilled workers

EXCELLENT EMPLOYER ACCESSIBILITY



Strong Property Demographics

16%

of the Property makes \$100K or more

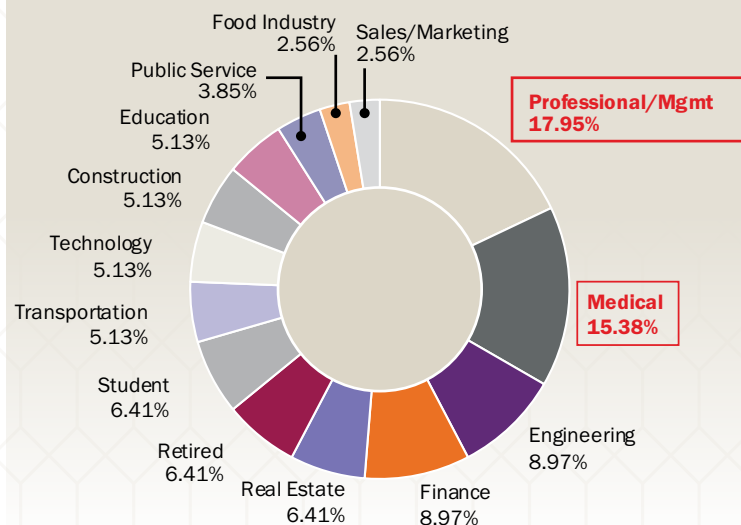
42

Average age

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 property's effective rents are just 22% of the average resident household income, leaving a substantial buffer of 8%, and room to organically grow effective rents.

Diverse Tenant Base



\$112,000

Avg HHI

\$2,083

Average In-Place Rent

22%

Rent to Income Ratio

8% / \$717

Room to push rents with value add

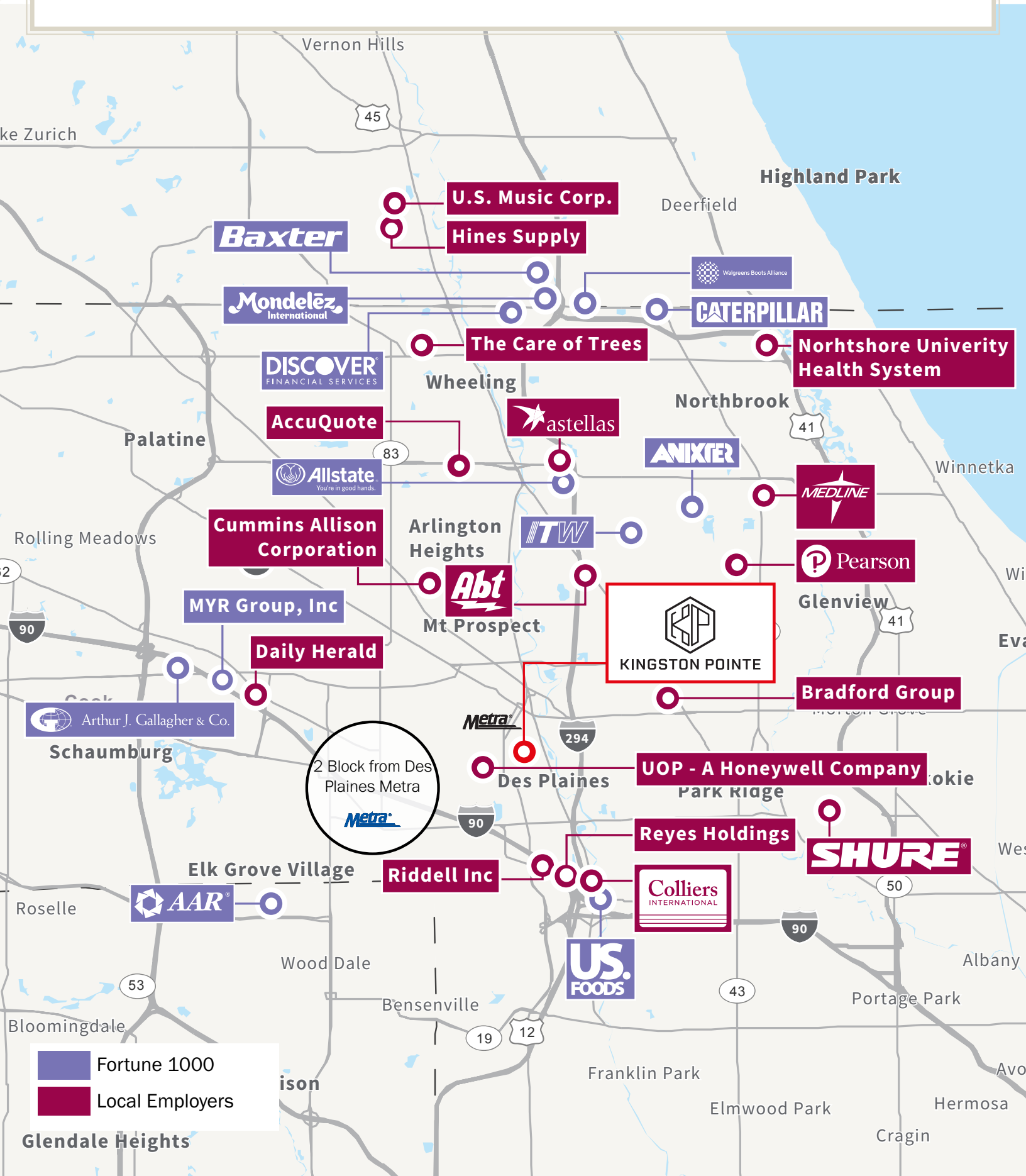
Top Nearby Area Employers



Resident Employers



DYNAMIC AREA EMPLOYERS



AWARD-WINNING SCHOOLS

Excellent Public Education

Des Plaines nationally recognized public schools are a major draw to the area. Residents at Kingston Pointe are served by Des Plaines School District 62 and High School District 207, which include highly coveted schools, all located within 3 miles of the property.

Proximity to Higher Education

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

#3

Best Community College in the Chicago Area

- Niche.com 2021

★★★★★



Kingston Pointe Assigned Schools



North Elementary School
0.7 miles/ 4 min



Chippewa Middle School
2 miles/ 7 min

Maine West High School

3 miles/ 10 min



A Grade

Niche Rankings

- Niche.com 2021

★★★★★

ABUNDANCE OF AREA AMENITIES



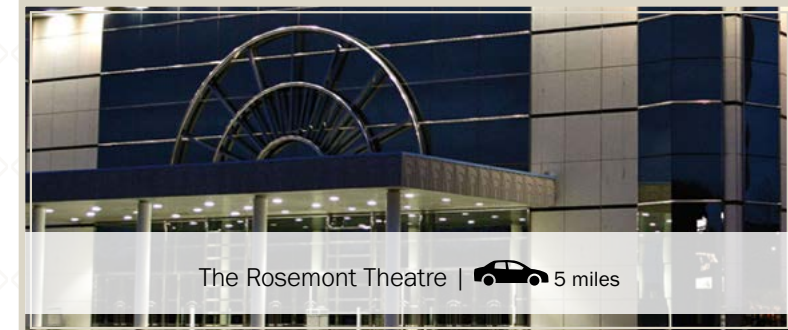
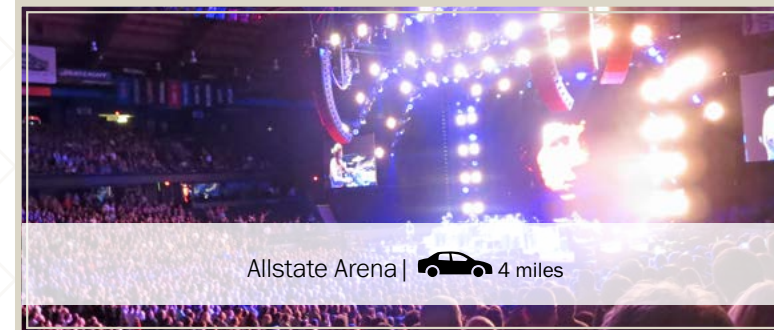
CHICAGO'S NORTH-WESTERN SUBURBS

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.

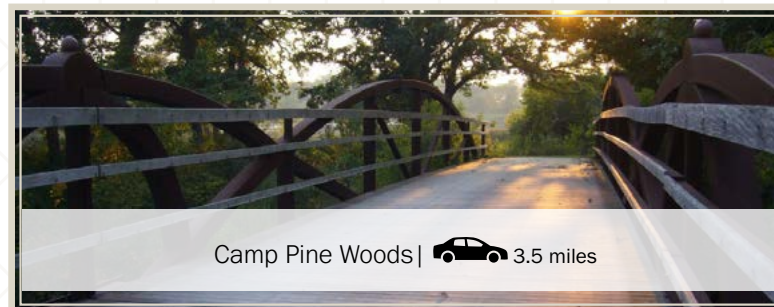
Shopper's Delight



Entertainment Destinations



Outdoor Recreation



LEADING NEARBY HEALTHCARE



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.

Located on Advocate Lutheran General Hospital's campus, the Advocate Cancer Institute offers emerging therapies and the most advanced treatment options for the diagnosis and treatment of the rarest forms of cancer.



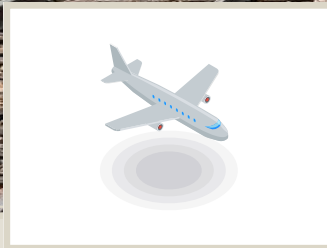
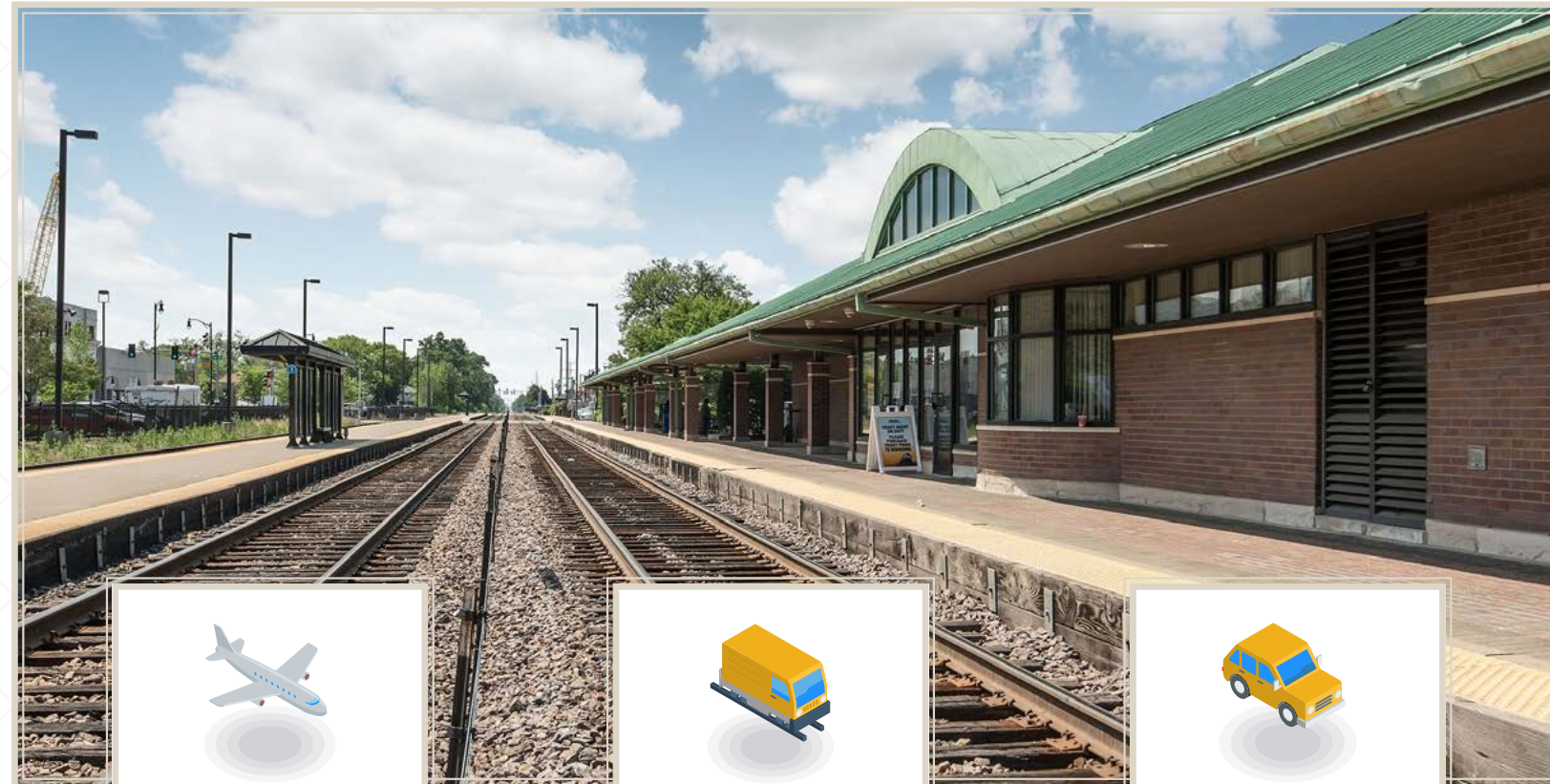
TOP HOSPITALS WITHIN 30 MINUTES OF KINGSTON POINTE

State Rank ²	Hospital Name	Location	Distance from Property
#7	Advocate Lutheran General Hospital	Park Ridge, IL	2 miles
#18	Northwest Community Hospital	Arlington Heights, IL	6.5 miles
#9	Advocate Good Samaritan Hospital	Downers Grove, IL	20 miles

2. US News & World Report, 2021

TRANSIT-ORIENTED LOCATION

Kingston Pointe is located in proximity to two Metra Stations with direct access to downtown Chicago, including the Union Pacific Northwest (UP-NW) line at the Des Plaines Metra Station. Residents enjoy a less than 5-minute walk to the downtown Des Plaines station. 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

6.5 miles / 10 min

Chicago Executive Airport (PWK)

6 miles / 15 min

Midway International Airport

27.5 miles / 40 min



Des Plaines Metra (UP-NW)

0.2 miles / 2 min
28-min express train to Chicago



US-12

2 miles / 5 min

I-294/I-90

8 miles / 15 min

Chicago Loop

30 miles / 45 min

OUTDOOR OASIS

Des Plaines is a great place for outdoor activities. The Cook County Forest Preserve District features a multitude of hiking/biking trails, picturesque lakes, picnic facilities, and many other activities.



BEAUTIFUL LOCAL PARKS

Big Bend Lake (1.7 Miles from Kingston Pointe)

Kingston Pointe is just a short drive from Big Bend Lake, a sparkling lake & forest park with wildlife, trails & picnic areas, plus a boat launch.



NATURE PRESERVES & WALKING TRAILS

Wildwood Nature Center (2.5 Miles from KP)

Located just 2.5 miles from Kingston Pointe, Wildwood Nature Center is a 5-acre nature oasis that includes a self-guided walk including two ponds and a butterfly garden, and an interactive center offering exhibits, animal displays, and environmental education workshops.



MARQUEE AREA LANDMARK

Community West Park (10 min from KP)

One of the most beautiful park spaces in the northwest suburbs, west park features a popular rentable field house, ball fields, open green space, a dog run & several peaceful ponds.



KINGSTON POINTE

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