

# re|NEW

WHEATON CENTER®



**A 758-HOME TRANSIT-ORIENTED VALUE-ADD APARTMENT COMMUNITY  
LOCATED IN THE HEART OF VIBRANT DOWNTOWN WHEATON, IL**



# OFFERING *Summary*

ReNew Wheaton Center is a 758-home apartment community including the tallest towers in DuPage County along with mid-rise and low-rise buildings that all feature elevators. This iconic property is situated in the heart of downtown Wheaton, Illinois, a vibrant suburb of Chicago with top-ranked public schools (Community Unit School Dist. #200). The property boasts over 20,000 SF of modern community amenities, high-end renovated apartment interiors, and an unbeatable transit-oriented location steps to the Wheaton Metra station. ReNew Wheaton Center offers a rare opportunity to achieve scale with significant value-add upside in this affluent and dynamic Chicago suburb.

## PROPERTY SUMMARY

Address	1 Wheaton Center
City, State	Wheaton, IL 60187
County	DuPage
Year Built	1973-1975
Homes	758
# of Buildings	6
# of Stories	3,4,6 & 20 Stories
Rentable SF	702,845 SF
Avg Home Size	927 SF
Occupancy	96%
Parking	1,177 Total Spaces 449 Community Garage 407 Commuter Garage 321 Surface
Financing	Assumable





## ASSUMABLE LOAN SUMMARY

### SENIOR LOAN

Lender	Fannie Mae
Interest Rate	4.61%
Loan Maturity Date	11/1/30
Outstanding Loan Balance	\$95,419,900
Remaining Loan Term (Mos)	60
Remaining Interest Only Term (Mos)	12
Amortization Period (Mos)	360

### SUPPLEMENTAL LOAN

Lender	Fannie Mae
Interest Rate	7.23%
Loan Maturity Date	11/1/30
Outstanding Loan Balance	\$20,940,000
Remaining Loan Term (mos)	60
Remaining Interest Only Term (mos)	12
Amortization Period (mos)	360

## UNIT MIX SUMMARY

Unit Type	Homes	Avg SF	Avg Market Rent	Avg Market Rent PSF
Studio	23 homes	±603	\$1,813	\$3.01
1 Bed	383 homes	±762	\$1,898	\$2.49
2 Bed	352 homes	±1,128	\$2,336	\$2.07
<b>TOTAL/AVG</b>	<b>758 homes</b>	<b>±927</b>	<b>\$2,099</b>	<b>\$2.26</b>

## BUILDING SUMMARY

Building Type	Homes	Avg SF	Avg Market Rent	Avg Market Rent PSF
Lowrise	113 homes	±1,035	\$2,123	\$2.05
Midrise	189 homes	±967	\$2,081	\$2.15
Tower	456 homes	±884	\$2,101	\$2.38
<b>TOTAL/AVG</b>	<b>758 homes</b>	<b>±927</b>	<b>\$2,099</b>	<b>\$2.26</b>



# INVESTMENT *Highlights*



## Rare Investment Opportunity & Upside

- Accretive assumable debt at 5.08% blended rate
- \$60M+ in capital improvements invested since 2014
- Significant remaining value-add opportunity (over 50% of homes)
- Large scale asset featuring diversity in floor plans and building style



## Stellar Property Performance

- 96% occupied
- Achieving 8% growth on new leases
- 5% trade outs on renewals
- Impressive \$100-\$200 renovation premiums



## Fantastic Submarket Fundamentals

- 5.2% 3-year historical average rent growth
- 3.3% 3-Year projected average annual rent growth
- 95% 3-year projected occupancy
- Zero properties under construction within 5 miles



## Phenomenal TOD Location

- Steps to Wheaton Metra Station
- Central to Downtown Wheaton and Illinois Prairie Path
- Proximate to ten Fortune 1000 companies & I-88 R&D/Tech Corridor
- 88 Walk Score









# SIGNIFICANT *Value-Add Upside*

Current ownership has successfully renovated 326 homes to the Full Trinity finish level, achieving ~\$169 renovation premiums as a result. New ownership has the opportunity to renovate ~57% of the remaining Classic and Partial renovation scopes to the Full finish level and beyond.

Finish Level	# of Units	Achieved Avg Premium
Classic	190	-
Partial (Renovated Prior to 2018)	242	\$122
Full (Trinity)	326	\$203
<b>Total/Avg</b>	<b>758</b>	<b>\$169</b>

**57% of units**  
*(Classic & Partial)*  
*are Ready to be*  
*Renovated to the Full*  
*Trinity Scope*





## CLASSIC

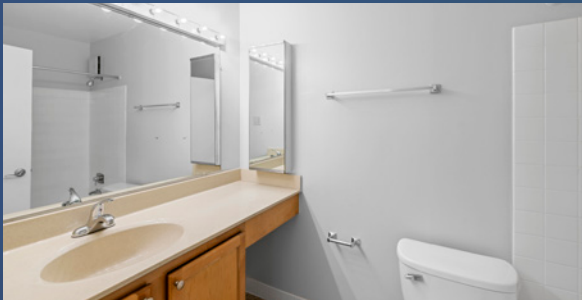
**190**

Units

**25%**

of Unit Mix

- Oak Cabinets
- Laminate Countertops
- Black/White Appliances



## PARTIAL

**(RENOVATED PRIOR TO 2018)**

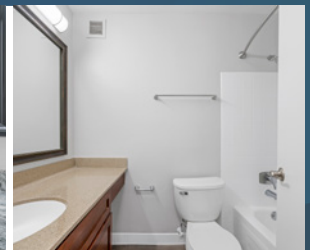
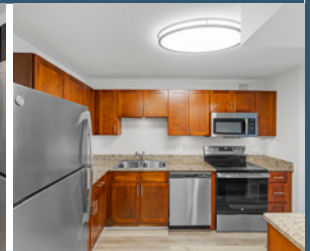
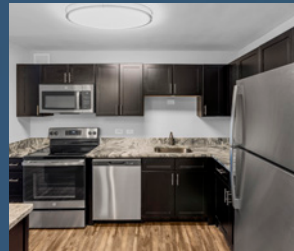
**242**

Units

**32%**

of Unit Mix

- Espresso or Cherry Cabinets
- Granite Countertops
- Stainless Steel Appliances
- Wood-Style Floors in Kitchen/Living



## FULL (TRINITY)

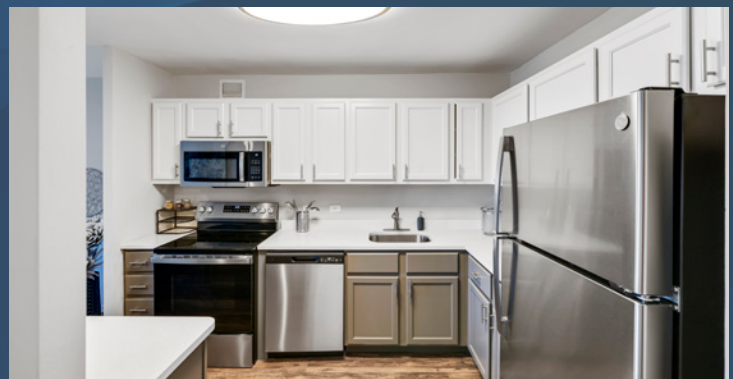
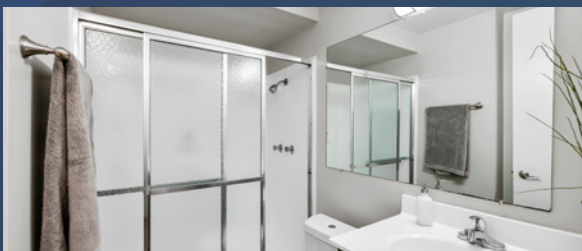
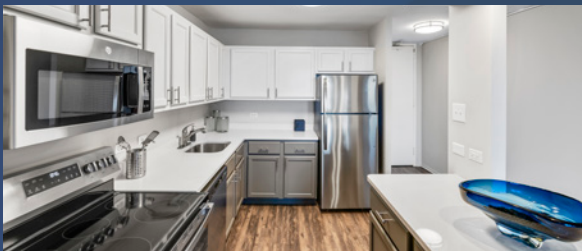
**326**

Units

**43%**

of Unit Mix

- Espresso or White Cabinets
- Quartz Countertops
- Stainless Steel GE Appliances
- LVP Flooring in Kitchen/Living
- Updated Plumbing Fixtures





# MODERN *Community Amenities*

- Resort-Style Pool w/ Luxury Cabanas
- Outdoor Seating & Fire Pits
- Grilling Stations
- Playground
- Bark Park
- Tennis Courts
- Fully Equipped 7,000 SF Fitness Center
- Expansive Community Room
- WFH Café w/ Conference Room
- Pet Spa
- Bike Storage & Repair Shop

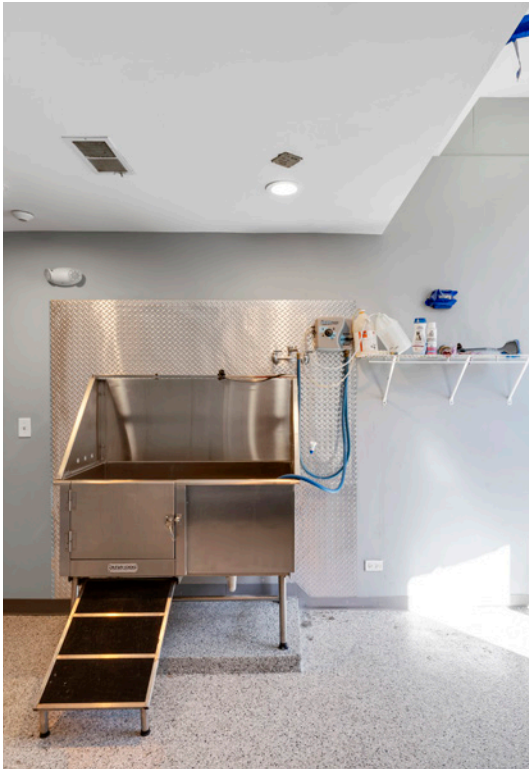






# 20,000 SF

OF AMENITY SPACE

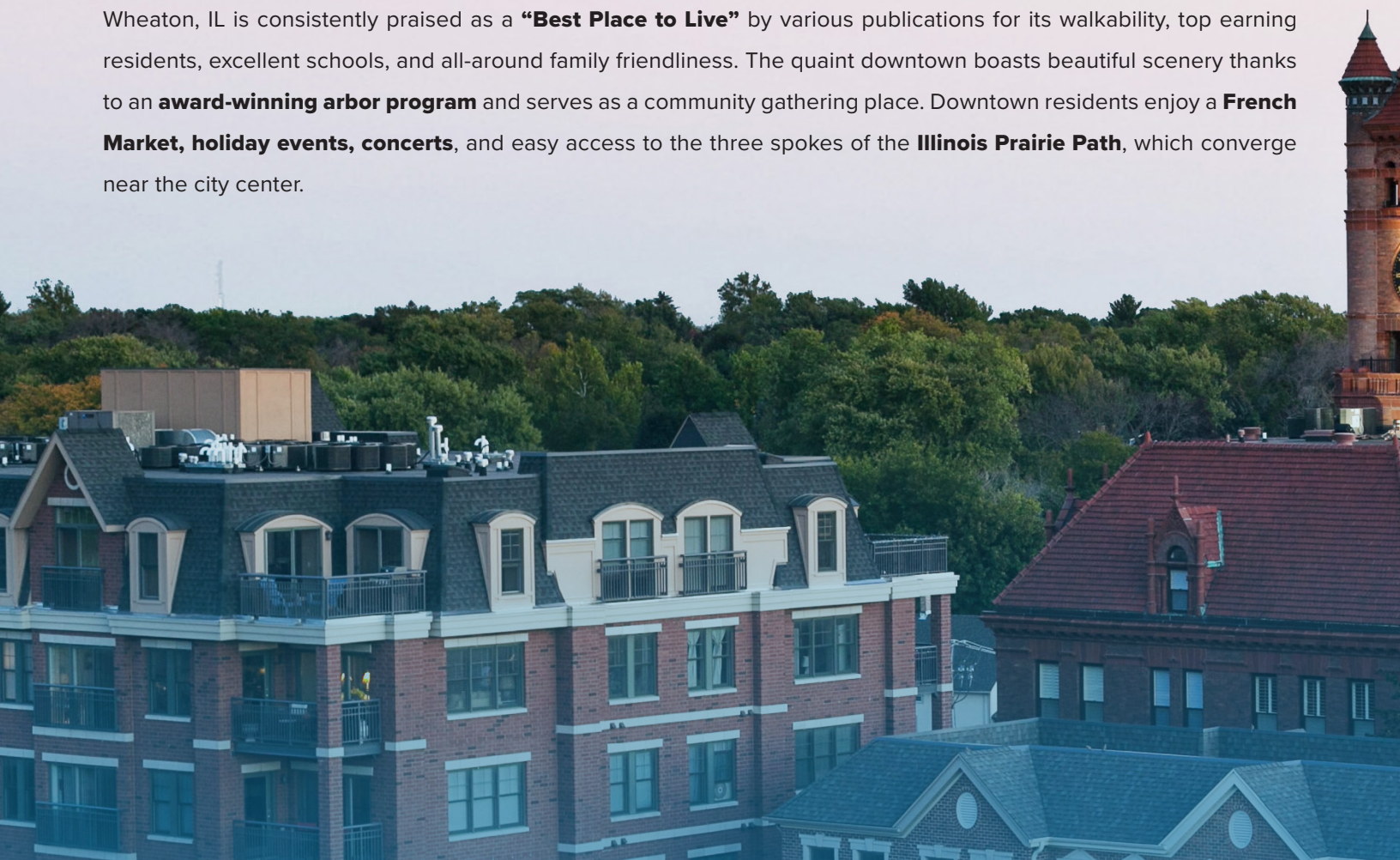




# Wonderful WHEATON

**A+**  
OVERALL GRADE  
*Niche*

Wheaton, IL is consistently praised as a **“Best Place to Live”** by various publications for its walkability, top earning residents, excellent schools, and all-around family friendliness. The quaint downtown boasts beautiful scenery thanks to an **award-winning arbor program** and serves as a community gathering place. Downtown residents enjoy a **French Market, holiday events, concerts**, and easy access to the three spokes of the **Illinois Prairie Path**, which converge near the city center.



## WHEATON YEAR ROUND

The Downtown Wheaton Association hosts year-round events and activities to benefit local small businesses and foster community togetherness. Popular downtown events include Taste of Wheaton, a Bike Fest, and an annual Chili Cook Off.



# A+

PUBLIC SCHOOLS  
*Niche*

# #6

SAFEST CITY IN  
AMERICA  
*National Council for Home Safety  
& Security*

# #27

BEST PLACE TO LIVE IN  
THE NATION  
*Money Magazine*

## WHEATON DEMOGRAPHICS 1 MILE RADIUS

**53,000** 2024 Population

**\$508,000** Average Home Value

**\$167,000** Average Household Income

**81%** White Collar Workforce







# *Premier* **DUPAGE COUNTY**

DuPage County spans many Chicago suburbs including Carol Stream, 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*

## *Research Heavy*

**ARGONNE NATIONAL LAB FERMILAB  
NATIONAL ACCELERATOR LABORATORY**

*Niche*

## A+

**PUBLIC  
SCHOOLS**

*Niche*

## *Financial Stability*

**AAA COUNTY BOND RATING  
(TOP 2% OF MUNICIPALITIES)**

*Fitch*



# Superb EDUCATION

ReNew Wheaton Center residents are assigned to Community Unit School District 200. It is an exemplary, student-focused school district that is highly regarded for the competence and character of students and the excellence of their programs and learning environment.

Located just 5 minutes from the Property, Wheaton North High School, emphasizes academics, athletics, and extracurricular activities for students. 50% of the ~1,900 student body population participates in AP courses and the school is consistently ranked in the top 5% of high schools nationally by US News & World Report. Wheaton North is known for its dedicated faculty, diverse student body, and a supportive community that fosters a nurturing learning environment.



## WHEATON NORTH HIGH SCHOOL

A+

OVERALL NICHE GRADE  
*Niche*



BEST HIGH SCHOOL AWARD  
*U.S. News*

## Proximity to Higher Education

With proximity to numerous colleges and universities, ReNew Wheaton Center residents have access a range of undergraduate and graduate programs in various fields of study. Wheaton College is one mile south of the property and ranked the #25 best Midwest College by Forbes.



#25

BEST COLLEGE  
IN THE MIDWEST  
*Forbes*

#4

CHRISTIAN  
COLLEGE  
*Niche*



132 Years

OF ACADEMIC  
EXCELLENCE



College of DuPage

#6

BEST COMMUNITY  
COLLEGE IN  
CHICAGO AREA  
*Niche*



#24

BEST COLLEGE IN  
THE MIDWEST  
*U.S. News & World Report*



# Wheaton

## DEMAND DRIVERS

**88**  
WALK SCORE

**re|NEW**  
WHEATON CENTER\*

**AutoZone**  
THE HOME DEPOT  
**QDOBA**

**Jewel  
Osco**

Wheaton North High School

Northside Park

**M** Northwestern  
Medicine®  
Central DuPage Hospital

James Howard Monroe Middle School

Emerson Elementary School

**TARGET**  
**Walgreens**  
**KOHL'S**

**CHIPOTLE**  
**Jersey Mike's**  
**HANNY JOHN'S**

**M** Northwestern  
Medicine®  
Marionjoy Rehabilitation Hospital

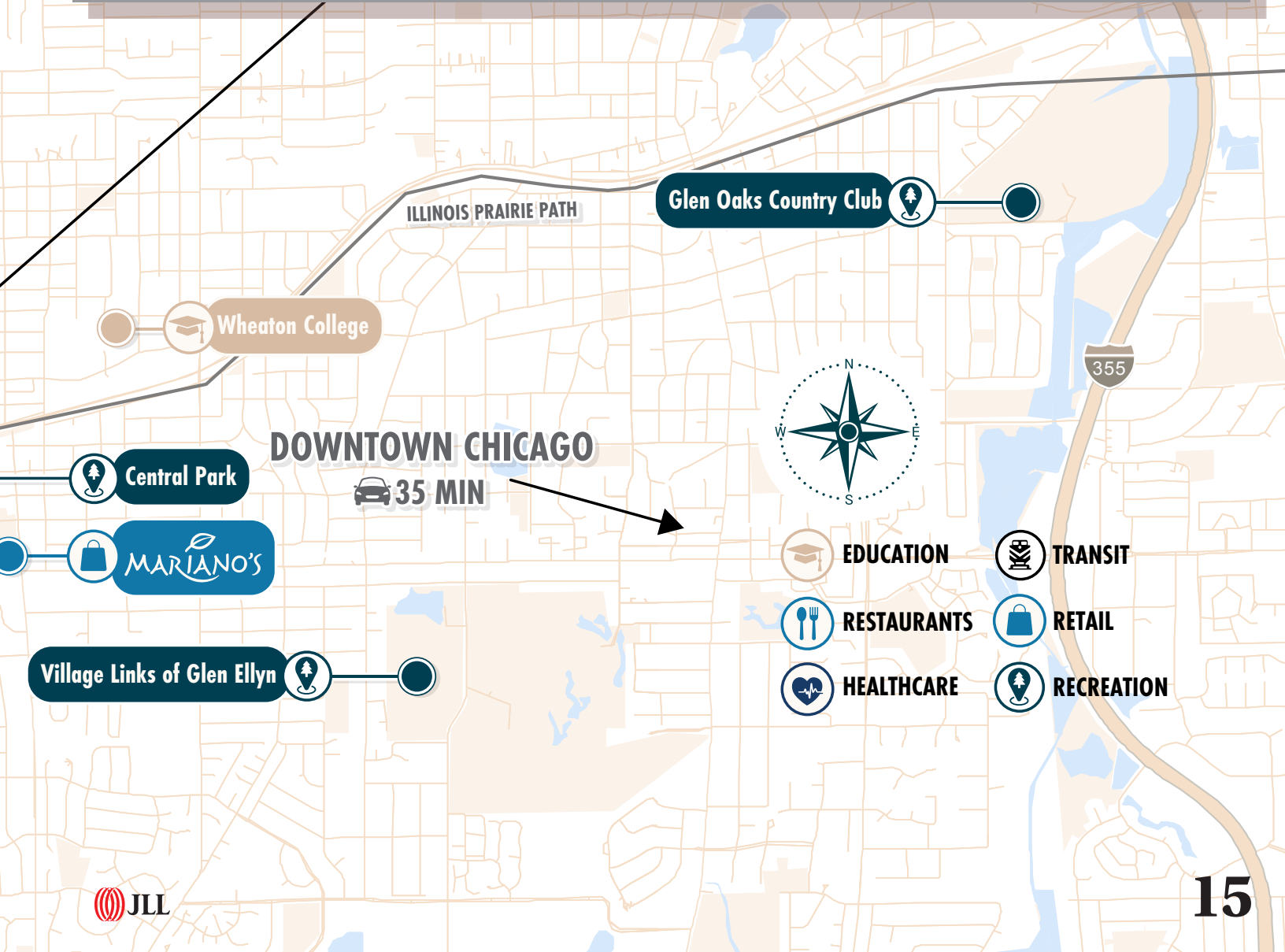
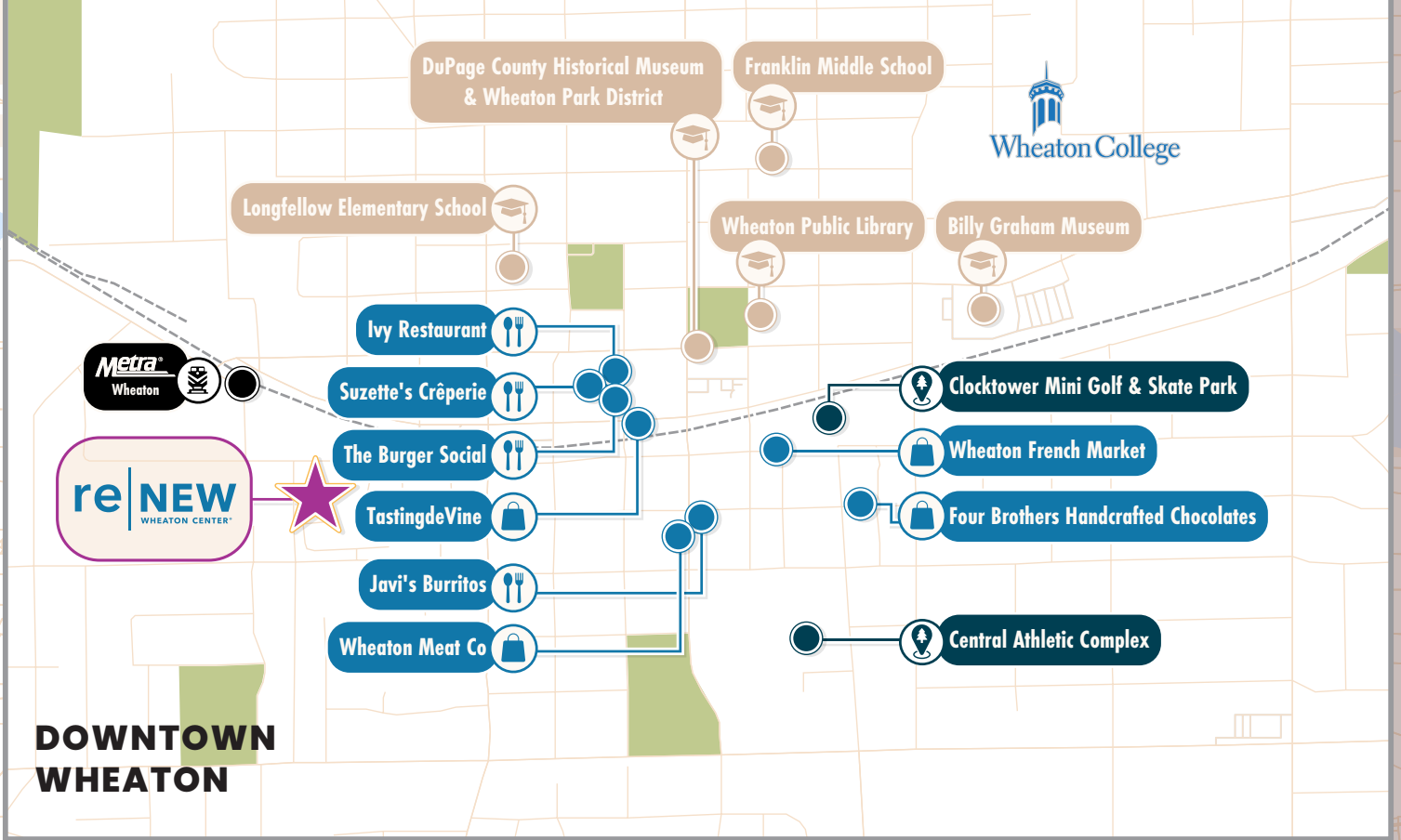
Rathje Park

**College of DuPage**  
8 min

**Cantigny Golf**

**Chicago Golf Club**







# BOOMING *Illinois Tech & Research Corridor*

ReNew Wheaton Center is just a 15 minute drive from the Region's Technology & Research Corridor concentrated along Interstate 88. The nearby business community is wide-ranging with major employers like many high-technology research centers, corporate headquarters, and offices for well-known national and international companies.



43

MAJOR COMPANIES



32

CORPORATE HQS



13

FORTUNE 1000 FIRMS



10

MEDICAL CENTERS



3

RESEARCH INSTITUTIONS



13

HIGHER EDUCATION INSTITUTIONS

Nearby HQs

**ACE**  
Hardware



**Blistex**

CALAMOS  
INVESTMENTS

 Crowe

**DOVER**

 Nicor Gas

*SaraLee*



# Community Leading HEALTHCARE

## Northwestern Medicine Central DuPage Hospital

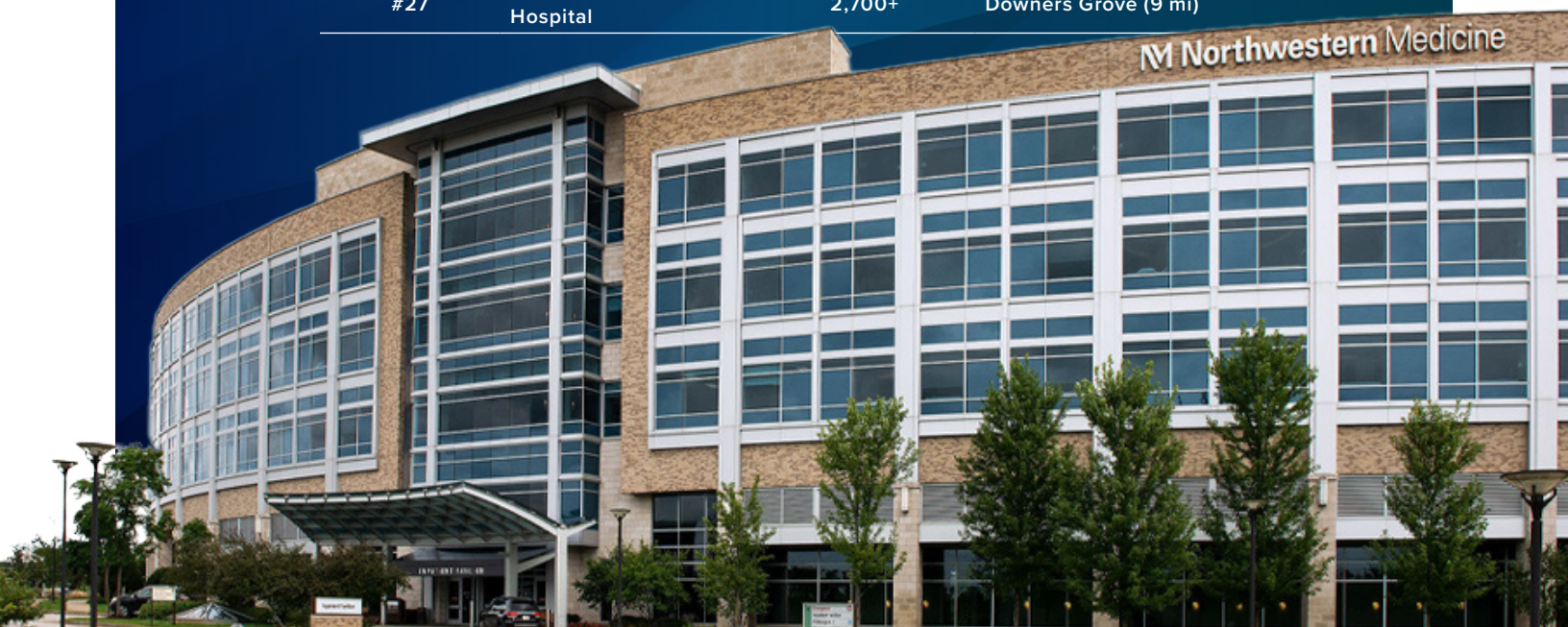
Top Ten state-ranked Northwestern Medicine Central DuPage Hospital is a 390-bed general medical and surgical facility with over 1,250 affiliated doctors and 10,000 total employees. US News & World Report also ranked the hospital nationally in the Top 25 for Orthopedics in 2016. The hospital scored highly in 10 other fields and continues to improve under the Northwestern Medicine network.

8

AWARD WINNING HOSPITALS  
IN DUPAGE COUNTY

### FOUR TOP HOSPITALS WITHIN 20 MINUTES

State Rank	Hospital Name	Employees	Location
#7	Northwestern Medicine Central DuPage Hospital	5,000+	Winfield (3 mi)
#11	Elmhurst Memorial Hospital	8,000+	Elmhurst (11 mi)
#14	Edward Hospital	8,000+	Naperville (9 mi)
#27	Advocate Good Samaritan Hospital	2,700+	Downers Grove (9 mi)





# re|NEW

## WHEATON CENTER®

### CONTACTS

**KEVIN GIRARD**

Managing Director  
773.263.3890  
kevin.girard@jll.com

**MARK STERN**

Managing Director  
312.622.8140  
mark.stern@jll.com

**ZACH KAUFMAN**

Director  
847.830.8883  
zach.kaufman@jll.com

**COLLEEN WATSON**

Senior Analyst  
847.542.3364  
colleen.watson@jll.com

### FINANCING

**MATTHEW SCHOENFELDT**

Senior Managing Director  
312.528.3686  
matthew.schoenfeldt@jll.com

**MEDINA SPIODIC**

Director  
773.273.1803  
medina.spiodic@jll.com



*Jones Lang LaSalle Americas (Illinois), L.P. ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property 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.*