



Suburban Chicago's Preeminent New SFR Development
A 294-Luxury Single-Family-Villa & Townhome Rental Community in Dynamic Orland Park



Offering Summary

Jones Lang LaSalle Americas (Illinois), L.P. (JLL), is pleased to present Orland Ridge Townhomes & Villas ("Orland Ridge"), a luxury BTR community located in dynamic and ever-evolving Orland Park, a southwest suburb of Chicago. Orland Ridge offers a variety of in-demand layouts across buildings from spacious one, two, and three-bedroom homes—all with private entries and attached private garage parking. This 97% occupied community offers above-and-beyond single-family living including flawless finishes, spacious floorplans with ample storage, and a resort-style collection of amenities including a clubhouse.

Orland Ridge is ideally located along South La Grange Rd (US Hwy 45), the main thoroughfare for Orland Park, with to immediate access to restaurants, entertainment, offices, grocery retailers, medical facilities and the 960-acre Orland Grasslands Preserve. The Village is home to 3,000+ businesses and provides residents easy access to the I-55 and I-80 job corridors. Government backed corporate investment and expansion has positioned Orland Park as a top destination for movers. This incredible investment opportunity is available free and clear.

 Orland Ridge

294
Built-To-Rent
Townhomes & Villas

±1,988 SF
Homes Average
Under Roof

15+
Community Amenities



Property Details

Orland Ridge has seen near infinite absorption as buildings are 100% leased upon delivery. The property has experienced tremendous rent growth since leasing began. Growth in rents has increased gross potential rent by \$3 million to an astounding \$11+ million on an annual basis.

100%
*Leased on
Delivered Units*

PROPERTY SUMMARY

Name	Orland Ridge Townhomes & Villas
Address	16996 Pond Willow Dr.
City, State, Zip	Orland Park, IL 60487
County	Cook County
Year Built	2023
Number of Homes	294
Gross Leasable Area	577,500 SF
Gross Under Roof	±1,988 SF
Residential SF	427,650 Net Rentable
Average Home Size	1,455 SF
Occupancy / % Leased ⁽²⁾	100% on delivered homes
Parking	536 Attached Garage Spaces 536 Driveway Spaces 52 Street Spaces 1,124 Total Parking Spaces
Financing	Free & Clear

VILLAS

Description	# Garage Spaces	# Homes	RSF	Gross SF	Market Rent ⁽¹⁾	PSF	Unit Mix
1x1	2	26	±1,265	±1,716	\$2,652	\$2.10	25%
2x2	2	60	±1,371	±1,815	\$3,058	\$2.23	58%
3x2	2	18	±1,601	±2,035	\$3,579	\$2.24	17%
Total/Avg		104 homes	±1,384	±1,828	\$3,047	\$2.20	100%

TOWNHOMES

Description	# Garage Spaces	# Homes	RSF	Gross SF	Market Rent ⁽¹⁾	PSF	Unit Mix
2x2.5	1	52	±1,300	±1,806	\$2,930	\$2.25	27%
2x2.5	2	98	±1,567	±2,166	\$3,286	\$2.10	52%
3x2.5	2	40	±1,563	±2,202	\$3,682	\$2.36	21%
Total/Avg		190 homes	±1,493	±2,075	\$3,272	\$2.19	100%

Notes:

(1) Market rent figures continue to grow due to strong leasing and tenant demand and change on a daily basis. As a result, market rent figures may be understated.

(2) 100% delivery of homes expected by Summer 2023. Current property performance and leasing trends indicate homes are fully leased upon delivery.

Investment Highlights



Distinguished Single-Family-Home Rental Community

- » **Single-family rental community with spacious 1,455+ average SF floor plans**
- » Full spectrum unit mix and price point range
- » Private entry, patio, balcony, and attached garage parking
- » **Luxury resort-style amenities** highlighted by a heated outdoor pool, state-of-the-art fitness center, pickleball/volleyball courts, and an exclusive clubhouse lounge
- » Scarce one-of-a-kind asset - no other SFR communities within a 10-mile radius



Fantastic Property Performance

- » **100% leased on delivered homes**
- » **Impressive rent increases** (26% rent growth since leasing began)
- » 7% Resident Rent-to-Income Ratio implies room to grow rents



Path-of-Growth Location

- » Immediate access to I-80 industrial corridor featuring new hubs for Amazon, Wayfair, and WeatherTechHQ
- » **Neighbors all-stop shops**, Costco, Whole Foods, Trader Joes, Target, and new fast-casual eateries
- » Steps from the Orland Grasslands—a 960-acre nature reserve with walking/bike paths comprised of open prairie, wetlands, oak savannas, and woodlands.
- » **Employment growth in the region has outperformed** state and national averages since 2010



Stellar Submarket Performance

- » 96% Projected 5-Year Avg. submarket occupancy
- » **No Townhome / Villa SFR Product in Southwest Cook County**
- » Southwest Cook County rent growth projected to outpace broader Chicago MSA
- » The Jewel of The South." Orland Park is a go-to community for those moving out of the city into the suburbs.



The Villas

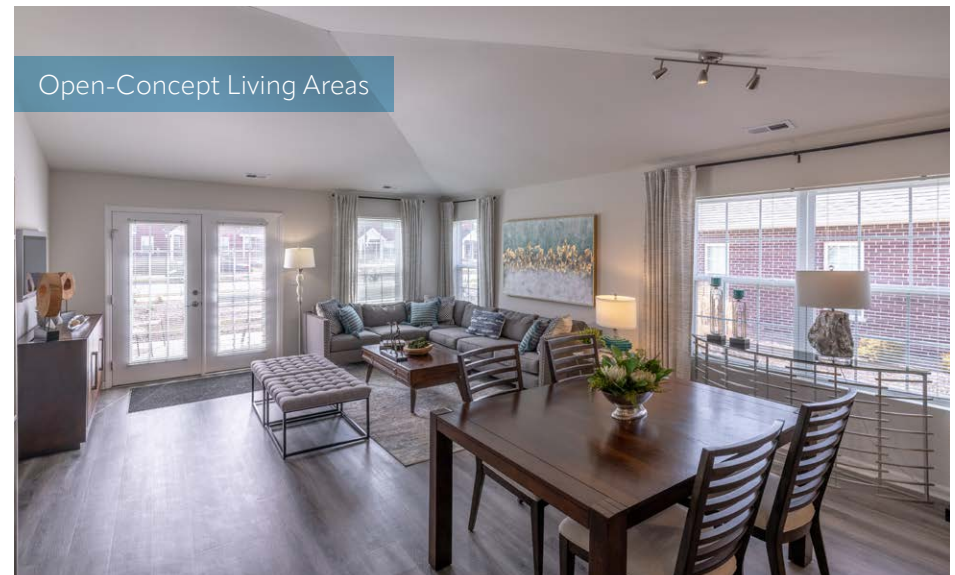
104 Villas

In-Demand Unit Features

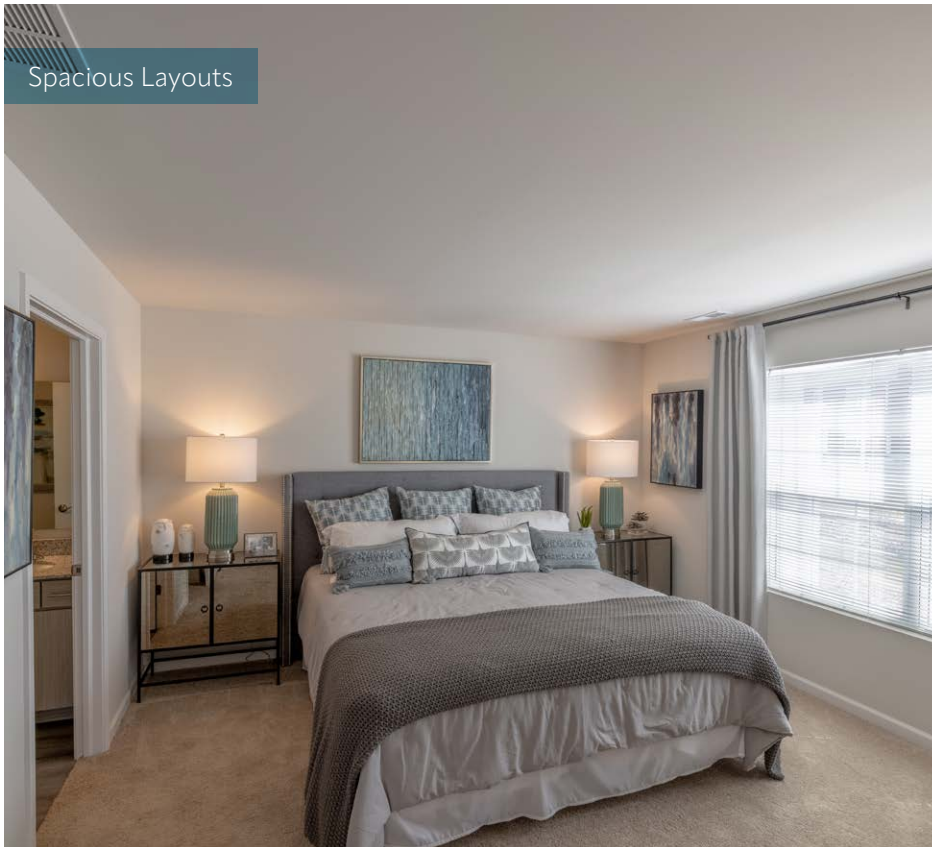
- » Open Concept Ranch-Style Villas
- » Oversized Master Bedrooms
- » Granite Counters & Islands
- » Stainless Steel Appliances
- » Modern Custom Cabinetry
- » Walk-In Closets w/ Shelving
- » Spacious Living Areas
- » Cozy Office/Flex Space
- » Designer Plank Flooring
- » Full-Sized Washers & Dryers

Desirable Single Family Features

- » Vaulted Ceilings
- » Attached Direct Access Garage (2 Car)
- » Private Patios and Covered Front Porches
- » Hassle-Free Landscaping
- » Dedicated Pantry & Linen Storage
- » Name Brand Appliances & High-End Finishes



Spacious Layouts



Covered Private Entrances



The Townhomes

190 Townhomes

In-Demand Unit Features

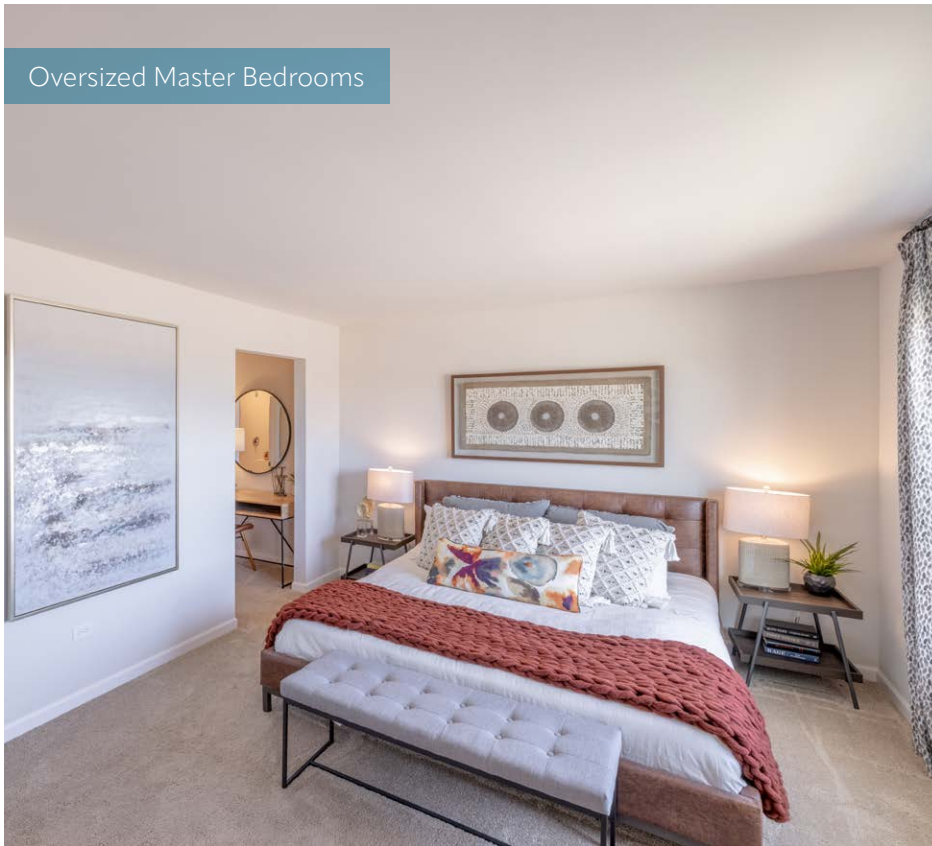
- » Open Concept 3-Story Townhomes
- » Oversized Master Bedrooms
- » Granite Counters & Islands
- » Stainless Steel Appliances
- » Modern Custom Cabinetry
- » Walk-In Closets w/ Shelving
- » Spacious Living Areas
- » Cozy Office/Flex Space
- » Designer Plank Flooring
- » Full-Sized Washers & Dryers

Desirable Single Family Features

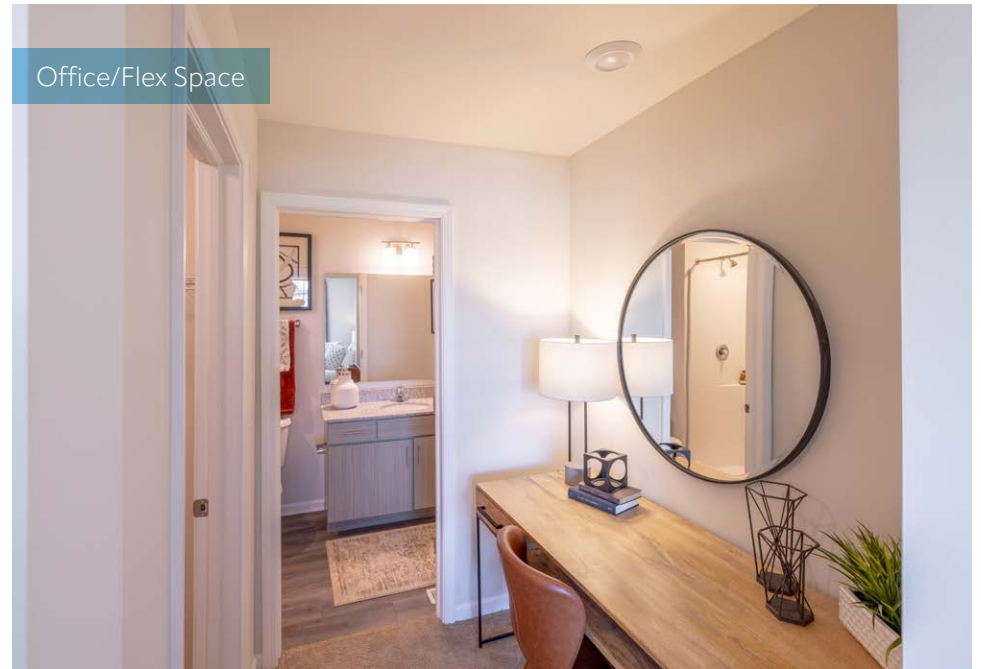
- » Attached Direct Access Garage (1 & 2 Car)
- » Private Entrances
- » Hassle-Free Landscaping
- » 2nd Story Private Deck
- » Dedicated Pantry & Linen Storage
- » Name Brand Appliances & High-End Finishes



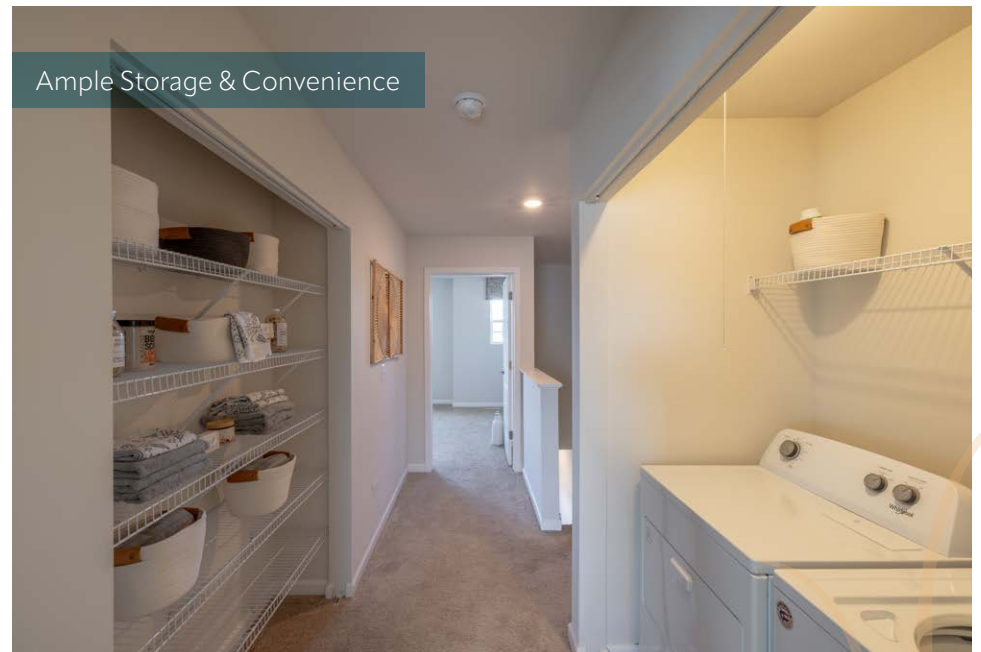
Oversized Master Bedrooms



Office/Flex Space



Ample Storage & Convenience



Amenities Designed With Residents in Mind

- » State-of-the-Art Fitness Center
- » Clubhouse Lounge
- » Sand Volleyball Court
- » Pickleball Courts
- » Heated Outdoor Pool, Sundeck, and Grilling Station
- » Outdoor Community Trails with Exercise Stations & Playgrounds
- » Business Center
- » Pet Spa
- » Fire Pit



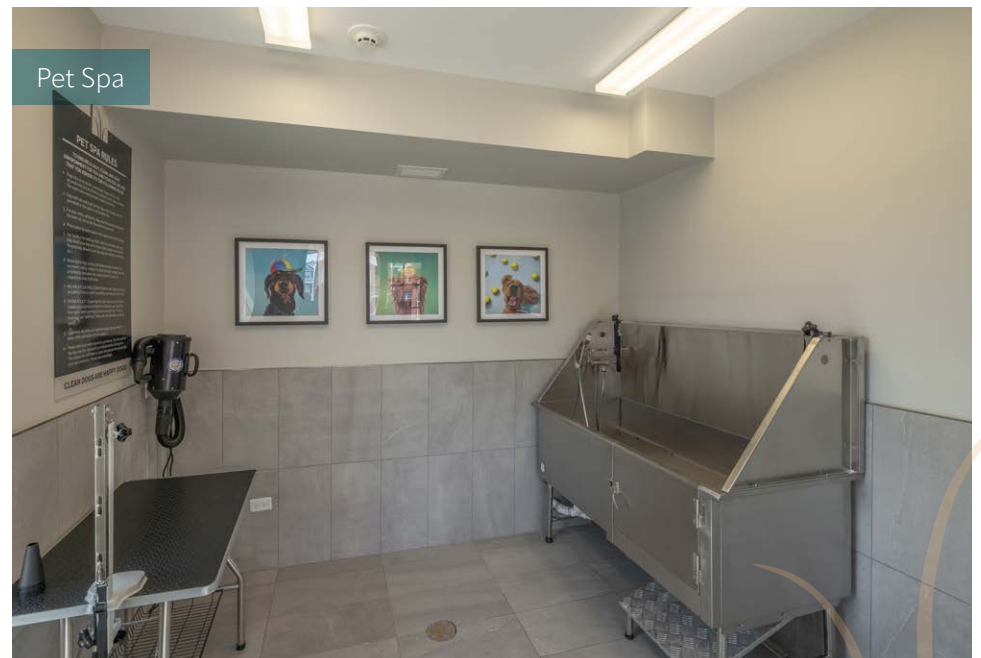
Demonstration Kitchen



State-of-the-Art Fitness Center



Pet Spa



Leasing Office



Orland Park - Where You Want To Be

The Village of Orland Park is located in the southwest suburbs of Chicago, 40-minutes from downtown. It's slogan, "Where you want to be" aptly describes the Village with its premier downtown shopping and entertainment district, as well as, over 1,610 acres of park land, bike trails, and jogging paths. Orland Park is the ideal combination of family-friendly amenities, ranked schools, ample green space, and innovative economic development. Orland Park is 58,000 residents and 3,000+ businesses strong and growing.

A+
Schools

Niche 2023

Chicago's
Best Places to Live

Chicago Magazine 2022

75
Parks

orlandpark.org
2023

43%
Home Value Growth Since 2015

Zillow March 2023

ORLAND PARK DEMOGRAPHICS

2022 Population	58,000
Average Household Income	\$141,500
Average Home Value	\$376,000
Average Age	47
White Collar Workers	73%
Unemployment Rate	3%



Explore Orland Park

Boasting access to key regional arteries I-294, I-55, and I-57, as well as La Grange Road (US Hwy 45), Downtown Orland Park is ideally situated and easily accessed by the affluent area residents. Downtown Orland Park offers proximity to regional shopping hubs, 80+ miles of bike-friendly trails, and the 143rd Street Metra stop connecting the city to the greater Chicago area.



Orland Grasslands

Immediate Access from Orland Ridge ~13-miles of Trails






Orland Square Mall

 5 Min **Apple Store** ★ **macys** **H&M**



Orland Park Crossing

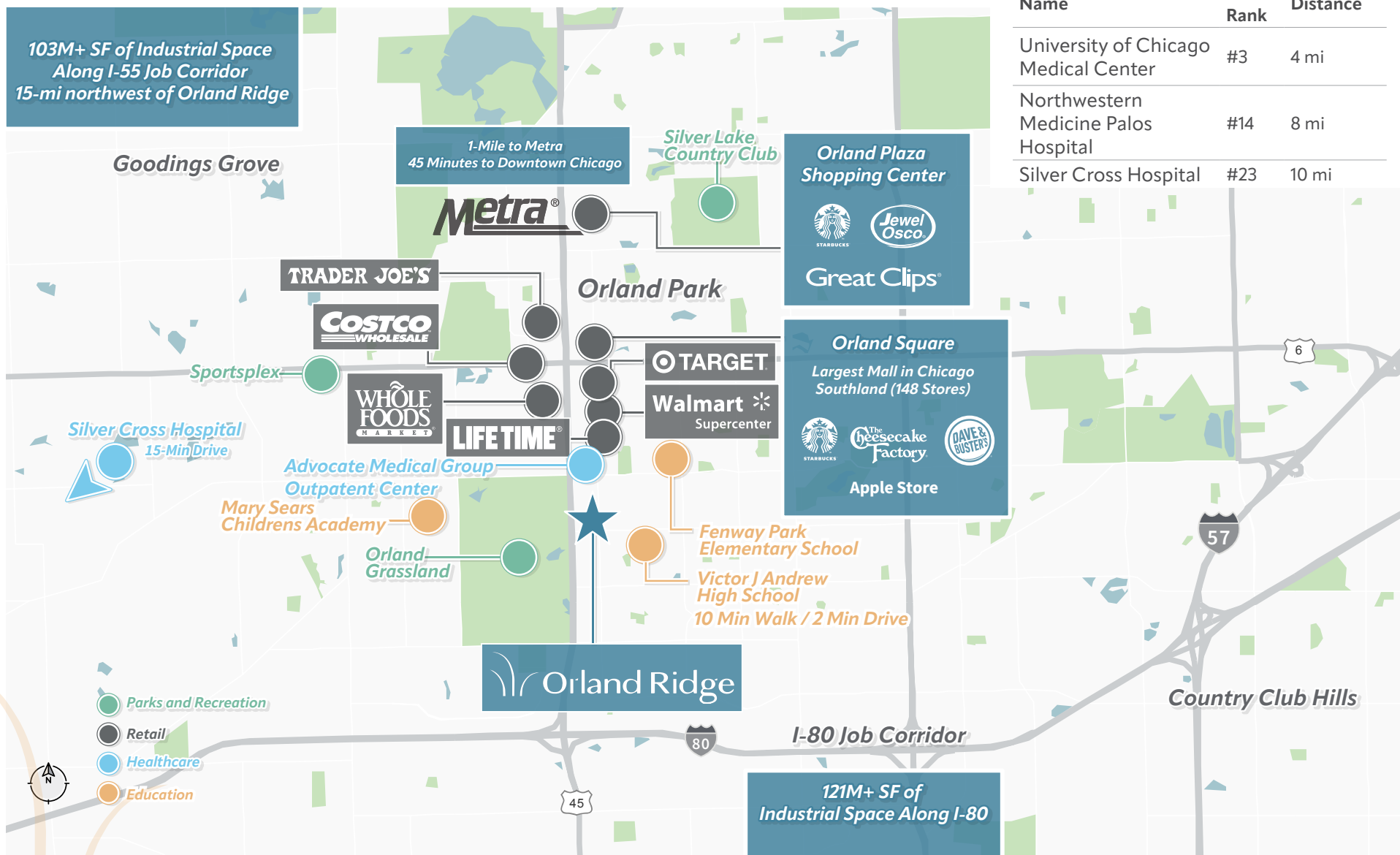
 10 Min **MARIANO'S**  



The Orland Bikeway

 15 Min 80+ Miles of Bike-Friendly Trails

Experience Orland Park



NEARBY RANKED HEALTHCARE

Name	State Rank	Distance
University of Chicago Medical Center	#3	4 mi
Northwestern Medicine Palos Hospital	#14	8 mi
Silver Cross Hospital	#23	10 mi

Exceptional Orland Park Demographics



Affluent Residents

\$141,500
Average Income



Working Professional

47 Years Old
Median Age



High Home Values

\$376,000



Home Values on the Rise

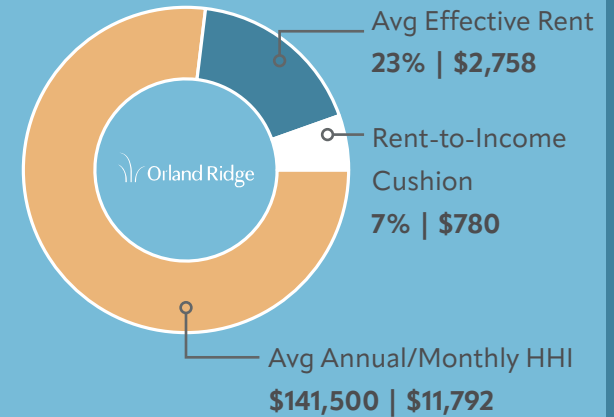
43% Increase in Home
Prices Since 2015

Source: ESRI and Zillow, March 2023

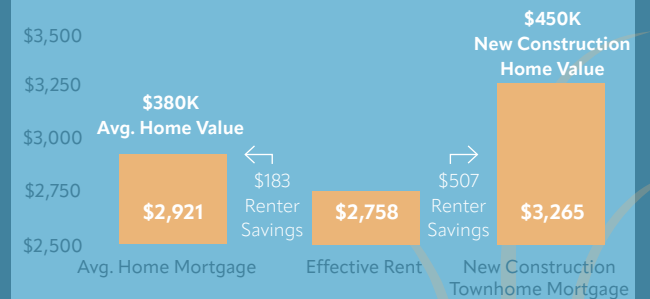
Major Resident Employers



Affordable Luxury



Luxury Rental Product Serves as an Attractive Alternative to Home Ownership



Source: Zillow Mortgage Calculator, 30-Yr Fixed, 20% down, 6.55% coupon rate,

The Commercial Hub of Chicago's Southland Region

Home to 3,000+ businesses and ranking in the top five of all Chicagoland suburbs for overall retail sales, Orland Park boasts over 12 million square feet of commercial space that supports a trade area population of 850,000+. With annual sales north of \$1.67 billion, the Village offers metropolitan opportunities with more space and amenities.

AA+

*Investment Grade
Municipality Credit Rating*

Standard & Poor's 2022

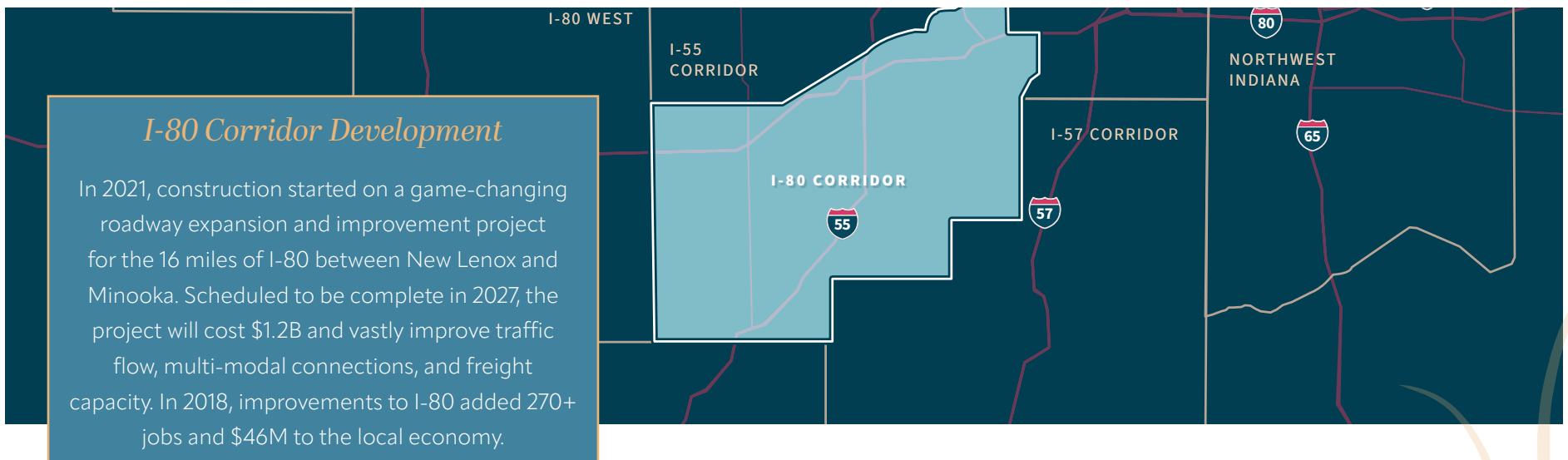
<i>Top Region Employers</i>	<i># of Employees</i>	<i>Town</i>	<i>Distance</i>
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Amazon	10,000	Various	8 miles
Silver Cross Hospital	2,967	New Lenox	10 miles
WeatherTech	1,548	Bolingbrook	25 miles
Greencore	1,200	Romeoville	28 miles
Walmart Distribution	750	Elwood	25 miles
Ulta Beauty	745	Bolingbrook	22 miles
Lewis University	611	Romeoville	17 miles
Harrah Joliet's Casino & Hotel	550	Joliet	16 miles
RTC Industries	530	Bolingbrook	20 miles
Wayfair	250	Romeoville	18 miles
Kimberly Clark	200	Romeoville	20 miles



Primed For Innovation

The Village continues to see strong investment, underscored by the Downtown Orland Park initiative and I-80 Corridor expansion.



Excellent Education

Orland Parks ranked schools are a major draw to the area. Residents at Orland Ridge are served by Community School District 230, which includes associated schools Fenway Park Elementary School and state ranked Victor J Andrew Highschool - both excellent schools located less than 2 miles from the property.

*Top 25 School Districts
in Illinois*

Niche 2023

*9/10
College Readiness*

GreatSchools

*Top 20 Public High
Schools in Cook County*

Chicago Magazine



Fenway Park Elementary School
5 Min Drive



Victor J Andrew Highschool
2 Min Drive



Top Tier Health Care

Silver Cross Hospital is a top healthcare provider in the area. Located 10-miles from Orland Ridge, the 130-Acre Hospital System is nationally recognized for excellent care, serving over 200,000 patients on an annual basis. Silver Cross Hospital has partnered with Premier Suburban Medical Group to break ground on a 42,000 SF medical facility. The facility includes primary and specialty care physician offices and is conveniently located directly next to Orland Ridge

<i>Nearby Medical Facilities</i>	<i>Miles</i>	<i>Drive Time</i>
Silver Cross Hospital	10	15 Min
University of Chicago Medical Center	4	10 Min
Advocate Christ Outpatient Center	2	5 Min
Advocate Outpatient Medical Center	1	3 Min
Silver Cross Medical Facility	<1	2 Min



2,900
Employees

900
Physicians

39
Specialties

*America's 250 Best
Hospitals*

Healthgrades 2023

Top 25 Hospital in Illinois

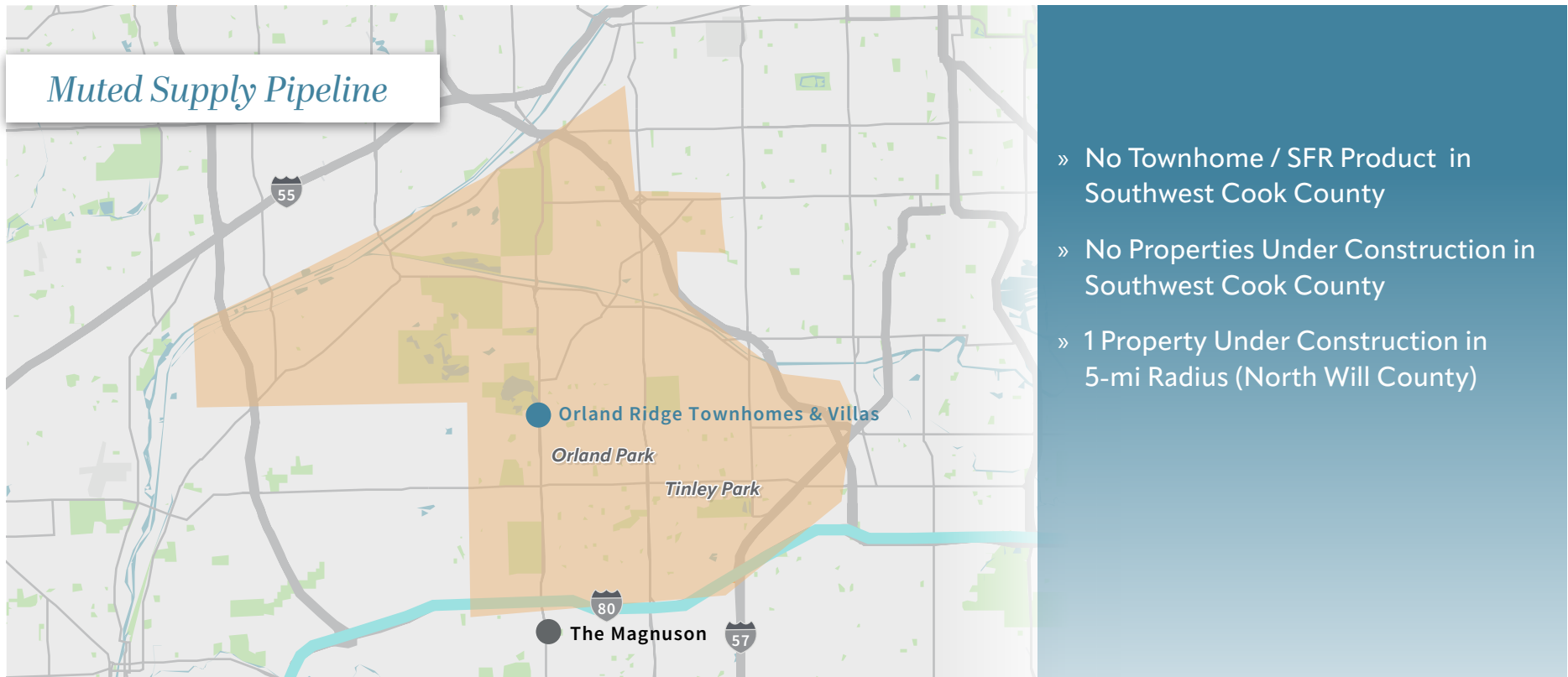
U.S. News & World Report 2023

*Healthgrades recognized
Silver Cross for Patient
Safety Excellence for 3
consecutive years*

(2020 - 2022)



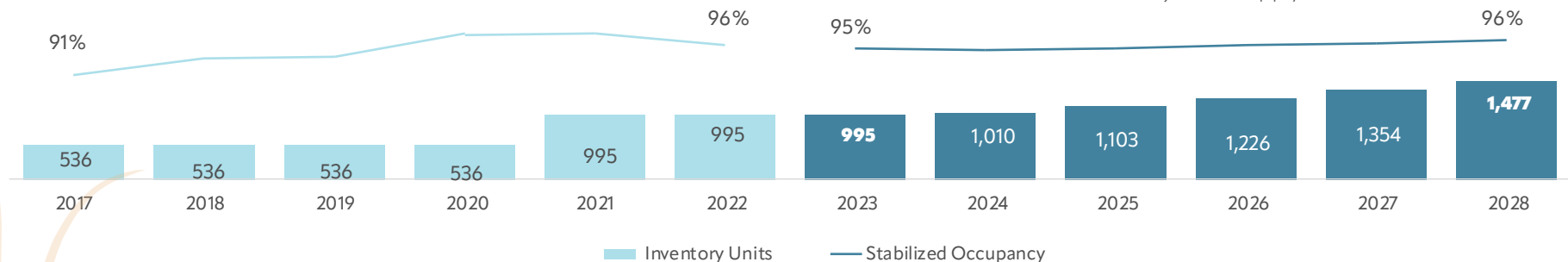
Exceptional Submarket & Fundamentals



Rapid Absorption & Muted Pipeline - Southwest Cook County

Class A stock in last 5 years has been fully absorbed ~ 460 Units Delivered

96% Proj. Stabilized Occupancy through 2028
Minimal Projected Supply





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