

Seasons

AT PLAINFIELD

Plainfield, IL | Will County

**Brand New 320-Home Luxury
Apartment Community located
along the Booming I-55 Industrial
Corridor in Suburban Chicago**



Offering SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”), a licensed real estate broker, is please to present Seasons at Plainfield (“Seasons”, or the “Property”), a brand new 320-home luxury apartment community located in booming Plainfield, IL of Will County. The Property is a Class A suburban community that is well-connected to major highways, providing easy access to surrounding areas, local employers, and downtown Chicago. Seasons offers a variety of in-demand stacked flat layouts (1,060 avg sf) from spacious studios to three-bedroom homes with private entries and dedicated garages. The now 95% occupied community offers above-and-beyond single family living including flawless finishes, spacious floor plans with ample storage, and a luxurious collection of amenities.

Seasons’ location just off of I-55 along N Division St is prime for nearby retail, top Will County employers, and stellar public schools (Plainfield Dist. #202). Plainfield draws many professionals from both downtown Chicago and neighboring suburbs along the I-55 employment corridor, which is home to many national corporations, such as Walmart, WeatherTech, and Ulta Beauty. Residents can access these employers within 15 minutes.

Plainfield’s exceptional quality of living and affordability have led to a 15% increase in population since 2019. With the property leasing up ahead of schedule and boasting explosive rent growth, the demand for a high-caliber asset like Seasons is unrivaled with no nearby supply forecasted.

This fantastic opportunity is available free and clear of existing debt.

PROPERTY SUMMARY

Name	Seasons at Plainfield
Address	139 S Autumn Way
City, State, Zip	Plainfield, IL 60544
County	Will
Taxing	Plainfield Township
Year Built	2023
Homes	320
Avg Unit SF	1,060
Rentable SF	339,312
Parking	739 Total Spaces 2.3 Parking Ratio 192 Attached Garage (128 Garages) 52 Detached Garage 495 Surface
Financing	Free & Clear

UNIT MIX SUMMARY

Unit Type	Count	SF	Market Rent	PSF	Unit Mix
Studio	32	716	\$1,696	\$2.37	10%
1x1	128	868	\$1,942	\$2.24	40%
2x2	128	1,205	\$2,411	\$2.00	40%
3x2	32	1,598	\$3,039	\$1.90	10%
Total/Average	320	1,060	\$2,215	\$2.09	100%

Investment HIGHLIGHTS

31 SEASONS AT PLAINFIELD



Condo Quality Living

- Stacked flat community with large (1,060 avg. SF) floor plans
- Diverse unit mix from spacious studios to 3-bedroom homes
- Private entries with direct access garages, as well as detached garages available.
- Class A amenity package with fully equipped fitness center, resort style pool & sundeck, and modern clubroom



Path-of-Growth Suburb

- Plainfield's optimal location off I-55 and along N Division St retail (Meijer, ALDI, Jewel-Osco)
- 43% Plainfield home value growth in the last 5 years
- 15% population growth in the last 5 years
- Situated in I-55 industrial corridor (second largest in IL) - 103M+ Industrial SF



Strong Property Performance

- Property leased up ahead of schedule with 66% retention in first turns
- 95% Occupancy
- 9% trade outs on new leases and 10% growth on renewals
- Fantastic resident demographics with \$100,000+ average household income



Thriving Luxury Apartment Market

- Limited supply pipeline - NO properties under construction within 5 miles
- 95% 5-yr projected avg. occupancy
- 5% 5-yr projected annual rent growth
- New deliveries average 95% occupancy

Inspiring INTERIORS



- Oversized Open Floor Plans
- 9' Ceilings
- Designer Plank Flooring in Kitchen & Bathrooms
- Full-size Washers & Dryers
- Quartz Counters & Islands
- Spa Baths w/ Glass Showers & Kohler Fixtures
- Whirlpool Stainless Steel Appliances
- Counter-depth Fridge w/ Ice Maker & Water Dispenser

Whirlpool CORPORATION **KOHLER.**



In-Demand SINGLE FAMILY FEATURES

Direct-Access Garages

Front Patios/Balconies

Dedicated Pantry & Linen Storage

Spacious 1,060 SF Avg Unit Size

Private Entrances

Master Suites w/ Walk-in Closets

Name Brand Full-size Appliances

51 SEASONS AT PLAINFIELD



Amenities FOR ALL SEASONS

Seasons residents can enjoy the best of the best amenity package, great for working from home, exercising, relaxing or even entertaining.



SPECTACULAR CLUBROOM & CATERER'S KITCHEN



FULLY-EQUIPPED FITNESS CENTER



STUNNINGLY DESIGNED CLUBHOUSE



DOG PARK



RESORT-STYLE POOL & SUNDECK



OUTDOOR TV LOUNGE & GRILLING STATIONS



CAR CARE CENTER



RENTABLE WFH & MEDIA LOUNGE

Peaceful PLAINFIELD

PLAINFIELD BY THE NUMBERS

The Village of Plainfield is nestled in Will County in the southwest suburbs of Chicago, 40 minutes from downtown. Plainfield is an ideal combination of family-friendly amenities, excellent schools, ample green space, single family homes, and dynamic new industrial development. Home to 47,000 residents, the population of Plainfield has grown immensely in recent years, highlighting the draw to affordability and community Plainfield holds for residents.

47,000

2023
Population

ESRI, US Census, 2024

\$174,000

Average Household
Income

ESRI, US Census, 2024

A

Overall Grade

Niche, 2024

75%

White Collar
Workforce

ESRI, US Census, 2024

15%

Population Growth
in the Last 5 Years

World Population Review, 2024

\$1.76 Billion

Annual
Retail Spending

Plainfieldil.gov, 2024

HISTORIC DOWNTOWN DISTRICT

A VIBRANT, PEDESTRIAN-FOCUSED DESTINATION FOR SHOPPING, DINING, AND ENTERTAINMENT.

5 min from Seasons



LAKE RENWICK PRESERVE

839-ACRE WETLAND WITH BIRD NESTING AREAS, TRAILS AND MOUNTED SCOPES FOR WILDLIFE VIEWING

10 min from Seasons



Plainfield & BEYOND

Incredible Accessibility to
Live, Work, Play Drivers

Kensington Park

Kensington Shopping Center

target POTBELLY SANDWICH SHOP
ROSS DRESS FOR LESS 5's
T-Mobile

The Crossings

MENARDS
DOLLAR TREE
AutoZone
DUNKIN' DONUTS
Culver's
Wendy's
planet fitness

Downtown Chicago
40 Mins

ULTA
BEAUTY
Headquarters

WeatherTech
Headquarters

Plainfield East High School

Bolingbrook Golf Club

John F Kennedy Middle School

Liberty Elementary School

greencore
group

61 SEASONS AT PLAINFIELD

I-55 Employment Corridor	Lewis University Airport	Midway Airport	O'Hare International Airport
12 Mins	15 Mins	30 Mins	40 Mins

Berkshire Place

Jewel Osco ups
Jersey Mike's ME Massage Envy
hair cutters ALDI

meijer ANYTIME FITNESS
PET SUPPLIES PLUS noodles
SMOOTHIE KING INAPA CHASE
Presence Health

Seasons
AT RIVER VIEW

Eaton Preserve

DOWNTOWN PLAINFIELD

MORA Asian Fusion Village Flower Shop
Capri Sogno HopScotch & Vine
SaraBoo Creek Plainfield Sovereign

Plainfield Farmer's Market

Lake Renwick Preserve

Village Green Park

Mistwood Golf Club

COSTCO
WHOLESALE

amazon
Fulfillment Center

Major Nearby Employers

SCENSION ExxonMobil
Lewis UNIVERSITY SILVER CROSS HOSPITAL

53

JLL

Excellent DEMOGRAPHICS



43%

Home Value Growth
Since 2019

Zillow Research, 2024

\$386,000

Average
Home Value

ESRI, US Census, 2024

Affluent Residents
\$110,000

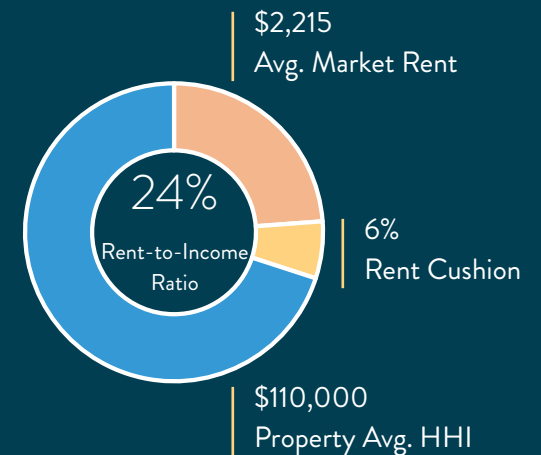
Average Household Income

32 Years Old

Property Median Age

Affordable Luxury

RENT-TO-INCOME



BUY VS. RENT

Renting at Seasons is ~1.2x More
Affordable than Buying

\$468
Savings
per month

\$3,309
Market
Rent

Seasons Avg. 3x2
with Garage Rent

\$3,777
Mortgage
Payment

New 3-Bedroom Home
Monthly Mortgage

Seasons

AT PLAINFIELD

Investment Sales Contacts

Kevin Girard

Managing Director
773.263.3890
kevin.girard@jll.com

Mark Stern

Managing Director
312.622.8140
mark.stern@jll.com

Zach Kaufman

Director
847.830.8883
zach.kaufman@jll.com

Colleen Watson

Analyst
847.542.3364
colleen.watson@jll.com

Financing Contacts

Matthew Schoenfeldt

Senior Managing Director
312.528.3686
matthew.schoenfeldt@jll.com

Mike Brady

Director
630.485.8240
mike.brady@jll.com



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