



HAWTHORN

AT OAKHURST

320-Unit Garden Apartment Community

100% Value-Add Upside

Ideal Location on Aurora-Naperville Border in Desirable DuPage County



Offering Summary

Jones Lang LaSalle Americas (Illinois) L.P. (JLL) is pleased to present Hawthorn at Oakhurst, a multi-housing community located in the coveted western suburbs of Chicago on the border of Naperville and Aurora. The Property offers a desirable mix of spacious one and two bedroom layouts, all with private balconies or patios. Hawthorn at Oakhurst offers an investor the opportunity to modernize interiors via a value-add renovation program as well as further enhancements at the property.

Nestled in sought-after DuPage County, the Property boasts an ideal location, offering convenient access to both Downtown Naperville and Downtown Aurora. Residents can enjoy the serenity of suburban life while being in close proximity to a variety of shopping, dining, and cultural experiences. The Property is within a 10-minute drive of two Metra stations as well as I-88 and I-55 for a quick commute of suburban and downtown employment. Residents at Hawthorn at Oakhurst live nearby top-rated schools, healthcare, grocery, and retail that cater to young professionals and families alike. This exceptional investment opportunity is available free and clear.

Unit Mix Summary

Unit Type	# Homes	%	Avg SF	Avg Lease Rent	Avg Lease Rent PSF
1×1	128 homes	40%	±718	\$1,620	\$2.26
2×1	48 homes	15%	±875	\$1,843	\$2.11
2×2	144 homes	45%	±1,038	\$2,035	\$1.95
Total/Avg	320 homes	100%	±886	\$1,831	\$2.07



Property Summary

	Name Hawthorn at Oakhurst		Units 320
	Address 245 N Oakhurst Drive		Avg Unit SF 886
	City, State, Zip Aurora, IL 60504		Rentable SF 283,376
	County DuPage		Parking 147 Rentable Spaces
	Year Built 1991		Financing Free & Clear

Investment Highlights



Unparalleled Investment Opportunity

- 100% Value-Add Potential in Units
- Impressive 8.2% Trade-Outs on New Leases in the Last Twelve Months
- 5.6% Trade-Outs on Renewal Leases in the Last Twelve Months
- Stable DuPage County Taxes
- Incredible Retention at the Property (77% in May)
- \$6.6M of Capital Invested in the Property Since 2021 through Interior and Exterior Renovations
- 15% Rent to Income Ratio Provides Room to Push Rents

Sought-After Property Features

- Resort Style Amenities Including Sparkling Swimming Pool, Outdoor Lounge with Grilling Stations, Bark Park, and Outdoor Gaming Area
- Resident Clubhouse inclusive of 24-Hour Fitness Center, Cyber Café, and Work From Home Pods
- Spacious Floorplans with Expansive Balconies and Patios for Every Unit
- Value-Add Upside through Addition of Playground, Sports Courts, Dog Spa, and Smart Home Features

Desirable DuPage County Location

- Ideal Location Between Busting Downtown Aurora and Naperville
- Direct Access to Illinois Tech and Research Corridor along I-88 and Route 59
- Within 5-Minute Drive to Neighboring Retail (Mariano's, Whole Foods, Costco, Fox Valley Mall)
- Fantastic Nearby Schools (District 204)
- Transit-Oriented Location nearby Metra for Quick Commute

Robust Market Fundamentals

- 3.7% Projected Avg Effective Rent Growth in the Next 5 Years
- 95% Projected Avg Occupancy in the Next Five Years
- Zero Properties under Construction within 3 miles
- Only 2 Properties Built within 3 Miles of the Property in the Last 7 Years

Welcoming Interiors

Residents at Hawthorn at Oakhurst enjoy spacious units and open floor plans. Current ownership has spent ~\$2.0M dollars on unit renovations.

Desirable Unit Features

- Expansive Patio/Balconies in Every Unit
- Large Closets
- In-Unit Washer/Dryer
- Eat-In Kitchens
- Dishwasher/Disposal
- Ceiling Fans
- Pet-Friendly





Value-Add Upside

Current Ownership has renovated 100 homes to the partial renovation scope and 118 to the full renovation scope. These 218 units as well as the 102 previous ownership renovated units are primed for a new modern scope. There are ten prior owner renovated units that include granite countertops.

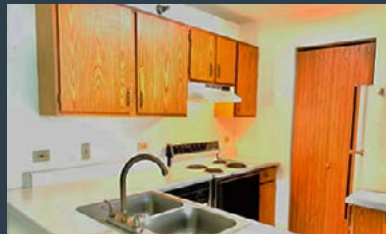
100% of Units
Can be Renovated to the New Modern Scope

Finish Level	# of Units
<i>Prior Owner</i>	102
<i>Current Owner Partial</i>	100
<i>Current Owner Full</i>	118

Previous Owner Classic/Deluxe

50 Units

- Original Wood Style Cabinets
- Cream Laminate Countertops
- Vinyl Flooring in Kitchen Only
- Almond Appliances
- No Microwave



Previous Owner Premium

42 Units

- Painted Espresso Cabinets
- New Laminate Countertops
- New LVT Flooring
- Black Appliances
- Includes Microwave
- New Washer/Dryer
- Updated Hardware, Backsplash and Lighting



Current Owner Partial

100 Units

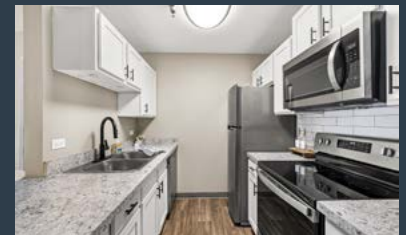
- Stainless Steel Appliances
- Modern Backsplash
- New Kitchen Faucet



Current Owner Full

118 Units

- New White Cabinet Fronts
- Stainless Steel Appliances
- Modern Backsplash
- LVT Flooring through Living Room and Bathroom
- Paint Color Change
- Hardware, Plumbing Fixtures, and Blind Upgrades



Potential Value-Add Enhancements

There is 100% value-add upside at the Property through the renovation of all 320 units to a new modern scope. This includes quartz countertops, 42" new white cabinetry, smart appliances, and updated pendant lighting in kitchens as well as shower tile surround, new vanities, painted cabinets and updated lighting in the bathrooms.

KITCHEN



BATHROOM



Inviting Amenities

Hawthorn at Oakhurst offers residents an incredible amenity package great for exercising, relaxing, entertaining, recreation, and more.



Sparkling Swimming Pool



24-Hour Fitness Center with Free Weights



Resident Clubhouse



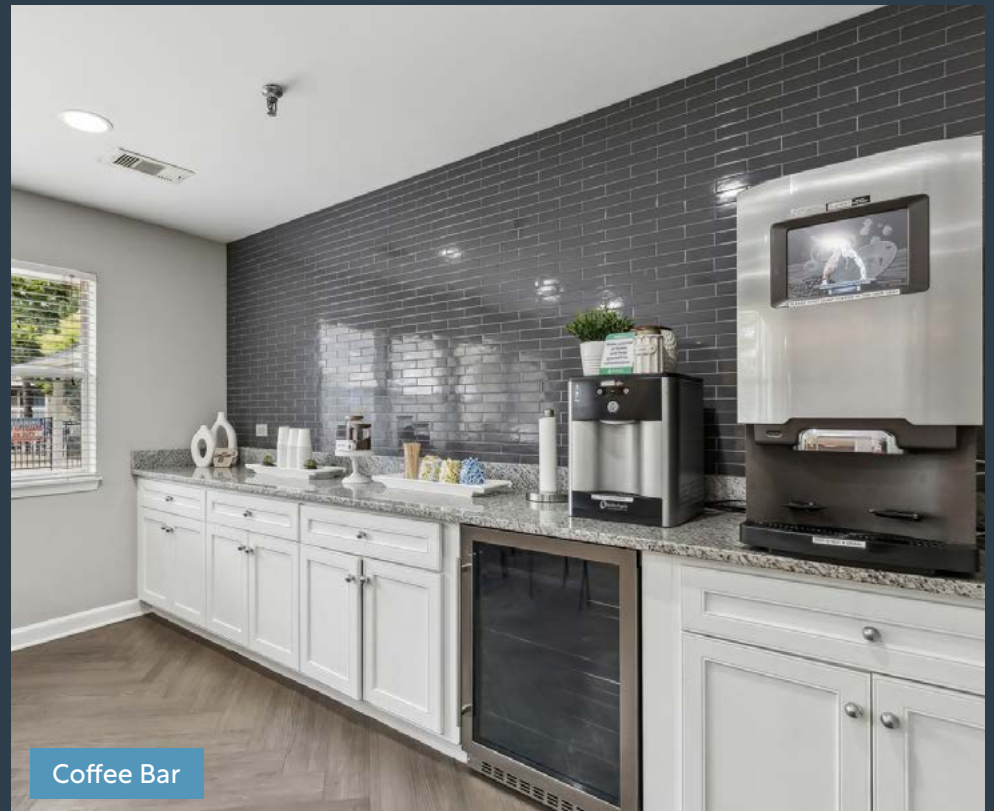
Bark Park



Outdoor Lounge with Grilling Station



Cyber Café and Printing Center



Coffee Bar



Work from Home Pods



Resident Clubhouse Lounge

Welcome to Aurora

| 4 Miles to the City of Lights

Downtown Aurora is located on the beautiful Fox River and is a town filled with art, culture, dining, and shopping. There are many popular landmarks including the Paramount Theatre and the Hollywood Casino that attract visitors and residents alike.

#1

Happiest City in Illinois

WalletHub, 2024

Top 25

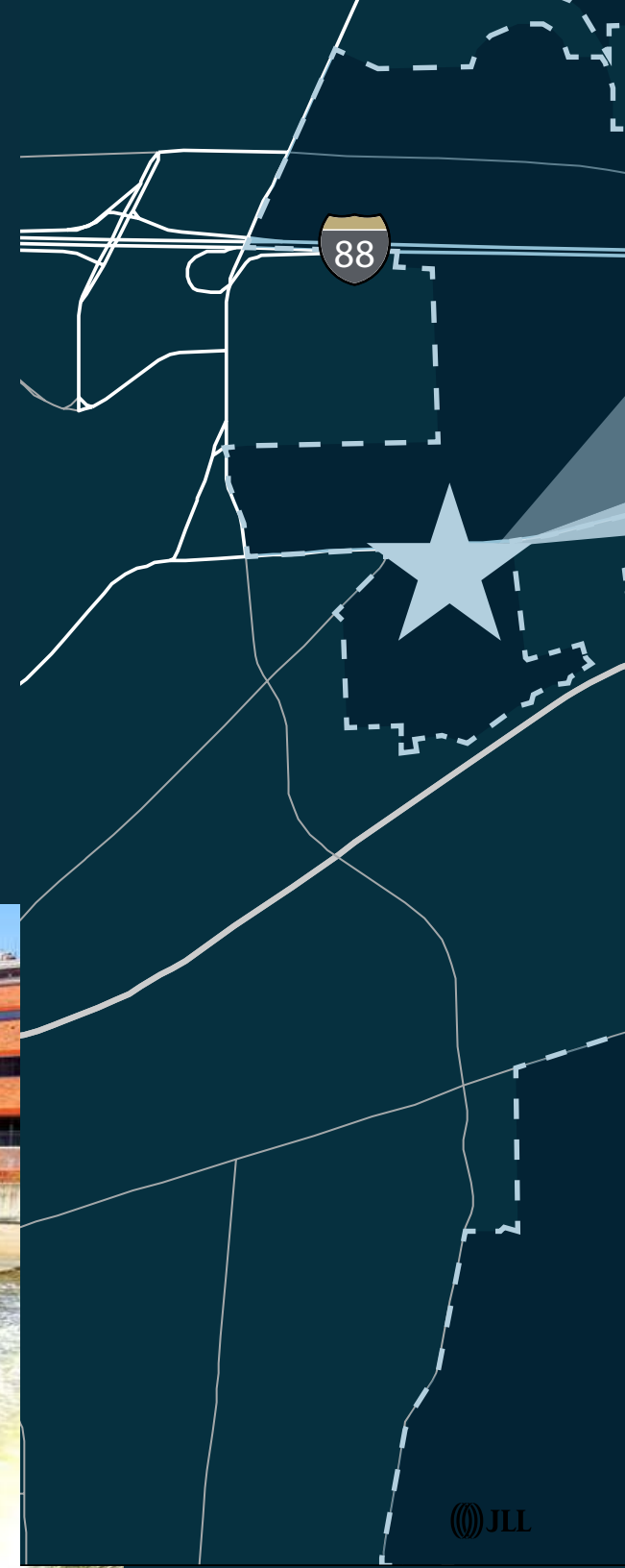
Safest City in the US

WalletHub, 2023

#2

Most Populous City in Illinois

AlphaMedia, 2024





Naperville

Nearby Naperville

3 Miles to Robust Downtown Naperville

Situated just a 15-minute drive from dynamic Downtown Naperville, residents at Hawthorn at Oakhurst can readily access a diverse array of eateries, retail, and community events. The Property is in an ideal location allows blends the serenity of suburban life while maintaining convenient proximity to the vibrant urban amenities Naperville has to offer.

#1

**City to Live in
America**

Niche, 2025

#3

**City
to Visit**

WalletHub, 2023

A+

**Niche
Rating**

Niche, 2025



Charming Downtown Naperville

65+

Restaurants

155

Total Retailers

ESRI Business Summary

Top Retailers

Apple



lululemon

Abercrombie & Fitch
TRADEMARK SINCE 1892

ATHLETA

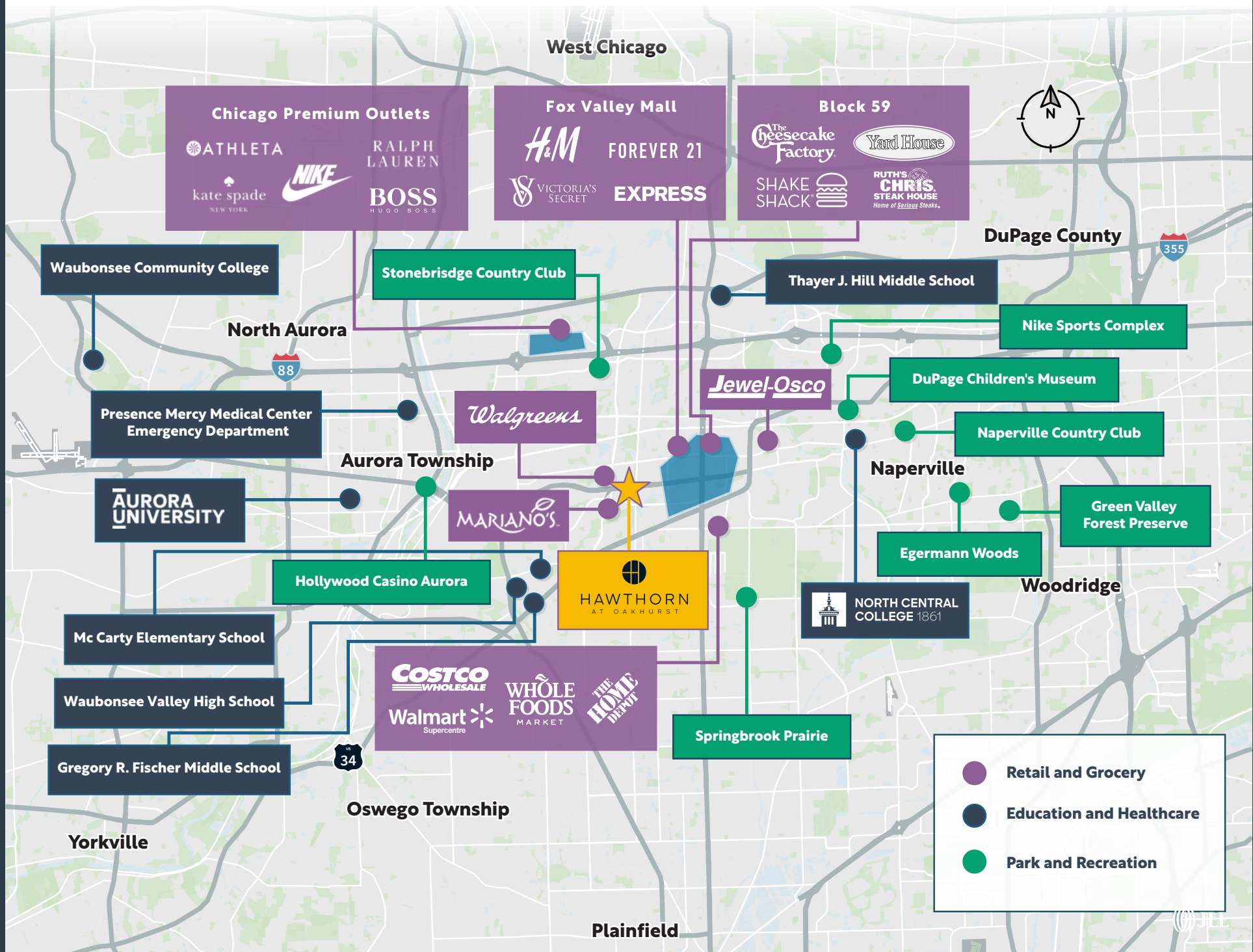
Lou Malabati's PIZZERIA

HUGO'S FROG BAR FISH HOUSE

sunglass hut



Suburban Demand Drivers



Premiere DuPage County

DuPage County spans many Chicago suburbs including Aurora, Naperville, Lisle, Downers Grove, Wheaton, and Oak Brook. The County as a whole is a leading Chicago suburban market given its employer base and local amenities. The surrounding business community is diverse with major employers including many high-technology research centers, corporate headquarters, and facilities for well known national and international companies.

#1

**Best County to
Live in Illinois**
Niche, 2025

**Research
Heavy**

**Argonne National Lab
Fermi National
Accelerator Laboratory**

A+

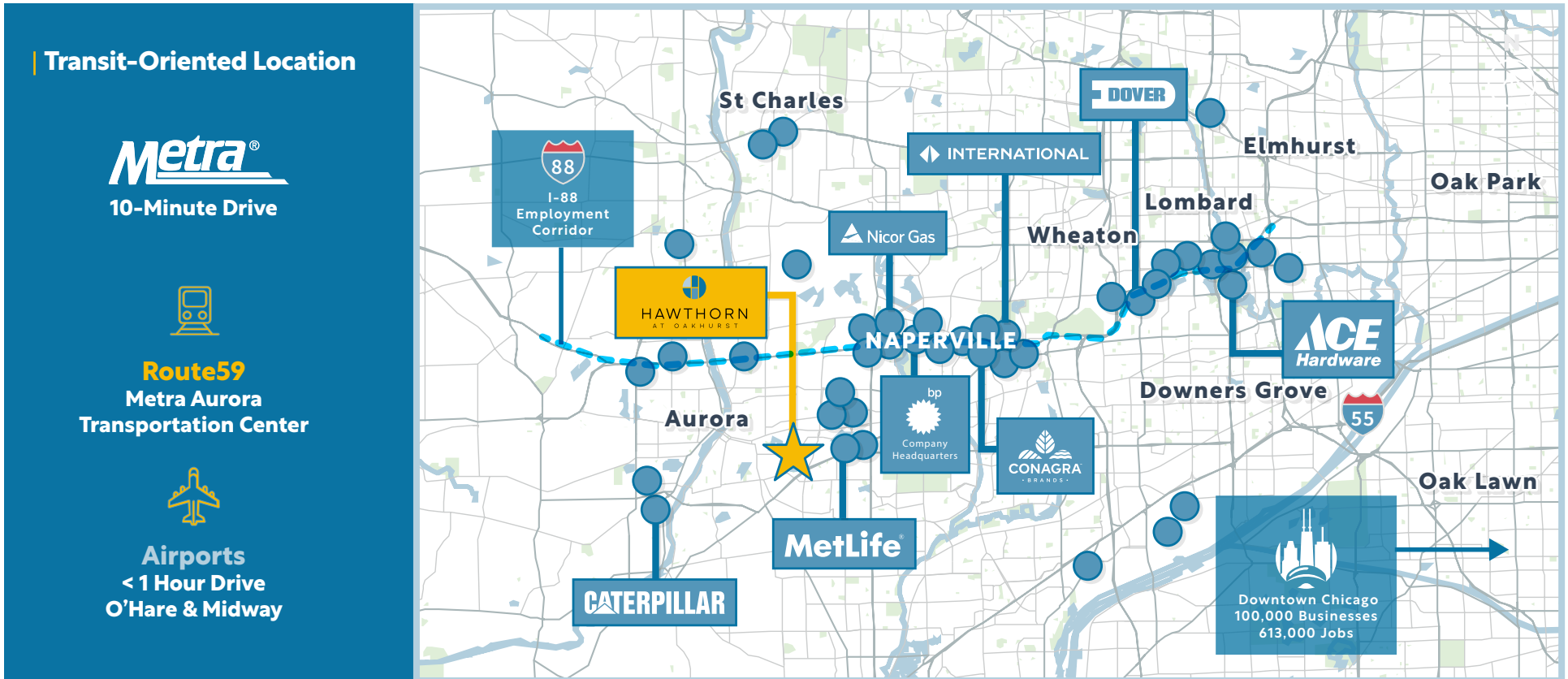
Public Schools
Niche, 2025

**Financial
Stability**

**AAA County Bond Rating
(Top 2% of Municipalities)**
Fitch, 2024

Proximity to World-Class Employers

Hawthorn at Oakhurst is located within the dynamic employment center of suburban Chicago and is also a short Metra ride away from Downtown Chicago. Some of the biggest names in tech, manufacturing, education healthcare and insurance are located near the Property. Hawthorn is also located within the Illinois Tech and Research Corridor along I-88, offering a plethora of job opportunities for residents.



Top Employers within 25-Minute Drive of Hawthorn at Oakhurst



Premier Education

Hawthorn at Oakhurst is located in the highly-desirable Indian Prairie School District 204, which consistently ranks among the best in the state and county.

Grade	School	Drive Time
Grade School	McCarty Elementary School	4 Minutes
Middle School	Fischer Middle School	6 Minutes
High School	Waubonsie Valley High School	5 Minutes

Waubonsie Valley High School



A+
Niche
Score

Niche, 2025



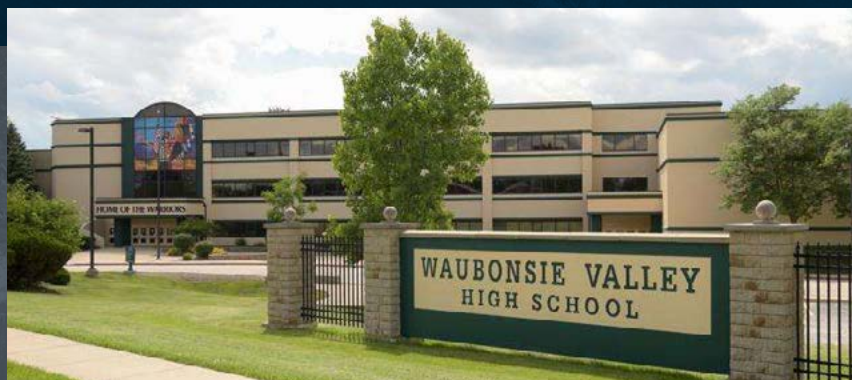
Top 3%
Best College Prep
Public High Schools
in Illinois

Niche, 2025



#37
Best High School
In Illinois

U.S. News and World Report, 2025



Proximity to Higher Education



Top 20
Regional Universities
in the Midwest

Niche, 2025

AURORA
UNIVERSITY

#15
Best College in Illinois

Collegefactual.com, 2024



WAUBONSEE
COMMUNITY COLLEGE

#6
Best Community College
in Chicago Area

Niche, 2025

Leading Nearby Healthcare

DuPage County is home to 8 award-winning hospitals that employ over 75,000 healthcare professionals.

The DuPage County healthcare industry is expected to grow by another 7,500 employees over the next 10 years. Beyond having easy access to three of the top fifteen hospitals in the states, residents of Aurora also benefit from nearby Fox Valley Primary and Immediate Care Center, Rush Copley Medical Center, and Ascension Hospital.

State Rank	Hospital Name	Employees	Location
#7	Northwestern Medicine Central DuPage Hospital	5,000+	Winfield (10 mi)
#11	Endeavor Health Edward Hospital	4,000	Warrenville (5 mi)
#15	Advocate Good Samaritan Hospital	2,600	Downers Grove (15 mi)

Source: US News & World Report, 2024



M Northwestern Medicine®

Northwestern Medicine Central DuPage Hospital is a 408-bed general medical and surgical facility with over 1,250 affiliated doctors. US News & World Report also recognized the hospital as high performing in 13 procedures and conditions as the hospital has continually improved under the the Northwestern Medicine network.

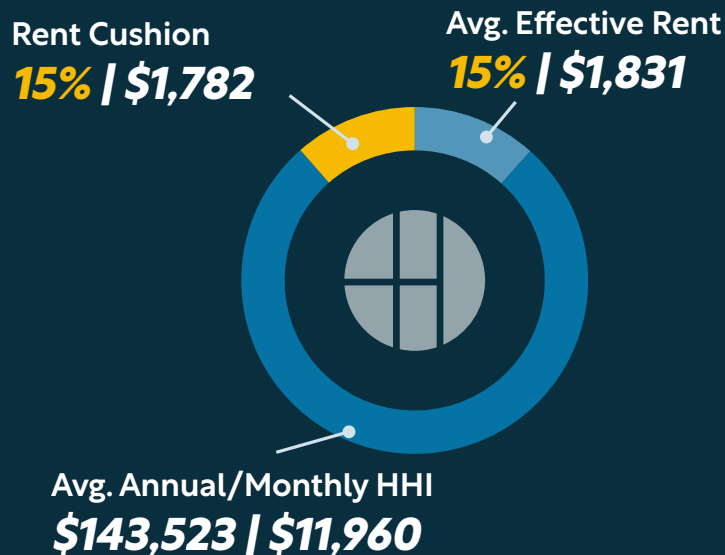
Source: BLS Employment Projections 2023–2033

Impressive Area Trends & Demographics

Families and workers are consistently flocking to the western suburbs. High demand has caused the housing market to boom, driving many to become renters-by-choice.

Healthy Area Household Income Supports Rent Growth

The area income around Hawthorn is well within the 30% affordability test for rent as a fraction of total income. The property's effective rents are just 15% of the average area income, leaving a buffer of 15%, and headroom to push rents significantly.



\$143,523

Avg. Household Income

High average HHI within 3 miles of the Property



36

Avg. Age

Families and young workers within 3 miles of the Property



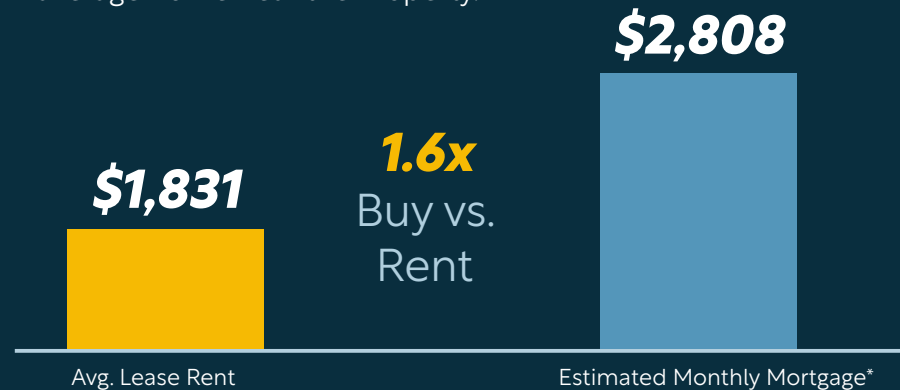
\$402,366

Avg. Home Value

Valuable real estate growing rapidly in Aurora

Buy vs. Rent in the Neighborhood

Renting at Hawthorn is 1.6x more affordable than owning the average home near the Property.



*Zillow Mortgage calc as of 3/24/2025, 30-yr fixed, 10% down, 6.77% rate



HAWTHORN

AT OAKHURST

Contacts

Kevin Girard
Managing Director
773.263.3890
kevin.girard@jll.com

Zach Kaufman
Director
847.830.8883
zach.kaufman@jll.com

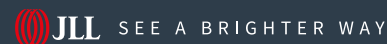
Mark Stern
Managing Director
312.622.8140
mark.stern@jll.com

Betsy Romenesko
Senior Analyst
630.796.5661
betsy.romenesko@jll.com

Financing

Matthew Schoenfeldt
Senior Managing Director
312.528.3686
matthew.schoenfeldt@jll.com

Rebecca Brielmaier
Associate
312.300.7306
rebecca.brielmaier@jll.com



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the Hawthorn at Oakhurst to market it for sale. Information concerning the Hawthorn at Oakhurst described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©[2025]. Jones Lang LaSalle IP, Inc. All rights reserved.

