

# ORION

## PARKVIEW

*477-Home Apartment Community with Value-Add Upside*

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





# ORION

## PARKVIEW

Jones Lang LaSalle Americas, Inc. (“JLL”), a licensed real estate broker, is pleased to present Orion ParkView (the “Property”), a 477-home garden-style apartment community located in esteemed Mount Prospect, IL. Orion offers a variety of in-demand 1 & 2-bed spacious floor plans (807 avg sf). Orion ParkView, built in 1972, has undergone recent major upgrades to common areas and units, addressing historical maintenance needs. With 84% of apartments ripe for renovation, it offers significant value-add potential. This opportunity, combined with organic rent growth driven by strong suburban Chicago market dynamics, makes Orion ParkView an attractive investment.

Orion ParkView’s location on Golf Road offers prime access to nearby retail, top employers in Schaumburg and Rosemont/O’Hare, and excellent public schools in District 214. Vibrant downtown Arlington Heights and Mount Prospect, as well as the greater Chicago metropolitan area, can be enjoyed by all residents. Mount Prospect’s high quality of life, strong economy, and highly-ranked schools, 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 ParkView 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.



# The Offering



### Property Summary

Address	1821 W Golf Road
City, State	Mount Prospect, IL 60056
County	Cook (Elk Grove Twp)
Year Built	1972
Homes	477
# of Buildings	15 Apartment Buildings / 1 Clubhouse
# of Stories	3
Rentable SF	384,930
Avg Home Size	807
Occupancy	96%
Parking	958 Surface Spaces
	39 Garage Spaces
Financing	Free & Clear

Unit Mix Summary	Number of Homes	% of Total Units	SF	Market Rent	PSF
1 Bed	208 homes	44%	±726	\$1,533	\$2.11
2 Bed	269 homes	56%	±870	\$1,736	\$2.00
<b>Total/Avg</b>	<b>477 homes</b>	<b>100%</b>	<b>±807</b>	<b>\$1,647</b>	<b>\$2.04</b>

Renovation Summary	Number of Homes	% of Total Units	SF	Market Rent	PSF
Non-Renovated	342 homes	72%	±805	\$1,593	\$1.98
Partial Renovated	60 homes	12%	±804	\$1,753	\$2.18
Full Renovated	75 homes	16%	±821	\$1,811	\$2.21
<b>Total/Avg</b>	<b>477 homes</b>	<b>100%</b>	<b>±807</b>	<b>\$1,647</b>	<b>\$2.04</b>



# Investment Highlights

## Rare Investment Upside



\$10M of capex investment since 2018

Significant remaining value-add opportunity  
(84% of homes)

Remarkably well-maintained property with all  
historical deferred maintenance addressed

Brand new clubhouse and resort-style amenities  
featuring an outdoor pool, fitness center, business  
center, and more

## Stellar Property Performance



96% occupied

3.56% Trade Outs on Renewal Leases  
(Trailing 6 Months)

2.50% Trade Outs on New Leases  
(Trailing 6 Months)

Impressive \$275 renovation premiums

## 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 Corporate Offices including AT&T, 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 75 homes to a full renovation finish level, achieving ~\$210 renovation premiums as a result. New ownership has the opportunity to renovate ~84% of the remaining Classic and Partial renovation scopes to the Full finish level and beyond.

Finish Level	# of units	Achieved Avg. Premium
Classic	342	-
Partial	60	\$130
Full	75	\$210
<b>Total/Avg</b>	<b>477</b>	

## 84%

of units (Classic & Partial)  
are Ready to be Renovated  
to the Full Scope

## CLASSIC HOMES

### 342 Units - 72% of Unit Mix

Original White Plywood / Oak Cabinets

White / Black Appliances

Laminate Countertops

Carpeted Living Rooms

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

## PARTIALLY RENOVATED HOMES

### 60 Units - 12% of Unit Mix

Cherry / Maple Cabinets

Black Appliances

Laminate Countertops

Carpeted Living Rooms

Ceramic Tile Kitchen & Bathroom Flooring

## FULLY RENOVATED HOMES

### 75 Units - 16% of Unit Mix

White Shaker-Style Cabinets

Stainless Steel Appliances

Granite / Quartz Countertops

Wood-Style Vinyl Plank Flooring in Living Areas

Upgraded Hardware & Lighting







# Fantastic Community Amenities

## Additional Amenities

Pooch Parlor & Bark Park

Garage Parking Available

Laundry Facilities in Every Building



**Sun Terrace with Fire Pit**



**Outdoor Pool**

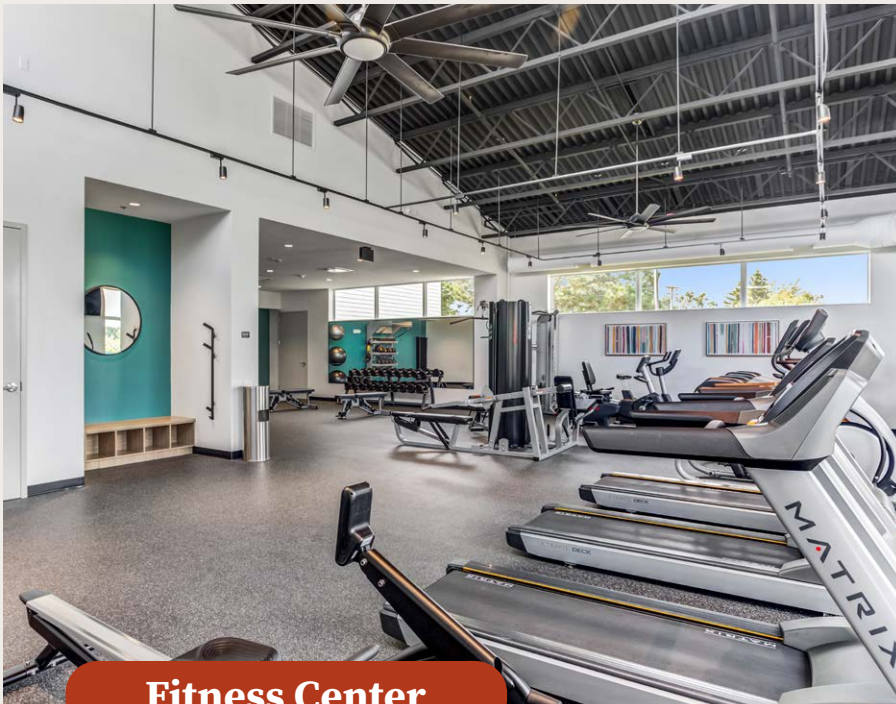




**Grilling Stations**



**Playground**



**Fitness Center**



**Bark Park**



# Recent Property Investment

Since 2018, current ownership has invested nearly \$8,400,000 of CapEx into the property. This does not include the ~\$1.6M spent on Unit Renovations.

Capital Improvements	Total CapEx
Asphalt / Parking	\$442,966
Landscaping Improvements	\$309,332
External Building & Structural Improvements	\$566,595
Roof Repair and Replacement	\$665,101
Plumbing & Electrical Improvements	\$949,768
Interior Common Area Upgrades	\$2,868,396
Corridors / Hallways / Common Area	\$185,893
Common Area Amenities	\$989,921
Outdoor Amenity Improvements	\$506,559
Other Capital Items	\$877,087
<b>Total</b>	<b>\$8,361,618</b>

## Roof Replacement History

Year	Buildings
2017	830-860
2019	730-770, 801-805, 811-815, 840-844, 870-872, 094-098, Maintenance Building, The Hub

Property roofs not noted above are either original or not replaced during current ownership tenure.



Clubhouse







**Business Center**



**Conference Room**



**Clubhouse Kitchen**



**Package Lockers**



# Welcome To *Mount Prospect*

## 3 Miles to Robust Downtown Mount Prospect

Mount Prospect is located 22 miles northwest of downtown Chicago in Cook County. Known for its family-friendly atmosphere and excellent quality of life, Mount Prospect offers a wide range of recreational activities, including parks, trails, and sports facilities. Its convenient location along the I-90 corridor and adjacent to other top suburbs allows for access to nearby employers, top-rated schools, and fantastic retail.



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**A+**  
Overall  
Niche Grade  
Niche.com, 2025

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**A+**  
Public  
Schools  
Niche.com, 2025

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

## Downtown Mount Prospect

Mount Prospect's downtown, centered around Main Street and Northwest Highway, offers a charming blend of local shops, diverse eateries, and community spaces. Recently revitalized, it features a walkable urban core with a mix of historic and modern elements.





# Nearby *Arlington Heights*

## 3 Miles to Downtown Arlington Heights

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

### Key Characteristics:

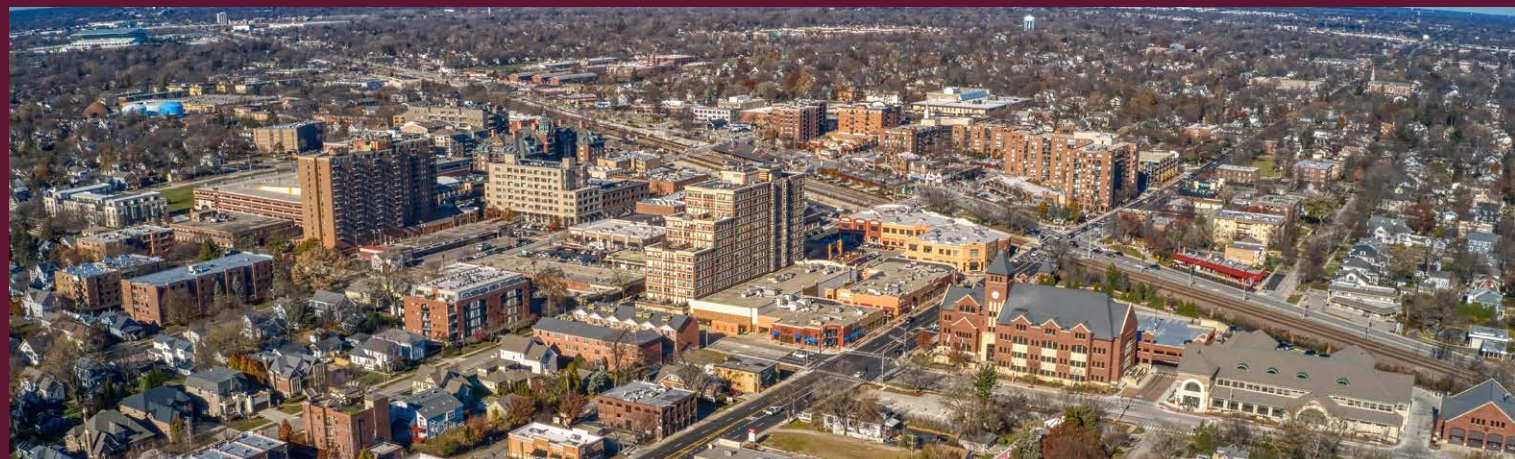
Economic and Cultural Diversity  
Historic Interest and Preservation  
Transportation Hub

**A+**  
Overall  
Niche Grade  
Niche.com, 2025

**A+**  
Public  
Schools  
Niche.com, 2025

**12<sup>th</sup>**  
Largest  
Municipality in  
Illinois  
Arlington Heights C. of C., 2025

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





# Demand Drivers

Downtown Arlington Heights



Randhurst Village



Downtown Mount Prospect



Woodfield Mall



Portillo's



Johnnie's Beef

Busse Woods







### 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

Orion ParkView 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

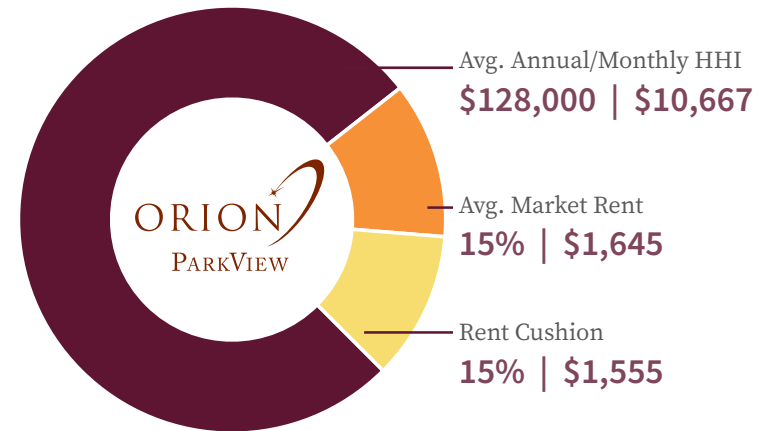
**\$320k**

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 ParkView earns an average of \$128,000 or approximately \$10,667 per month.



## Orion ParkView Buy vs. Rent Analysis

Renting at Orion ParkView  
*is 1.3x More Affordable*

**\$950+ Savings/Mo.**

**\$1,733**

Orion ParkView 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 ParkView 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 ParkView 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 ParkView

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

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

**ORION**  
PARKVIEW

**ROSEMONT /  
OHARE**  
12.4M Office SF  
175,000 Jobs  
~15 Min Drive

## TOP NEARBY EMPLOYERS



## OTHER NEARBY EMPLOYMENT CORRIDORS

North Cook/Lake	Oak Brook / Downers Grove	Chicago CBD
24.7M Office SF	20.2M Office SF	165M Office SF
405,000 Jobs	211,000 Jobs	650,000 Jobs
~25 Min Drive	~30 Min Drive	~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.

ORION  
PARKVIEW

**Largest**  
Industrial  
Park in the  
U.S.

**5,600**  
Businesses

**22**  
Data Centers

**400+**  
Manufacturers

**10-Min**  
Drive  
from Orion  
ParkView

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 ParkView 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 ParkView, including Roosevelt University, Harper College, and Robert Morris University, among others.



## Assigned Schools



FORESTVIEW ELEMENTARY



HOLMES JUNIOR HIGH



**A+**

Overall

Niche Grade Districts in Illinois

Niche.com, 2025

**#12**

Best School

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 Mount Prospect—

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



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, 30-Min*



## Transit Optionality

Orion ParkView 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 ParkView



**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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