



Sonoma Trails

62 Single Family BTR Homes | Oswego, IL | Kendall County



Forward Sale



* All photos are inspirations from for sale product currently available by DR Horton.

Sonoma Trails

The Offering

Jones Lang LaSalle Americas (Illinois), L.P. ("JLL") is delighted to introduce Sonoma Trails, a 62-unit forward sale Build-to-Rent community located in Oswego, IL, inside the Sonoma master-planned community. This opportunity presents a chance to acquire a full BTR community before construction, potentially capitalizing on the growing demand for single-family rentals in suburban Chicago.

2 — Sonoma Trails construction is set to begin in March of 2025. The cottage homes will offer 62 spacious 3 and 4 bedroom luxury homes, featuring attached 2-car garages, representing the latest in build-to-rent developments built by the nation's largest homebuilder. With strong household income and elevated home values in the surrounding area, this flagship community offers an compelling discount to home ownership, while maintaining significant future rent growth potential.

Strategically nestled on Wolf Road in Oswego, residents have easy access to nearby interstates and the Aurora Metra Station, providing excellent access to local amenities and the greater Chicagoland area. Sonoma's residents are part of the highly regarded School District No. 308, which boasts an "A-" rating for its public schools according to Niche.com. Since 2010, Oswego has experienced 14%+ population growth and is continuing to grow. An attractive blend of scenic beauty, convenient location near employment hubs, diverse amenities, and welcoming atmosphere positions Oswego as a thriving and increasingly desirable community.

Sonoma Trails offers investors an exceptional opportunity to acquire a Build-to-Rent asset pre-construction in one of Chicago's fastest growing suburbs. This unbeatable opportunity is available on a free and clear basis.





Summary

OFFERING SUMMARY

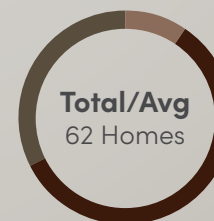
Name	Sonoma Trails
Street Address	1423 Vintage Dr
City, State	Oswego, IL 60543
County	Kendall County
Year Built	2025 (Forward Sale)
Acres	8.667
Homes	62 homes
Rentable Square Feet	106,174 SF
Average Home Size	1,712 SF
Occupancy	Forward Sale* Construction Begins May 2025
Parking	All Units have 2-Car Garages

UNIT MIX SUMMARY

Description	Count	Sq. Ft.	Market Rent	PSF
3 Bed (a)	6 homes	±1,561	\$2,950	\$1.89
3 Bed (b)	36 homes	±1,663	\$3,050	\$1.83
4 Bed	20 homes	±1,847	\$3,600	\$1.95
Total/Avg	62 homes	±1,712	\$3,218	\$1.88

*JLL Projected Market Rents at Stabilization

4 Bed
20 Homes



3 Bed (a)
6 Homes

3 Bed (b)
36 Homes

Investment Highlights



BEST-IN-CLASS, INSTITUTIONAL QUALITY CONSTRUCTION

» Expertly constructed 3 and 4 bedroom smart homes by the nation's largest homebuilder, DR Horton.



SIGNIFICANT DISCOUNT TO MORTGAGE WITH INCOME-FUELED PATH TO RENT GROWTH



ZONED TO SCHOOL DISTRICT NO. 308

» "A-" Rating from Niche.com
» #1 High School in Kendall County



PREMIER LOCATION WITH SURROUNDING DEMAND DRIVERS

» 300+ acres of parks, a new Aquatic Center, and easy access to top retail via Ogden Avenue and Rt. 59
» 14%+ Population Growth Since 2010



STRONG SURROUNDING DEMOGRAPHICS

» \$140,000 Average Household Income
» \$440,000 Average Home Value
Within a 3-Mile Radius



STRONG SUBMARKET PERFORMANCE AND OUTLOOK

» 3.6% Projected 5 Year Rent Growth
» ~95% Projected 5 Year Occupancy



DIFFERENTIATED PRODUCT TYPE

» 62 BTR homes part of a larger 228 acre DR Horton development



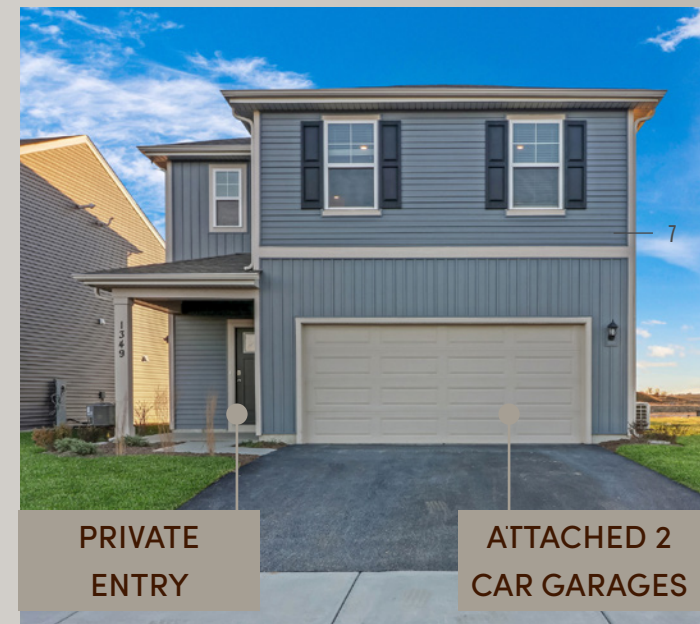
Luxury High-End Interior Finishes



Spacious Floorplans & Interiors

Sonoma Trails represents the latest in BTR developments, providing a modern and sought-after living experience for tenants. The community features both 3 and 4 bedroom units of well-designed single-family rental homes with modern finishes and open floorplans.





Oswego, Illinois

A TOWN THAT PEOPLE ARE PROUD TO CALL HOME

Oswego, IL, is a vibrant village situated approximately 45 miles southwest of Chicago in the scenic Fox River Valley. With a perfect blend of suburban comfort and small-town charm, Oswego offers residents a friendly and inviting community atmosphere. Nestled along the picturesque Fox River, the village boasts beautiful natural surroundings, including riverside parks and trails, providing abundant opportunities for outdoor activities and a balanced lifestyle. Easily accessible via major routes such as Ogden Avenue (US 34) and Route 59., Oswego maintains its distinct character while offering convenient connections to the greater Chicago metropolitan area. Oswego's consistent growth has fostered a robust local economy, continually improving amenities and enhancing the quality of life for its residents, making it an attractive destination for families and professionals alike.

A-

SCHOOLS

Niche.com, Feb 2025

#1 BEST PLACES TO LIVE

IN KENDALL COUNTY

Niche.com, Feb 2025

#1 PLACES WITH BEST
PUBLIC SCHOOLS IN
KENDALL COUNTY

Niche.com, Feb 2025

14%+ POPULATION
GROWTH SINCE 2010

ESRI.com, Feb 2025





Downtown Oswego

Exceptional Area Demographics

Oswego, IL's suburban charm effortlessly attracts a varied group of affluent residents, spanning from ambitious young professionals to growing families—all enticed by its exclusive suburban atmosphere and convenient access to the vibrant Chicago Suburbs.

WITHIN 5 MILES OF SONOMA TRAILS

\$140,000

Impressive Average
Household Income

\$440,000

High Average
Home Value

65%

Predominantly White
Collar Workers

36.6

Median Age

Source: ESRI, Feb 2025

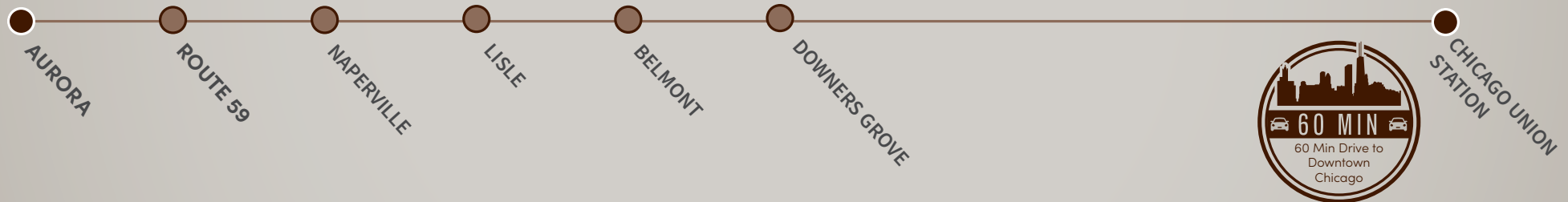
Transit Optionality

Oswego residents have direct access to downtown Chicago through the Burlington Northern Santa Fe (BNSF). The property also offers convenient access to Interstate 80 & 55, which links Oswego with O'Hare International Airport, the Chicago CBD and broader Chicago Metropolitan Area.



BURLINGTON NORTHERN SANTA FE (BNSF)

Express Train, 5 Stops



Aurora Metra Station
16 Mins from Property



Route 59 Metra Station
18 Mins from Property



O'Hare International Airport
45 - 60 Mins



Midway International Airport
45 - 60 Mins

Excellent Public Education

Residents at Sonoma Trails are served by Oswego Community Unit School District 308, which ranks the #1 best school district in Kendall County.



OSWEGO COMMUNITY UNIT SCHOOL DISTRICT 308

#1

Best School District in
Kendall County
Niche.com, Feb 2025

A-

Overall Niche Grade
Niche.com, Feb 2025

OSWEGO EAST HIGH SCHOOL

#1

Best Public High
School District in
Kendall County
Niche.com, Feb 2025

1 Mile

from Sonoma Trails

PROXIMITY TO HIGHER EDUCATION



WAUBONSEE
COMMUNITY COLLEGE

**Waubonsee
Community College**

*Aurora Fox Valley Campus
9 Mins*

St. Augustine College
ST. LEWIS UNIVERSITY

St. Augustine College
20 Mins



College of DuPage

College of DuPage

*Naperville Center
20 Mins*

Ease-of-Renting Lifestyle Drives Demand for Build-to-Rent Product

Throughout the country, individuals are choosing to live in build-to-rent single family home communities over owning a home, driven by the increased living space provided by a build-to-rent home compared to traditional apartments coupled with the amenities that build-to-rent communities offers.

MILLENNIALS

are entering the family formation years of their lifetime, a period associated with leaving downtown metros and relocating to suburban neighborhoods. The pandemic has accelerated this shift to the suburbs with many Millennials starting families seeking less density and more privacy, components associated with living in a single-family home, while maintaining the amenities they are accustomed to in downtown metros.

RENTERS-BY-CHOICE

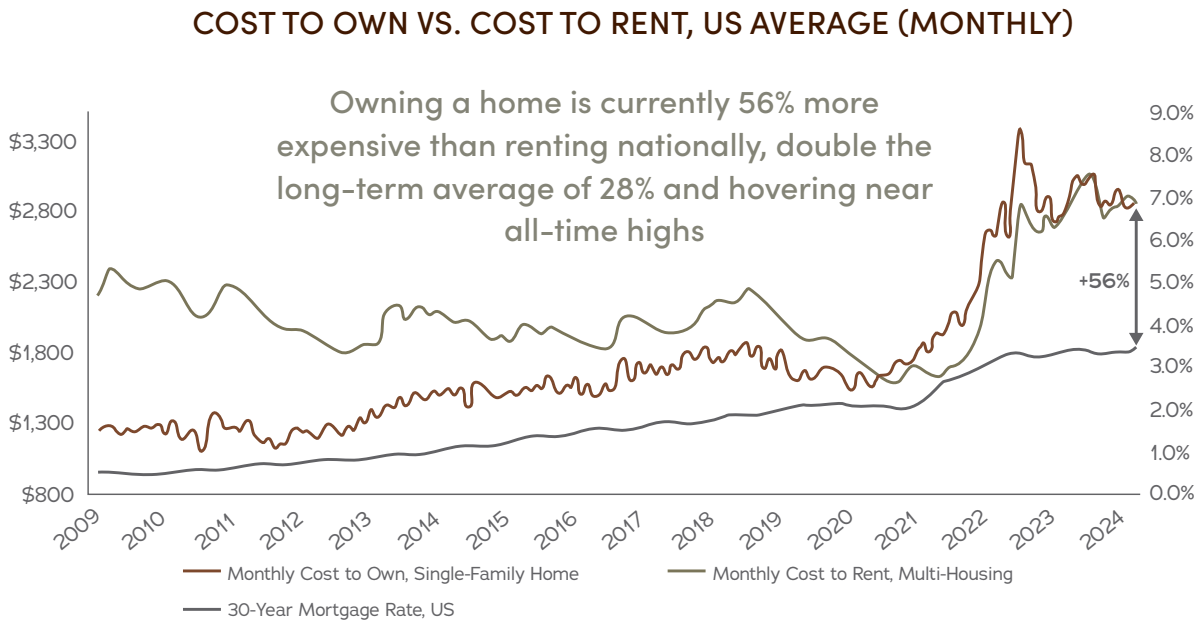
are primarily empty-nesters and families in transition looking for easy living options after selling a home. The convenience, flexibility, and low maintenance attracts these groups to renting. Overall, approximately 66% of individuals living in SFR communities are renters either in transition or by choice, with the remaining 33% being renters by necessity.



	SONOMA TRAILS	HOME OWNERSHIP
20% Down Payment	X	✓
Monthly Mortgage Payments	X	✓
Property Taxes	X	✓
Insurance Expenses	X	✓
Repairs & Maintenance	X	✓
Yard Maintenance	X	✓

Cost to own vs Cost to Rent

The cost of owning a single-family home in the United States continues to be prohibitive, as would-be buyers remain long-term renters



	Period	30-Year Mortgage Rate	Cost of Owning Premium
X	Today	6.49%	+56%
X	January 2024	6.64%	+60%
X	November 2023	7.62%	+70%
X ✓	June 2022	5.52%	+49%
✓	September 2021	2.90%	+23%
✓	April 2020	3.31%	+8%

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Source: JLL Research, U.S. Census Bureau, Freddie Mac, RealPage, NerdWallet, Green Street

Note: Monthly cost to own includes principal, interest, property taxes, and insurance on a 30-year fixed rate mortgage assuming standard mortgage underwriting criteria on a median-priced new home, based on national data.

Stellar Submarket Performance

Sonoma Trails is located in the Aurora apartment submarket according to Axiometrics. The submarket consists of 7,747 stabilized apartment homes and 29 stabilized properties tracked by Axiometrics. The average unit size for the submarket is 929 SF, and the average year built is 1997.

Submarket Statistics

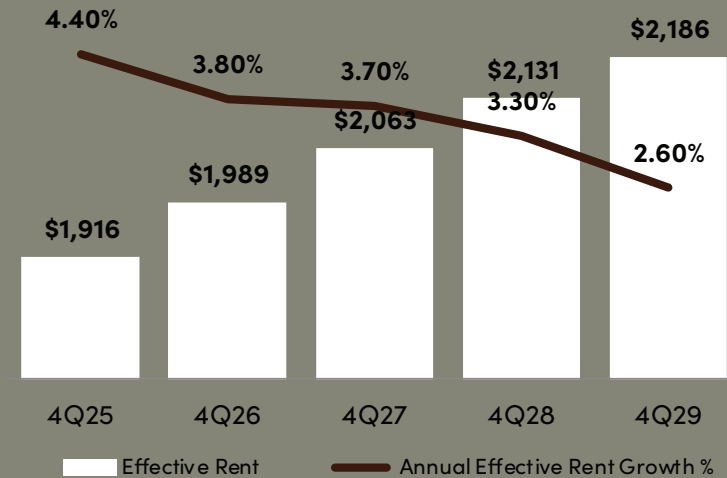
3.6% 5-YR PROJECTED
AVG ANNUAL % GROWTH

5.6% 3-YR HISTORICAL
AVG ANNUAL % GROWTH

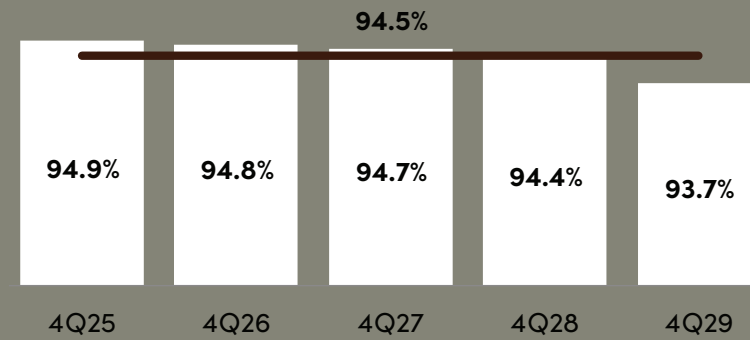
94.5% 5-YR PROJECTED
AVG OCCUPANCY

Source: Real Page/Axiometrics, Feb 2025

SUBMARKET EFFECTIVE RENT GROWTH FORECAST



SUBMARKET OCCUPANCY FORECAST



Source: Real Page, Inc. Chicago-Naperville-Elgin, IL-IN-WI Supply & Demand Model, 4Q24

Stellar Suburban Chicago Fundamentals

Things to Know

1%

OF SUBURBAN CHICAGO'S EXISTING
SUPPLY IS UNDER CONSTRUCTION

3.00%

SUBURBAN CHICAGO RENT GROWTH
(Q4 2024)

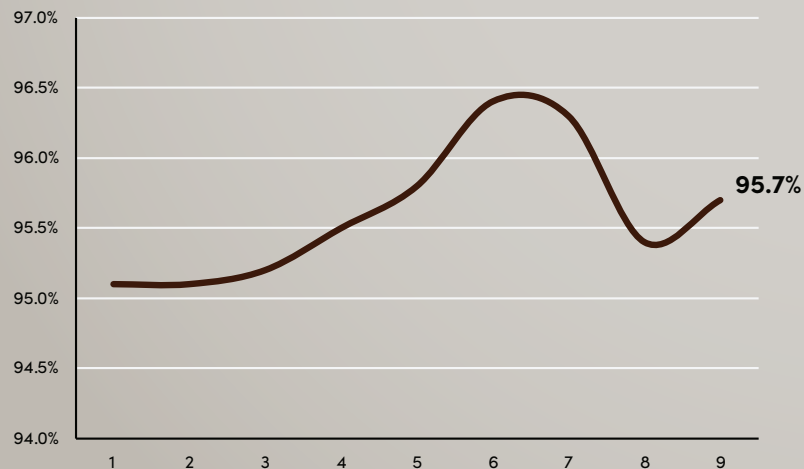
138%

2024 ABSORPTION

— 15

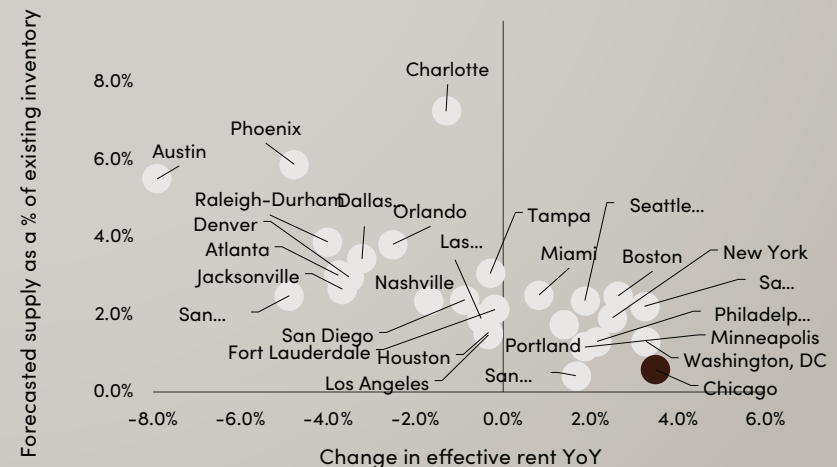
SUBURBAN MARKETS

Suburban Chicago has the highest rent growth with the lowest forecasted supply nationally.



SUBURBAN CHICAGO OCCUPANCY RATE

Suburban occupancy exceeds the national average by 1.2%.



Sonoma Trails

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