



3 ELEVEN

IRREPLACEABLE 245-HOME
LUXURY APARTMENT BUILDING

BEST-IN CLASS AMENITIES & DESIGN

UNBEATABLE WALK-TO-EVERYTHING LOCATION

LOCATED IN THE HEART OF CHICAGO'S DYNAMIC
RIVER NORTH NEIGHBORHOOD

The Offering

Jones Lang LaSalle Americas (Illinois), L.P. (“JLL”), an Illinois limited partnership is pleased to present **3Eleven**, a newly constructed 245-home ultra-luxury high-rise apartment community perfectly situated in the heart of Chicago’s dynamic River North neighborhood. The award-winning, **LEED-certified** property sets the standard for luxury, high-end living with breathtaking views, beautifully designed interiors, and photo-worthy amenities that promote a life of luxury and convenience. Residents at this stunning building enjoy an ideal **live-work-play lifestyle** steps to a state-of-the-art new office development and a flourishing River North location. Surrounded by vibrant night life, Chicago’s finest culinary scene, and the city’s top employers, these renters-by-choice are drawn to having the best of Chicago at their doorstep.



**LEED SILVER
CERTIFICATION**



**1st FITWEL CERTIFIED
BUILDING IN THE
MIDWEST**



PROPERTY SUMMARY

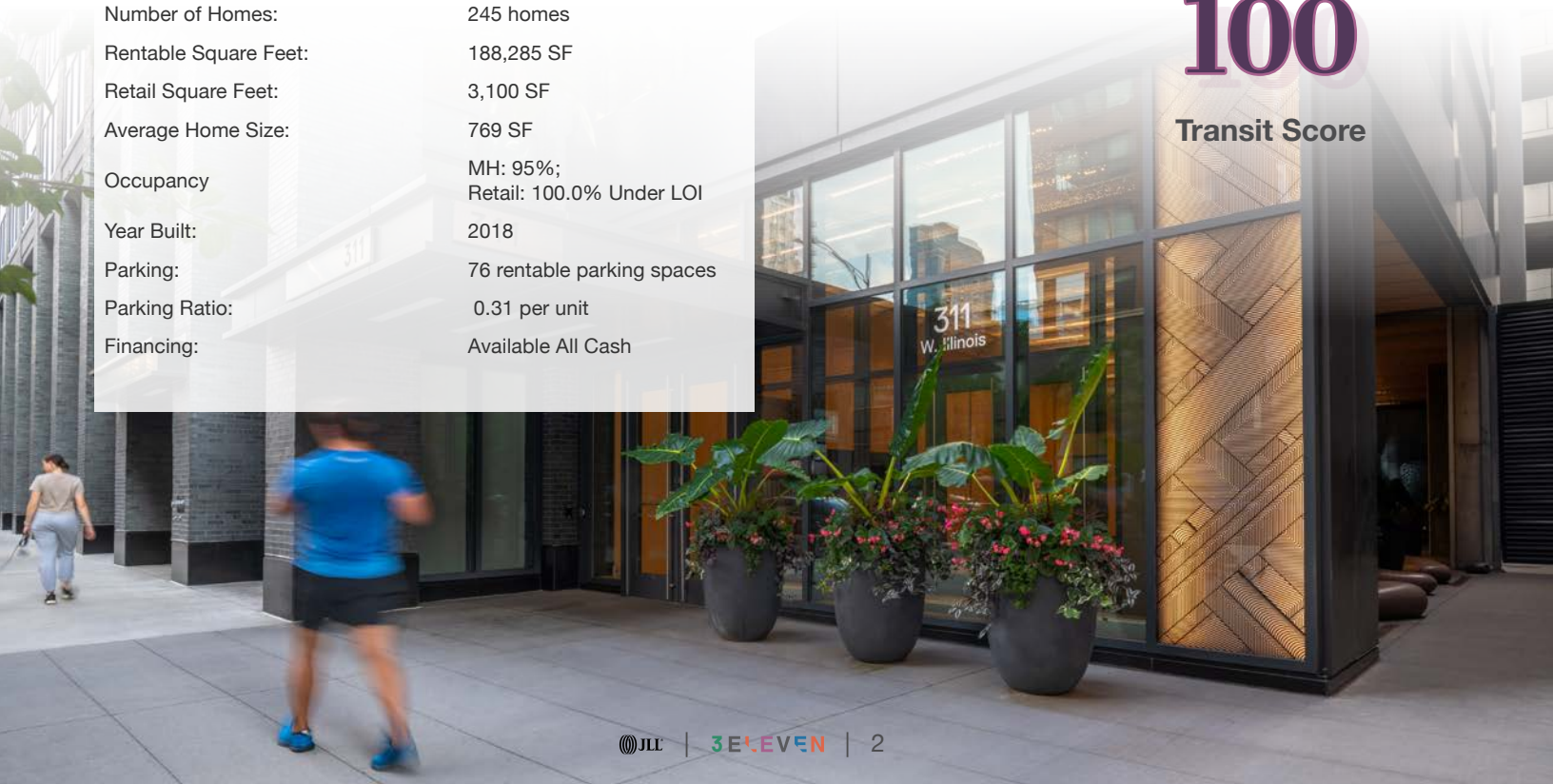
Street Address:	311 W Illinois Street
City, State:	Chicago, IL 60654
County:	Cook
Number of Stories:	25 stories
Number of Homes:	245 homes
Rentable Square Feet:	188,285 SF
Retail Square Feet:	3,100 SF
Average Home Size:	769 SF
Occupancy	MH: 95%; Retail: 100.0% Under LOI
Year Built:	2018
Parking:	76 rentable parking spaces
Parking Ratio:	0.31 per unit
Financing:	Available All Cash

92

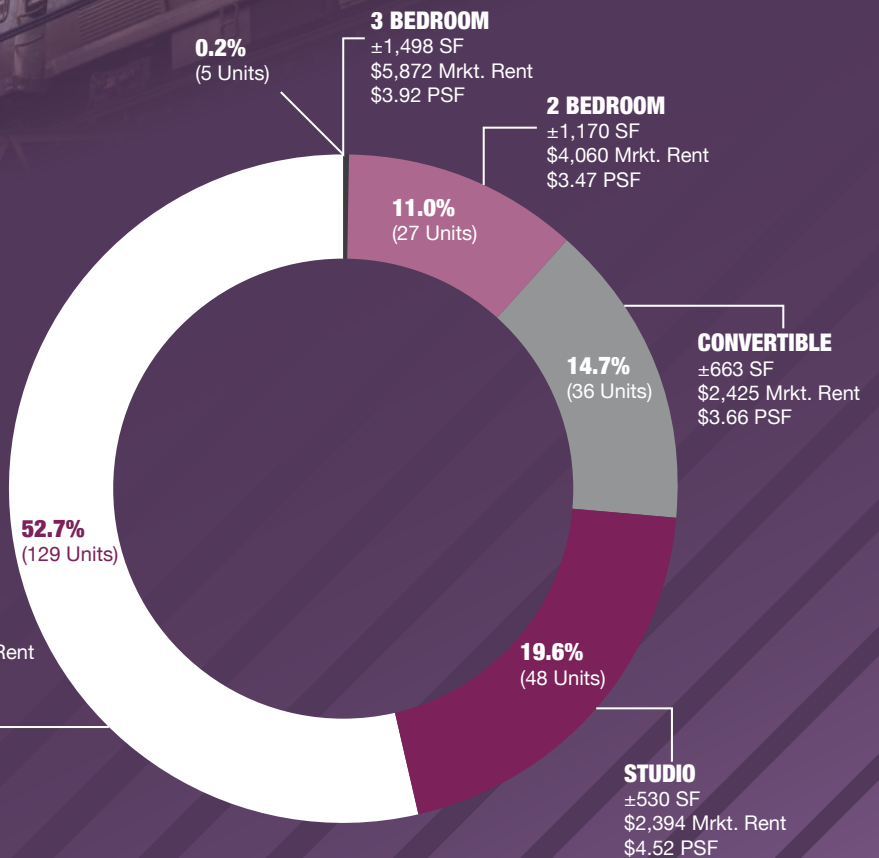
Walk Score

100

Transit Score



Outstanding Floor Plan Optionality



Live•Work•Play Appeal



TROPHY ASSET IN CHICAGO'S RIVER NORTH NEIGHBORHOOD

- Unobstructed, breathtaking views of the Chicago skyline
- World class, all-encompassing rooftop amenity package and vibrant resident social scene
- State-of-the-art interior design with attention to every detail
- First Fitwell-certified asset in the Midwest & LEED Silver Certified
- Amenity Retail Coming Soon: LOI Under Review

EXCEPTIONAL ACCESSIBILITY

- 92 walk score / 100 transit score
- Steps to CTA train, and bus lines, bike rental stations, and Chicago Water Taxi



WALK-TO-WORK

- Steps to new office developments including Salesforce Tower (5.2M+ SF / delivers 5,000 jobs in 2023) and the Merchandise Mart renovation (undergoing \$60M renovation)
- Immediately adjacent to tremendous job growth, and a burgeoning tech scene
- Proximate to Chicago's top employers such as: Salesforce, PWC, Deloitte, JLL

SOUGHT-AFTER DEMOGRAPHICS

- Affluent area residents earn an impressive ~\$198,000 average household income (quarter-mile radius)
- Low rent-to-income ratio of 15%
- Average age is 30, representing a strong workforce base in prime earning years



IRREPLACEABLE LOCATION

- River North location, Central to Chicago CBD, & steps to West Loop/Fulton Market
- Dynamic River North location surrounded by superb dining & entertainment
- Steps to the new and expanding Chicago River Walk - Chicago's "Second Shoreline"
- Two blocks from Chicago's Premier Health Club (East Bank Club)
- < 1-mile from proposed Bally's \$1.7B casino



Generational Opportunity

- Available at a discount to replacement cost
- Unmatched high barrier address
- Muted future supply pipeline
- 100% market rate units
- Supply pipelines will remain limited due to rising construction costs, changes to the Affordable Requirements Ordinance (ARO) and lack of available sites

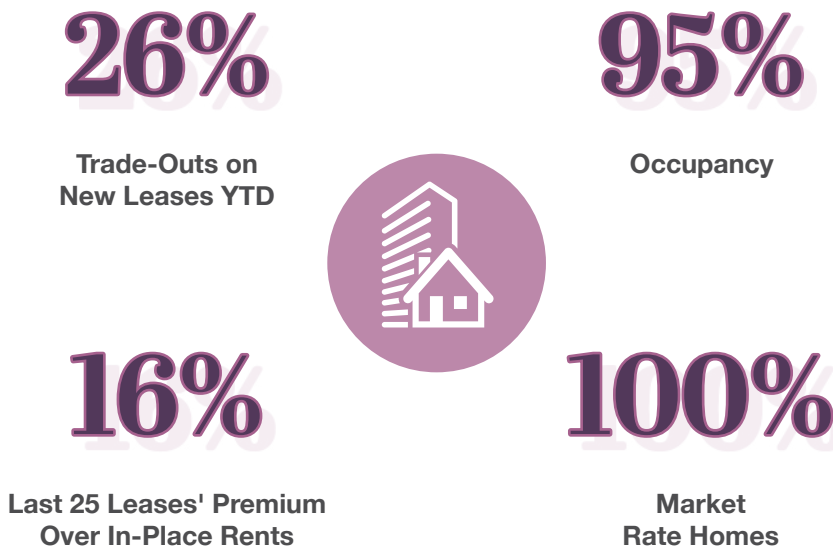
LIVE
WORK
PLAY

Incredible Property Performance

3Eleven's superior location, amenities, and interiors of this stunning 245-home apartment tower have resulted in impressive leasing trends with strong organic effective rent growth.

The 100% market rate asset is positioned for continued success given the significant barriers to entry into River North for future developments as there are zero competing assets under construction within a half-mile radius.

IMPRESSIVE PROPERTY STATS



LAST LEASES SIGNED ANALYSIS

Lease Trend	Avg. Eff	Avg. SF per Home	Avg. Eff Rent PSF
Last 75 Leases	\$2,624	765 SF	\$3.43
Last 50 Leases	\$2,652	731 SF	\$3.63
Last 25 Leases	\$2,589	678 SF	\$3.82
Last 10 Leases	\$2,587	635 SF	\$4.07

Astronomical Rent Growth on Recent Leases

HIGH BARRIERS TO ENTRY

Competitive Advantage

100% of units at 3Eleven are market rate, allowing for higher income potential than new developments subject to the Affordable Requirements Ordinance (ARO)

Limited Future Supply

Lack of desirable large scale development sites limits threat of competition

Soaring Construction Costs

Soaring replacement costs make it difficult to build an asset of this caliber

Walk-to-Everything Location



3 Eleven is steps away from some of the best dining, nightlife, and shopping in the country.

World-renowned entertainment and retail districts, Hubbard Street Corridor, Restaurant Row, Fulton Market, and the Magnificent Mile are all within walking distance.

River North Dining/Entertainment & Recreation




Bavette's

East Bank Club

2 min walk

The Magnificent Mile



15 min walk

Chicago Riverwalk



5 min walk

Randolph Street Restaurant Row

25 Michelin Star Restaurants



20 min walk

"Best Restaurant City" in the US

Millenium Park



#1 Tourist Attraction in the Midwest

5 min walk


The Theater District




15 min walk




**Michigan Ave
(Magnificent Mile)**
Stroll along Chicago's famous world-class Magnificent Mile




Aon Center
Home to some of Chicago's top employers, including KPMG, Microsoft, JLL, and AT&T




The Thompson Center
Google's recent investment in this future office will spur economic growth and job creation in the central loop neighborhood.



Millennium Park




Riverwalk
Stroll on the recently renovated/extended Chicago Riverwalk



Merchandise Mart
Walk to Merchandise Mart, Chicago's tech and innovation hub



House of Blues
Catch a show at the famous House of Blues



Merchandise Mart CTA Station
Access the CTA Brown/Purple Line via the neighboring Merchandise Mart Station



Loyola University Chicago



Northwestern University
Northwestern Memorial Hospital
Ann & Robert H. Lurie Children's Hospital of Chicago

3ELEVn

CTA BROWN LINE

Exceptional Accessibility

3Elevn offers residents a walk-to-everything location, with immediate accessibility to top employers, some of the country's best restaurants and nightlife, and numerous transportation options.



92 WALK SCORE



100 TRANSIT SCORE



Willis Tower
Walking distance to one of the world's tallest buildings

Bank of America Tower
Best-in-class office development, recently signed highest rent in city history

BMO Tower
Brand new tower completed in 2021 with more than 3,000 employees

Fulton Market
Walk to the vibrant Fulton Market tech and entertainment corridor

Theatre District
Walking distance to world-renowned Theatre District

Salesforce Tower
Brand new tower completed in 2022 with more than 5,000 employees

McDonald's HQ

444 W. LAKE ST. 150 N. RIVERSIDE PLAZA
Steps to Chicago's newest office towers

UNION STATION OGILVIE TRANSPORTATION CENTER
Catch a Metra train to the suburbs via Union and Ogilvie Station

Soho House
Walk into the trendy club on hot Green Street

CNA Tower
Text Brand New 800k SF office tower delivered in 2018

Chicago French Market
Grab-&-go meals and fresh produce at the European-inspired market

Restaurant Row
Walk to the famed dining on Restaurant Row

Google Midwest HQ

East Bank Club
Steps to the city's premier lifestyle and social club

Milwaukee Ave
Take Hipster Highway to Wicker Park, Bucktown, & Logan Square Neighborhoods

360 N Green
New tower completed by 2025, 80% of which is pre-leased by BCG, bringing in 2,000 jobs



There are well over 35,000 jobs offered in the office buildings in the immediate vicinity of 3Elevven including:

Merchandise Mart	13,500+ jobs
River North Point	3,000+ jobs
444 W. Lake st. & 150 N. Riverside plz	6,000+ jobs
Salesforce Tower	5,000+ jobs
Bank of America Tower	5,000+ jobs
CNA Tower	3,000+ jobs

Picture-Perfect Amenities

EPIC SUMMER

- Lush Rooftop Terrace with Outdoor Theater and Hammocks
- Sparkling Resort-Style Pool
- Gourmet Grilling Stations
- Modern Lounge Areas with TV and Firepit

FITNESS FOCUS

- State-Of-The-Art TechnoGym Fitness Center
- Yoga Studio + Meditation Lounge with Fitness On Demand
- Bicycle Storage Room and Repair Station

PET PLEASURES

- Pet Grooming & Relief Area
- Pet Washing Station

COMMUNITY CENTRIC

- Chic Social Lounge with Movie Theater
- Chef's Grade Demonstration Kitchen
- Starbucks Coffee Nook
- Dedicated Co-Working Space
- Planned Social Activities via Elevated Living App

DAILY CONVENIENCE

- Amazon Package Lockers*
- On-Site Management + Concierge Service
- Temperature Controlled Garage Parking*
- Car Charging Stations*
- Additional Private Storage*
- Smartphone Video Intercom System
- Tide Lockers

*Located on Lower Floor



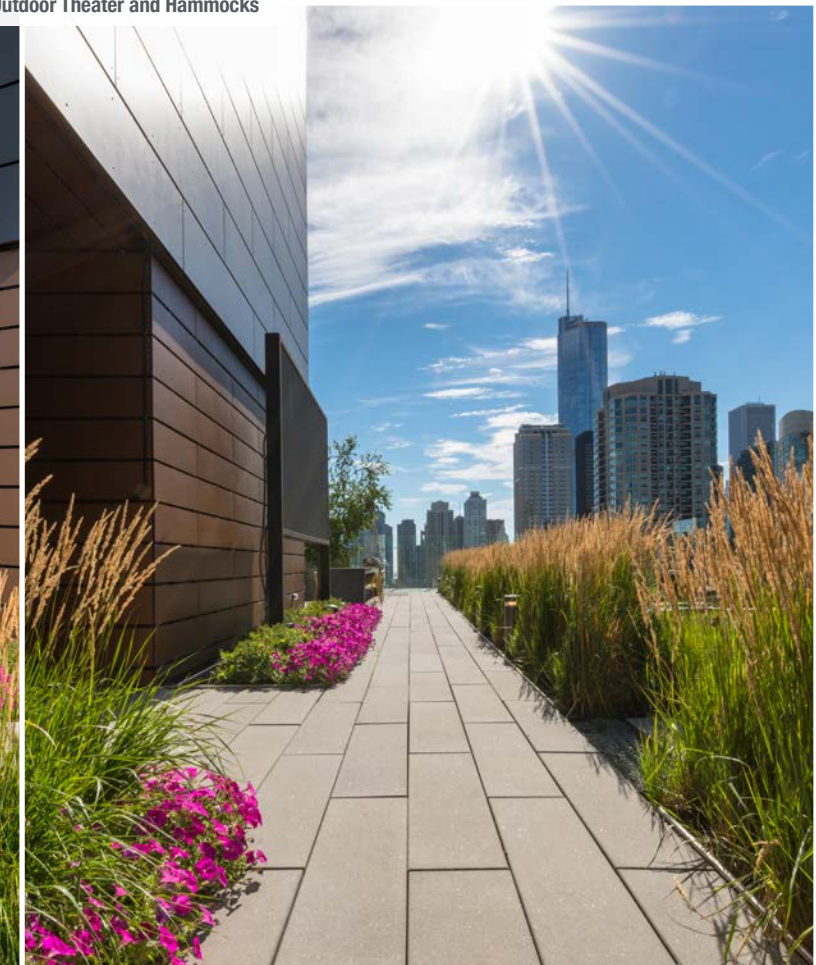
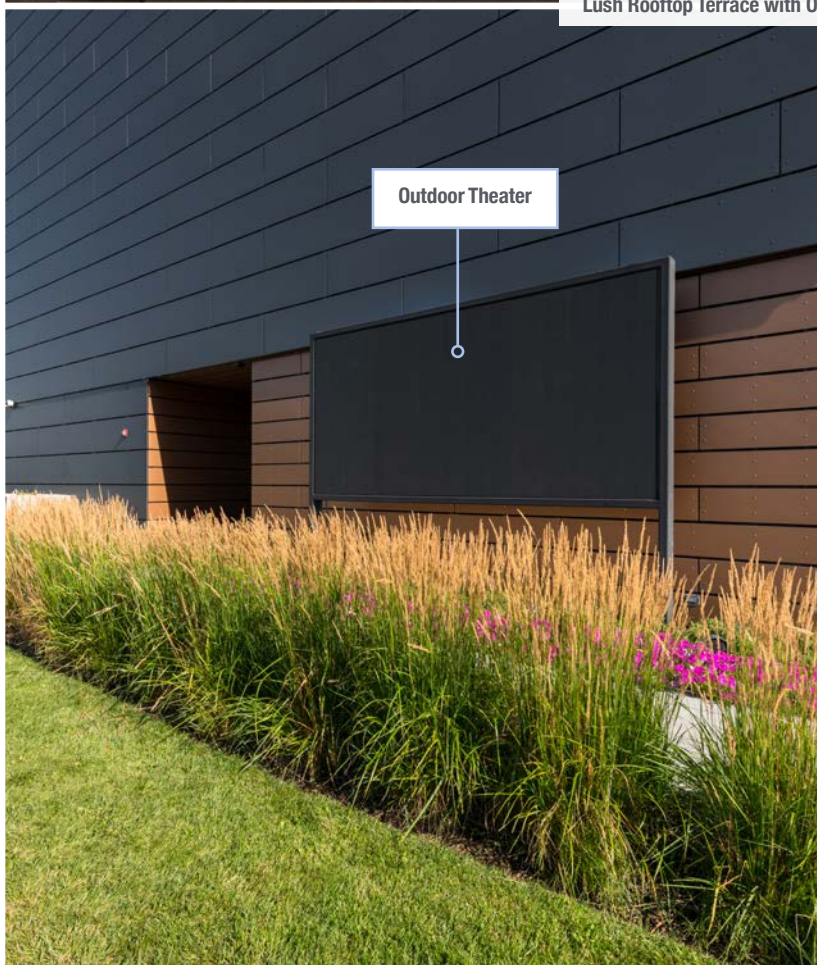


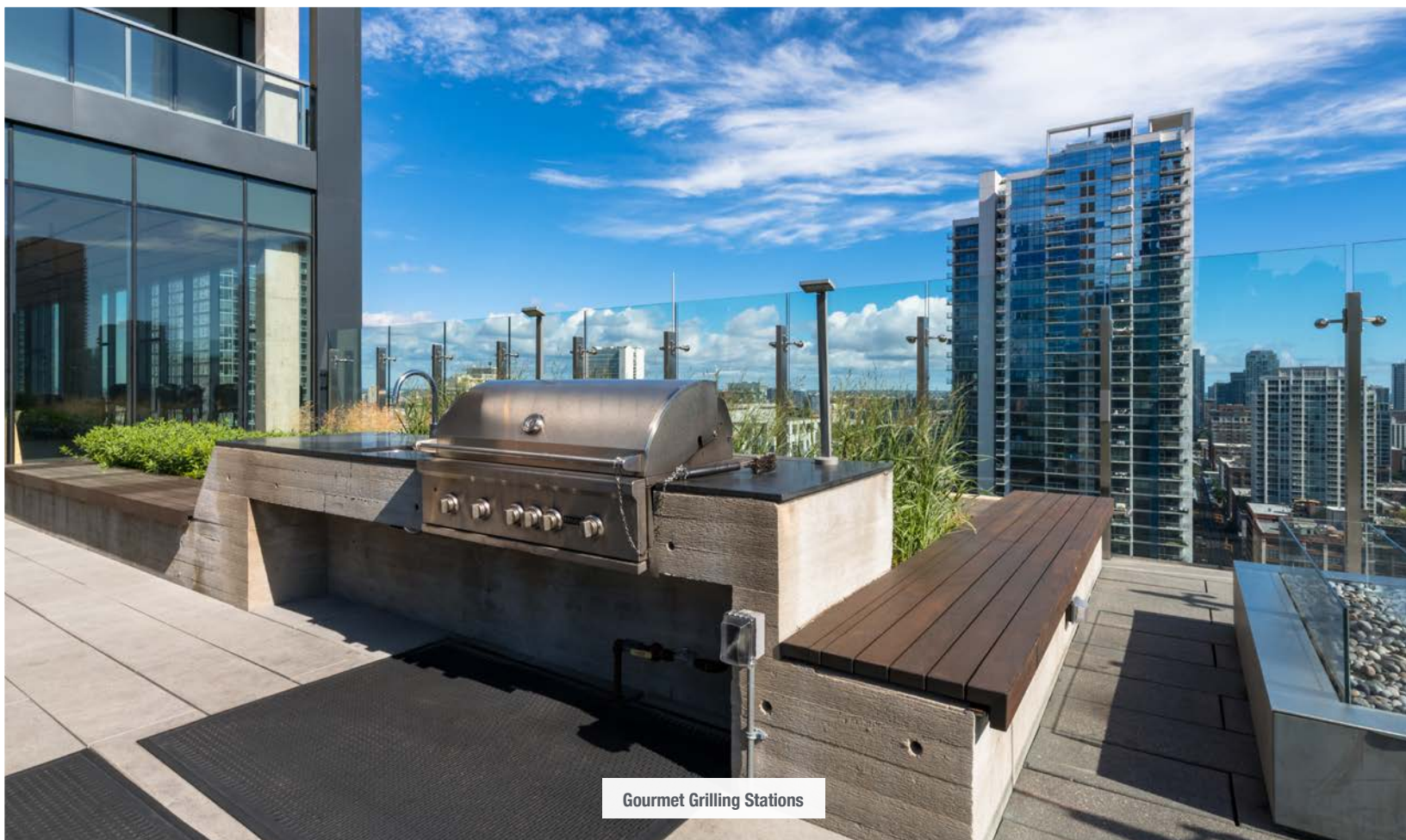
Sparkling Resort-Style Pool



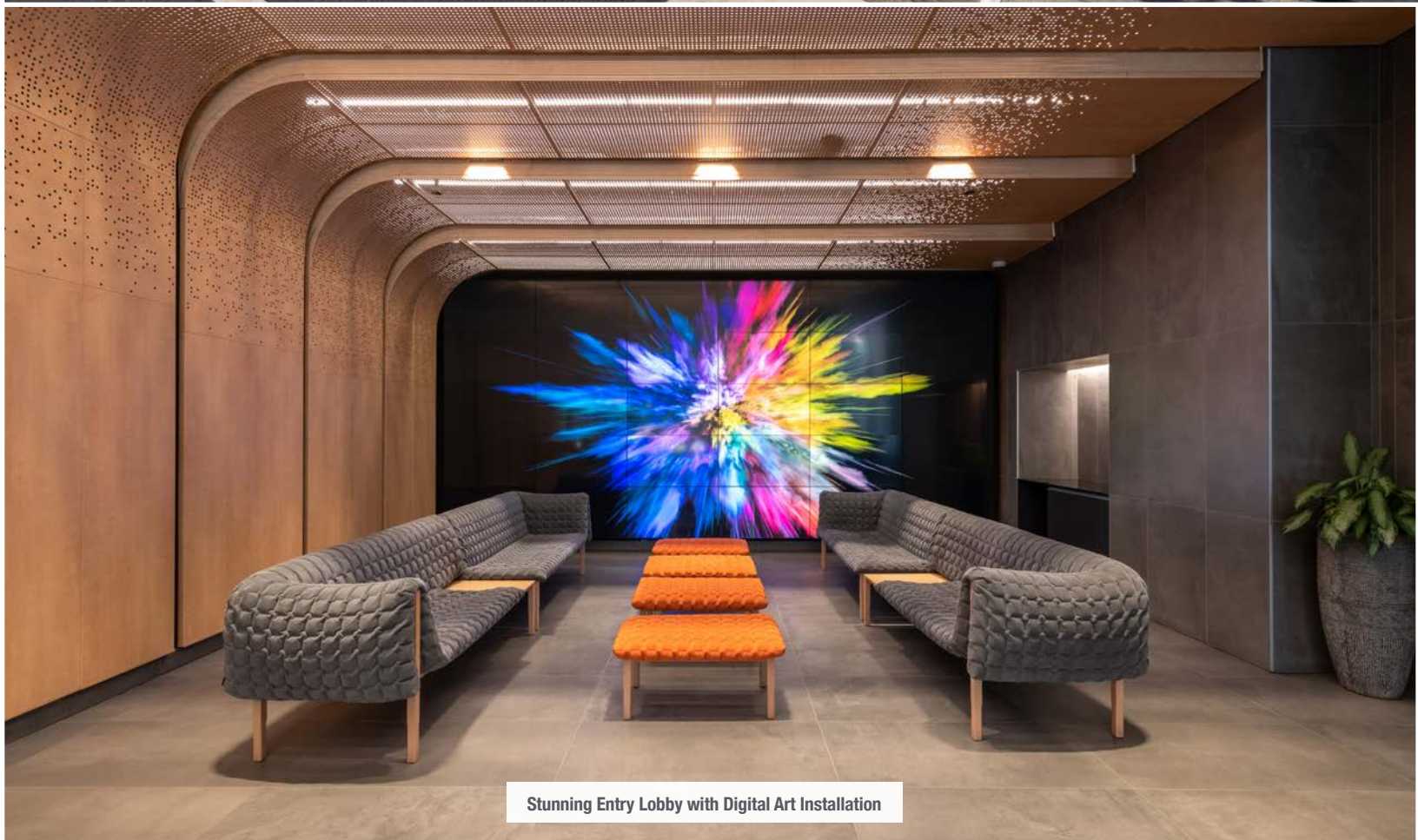


Lush Rooftop Terrace with Outdoor Theater and Hammocks



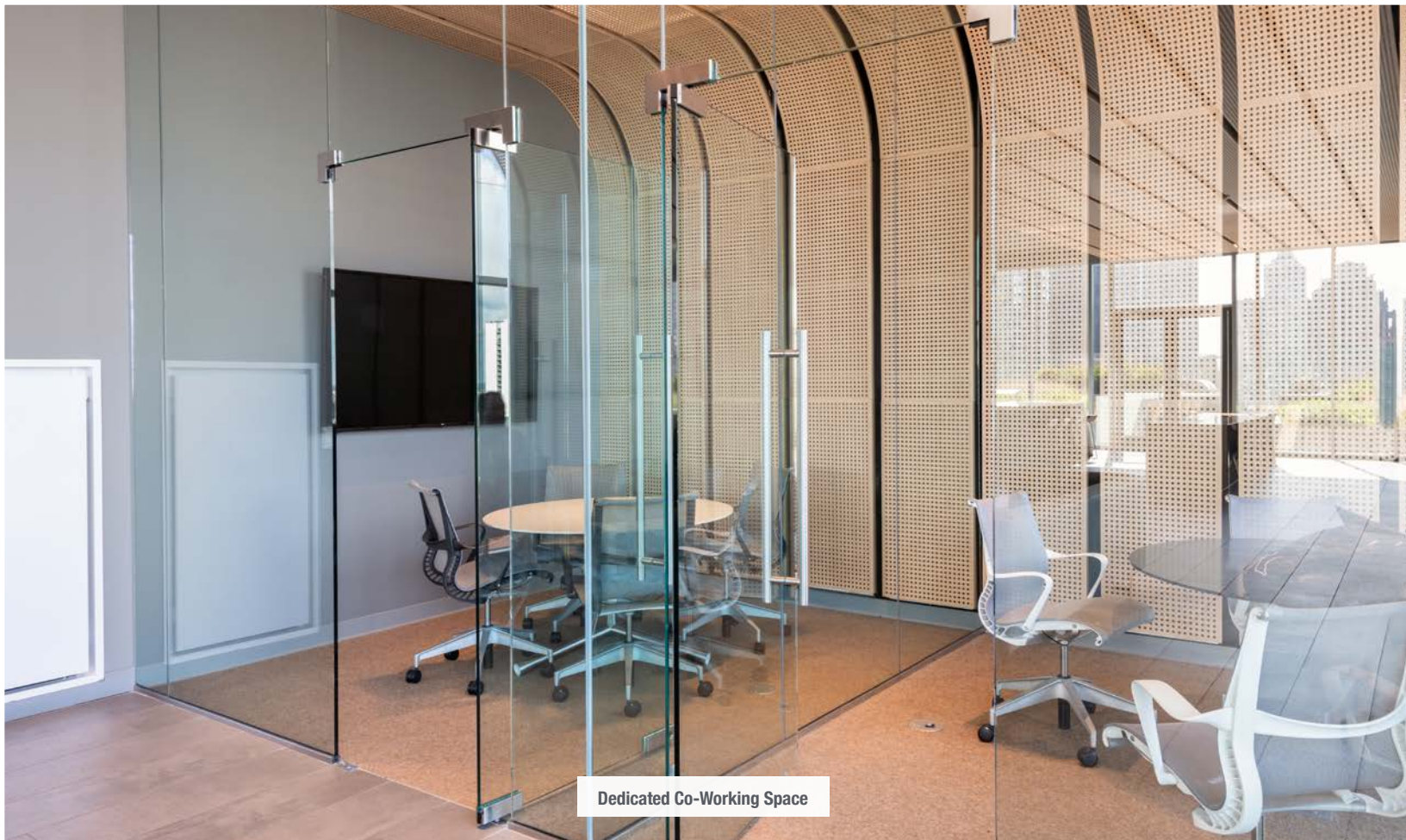


Gourmet Grilling Stations

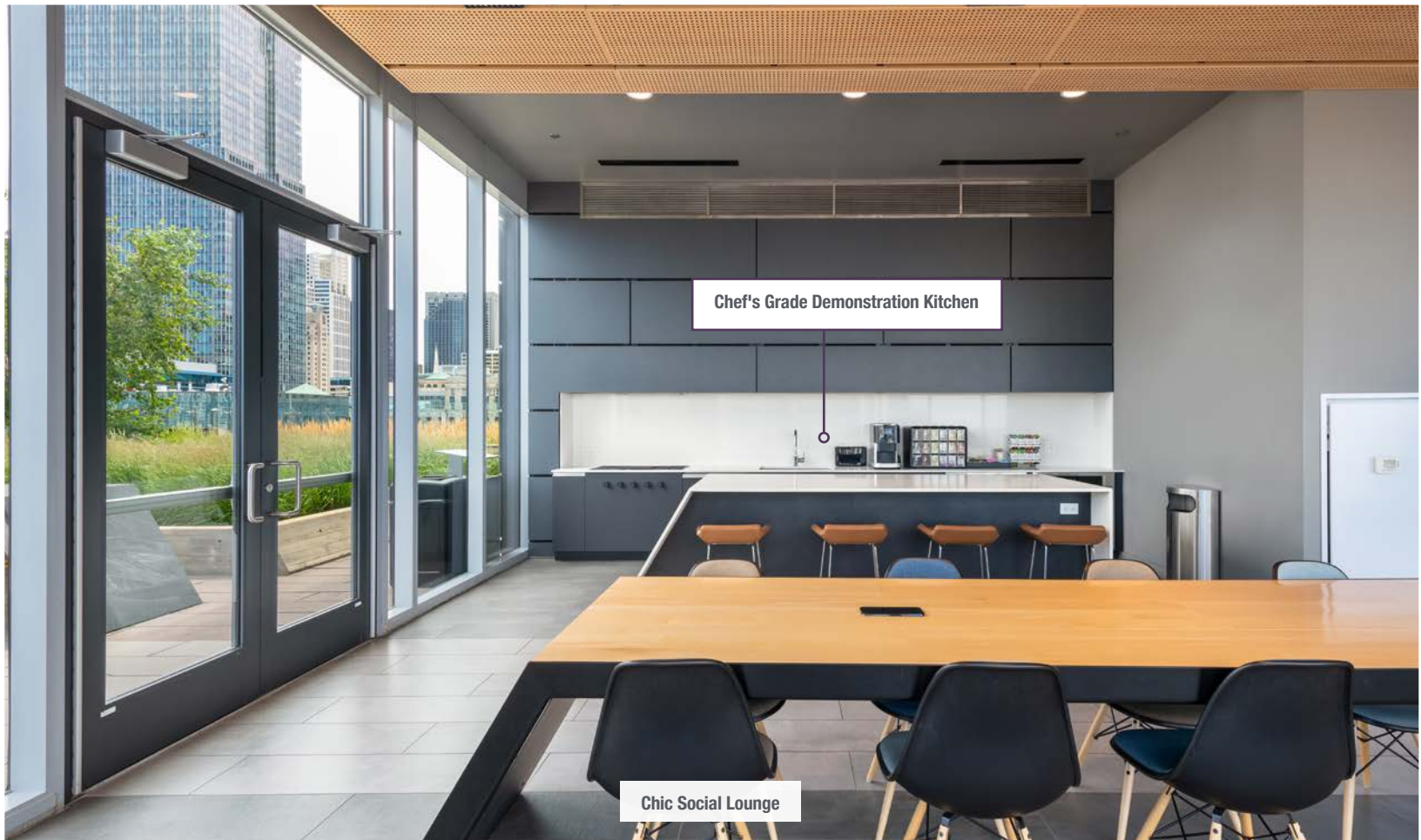


Stunning Entry Lobby with Digital Art Installation





Dedicated Co-Working Space

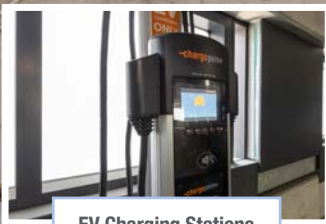
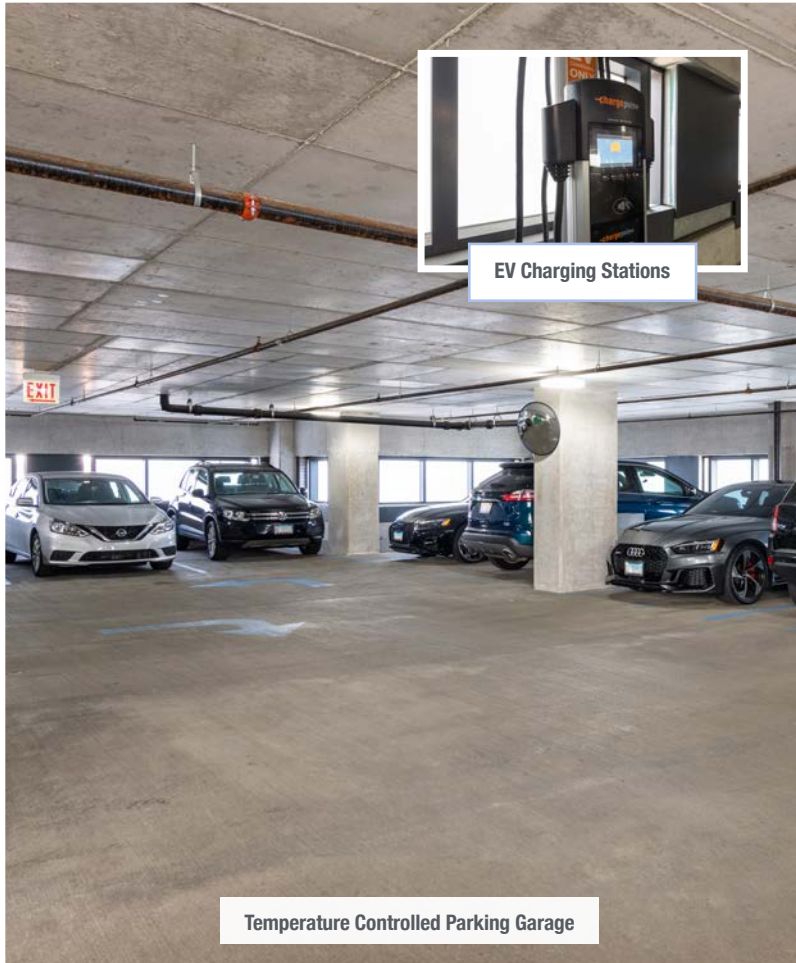


Chef's Grade Demonstration Kitchen

Chic Social Lounge



State-of-the-art TechnoGym Fitness Center



EV Charging Stations

Temperature Controlled Parking Garage



Tide Lockers



Thoughtful Interiors + Design

CONTEMPORARY GOURMET KITCHENS

- Light Quartz Countertops
- Designer Subway-Tile Backsplash
- Wood-Style Vinyl Plank Flooring Throughout
- Premium High-Gloss Gray-toned Cabinets & Drawers with brushed nickel pulls
- Movable Kitchen Islands/Breakfast Bars*
- GROHE Kitchen & Bath Fixtures & Undermounted Sinks
- French-Style Double-Door Refrigerators

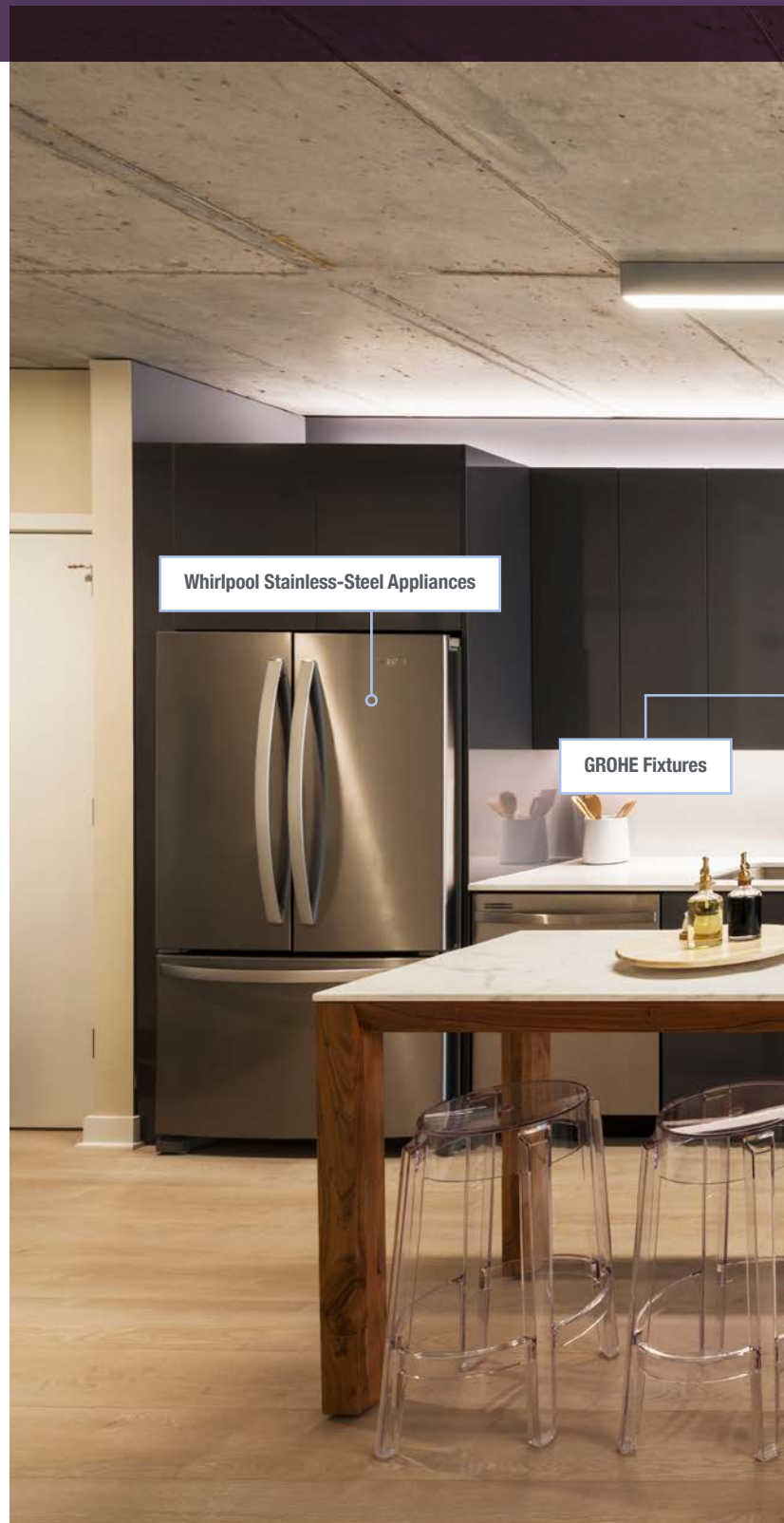
SLEEK FINISHES

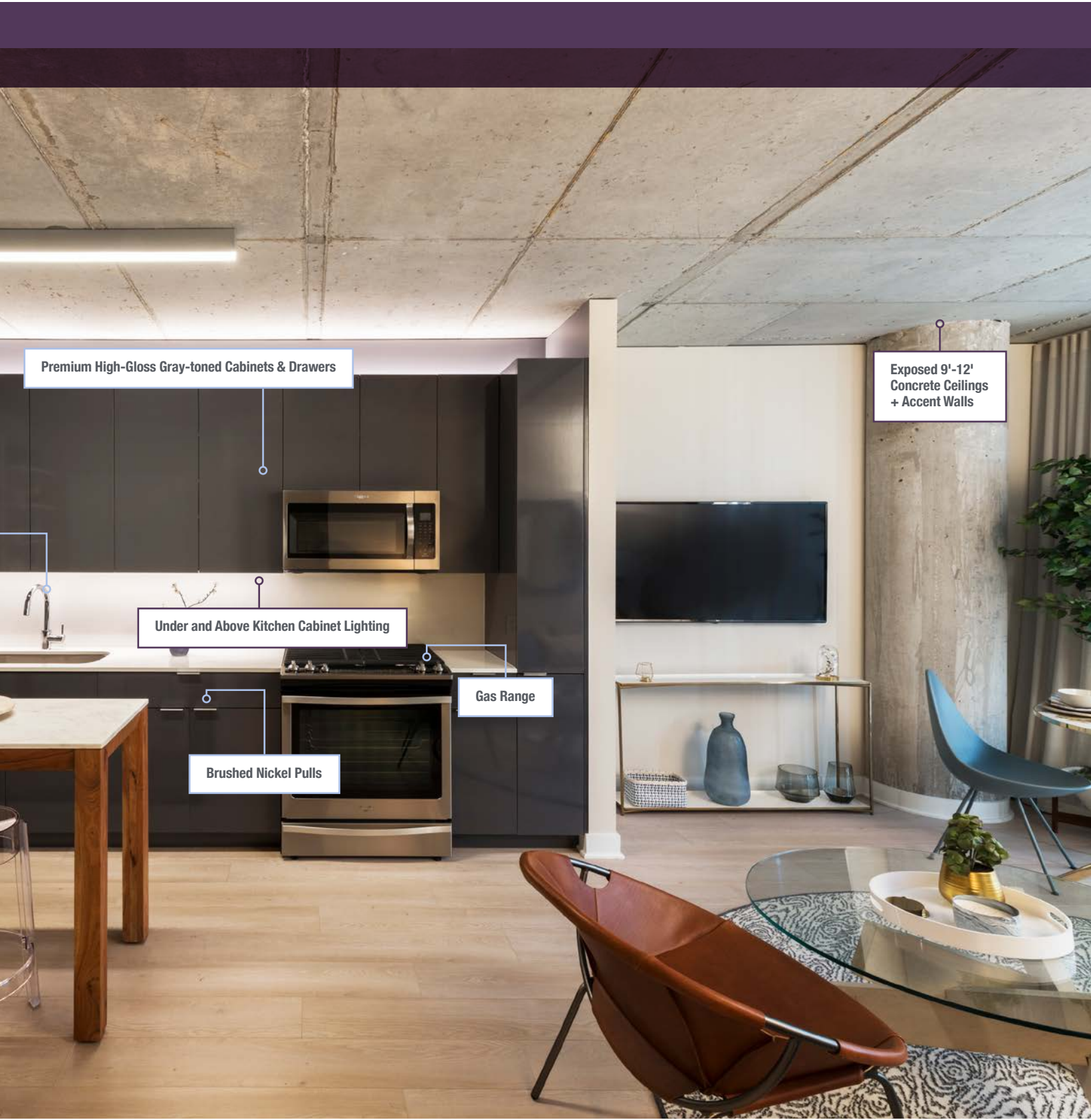
- Floor-to-Ceiling Windows
- Custom Solar Shade Window Treatments
- Exposed 9' – 12' Concrete Ceilings + Accent Walls
- Whirlpool Stainless-Steel Appliances
- Deep Set Tubs
- Schlage Key Locks

CLASSIC COMFORTS

- IOTAS Smart Home Controls*
- Thoughtful and Spacious Floorplans
- Large walk-in Custom Built Closets
- In-unit Washer/Dryer
- Private Balconies & Terraces*

**In Select Homes Only*





Premium High-Gloss Gray-toned Cabinets & Drawers

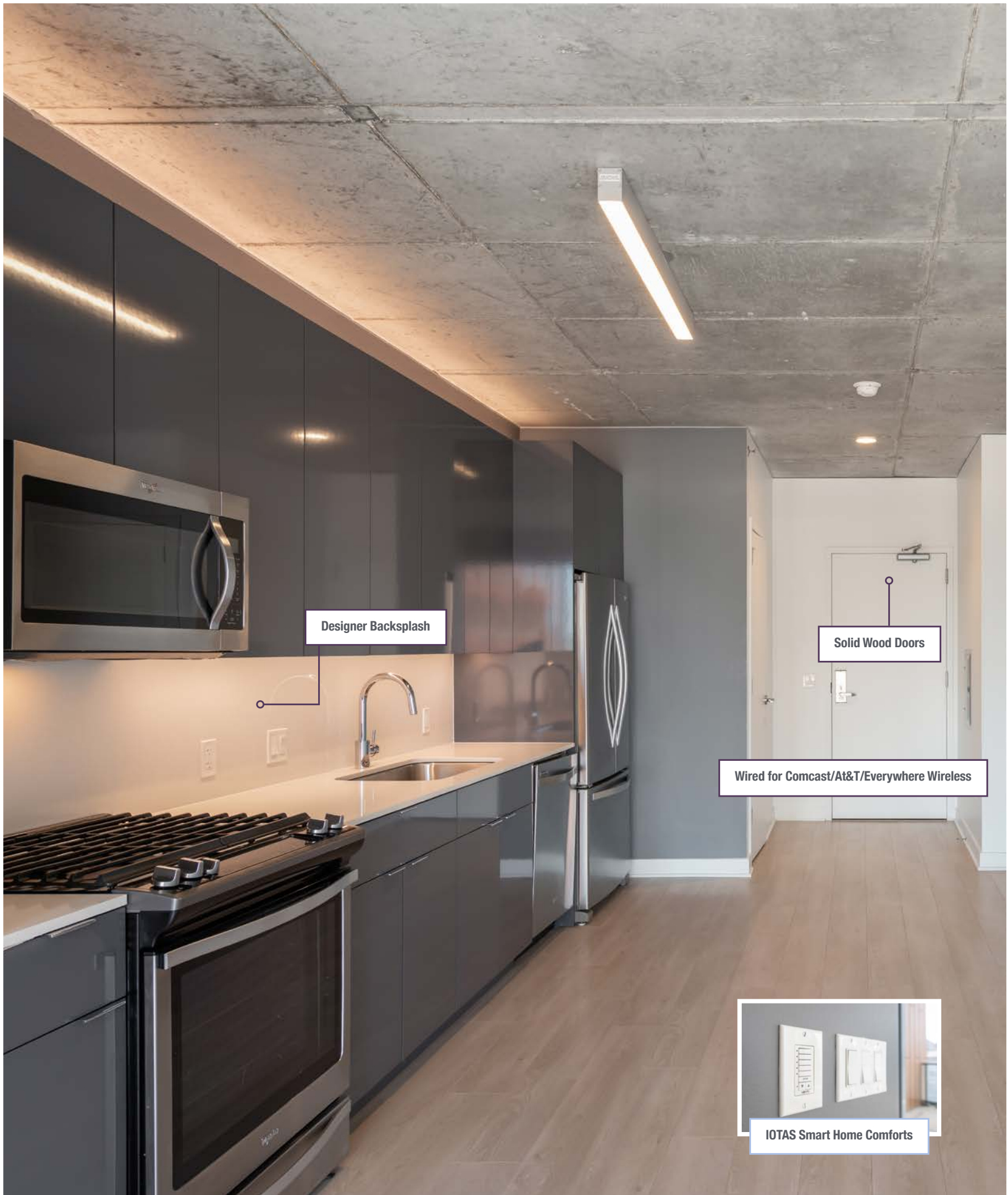
Exposed 9'-12'
Concrete Ceilings
+ Accent Walls

Under and Above Kitchen Cabinet Lighting

Gas Range

Brushed Nickel Pulls





Designer Backsplash

Solid Wood Doors

Wired for Comcast/At&T/Everywhere Wireless



IOTAS Smart Home Comforts

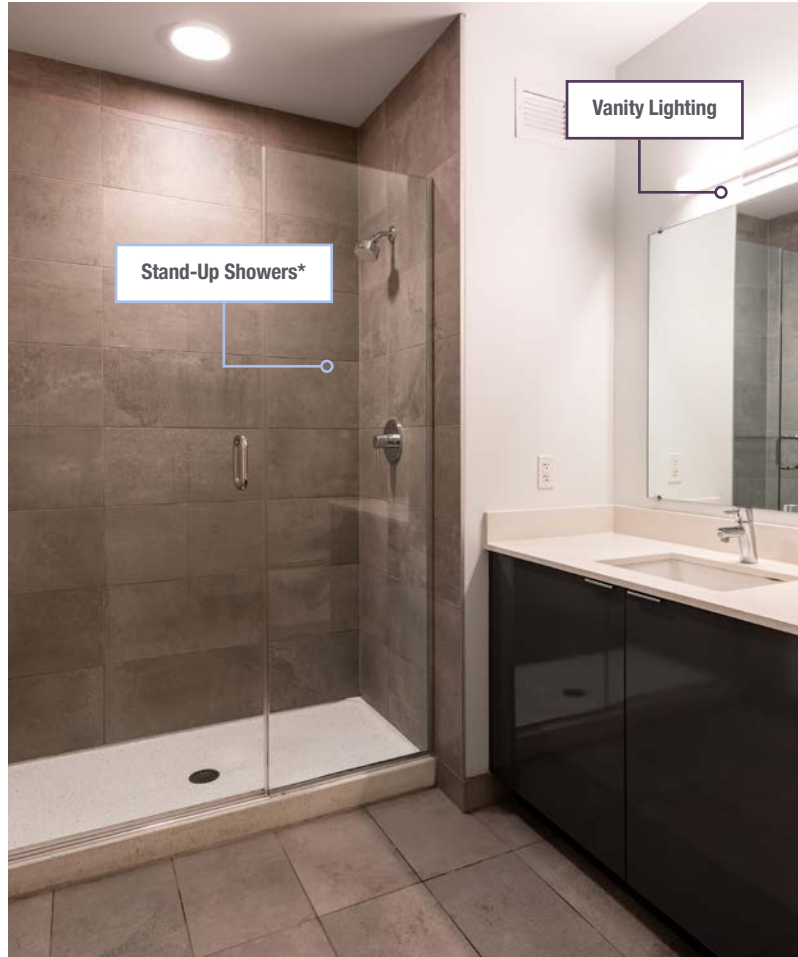


GROHE Bath Fixtures

Deep Set Tubs

Oversized Bathrooms

Quartz Counters



Stand-Up Showers*

Vanity Lighting



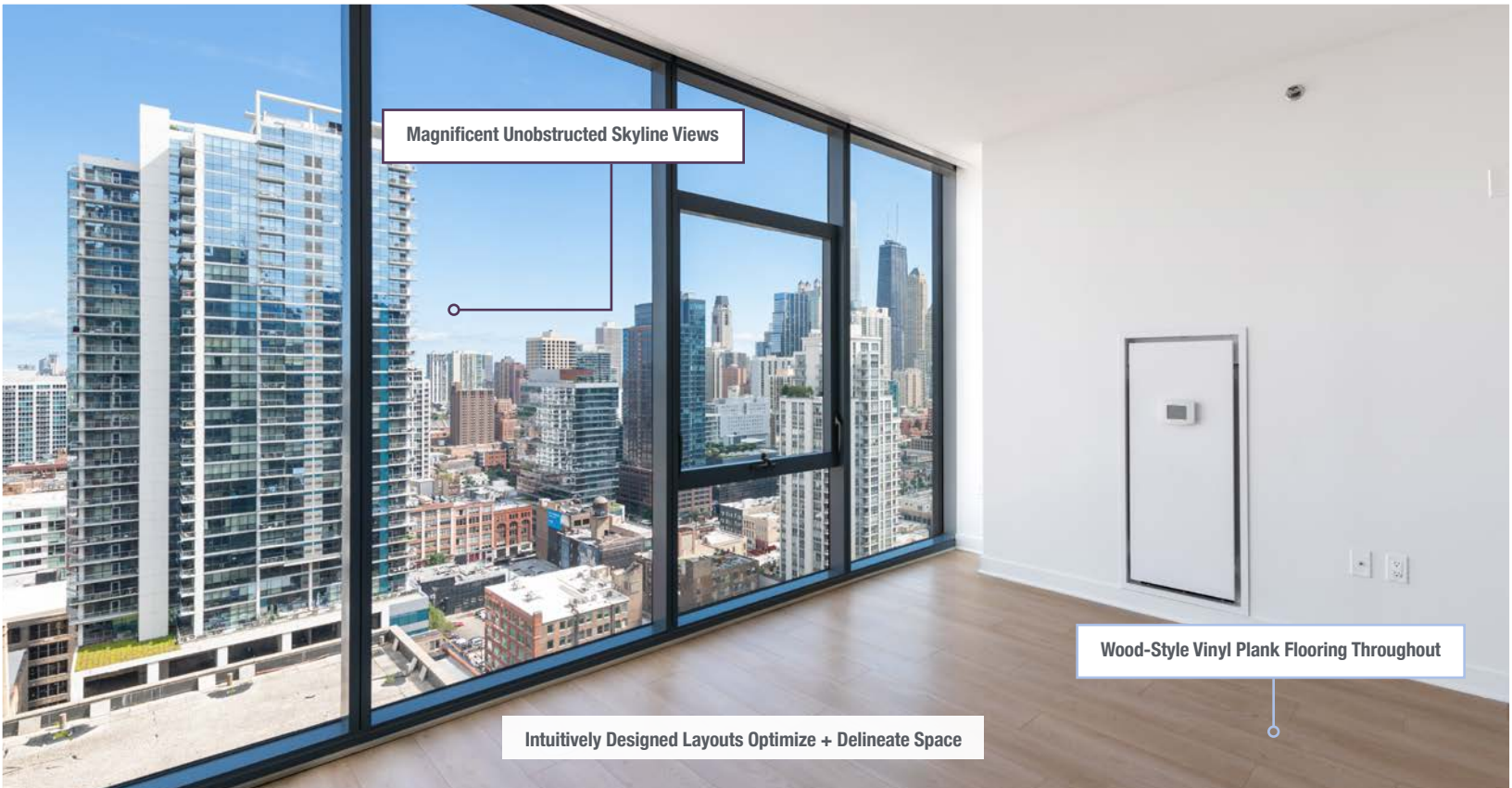
Large Walk-In Custom Built Closets





Custom Solar Shade Window Treatments

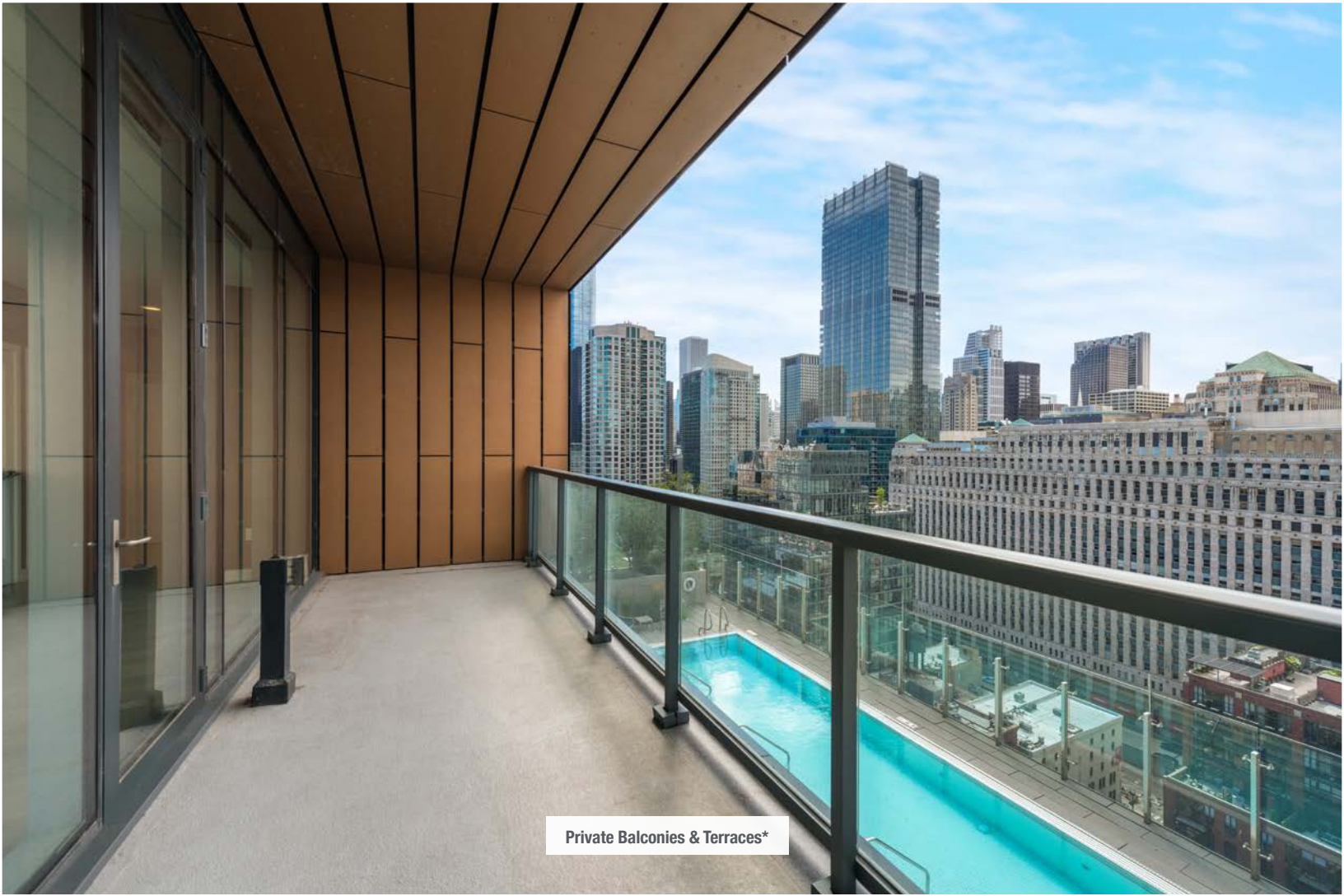
Floor-to-Ceiling Windows



Magnificent Unobstructed Skyline Views

Wood-Style Vinyl Plank Flooring Throughout

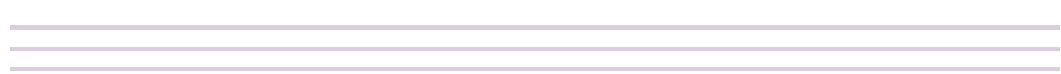
Intuitively Designed Layouts Optimize + Delineate Space



Private Balconies & Terraces*



Fifth Floor Balconies with Zen Gardens



In The Middle of it All

BARS & RESTAURANTS

- 1 *Beatrix*
- 2 *Blackwood BBQ - Lake Street*
- 3 *Eataly*
- 4 *Gibsons Italia*
- 5 *Siena Tavern*
- 6 *The Green Door Tavern*
- 7 *Wollensky's Grill*
- 8 *Topolobampo*
- 9 *Osteria Via Stato*
- 10 *The Smith*
- 11 *Bavette's Bar & Boeuf*
- 12 *RMP Seafood*
- 13 *Tanta Chicago*
- 14 *Prime & Provisions Steakhouse*
- 15 *Francois Frankie*
- 16 *The Dearborn*
- 17 *Catch 35*
- 18 *The Hampton Social*
- 19 *Wildfire*
- 20 *Taste 222*
- 21 *Victory Italian - River North*

HEALTH & WELLNESS

- 1 *Life Time*
- 2 *Orangetheory Fitness*
- 3 *Mayweather Boxing +Fitness Chicago River North*
- 4 *River North CrossFit*
- 5 *STRIVE VILLAGE*
- 6 *Urban Grind*
- 7 *CYCLEBAR*
- 8 *East Bank Club*

RETAIL

- 1 *P.O.S.H.*
- 2 *The Merchandise Mart*
- 3 *The Shops at North Bridge*
- 4 *Marshalls*
- 5 *Nordstrom*
- 6 *Anthropologie*
- 7 *Macy's*
- 8 *Blick Art Materials*
- 9 *Old Navy*
- 10 *Block 37*
- 11 *The Clayton - Retail Store*
- 12 *Atrium Mall*
- 13 *CSR US*

GROCERY

- 1 *Amazon Go*
- 2 *Jewel-Osco Deli*
- 3 *Jewel-Osco*
- 4 *North Loop Market*
- 5 *Chicago Organics*
- 6 *Grand Food Mart*

ENTERTAINMENT

- 1 *House of Blues Chicago*
- 2 *The Chicago Theatre*
- 3 *James M. Nederlander Theatre*
- 4 *Cadillac Palace Theatre*
- 5 *McCormick Bridgehouse & Chicago River Museum*
- 6 *The Richard H. Driehaus Museum*
- 7 *American Writers Museum*
- 8 *Museum of Illusions Chicago*
- 9 *Gene Siskel Film Center*
- 10 *AMC DINE-IN 600 North Michigan 9*

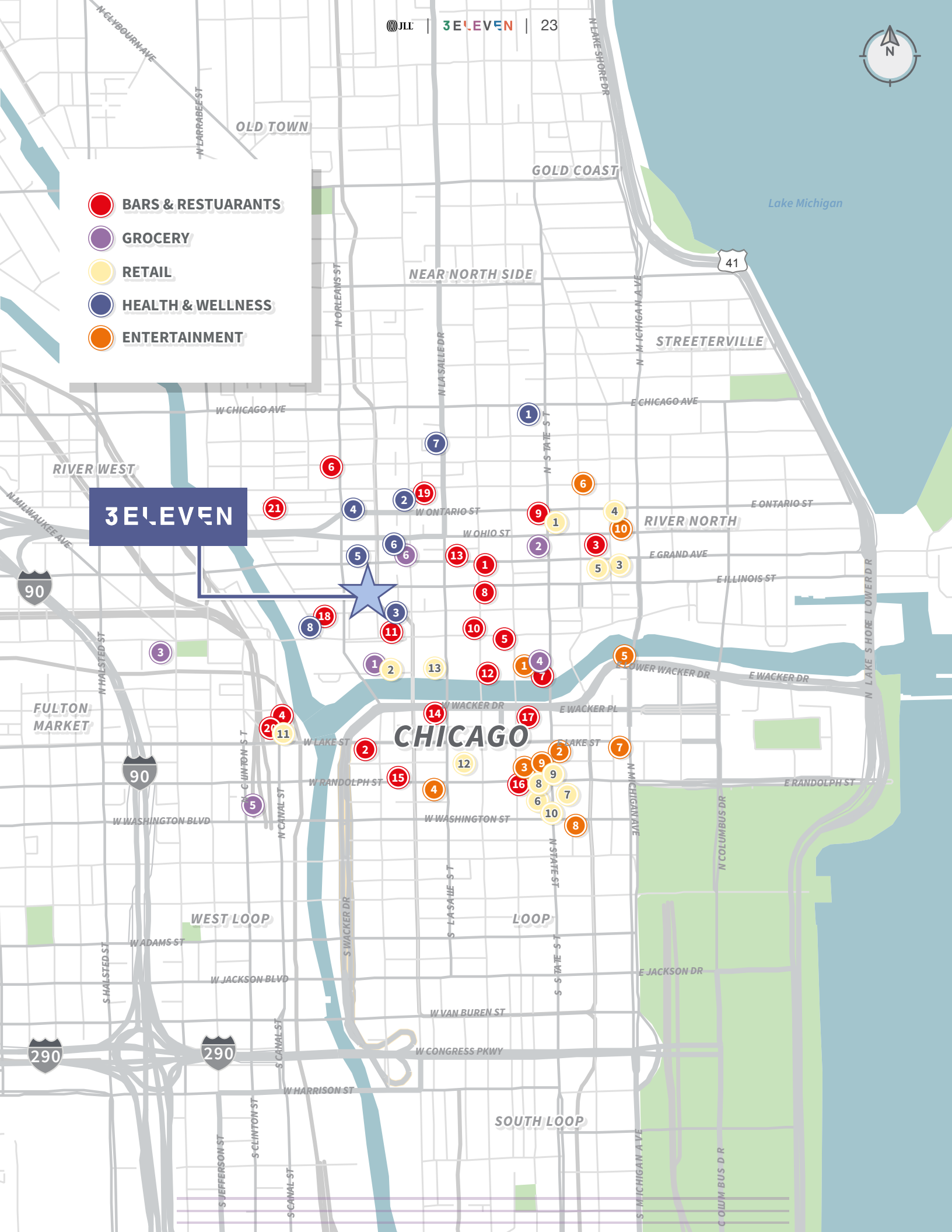


- BARS & RESTUARANTS
- GROCERY
- RETAIL
- HEALTH & WELLNESS
- ENTERTAINMENT

3ELEVEN



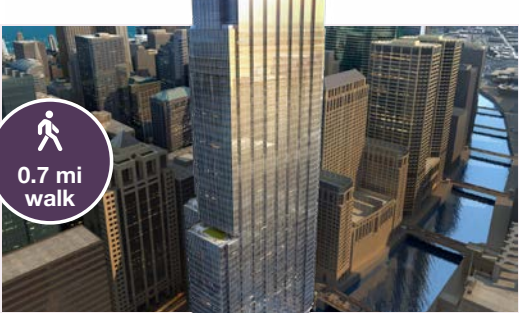
CHICAGO



Steps to Newest CBD Offices


Minutes away is nearly 3.6 million square feet of brand new, Class A office space in Chicago's two most high profile office developments. Another 1.35 million square feet of office is under construction or breaking ground soon. All these developments are all within a twenty-minute walk from 3Eleven demonstrating the strength of 3Eleven's highly desirable location.

3.6 MILLION SF DELIVERED




0.7 mi walk

110 N. WACKER DR. (Bank of America Tower) Delivered 2020 | 1.5 million SF



0.6 mi walk

151 N FRANKLIN ST. (CNA Building)
807,000 SF | Delivered 2018




0.7 mi walk

150 N. RIVERSIDE PLAZA
1.3 million SF
Delivered 2017


444 W Lake
1.1 million SF
Delivered 2016

1.35 MILLION SF COMING SOON




0.3 mi walk

311 W. HURON ST.
145,000 SF | 31.7% Leased | Future 2024



0.4 mi walk

333 W. WOLF POINT PLZ (Salesforce Tower)
1.2 million SF | Under Construction 2023



theMART 2.0
A VORNADO PROPERTY

0.3 mi walk

\$60M Renovation to the Merchandise Mart

*CoStar; 2016 or newer; 500,000 SF+; 0.5mi radius

Walk-to-Work Location

Incredible Access to Downtown Office Submarkets

3Eleven is ideally positioned at the heart of one of the four major CBD submarkets, which comprise 133 million square feet of office space in the Chicago CBD. **The property's unrivaled CTA access and walkability allow for an unbeatable morning commute. 3Eleven is within a half mile of 61.6M sf of office space & 11 Fortune 500 HQs.**



Youth & Affluence

Residents at 3Eleven benefit from a short commute to their top area employers, many of which are Fortune 500 ranked and leaders in their respective professional industries. Record single family home prices, low inventory, and rising mortgage rates will ensure a stable renter base.

30
Avg Age.
Young Vibrant
Resident Base

11
Fortune 500
Resident
Employers

FORTUNE 500 RESIDENT EMPLOYERS (2022 RANK)

Walgreens #18	Bank of America #36	Morgan Stanley #61	Allstate #66	ORACLE #91	nrg #133
salesforce #136	PNC #178	JLL #185	AMERICAN FAMILY INSURANCE #251	Constellation Brands #403	

Resident Employers

TECHNOLOGY

salesforce
Google **LinkedIn**
DocuSign **LogicGate**
Built-In **Curion**

CONSULTING

Deloitte
Boston Consulting Group
 pwc

FINANCIAL SERVICES

Morgan Stanley **Mesirow Financial**
 JLL **MACQUARIE**
Broadhaven **CELESTE**
Birchwood **NEUBERGER BERMAN**
HEALTHCARE PARTNERS

bp **troutman pepper** **NEAL GERBER EISENBERG** **BartlitBeck LLP** **CHAPMAN** **Ace of Spades**
Focused on Finance®
 axiom **PELTON** **NorthShore**
law redefined University HealthSystem

Young Professional Hot Spot

As top tier companies migrate to downtown Chicago, thousands of highly educated, well-paid young professionals have followed suit resulting in an affluent, **gainfully employed renter demographic capable of paying top rents.**

QUARTER MILE RADIUS DEMOGRAPHICS

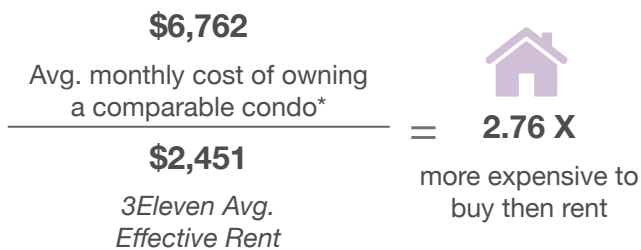


Source: ESRI August 2022

RIVER NORTH RENTER AFFORDABILITY

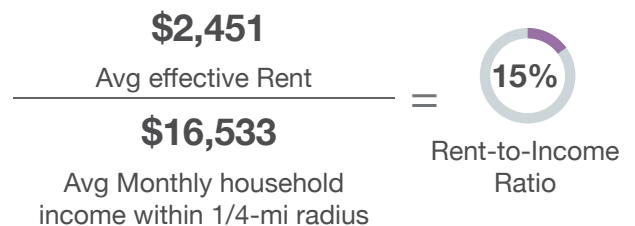
Rent vs. Buy

Recent Condo Sales in the area averaged ~\$1,000,000, **which costs ~\$4,300/month more than renting at 3Eleven**



Rent to Income Ratio

High area household income leaves **significant room to push rents with a 15% buffer**



Zillow Mortgage Calculator, Assumes 30-Yr fixed mortgage @5.195%, 20% down, including taxes, insurance and HOA fees

Transportation Nexus

100


Transit Score

92


Walk Score

85


Bike Score



CHICAGO L TRAINS

Merchandise Mart 5 min walk

Grand 7 min walk

26 min to Wrigley Field

45 min to O'Hare International Airport

25 min to United Center



CHICAGO METRA COMMUTER TRAINS

15 min walk to Ogilvie Transportation Center



CTA BUSES

1 min walk from Grand & Franklin

2 min walk from Illinois & LaSalle

3 min walk from Orleans & Hubbard

3 min walk from Wells & Hubbard

**** O'HARE

O'HARE INTERNATIONAL AIRPORT

30-min drive to the #1 most internationally connected airport in the U.S. and the third most globally.



CHICAGO WATER TAXI

7 min walk to Water Taxi Pick Up



NEARBY HIGHWAYS



5 min drive to Kennedy Expressway

7 min drive to Chicago - Kansas City Expy

8 min drive to Lake Shore Drive



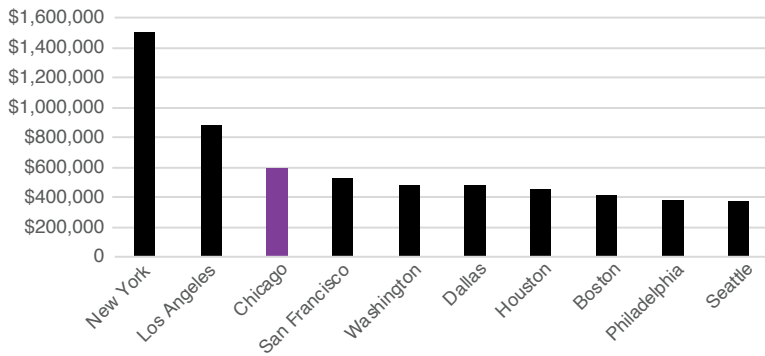
CHICAGO BICYCLE SHARING SYSTEM

1 minute walk to Franklin St & Illinois St Divvy Bike Station

Chicago is an Affordable Powerhouse

CENSUS BUREAU OF LABOR STATISTICS

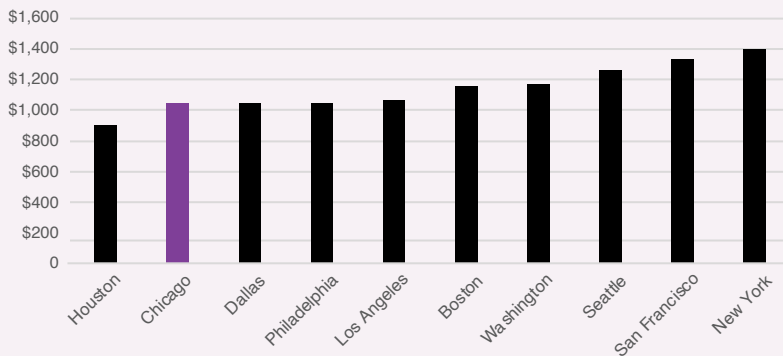
TOP 10 MSA GDPS (MILLIONS)



Chicago's GDP (\$693B) is the third highest in the nation, and comparable to that of Saudi Arabia (\$700B), the 20th largest economy in the world.

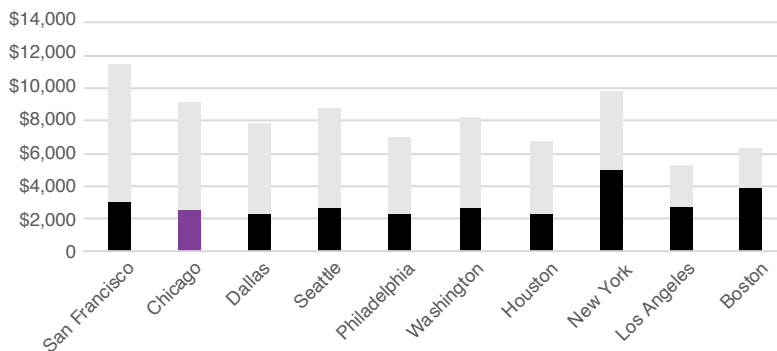
Chicago alone constitutes 4% of the US GDP.

COST OF LIVING WITHOUT RENT (DOLLARS/MO)



When compared to the highest-GDP cities, **Chicago ties for second in lowest cost of living without rent.**

EFFECTIVE RENT AS COMPONENT OF MONTHLY INCOME



COST OF LIVING CALCULATOR
Chicago remains one of the most affordable downtown markets to rent when looking at current average effective rents as a percent of median household income.

= Average effective downtown rent
 = Median downtown household income

Monthly income from census, effective rent from costar (Downtown Rent)

Chicago's cost of living is significantly lower than other major metros across the nation, consistently attracting new business and professionals.

Chicago is the Top Destination for Corporate Growth and Relocation

For the ninth consecutive year, **Chicago has been #1 Metro in the US for corporate investment.**

GOOGLE

\$300M+ Investment in the Thompson Center to create a state-of-the-art office by 2026

ABBOTT LABS

Opening first-ever downtown office of **100,000 SF** at Willis Tower bringing **450 new jobs**

KELLOGG'S

To split into 3 companies, with **Chicago as HQ**

LINDEN CAPITAL

Private-equity firm relocating to the 55th floor at 110 N Wacker, the **highest rent ever paid for an office in Chicago**

SALESFORCE

In 2023, Salesforce will open its HQ at Wolf Point South, bringing in **2,000 new jobs**

BOSTON CONSULTING GROUP

Will lease **250,000 SF**, or about half of 360 N Green, a trophy office development in Fulton Market set to deliver in 2025.

IMC FINANCIAL MARKETS

Will double its space to **160,000 SF** and extend its lease to 2033 in Willis Tower

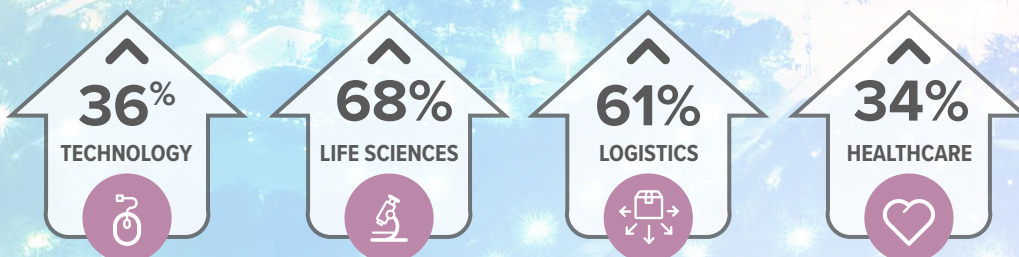
ECHO

Signed **185,000 SF** office lease in River West

TIKTOK

150 jobs expected to be added (30K sf of office space)

Technology, life sciences, logistics, and healthcare are new growth engines for the city



Chicago draws Top Talent

MIDWEST TALENT PIPELINE

Chicago is the #1 destination for Midwestern college graduates

ABUNDANCE OF TALENT

- 2.7M Chicago area adults hold at least a bachelor's degree
- Population with at least a bachelor's degree has grown by 25.3% and 5.3% since 2020 and 2019, respectively

SKILLED LABOR FORCE

- White-collar jobs represent ~54% of Chicago's working labor force
- Two of the Top 3 MBA Programs



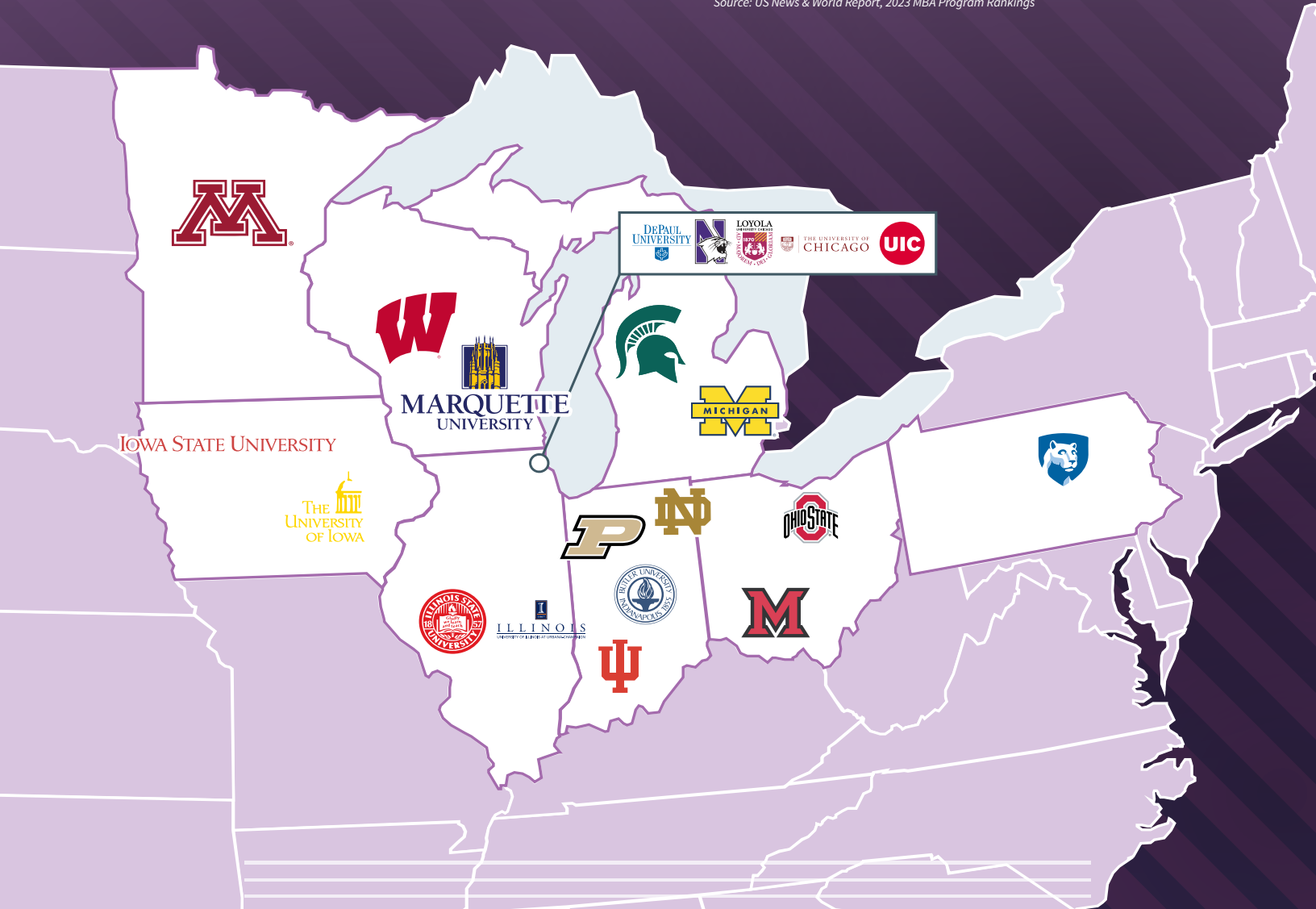
#1



THE UNIVERSITY OF CHICAGO

#3

Source: US News & World Report, 2023 MBA Program Rankings



Chicago is Back

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