

ORION

ARLINGTON LAKES

198-Home Apartment Community with Value-Add Upside

*Ideally Located on the Arlington Heights-Mount Prospect
Border in Suburban Chicago*





ORION

ARLINGTON LAKES



Jones Lang LaSalle (“JLL”) is pleased to present Orion Arlington Lakes (the “Property”), a 198-home garden-style apartment community with value-add upside in prominent Arlington Heights. The Property offers a variety of in-demand 1 & 2-bed spacious floor plans (1,168 avg sf). Since its construction in 1985, the property has been meticulously maintained. Recent significant capital improvements have addressed historical maintenance needs and enhanced both common areas and individual units. With over 76% of units prime for renovation, Arlington Lakes offers substantial upside potential, combining verifiable value-add program with organic rent growth driven by strong suburban Chicago market dynamics.

Strategically located along Golf Road, Orion Arlington Lakes offers residents the best of suburban living with urban convenience. The property provides easy access to vibrant downtown Arlington Heights and Mount Prospect, as well as the greater Chicago metropolitan area. Arlington Heights’ high quality of life, strong economy, and highly-ranked schools, including those in Township High School District 214, attract well-educated professionals and affluent families. This desirable demographic, combined with the area’s proximity to key employment hubs, ensures a stable and diverse tenant base for the community.

Orion Arlington Lakes offers a rare opportunity to achieve scale with significant value-add upside in this dynamic Chicago suburb. This asset is available on a free and clear basis.





Property Summary

Address	909 E Golf Road
City, State	Arlington Heights, IL 60005
County	Cook (Elk Grove Twp)
Year Built	1985
Homes	198
# of Buildings	8 Apartment Buildings
# of Stories	3
Rentable SF	231,330
Avg Home Size	1,168
Occupancy	96%
Parking	356 Surface Spaces
	73 Garage Spaces
Financing	Free & Clear

Unit Mix Summary	Number of Homes	% of Homes	SF	Market Rent	PSF
1 Bed	33 homes	17%	±1,060	\$1,651	\$1.56
2 Bed	165 homes	83%	±1,190	\$2,184	\$1.84
Total/Avg	198 homes	100%	±1,168	\$2,095	\$1.79

Renovation Summary	Number of Homes	% of Homes	SF	Market Rent	PSF
Non-Renovated	130 homes	66%	±1,169	\$2,022	\$1.73
Partial Renovated	20 homes	10%	±1,177	\$2,138	\$1.82
Full Renovated	48 homes	24%	±1,163	\$2,276	\$1.96
Total/Avg	198 homes	100%	±1,168	\$2,095	\$1.79

Investment Highlights

Rare Investment Upside



~\$3.15M Capex Investment Since 2018

Significant Remaining Value-Add Opportunity
(76% of homes)

Remarkably Well-Maintained Property with significant
Historical Deferred Maintenance Addressed

Opportunity to Add Standalone Clubhouse

Stellar Property Performance



96% Occupied

8.98% Trade Outs on New Leases (Last 6 months)

4.60% Trade Outs on Renewal Leases (Last 6 months)

Impressive renovation premiums: \$200 for 1-bedroom
and \$275 for 2-bedroom units

Fantastic Submarket Fundamentals



7.57% 3-Year Historical
Average Rent Growth

4.87% 3-Year Projected Average
Annual Rent Growth

95% 3-year Projected Occupancy

One Property Under Construction
within 5 miles

Unbeatable Access to Top Employers



Proximate to numerous Fortune 500
including AT&T Corporate Offices, United
Airlines, and Zurich North America

10 minutes to Elk Grove Village Industrial
Park - the Largest Industrial Park
in the United States

Direct access to three employment
corridors - Schaumburg, Rosemont/
O'Hare, and North DuPage

Outstanding Area Amenities



Top rated school district
A+ per Niche.com

Minutes from the vibrant downtown
areas of Arlington Heights and Mount
Prospect

Leading healthcare options including
High Performing Northwest
Community Hospital

Verifiable Value-Add Program

Current ownership has successfully renovated 48 homes to a full renovation finish level, achieving ~\$214 renovation premiums as a result. New ownership has the opportunity to renovate 76% of the remaining Classic and Partial renovation scopes to the Full finish level and beyond.

Finish Level	# of units	Achieved Avg. Premium
Classic	130	—
Partial	20	\$67
Full	48	\$214
Total/Avg	198	

76%
of units (Classic & Partially)
are ready to be Renovated
to the Full Scope

CLASSIC HOMES

130 Units - 66% of Unit Mix

Original White Cabinets

White Appliances

Laminate Countertops

Carpeted/Vinyl Plank Flooring

NOTE: Current Ownership has systematically updated flooring on select Classic and Partially Renovated Units with Vinyl Plank Flooring.

PARTIALLY RENOVATED HOMES

20 Units - 10% of Unit Mix

Espresso Wood Cabinets

Stainless Steel Appliances

Laminate Countertops

Carpeted/Vinyl Plank Flooring

Ceramic Tile Kitchen & Bathroom Flooring

FULLY RENOVATED HOMES

48 Units - 24% of Unit Mix

White Shaker-Style Cabinets

Stainless Steel Appliances

Granite / Quartz Countertops

Subway Tile Backsplash

Upgraded Hardware & Lighting

Vinyl Plank Flooring



CLASSIC



**FULLY
RENOVATED**



CLASSIC



**FULLY
RENOVATED**

Future Clubhouse Potential

Orion Arlington Lakes offers investors the opportunity to build a standalone clubhouse.

The current property owners have already conducted feasibility studies for this future amenity and have developed the following preliminary renderings and plans. This potential for clubhouse construction significantly enhances the property's appeal, as it presents a tangible avenue for value addition and community enrichment.

A standalone Clubhouse would allow for the conversion of the existing Model/Leasing office back into a revenue-generating market-rate unit.

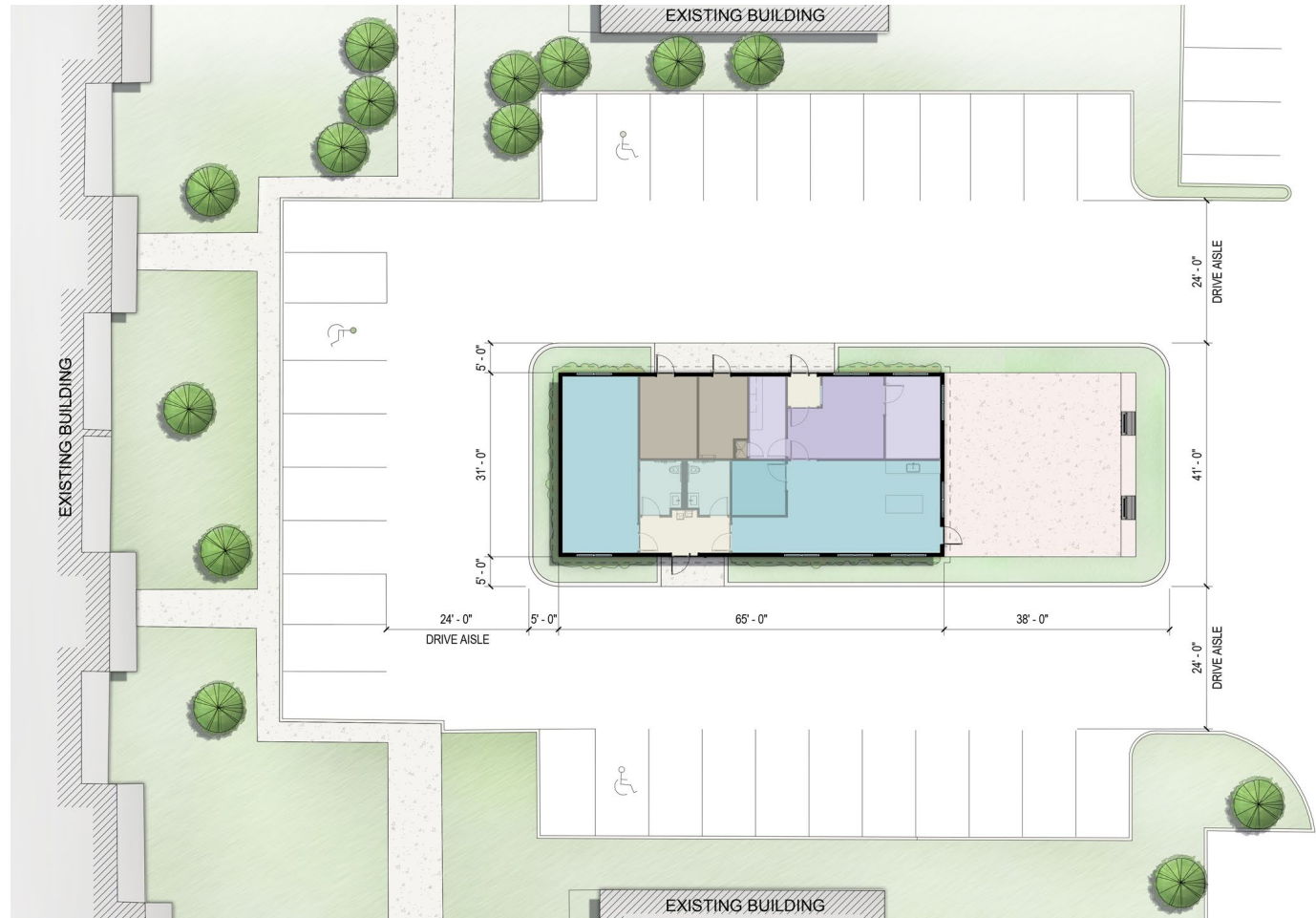
Potential Amenities Include:

Fitness Center

Lounge

Business Center

Package Room





Picnic Area with
Grilling Stations

Bark Park

Beautifully
Landscaped
Grounds

Garage Parking
Available

Laundry Facilities
in Every Building

Fantastic Community Amenities



Recent Property Investment

Since 2018, current ownership has invested approximately \$2,000,000 of CapEx into the property. This does not include the ~\$1.15M spent on Unit Renovations.

Capital Improvements	Total CapEx
Asphalt / Parking /Concrete / Masonry	\$214,992
Landscaping & Drainage & Irrigation Improvements	\$234,151
External Building & Structural & Land Improvements	\$339,227
Roof Repair & Replacement	\$12,915
Plumbing & Electrical & HVAC & FLS Improvements	\$280,110
Interior Common Area & Amenity Upgrades	\$97,566
Exterior Common Area & Amenity Upgrades	\$184,047
Corridors / Hallways	\$284,290
Turn Costs Capitalized	\$266,425
Other Capital Items	\$84,733
Total	\$1,998,456



Welcome to *Arlington Heights*

3 Miles to Downtown Arlington Heights

Arlington Heights, a thriving suburb 25 miles northwest of Chicago, is renowned for its excellent quality of life. This family-friendly village of approximately 75,000 residents boasts top-rated schools, ample green spaces, and a strong sense of community. With its blend of suburban tranquility and urban amenities, Arlington Heights consistently ranks as one of Illinois' most desirable communities for families and professionals alike.

Downtown Arlington Heights

Downtown Arlington Heights, just minutes from Orion Arlington Lakes, serves as the vibrant heart of the village. This walkable town center features a diverse array of shopping and dining options, including local boutiques and popular eateries. The area comes alive during warmer months with the Arlington Alfresco program, transforming streets into open-air gathering spaces making it a focal point for both residents and visitors.

A+
Overall
Niche Grade
Niche.com, 2025

A+
Public
Schools
Niche.com, 2025

12th
Largest Municipality
in Illinois
Arlington Heights C. of C., 2025

#14
Best Suburb to Live
in Cook County
Niche.com, 2025



Nearby *Mount Prospect*

3 Miles to Robust Downtown Mount Prospect

Residents of Orion Arlington Lakes in Arlington Heights are also in close proximity to the robust downtown Mount Prospect. A short drive to the heart of Mount Prospect, residents can enjoy over 100 shops, restaurants, attractions, and regular community events.



A+
Overall
Niche Grade
Niche.com, 2025

A+
Public
Schools
Niche.com, 2025

#21
Best Suburbs for
Young Professionals
in Cook County
Niche.com, 2025

Key Characteristics:

Economic and Cultural Diversity
Historic Interest and Preservation
Transportation Hub



Demand Drivers

Downtown Arlington Heights

KESWICK JEWELERS

EGG HARBOR cafe

SHAKOU RESTAURANTS

Francesca's EST. 1992

Randhurst Village

TCO OLESALE

T.J. maxx

THE HOME DEPOT

HomeGoods

OLD NAVY

Jewel Osco

Downtown Mount Prospect

The Prospect

Le Peep Breakfast Brunch + Lunch

emerson's ALE HOUSE

honeybiscuit

Woodfield Mall

JCPenney

lululemon

NORDSTROM

macy's

Portillo's

COOPER'S HAWK WINE & RESTAURANTS

Johnnie's Beef

Busse Woods

ORION ARLINGTON LAKES

Metra Union Pacific North West (UP NW) Metra Line

O'Hare International Airport

A map of the Orion Arlington Lakes area in Arlington Heights, IL. The map shows a grid of streets, with major roads like I-90 and I-55 highlighted. Several locations are marked with numbered icons corresponding to the lists provided. The background is a light blue color representing water, and the land area is a light tan color. The map is partially obscured by white boxes containing the lists.

Shopping and Retail

- 1 Kohl's
- 2 Walgreens
- 3 Binny's Beverage Depot - Des Plaines
- 4 CVS
- 5 Mount Prospect Ace Hardware
- 6 ALDI
- 7 Lowe's Home Improvement
- 8 Walmart
- 9 Jewel-Osco
- 10 Mariano's
- 11 IKEA

Parks and Recreation

- 1 Melas Community Park
- 2 Mt Prospect Golf Club
- 3 Robert T Jackson Clearwater Park
- 4 Arlington Lakes Golf Club
- 5 Heritage Park
- 6 Busse Woods

Education

- 1 Rolling Meadows High School
- 2 Robert Morris University
- 3 Holmes Junior High School
- 4 Forest View Elementary School

Transportation

- 1 Arlington Heights Metra Station
- 2 Mt Prospect Metra Station
- 3 Chicago O'Hare Int. Airport

Health Care

- 1 Endeavor Health Northwest Comm. Hospital
- 2 Advocate Lutheran General Hospital

Exceptional Area Demographics

Arlington Lakes is located in one of the most desirable northwestern suburbs of Chicago. The area attracts highly educated residents who are well compensated and seeking to live close to the golden corridor, which consists of large employers, top public schools, outdoor recreation, restaurants, and abundant retail.

\$128k
Impressive
Avg. HHI

67%
Predominantly
White Collar
Workers

~50%
Residents Hold a
Bachelor's Degree
or Higher

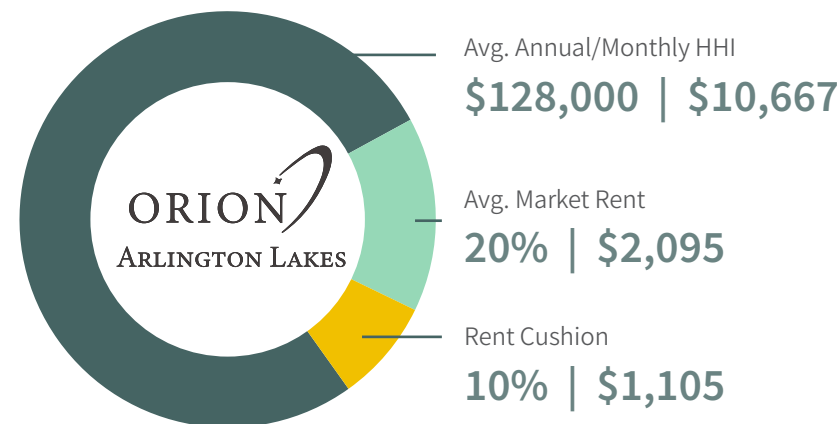
42
Median
Age
Source: ESRI, March 2025

\$320k
High Avg. 2 Bed
Home Value

1 Year Historical Sales - Redfin.com, March 2025

Rent-to-Income Ratio

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 Renter base within 3 miles of Orion Arlington Lakes earns an average of \$128,000 or approximately \$10,667 per month.



Orion Arlington Lakes Buy vs. Rent Analysis Renting at Orion Arlington Lakes *is 1.3x More Affordable*

\$600 Savings/Mo.

\$2,095

Orion Arlington Lakes
Apartments Market Rent

\$2,701

Avg. Home
Mortgage Estimate

Zillow Mortgage Calculator: Based on \$320K purchase price and a 30 yr fixed rate mortgage, 5% down, 7.0% interest rate, \$200/month HOA fee.

Excellent Employer Accessibility

Orion Arlington Lakes boasts an unparalleled strategic location, nestled at the heart of three premier employment hubs in suburban Chicago: Schaumburg, Rosemont/O'Hare, and North DuPage. This prime positioning provides residents easy access to numerous job opportunities, from Fortune 500 headquarters to diverse business parks. The short commutes to these thriving areas not only improve quality of life but also encourage long-term residency, making Orion Arlington Lakes an attractive choice for professionals seeking convenience and career growth.

IMMEDIATE ACCESS TO:

Schaumburg, Rosemont/
O'Hare, and North DuPage
Employment corridors

- 44.7 Million SF of Office
- 765,000 Jobs
- All under a 20 minute drive from Orion Arlington Lakes

SCHAUMBURG

23.6M Office SF
507,000 Jobs
~15 Min Drive

NORTH DUPAGE

8.7M Office SF
83,000 Jobs
~20 Min Drive

ROSEMONT / OHARE

12.4M Office SF
175,000 Jobs
~15 Min Drive

TOP NEARBY EMPLOYERS



UNITED



BANK OF AMERICA

OTHER NEARBY EMPLOYMENT CORRIDORS

North Cook/Lake

24.7M Office SF
405,000 Jobs
~25 Min Drive

Oak Brook / Downers Grove

20.2M Office SF
211,000 Jobs
~30 Min Drive

Chicago CBD

165M Office SF
650,000 Jobs
~40 Min Drive

Steps to Largest Industrial Park in North America

Elk Grove Village Industrial Park

Elk Grove Village is a powerhouse of innovation and production, boasting the largest industrial park in the United States. This bustling hub spans over 62 million square feet, housing more than 5,600 businesses, including 22 data centers and 400+ specialized manufacturers in plastics, metals, food, tech, and beyond.

Largest
Industrial Park
in the U.S.

5,600
Businesses

22
Data Centers

400+
Manufacturers

10-Min
Drive from
Orion Arlington Lakes

ORION
ARLINGTON LAKES

The industrial park is highly connected to the larger transportation hub via:

- Next door to
O'Hare International Airport

- At the crossroads of
major freight rail lines

- Easy access from
I-90, I-290, I-294, I-355, and IL Route 390

Superb Education

Excellent Public Education

Arlington Heights' nationally recognized public schools are a major draw to the area. Residents at Orion Arlington Lakes are served by Elementary School District 59 and Township High School District No. 214, which include highly coveted schools, all located within 5 miles of the property.

Proximity To Higher Education

A number of college campuses are located in close proximity to Orion Arlington Lakes, including Roosevelt University, Harper College, and Robert Morris University, among others.

ORION[®] ARLINGTON LAKES **Assigned Schools**



FOREST VIEW ELEMENTARY



HOLMES JUNIOR HIGH



A+
Overall
Niche Grade

Niche.com, 2025

#12
Best School
Districts in Illinois

Niche.com, 2025



Leading Nearby Healthcare

Nationally Recognized Northwest Community Hospital

Northwest Community Hospital, part of the Endeavor Health System, provides top-tier medical care in the region. This modern facility offers primary, specialty, and emergency services with all-private inpatient rooms and advanced technology. It serves over 200,000 outpatients and 20,000 inpatients yearly. The hospital has earned High Performing ratings in three adult specialties from U.S. News & World Report, underlining its commitment to quality healthcare.

Top Hospitals Within 30 Minutes of Arlington Lakes

State Rank	Hospital Name	Location	Distance From Property
High Performing	Northwest Community Hospital	Arlington Heights, IL	2.5 miles
#6	Advocate Lutheran General Hospital	Park Ridge, IL	7.2 miles
#8	Advocate Good Shepherd Hospital	Barrington, IL	19.2 miles

Source: US News & World Report, 2025



Original Arlington Lakes - Arlington Heights, IL - © ILL



Located on the Northwest Community Hospital's campus, Northwestern Medicine's **Ann & Robert H. Lurie Children's Hospital Outpatient Center** offers children and their families convenient access to expert teams of medical and surgical specialists with the leading treatments and child-focused technologies.



In early 2022, NorthShore University Health System and Edward-Elmhurst Health merged to form **Endeavor Health, now Illinois' third-largest healthcare system.**



Union Pacific Northwest (UP-NW)

Express Train, 4 Stops



Transit Optionality

Orion Arlington Lakes is located close to Union Pacific Northwest (UP-NW) Metra Station in Mount Prospect.

Residents enjoy a less than 10-minute commute to the Mt Prospect Station. In just under a half hour 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.



Mount Prospect Metra Station

7 Minute Drive from Orion Arlington Lakes



O'Hare International Airport

15 - 20 Minute Drive



Downtown Chicago

30-45 Minute Drive



Midway International Airport

45 - 60 Minute Drive



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ARLINGTON LAKES



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