

**Evanston, IL | Brand New 120-Home Luxury Apartment Community |
Unbeatable Urban-Suburban Location**

TAPESTRY STATION



TAPESTRY STATION

OFFERING SUMMARY

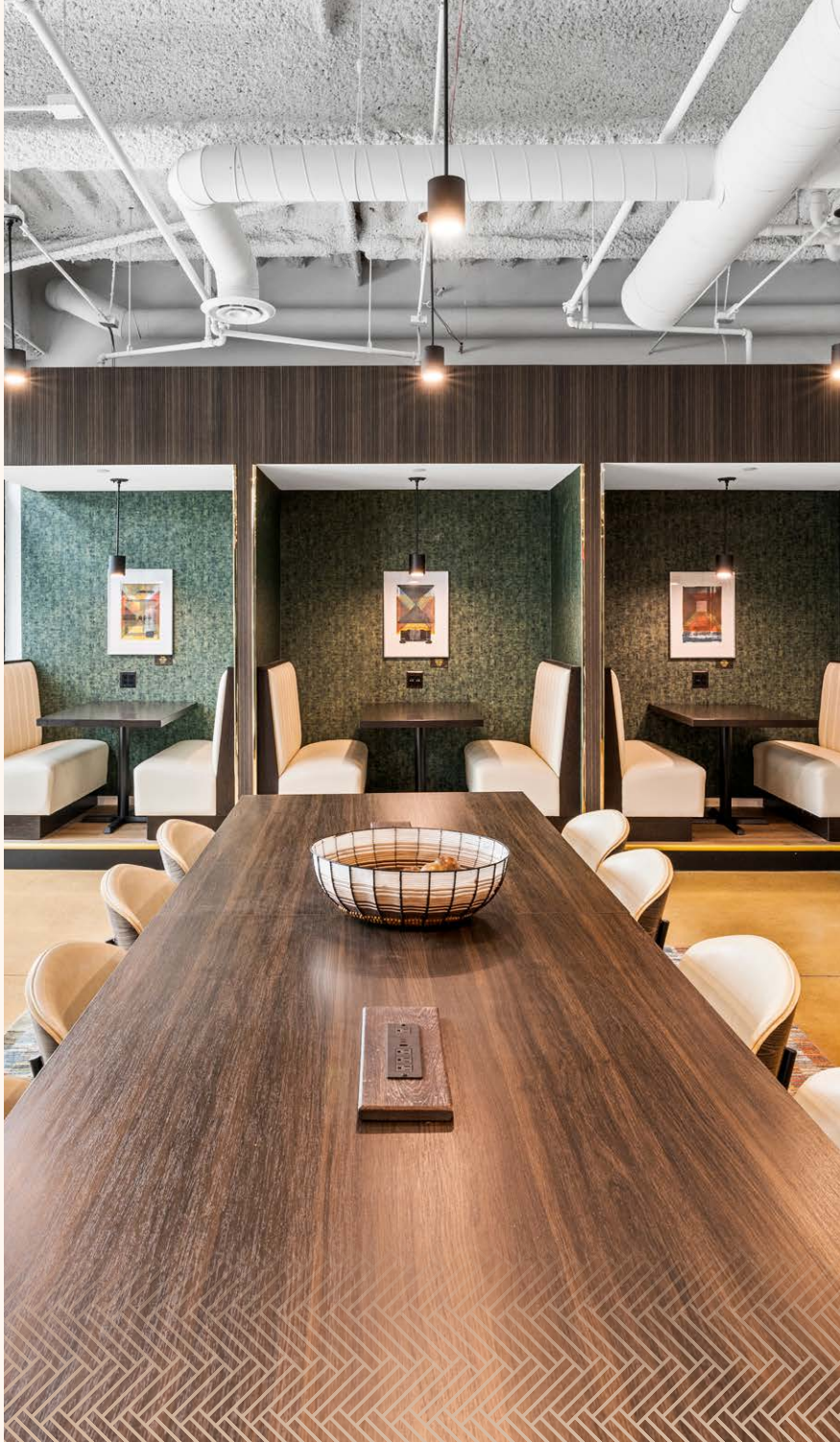
Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker, is pleased to present Tapestry Station, a brand new 120-home luxury apartment community located in beautiful Evanston, IL, a dynamic lakefront community offering its residents the best of urban-suburban living, at the gateway to Chicago's posh North Shore.

Tapestry Station boasts a variety of in-demand apartment layouts from studios to two-bedroom homes. This 97%-occupied community offers above-and-beyond luxury living including premier finishes, floorplan optionality, and a collection of amenities including a rooftop deck and lounge, state of the art fitness studio, co-working space, spectacular clubroom, and more.

Tapestry Station is conveniently located along Main Street, with immediate access to the Main St Metra and L stops, Northwestern University, high-end grocery stores, and numerous dining options.

Evanston's A+ rated public schools and nationally ranked healthcare allow residents to have the highest quality of life with everything at their fingertips. Tapestry Station is just 12 miles from Downtown Chicago, providing residents with easy access to both urban and suburban amenities.





PROPERTY SUMMARY

| | |
|------------------|-------------------------|
| Name | Tapestry Station |
| Address | 740 Main St |
| City, State, Zip | Evanston, IL 60202 |
| County | Cook |
| Taxing | Evanston Township |
| Year Built | 2024 |
| Units | 120 |
| Occupancy | 97% |
| Avg Unit SF | 534 |
| Parking | 48 Total Parking Spaces |
| Financing | Free & Clear |

UNIT MIX SUMMARY

| Unit Type | Count | SF | Market Rent | PSF | Unit Mix |
|------------------|------------------|-------------|----------------|---------------|-------------|
| Studio | 52 homes | ±407 | \$1,795 | \$4.41 | 43% |
| 1 Bed | 52 homes | ±575 | \$2,227 | \$3.87 | 43% |
| 2 Bed | 16 homes | ±817 | \$2,974 | \$3.64 | 13% |
| Total/Avg | 120 homes | ±534 | \$2,139 | \$4.00 | 100% |

AFFORDABLE SUMMARY

| Unit Type | Count | SF | Market Rent | PSF | Unit Mix |
|------------------|------------------|-------------|----------------|---------------|-------------|
| Affordable | 17 homes | ±483 | \$1,235 | \$2.56 | 14% |
| Market | 103 homes | ±543 | \$2,289 | \$4.22 | 86% |
| Total/Avg | 120 homes | ±534 | \$2,139 | \$4.00 | 100% |

INVESTMENT HIGHLIGHTS



UNBEATABLE URBAN-SUBURBAN LOCATION

- Northwestern University just steps away
- Plethora of Fortune 1000 companies located nearby
- 6 public beaches, 89 parks, and 50 playgrounds
- In the heart of beautiful and dynamic Evanston, IL — dining & retail paradise



BRAND NEW APARTMENT COMMUNITY

- Best-in-class finishes & features
- Unbeatable amenities
- Unique floorplan optionality
- 97% occupancy
- High Average Household Income of \$156,984 within 1 mile of the property



TRANSIT-ORIENTED LOCATION

- 94 walk score & 99 bike score
- < 30-min Metra ride from Evanston to the Chicago Loop
- < 30-min drive to downtown Chicago
- Gateway to the posh North Shore
- Steps to Lake Michigan



SOUGHT-AFTER REAL ESTATE

- Muted future supply pipeline
- Discount to replacement cost
- Northwestern University provides a strong and durable renter base
- Chicago leads all major markets in YOY rent growth at 4.2% Q1 2025
- IHO Affordable Program provides substantial tax savings



LUXURY INTERIORS

- Executive Inspired Kitchen w/ Quartz Countertops
- Oversized Floor to Ceiling Windows*
- Spacious Private Balconies*
- Luxury PVC Wood Flooring
- Convenient In-Home Washer/Dryer
- Luxurious Modern Bathrooms
- Keyless Entry

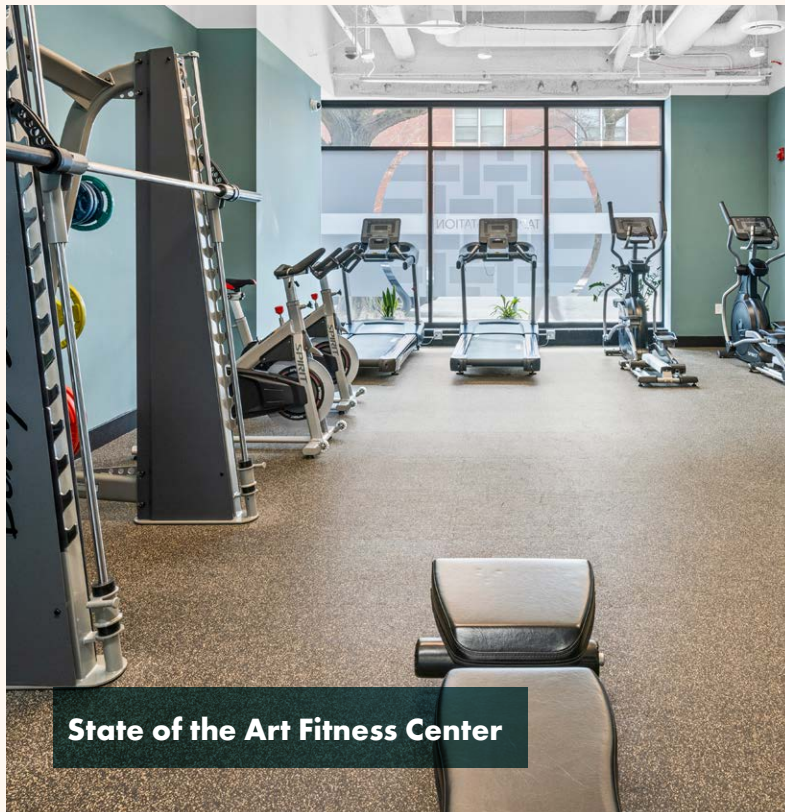
*select units





UNBEATABLE AMENITIES

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



State of the Art Fitness Center



Spectacular Clubroom





Northwestern University

Home to the Wildcats, Northwestern University is often the defining factor when talking about Evanston. With the community surrounding its beautiful 240-acre campus, NU is known for its strong research program with more than 125 school-based and university centers, its famous Kellogg School of Business, and many other renowned programs. The university provides a \$160M economic impact to the city of Evanston and contributes over \$8M in university spending across local Evanston businesses annually. By 2031, the rebuild of Ryan Field on Northwestern's campus will generate nearly \$1.2 billion for the Evanston community. This includes \$659.9 million in economic impact to the City of Evanston during the construction process alone.

22k

Total Enrolled
Students

\$14.3B

Endowment

\$307M+

Awarded in
Scholarships

SHORTAGE OF AVAILABLE HOUSING FOR NU GRADUATE STUDENTS

The graduate student population at Northwestern halls (~700 beds) for over 8,000 full-time graduate students. Specifically for Kellogg students, there are only 150 apartment units available for over 1,400 full-time graduate students. The demand for graduate student housing in Evanston (especially driven by Kellogg School of Management) is very high and continues to grow every year.



#5

Best Education
School

#10

Best Law
School

#6

Best
University

#8

Best Economic
School

US News and World Report, 2025

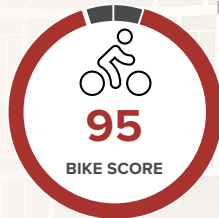
Northwestern | Kellogg

KELLOGG SCHOOL OF MANAGEMENT

According to U.S. News & World Report, the Kellogg School of Management is the #2 Best Business School in the country, with multiple specialty rankings. Just steps away from Tapestry Station, Northwestern's Kellogg School of Management is a massive demand driver for the property.



EXPLORE EVANSTON



- Higher Education
- Grocery
- Dining
- Recreation
- UP-N Metra Stops
- CTA Purple L Train Stops

CLOSE PROXIMITY TO:

| | |
|---------------------------|--|
| Northwestern University | 6-Min Drive 15-Min Public Transit |
| Evanston High School | 4-Min Drive 13-Min Public Transit |
| Dewey Elementary | 5-Min Drive 16-Min Public Transit |
| North Shore Medical Group | 5-Min Drive |
| Northwestern Medicine | 6-Min Drive |
| 1-94 | 10-Min Drive |
| Chicago CBD | 30-Min Drive 40-Min Metra UPN Ride 45-Min L-Train Ride |



BEST OF BOTH WORLDS



Burnham Shores Park

DINING & RETAIL PARADISE

- 100+** Restaurants
- 100+** Retailers
- 10+** Grocery Stores
- 10+** Gyms

ENDLESS ACTIVITIES

- 9** Unique Neighborhoods
- 9** Theaters
- 7** Museums
- 6** Festivals

Tapestry Station's downtown Evanston location offers residents the best of both worlds: a tranquil suburban lifestyle in a naturally beautiful environment abundant with parks, green space, and outdoor recreation, coupled with all the amenities of an urban center, including direct access to a multitude of top employers, retail centers, restaurants, bars, and entertainment destinations.



Evanston Farmer's Market



EVANSTON

LIVE — WORK — PLAY

Once known only as a college town, Evanston has undergone significant downtown revitalization in the last decade to become one of the “Top 10 Downtowns” in the US. Its easy access to the suburbs, and Chicago CBD via multiple train lines makes this edge city an increasingly popular alternative to both city and suburban living. The vibrant downtown includes three distinct retail districts offering excellent shopping, top-rated restaurants, and a rich arts community. With Lake Michigan directly to the east and a superb parks system, Evanston residents easily escape city living less than 15 miles north of the Chicago CBD.

FORTUNE 500 HQs WITHIN 25 MILES:



KraftHeinz



DISCOVER
FINANCIAL SERVICES

Baxter

abbvie

CHICAGO AREA CORPORATIONS:

32 Fortune 500 HQs

30-Minute Commute to Top
North Shore & Chicago Employers



EXCELLENT EDUCATION

Evanston has both state and nationally recognized public schools, serving as a major draw for families. Residents of Tapestry Station are served by Evanston/Skokie School District 65 including two magnet schools and the top-rated Evanston Township High School District 202.



65-acre campus

1.2 million SF of indoor space

12 gyms, plus dance studio, fitness center, and two swimming pools

1,500-seat auditorium

EVANSTON TOWNSHIP HIGH SCHOOL



Top 40
Best High School
in Illinois



Top 5%
of High Schools in
the U.S.



Gold Medal
School 2013,
2014, 2016
(US News & World Report, 2025)



58%
AP Participation
Rate



1 Mile
From Tapestry
Apartments



COMMUNITY LEADING HEALTHCARE

Evanston offers a multitude of healthcare options for residents of Tapestry Station to receive world-class healthcare, and three of the top six employers in Evanston's city limits are within the healthcare sector.

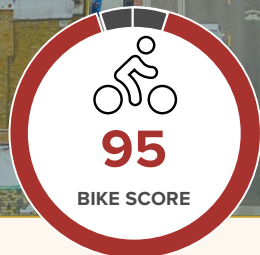
EVANSTON HOSPITAL | 716 Beds | 2.5 Miles

Evanston Hospital is a part of the North Shore University Health System, which is ranked #4 in the US by US News & World Report in 2022. Physicians are also rated high-performing in 6 categories including gastroenterology, geriatrics, nephrology, neurology and neurosurgery, orthopedics, and urology. Evanston Northshore is also the 2nd largest employer in the city of Evanston with 3,727 employees.

ACENSION ST. FRANCIS HOSPITAL | 270 Beds | .08 Miles

Acension is a nationally recognized full-service hospital with a level-I trauma center. St. Francis Hospital is also the 4th largest employer in Evanston with 1,272 employees.

OPTIMAL TRANSPORTATION



Tapestry Station residents are served by fantastic public transportation options including the Metra train system, the CTA "L" train system, and the CTA bus system. There is no shortage of access to both downtown Chicago and neighboring northern suburbs.



US-41 & I-94

3 miles 4 Miles
7 min 9 Min



Main St. Station

2 Min



Main St. Purple Line Stop

3 Min



**O'Hare
International Airport**

15 Miles
25 Min



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