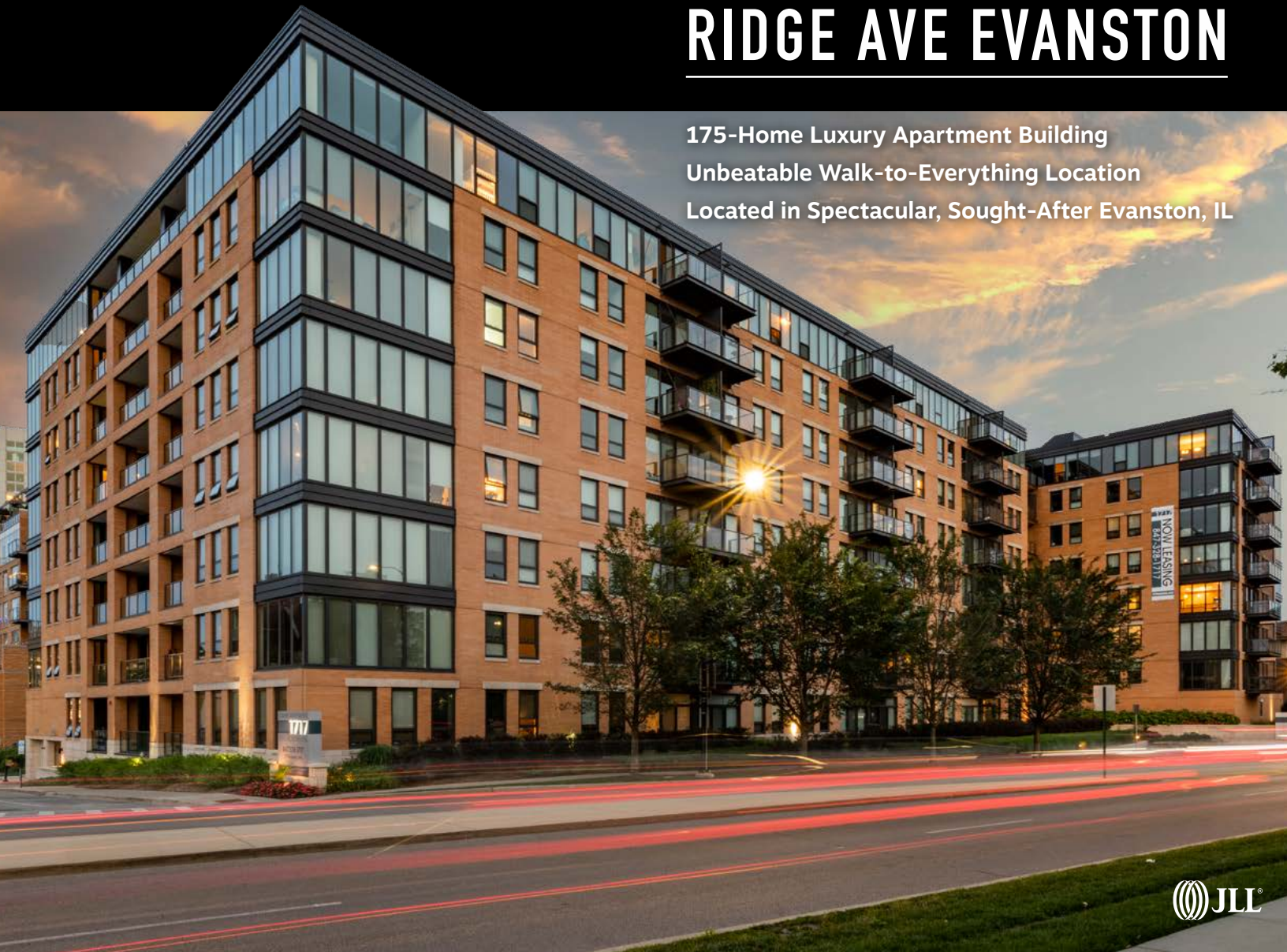




RIDGE AVE EVANSTON



175-Home Luxury Apartment Building
Unbeatable Walk-to-Everything Location
Located in Spectacular, Sought-After Evanston, IL

1717

JLL is pleased to present 1717, a beautiful 175-home, mid-rise apartment building located in the heart of Evanston, IL. Evanston offers the best of urban-suburban living, providing residents a tranquil lifestyle and naturally beautiful environment, while retaining all of the amenities and opportunities of being in a city center. 1717's various unit layouts and color schemes give tenants a customized feel to their homes coupled with luxurious finishes and features, and complemented by an unrivaled amenity package.

1717 benefits from being in the middle of it all - minutes from Chicagoland's top employers, a short walk to world renowned Northwestern University, over 100 restaurants to choose from in downtown Evanston, and just steps from Lake Michigan's finest beaches - it's no wonder Evanston is considered a top 5 place to live in Illinois.

Property Summary

Address	1717 Ridge Avenue
City, State, Zip	Evanston, IL 60201
County	Cook
Number of Homes	175 homes
Rentable Residential SF	±150,664
Average Home Size SF	±861
Year Built	2013
Parking	200 Spaces: 162 Single & 19 Tandem
Financing	Available Free & Clear

Unit Mix Summary

Description	Count	Sq. Ft.	Market Rent	PSF
Studio	14	±523	\$2,141	\$4.10
1 Bed	105	±745	\$3,032	\$4.07
2 Bed	42	±1,116	\$3,274	\$2.93
3 Bed	14	±1,303	\$4,023	\$3.09
Total/Avg	175	±861	\$3,098	\$3.60

Impressive 25% rent increases on Recent Tradeouts in June-July



Tour 1717

INVESTMENT HIGHLIGHTS

Modern Luxury

- Exceptional amenities with in-demand indoor/outdoor offerings
- Ultra-luxe homes with premier finishes & features

Unbeatable Area Amenities

- 6 public beaches, 89 parks, and 50 playgrounds
- Steps to downtown Evanston - dining & retail paradise

Transit-Oriented Location

- 92 walk score & 91 bike score
- < 30-min Metra ride from Evanston to the Chicago Loop
- < 30-min drive to downtown Chicago

Strong Submarket

- 0 projects under construction in Evanston
- 130% projected absorption rate over the next 5 years
- 95% projected average occupancy over the next 5 years

Work & Study

- Northwestern University is ranked #9 in US with ~22,000 students enrolled and ~9,800 employees
- Perfectly situated between downtown Chicago and the North Shore's premier job markets
- Plethora of Fortune 1000 company headquarters nearby

Top Chicago Suburb

- #1 best place to live in Cook County
- #5 best places to live in Illinois
- #2 best suburbs for young professionals in Illinois

LAKE MICHIGAN

DOWNTOWN CHICAGO

SHOPS AT SHERMAN PLAZA

LA | FITNESS S. EPIC BURGER TARGET.

BARNES & NOBLE Panera BREAD®

COLD STONE CREAMERY 7 ELEVEN Uncle DAN'S OUTDOOR STORE EST. 1972

WHOLE FOODS MARKET

Metra

cta

CHICAGO AVE RETAIL

WHOLE FOODS MARKET TRADER JOE'S

Jewel-Osco Binny's BEVERAGE DEPOT

DAVIS STREET CTA

DAVIS STREET METRA

DOWNTOWN EVANSTON

CHURCH STREET PLAZA

URBAN OUTFITTERS CENTURY THEATRE

pure barre® noodles & COMPANY

u's COST PLUS WORLD MARKET. WORLDMARKET.COM

CYCLEBAR FURIOUS SPOON

1777

OAK AVENUE

RIDGE AVENUE



LAKE MICHIGAN

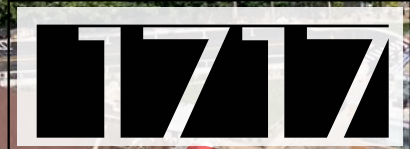
CLARK STREET BEACH



FOSTER STREET CTA

DAVIS STREET CTA

DAVIS STREET METRA



CHURCH STREET PLAZA

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RIDGE AVENUE

CHURCH STREET





BEST OF APARTMENT LIVING

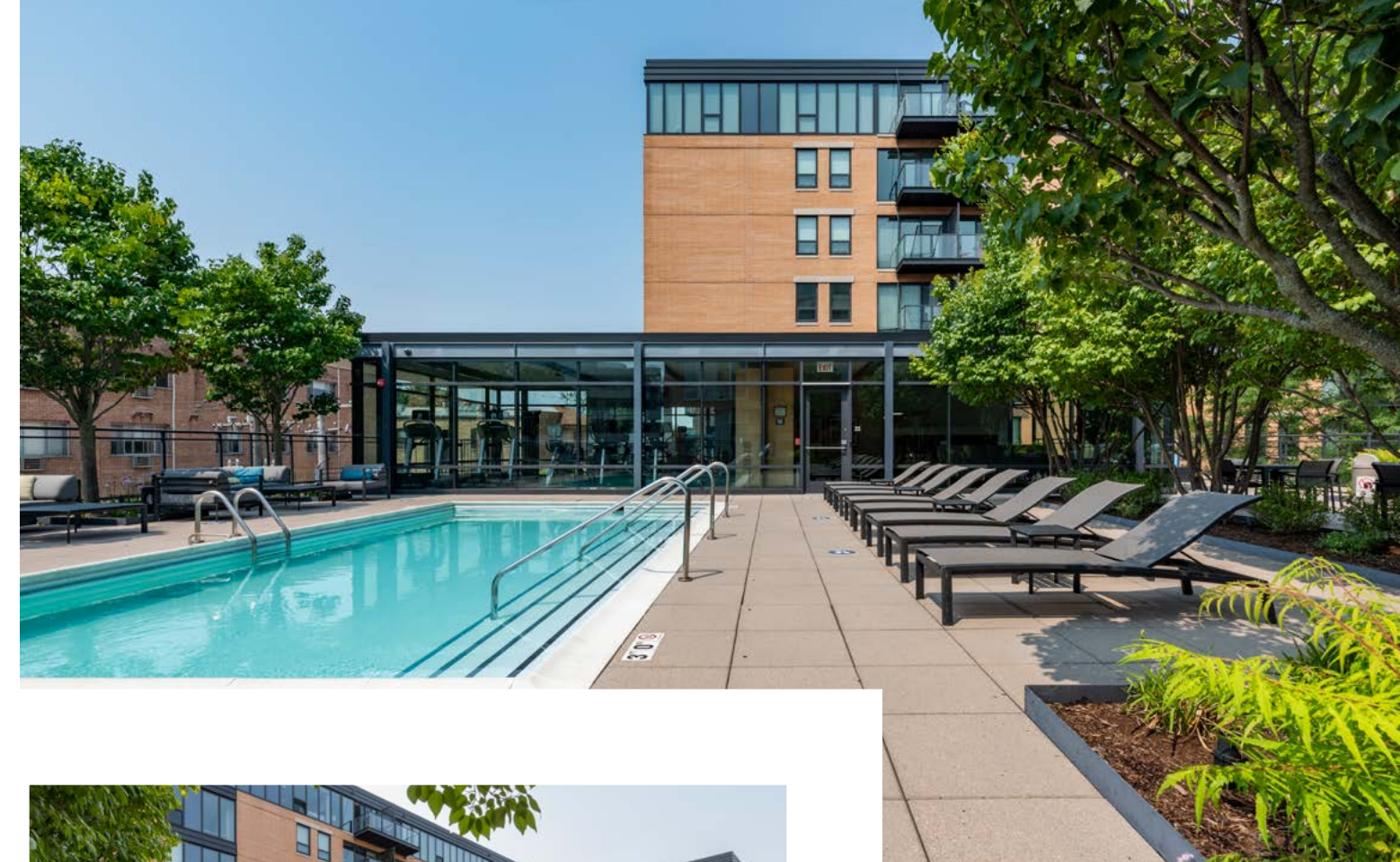
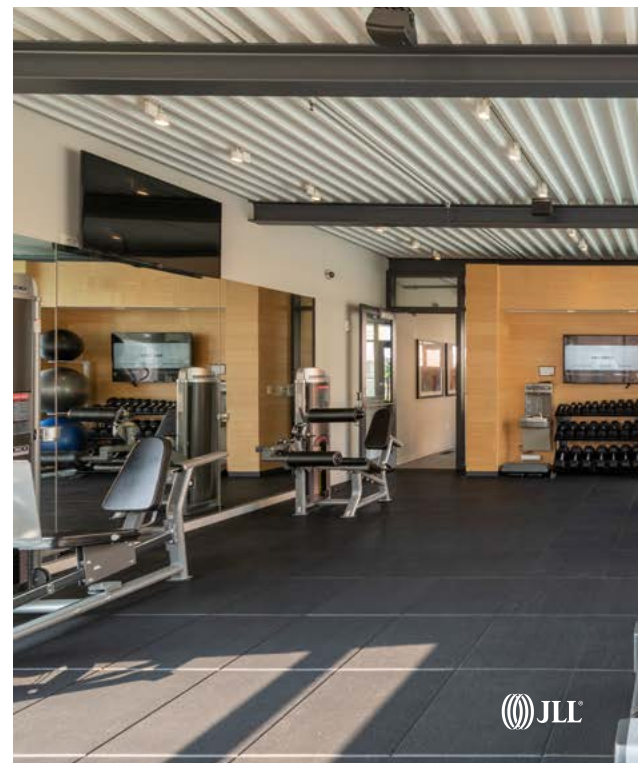
Spectacular Community Amenities

- Resort-Inspired Pool and Sundeck
- Private Terrace with Fire Pit, Grilling Stations, and Picnic Area
- State-of-the-Art Fitness Center
- Resident Lounge with Shuffle Board and Wet Bar
- Media Lounge with Pool Table
- Business Center with Modern Workstations
- Cyber-Cafe with TV and Sun Terrace Views



Daily Convenience

- Heated Underground Parking Garage
- Tide Cleaners 24/7 Dry Cleaning & Laundry Services
- Luxor One Package Receiving Service
- Controlled Entry Access
- Storage Lockers
- Bike Storage
- Guest Suite Available



Enhancing Amenity Offerings

1717 offers an investor additional upside via community amenity upgrades.

Potential Enhancements:

- Golf Simulator
- Private Study Break-Out Rooms
- Dog Wash Station



CONDO-QUALITY INTERIORS

Gourmet Kitchens

- Stainless Steel Frigidaire Energy-Star Appliances
- Granite Countertops
- Recycled Glass Tile Backsplash
- Designer Kitchen Cabinet Hardware
- Double Sink with Gooseneck Faucet and Garbage Disposal

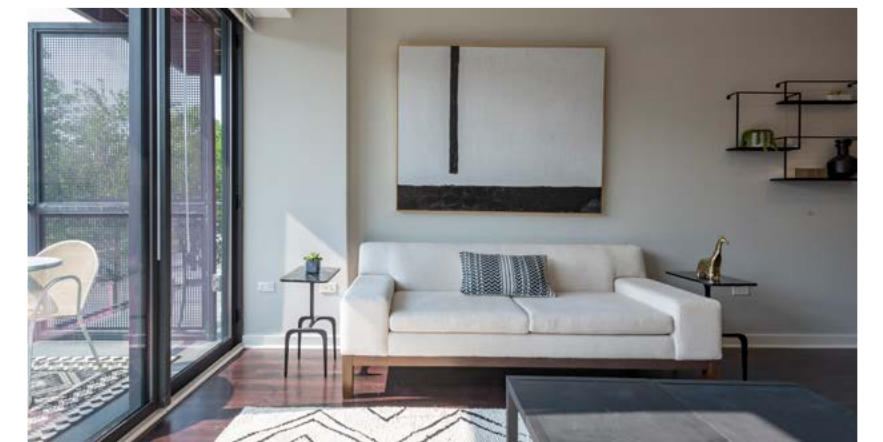
Masterful Design

- Wood-Style Vinyl Plank Flooring
- Spacious 9-Foot Ceiling Heights
- Luxurious Bathrooms with Granite Countertops & Premium Cabinets
- Multiple Color Schemes Available
- Floor-to-Ceiling Windows*
- Roller Shades*

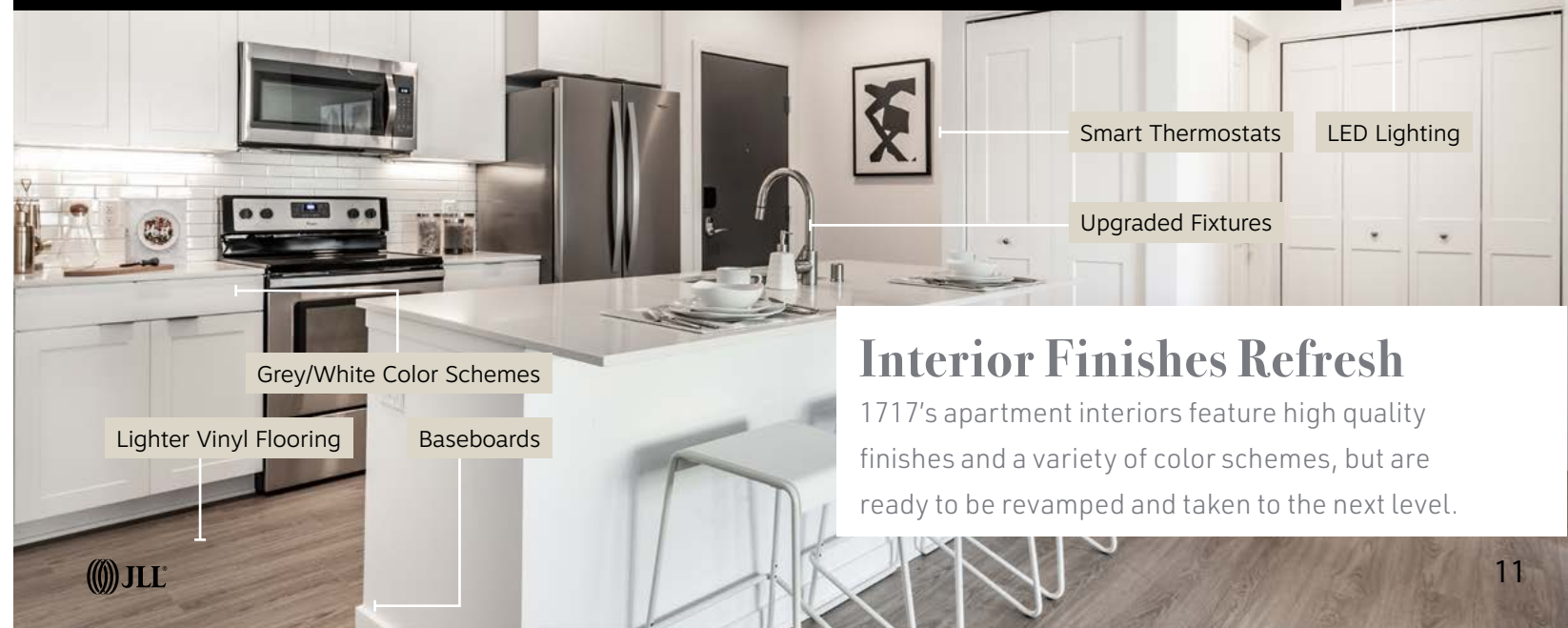
Modern Must-Haves

- Full Size Energy-Star Washer and Dryer in Every Home
- Oversized Closets
- Balconies and Patios*
- Electronic Thermostat Control
- High Speed Wiring and Media Service Capabilities

**Select Homes*



ASPIRATIONAL RE-IMAGINATION POTENTIAL



Smart Thermostats LED Lighting

Upgraded Fixtures

Grey/White Color Schemes

Lighter Vinyl Flooring

Baseboards

Interior Finishes Refresh

1717's apartment interiors feature high quality finishes and a variety of color schemes, but are ready to be revamped and taken to the next level.



Evanston

A BEST PLACE TO LIVE

Once known only as a college town, Evanston has undergone significant downtown revitalization in the last decade to become one of the "Top 10 Downtowns" in the US. It's easy access to the suburbs and Chicago CBD via multiple train lines makes this edge city an increasingly popular alternative to both city and suburban living. The vibrant downtown includes three distinct retail districts offering excellent shopping, top-rated restaurants, and a rich arts community. With Lake Michigan directly to the east and a superb parks system, Evanston residents easily escape city living less than 15 miles north of the Chicago CBD.

89  Parks

50  Playgrounds

6  Beaches



#1

Best Place to Live in
Cook County

Niche.com, 2021



#2

Best Suburb for Young
Professionals in Illinois

Niche.com, 2021



Top 10

All-America City

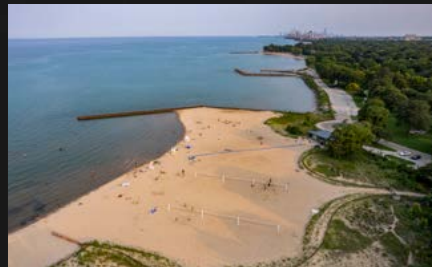
National Civic League, 2021

Chicago's Elite NORTH SHORE

Chicago's picturesque North Shore extends north from Evanston to Lake Bluff and comprises some of Chicago's wealthiest suburbs. The area is known for beautiful mansions lining Lake Michigan, quaint town centers, country clubs, and endless recreation and outdoor activities.

North Shore Beaches

22 miles of coastline feature over 15 public beaches and multi-million dollar waterfront homes.



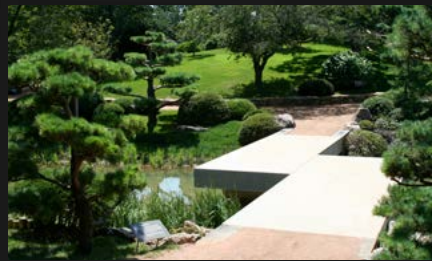
Top Fashion & Retail

Features an array of high-end shopping from Chanel at Northbrook Court to Urban Outfitters in downtown Evanston.



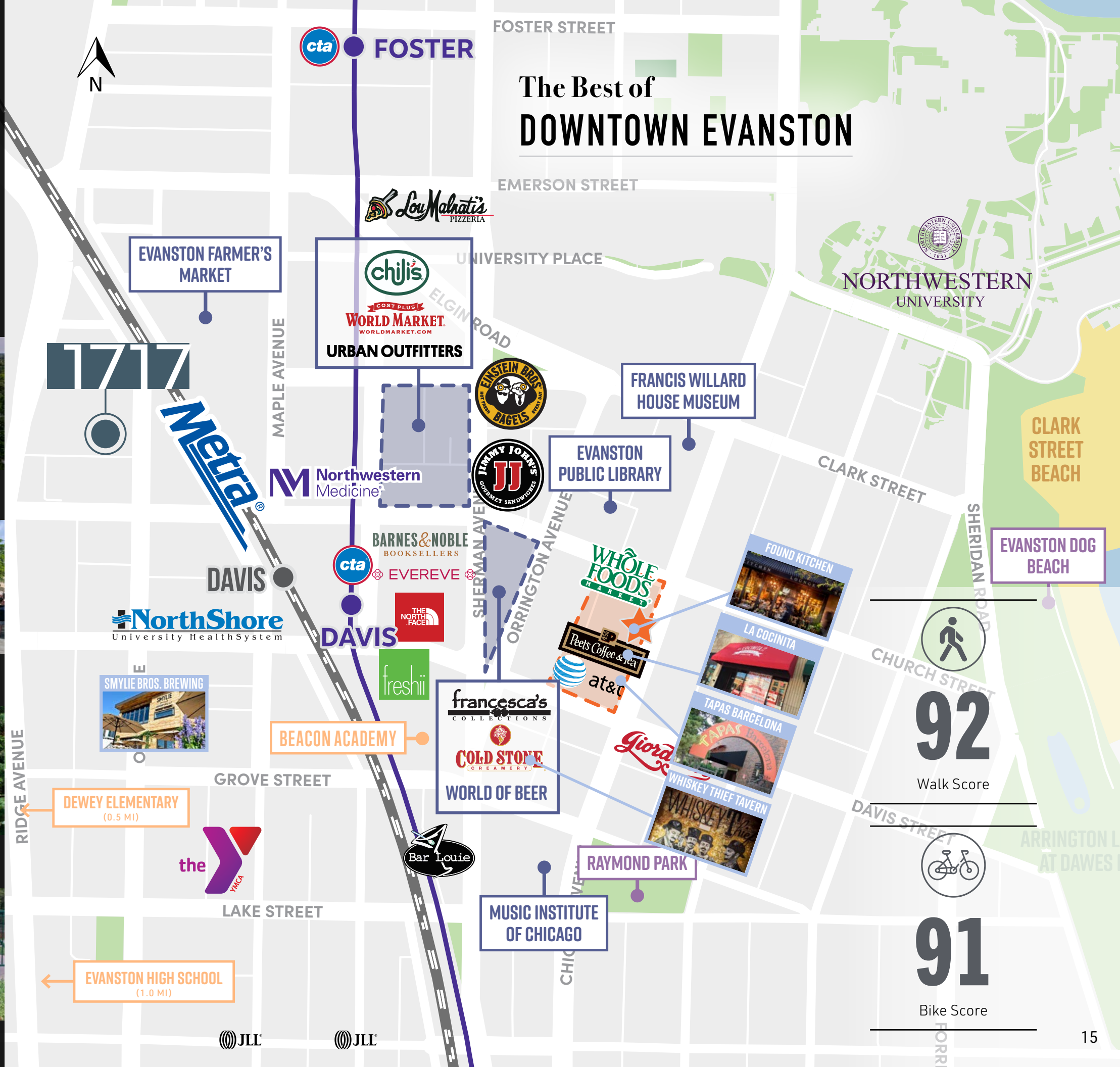
Chicago Botanic Garden

Over 1 million people visit the free 385-acre natural wonder each year.



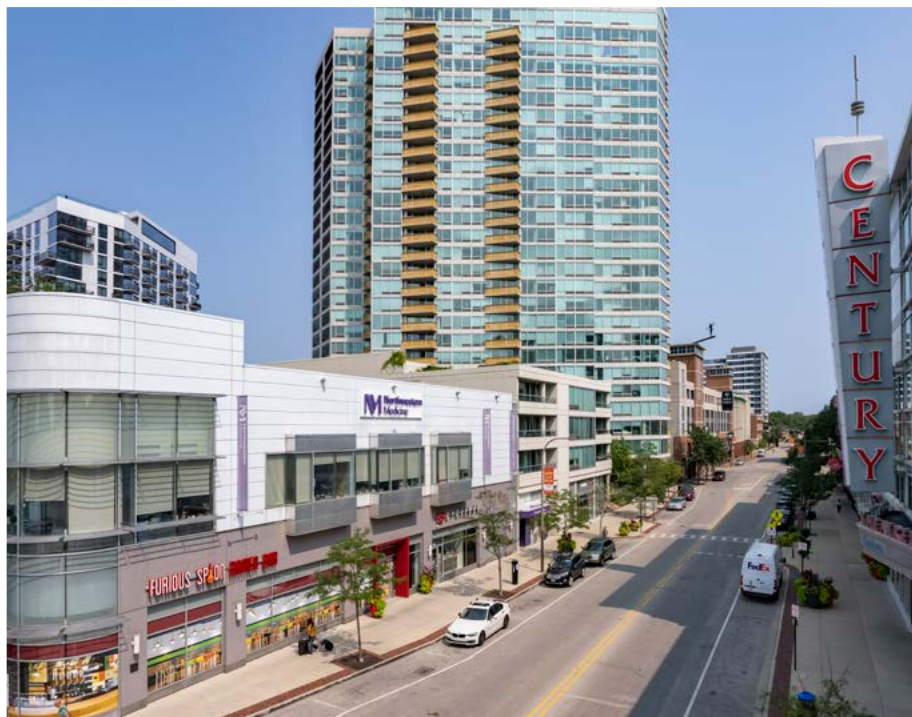
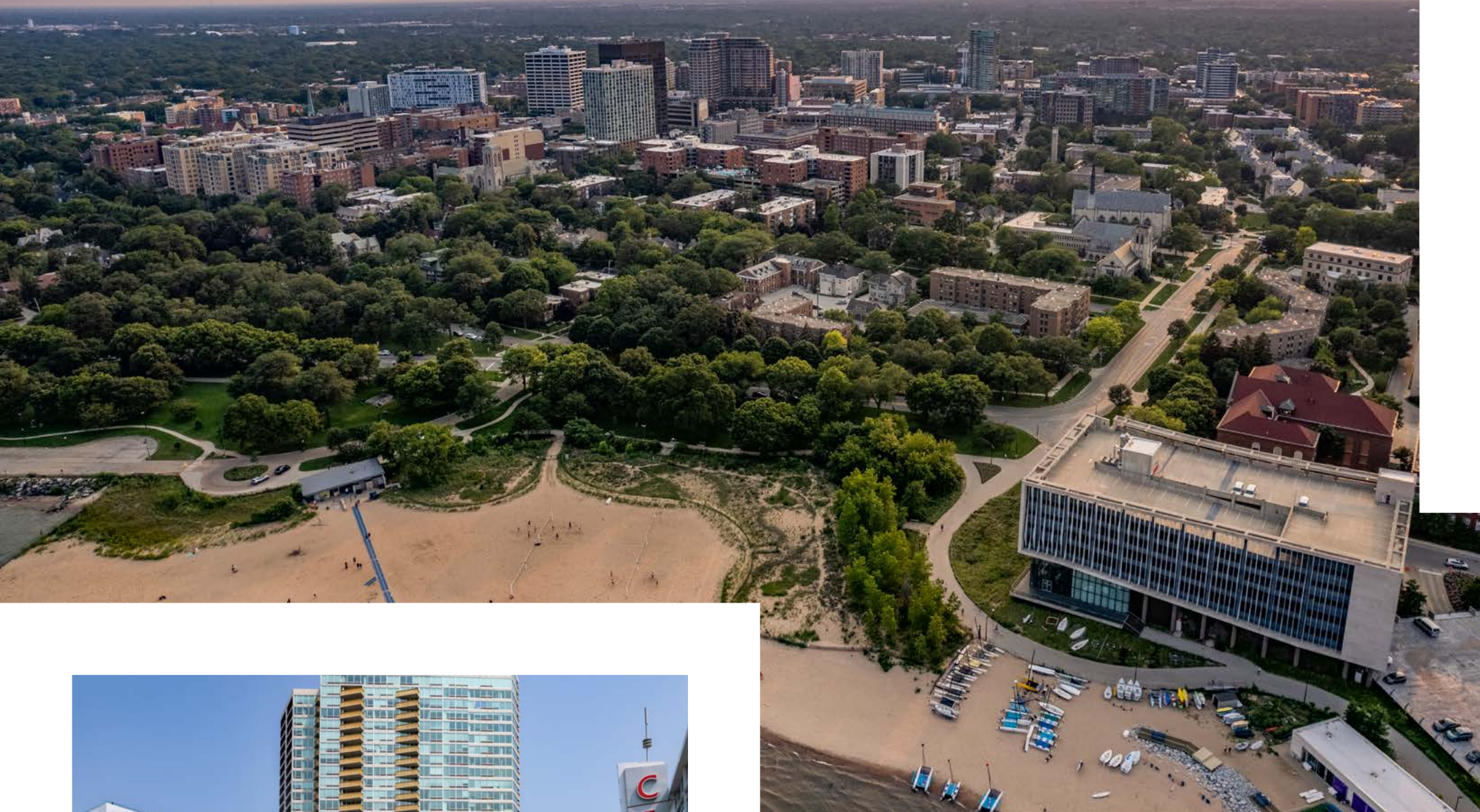
Ravinia Festival

The oldest outdoor music festival in the US hosts top music acts all summer long.



BEST OF BOTH WORLDS

1717's downtown Evanston location offers residents the best of both worlds: a tranquil suburban lifestyle in a naturally beautiful environment abundant with parks, green space, and outdoor recreation, coupled with all the amenities of an urban center with direct access to a plethora of top employers, retail centers, restaurants, bars, and entertainment destinations.



Dining & Retail Paradise

- 100+ Restaurants
- 100+ Retailers
- 10+ Grocery Stores
- 10+ Gyms



Endless Activities

- 9 Unique Neighborhoods
- 9 Theatres
- 7 Museums
- 6 Festivals



Recreation Enthusiasts

- >300 Acres of Outdoor Recreation
- 89 Parks
- 50 Playgrounds
- 6 Public Beaches



Northwestern University



Award-Winning SCHOOLS

Evanston, named after the founder of Northwestern University, John Evans, wouldn't be the vibrant community it is today without the prestigious university at the heart of its economy, community, and intellectual endeavors. The idyllic 240-acre campus sits on the edge of pristine Lake Michigan and is just 15 miles north of downtown Chicago. The beloved Evanston campus is home to nearly 22,000 students and 12 top-ranked schools.

University Stats:



\$11.1
Billion
Endowment



\$797.8
Million
(annually in sponsored research)

8,327
Undergrads

21,946
Total Students







Excellent PUBLIC EDUCATION

Evanston's state- and nationally-recognized public schools are a major draw to the area. Residents of 1717 are served by Evanston/Skokie School District 65 including two magnet schools and the top-rated Evanston Township High School District 202.


Evanston Township High School:




Top 50 Best High School in Illinois



Top 5% of High Schools in the U.S.



Gold Medal School 2013, 2014, 2016



66% AP Participation Rate

(US News & World Report)

Private Schools:

Residents also may choose to attend a number of acclaimed parochial and private schools in Evanston—including Roycemore School, Beacon Academy, and Chiaravalle Montessori School all located within a few miles of the property.

The Largest High School in the U.S.

- 65-acre campus
- 1.2 million SF of indoor space
- 12 gyms, plus dance studio, fitness center, and two swimming pools
- 1,500-seat auditorium

- Roycemore 0.3 mi
- Beacon 0.7 mi
- Chiaravalle 1.1 mi

0.7 miles from 1717

Proximity to TOP EMPLOYERS

Evanston is ideally situated between an impressive 27 Fortune 1000 headquarters on Chicago's North Shore and another 25 Fortune 1000 headquarters in downtown Chicago. Residents at 1717 can access all these employers and more in just a 30-40-minute commute north or south via car or train—making it the perfect location for working households with opposite commutes.

30-minute commute to top North Shore employers

30-40 minute train or auto commute to downtown Chicago's diverse employment

FORTUNE 100 HQs WITHIN 25 MILES

		
#16 - Deerfield	#51 - Chicago	#54 - Chicago
		
#68 - Chicago	#70 - Northbrook	#78 - Deerfield
		
#92 - Chicago		



#6 Ranked
Hospital in Illinois
U.S. News



HEALTHCARE



Evanston offers a multitude of healthcare options for residents of 1717 to receive world-class healthcare, and three of the top six employers in Evanston's city limits are within the healthcare sector.

These major Evanston healthcare employers and providers are:

Evanston Hospital

677 5 min

Evanston Hospital is ranked #6 in Illinois. Physicians are also rated high-performing in 6 categories including gastroenterology, geriatrics, nephrology, neurology and neurosurgery, orthopedics, and urology. Evanston Northshore is also the 2nd largest employer in the city of Evanston with 3,727 employees.

Presence St. Francis Hospital

192 8 min

Presence is a nationally recognized full-service hospital with a level-I trauma center. This location has won several awards for its quality in nursing as 55% of nurses hold advanced credentials in their respective fields, while the national average is only 27%. St. Francis Hospital is also the 4th largest employer in Evanston with 1,272 employees.



EXCEPTIONAL AREA DEMOGRAPHICS

Demographics within a 1-mile radius of 1717

Explosive
Population Growth

7%

2010-2021

Strong
Employment

83%

Residents are members of
the White Collar Workforce

Highly
Educated

70%

Hold at least a Bachelor's
Degree

Youthful
Residents

31

Years Old Median Age

Source: ESRI, July 2021

54% of Residents at 1717 Earn \$100,000+

Top Resident Employers

abbvie

Walgreens

KraftHeinz

Northwestern
University

PHENOMENAL TRANSPORTATION OPTIONS

1717 is optimally located just south of the convergence between Green Bay Road and Ridge Avenue. Residents of the property benefit from having access to both suburban and CBD employment centers, via a variety of transportation options including rail, highway, and air.



US-41

3 miles / 9 min

I-94

4 miles / 12 min

Chicago CBD

15 miles / 35 min



Davis Street Station
Metra UP-N &
CTA Purple Line

0.5 miles / 2 min



Church St & Maple Ave
CTA Routes
201, 208, 213, & 250

0.3 miles / 1 min



**O'Hare International
Airport**

15 miles / 35 min

Buy vs. Rent in the Neighborhood

Renting at 1717 is over 1.7x more affordable than owning the average home in the area.

~\$540,000

Average Home Value

\$2,303

Avg. In-Place Rent

1.7x

Buy vs. Rent

\$3,890

Estimated Monthly Mortgage

*Zillow Mortgage Calculator as of 7/19/21; 30-yr fixed rate loan at 3.0% with 10% down, plus property taxes at prevailing local rate, insurance, and HOA fees of approx. \$450



RIDGE AVE EVANSTON

Matthew Lawton

Executive Managing Director

312.528.3656

matthew.lawton@am.jll.com

Mark Stern

Managing Director

312.651.6725

mark.stern@am.jll.com

Kevin Girard

Senior Director

312.528.3689

kevin.girard@am.jll.com

Zach Kaufman

Associate

312.300.7314

zach.kaufman@am.jll.com

Daniel Kaufman

Senior Managing Director

312.528.3684

danny.kaufman@am.jll.com



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