



THE VILLAGES

at Canterfield Apartments

**Premier 352-Unit Garden Apartment Community | 100% Value-Add Upside
Desirable Northwest Suburbs of Chicago | Kane County**





The Offering

Jones Lang LaSalle Americas (Illinois) L.P. (JLL) is pleased to present Villages at Canterfield (the “Property”), a multi-housing community located in the northwest suburbs of Chicago in West Dundee. The Property offers a desirable mix of spacious 1, 2, & 3 bedroom layouts averaging 1,220 square feet. Residents enjoy condo-style living with expansive floorplans, top-of-the-line amenities, attached garages, and private outdoor space. Villages at Canterfield offers an investor the opportunity to modernize interiors via the continuation of a proven value-add renovation program as well as further enhancements at the property.

Located in Kane County, The Property boasts an ideal location, offering convenient access to both Downtown West Dundee and Downtown Elgin. Residents can enjoy the quiet suburbs while being in close proximity of a variety of shopping, dining, and cultural experiences. The Property is within close proximity to I-90 and Illinois 31 as well as a short drive the MD-W Metra line for a quick commute to suburban and Downtown employment. Residents at Villages at Canterfield enjoy well-rated schools, healthcare, grocery and retail all conveniently within close proximity. This exceptional investment opportunity is available free and clear.



PROPERTY SUMMARY

Name	Villages at Canterfield
Address	50 Canterfield Pkwy E
City, State, Zip	West Dundee, IL, 60118
County	Kane
Year Built	2001
Units	352
Avg Unit SF	1,220
Rentable SF	429,673
Parking	568 Surface, 230 Covered
Financing	Free & Clear

UNIT MIX SUMMARY

Unit Type	# Homes	% Total	Avg SF	Avg Lease Rent	Avg Lease Rent PSF
1 Bed	28 homes	8%	±761	\$1,810	\$2.38
2 Bed	202 homes	57%	±1,191	\$2,221	\$1.87
3 Bed	122 homes	35%	±1,376	\$2,628	\$1.91
Total/Avg	352 homes	100%	±1,220	\$2,329	\$1.92



Investment Highlights



Unparalleled Investment Opportunity

- 100% Value-Add Upside in Units
- Impressive 12% Trade-outs on New Leases YTD
- 79% Retention YTD
- Partially Renovated Units Achieve an Impressive \$380 Rent Premium
- \$3MM of CapEx Performed Since 2022 for Amenity Improvements and Exterior Upgrades
- Rarely Available 2000s Vintage Asset
- Real Estate Tax Clarity (AA+ Bond-Rated Kane County)
- Additional Development Upside to Add More Units (See Page 6)



Sought-After Property Features

- Rare Resort-Style Amenities including Swimming Pool, Grilling Station, Social Lounges, Fitness Center, and Basketball Court
- Expansive Floor Plans of ~1,200 SF
- Condo-Quality Living with Attached Garages, Private Direct Entrances, and Patios/Balconies
- Private Entrances for Each Unit
- Incredible Grounds for Residents To Enjoy



Desirable Suburban Location

- Immediate access to I-90 and the MD-W Metra line to Downtown Chicago
- 5-Minutes to Downtown West Dundee
- Located in the The Golden Corridor Nearby Top Healthcare and 7 Fortune 500 Companies
- 20-Minute Drive to Bustling Schaumburg
- Close Proximity to Spring Hill Mall's Proposed Redevelopment



Fantastic Submarket Fundamentals

- 95% 5-Yr Projected Avg. Occupancy
- 4% 5-Yr Projected Avg. Rent Growth
- Zero Properties > 75 Units Under Construction within a 5-Mile Radius
- 97% Avg. Occupancy over the Last Five Years
- 8% Avg. YOY Rent Growth over the Last 5 Years

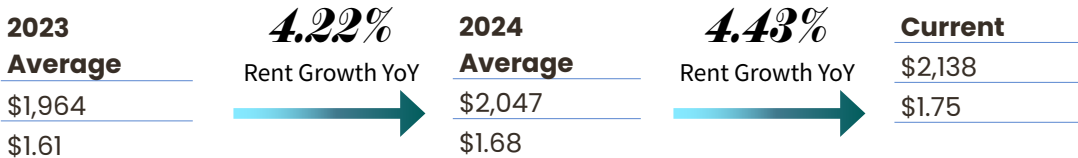
Strong Property Performance

79%
Retention Rate YTD

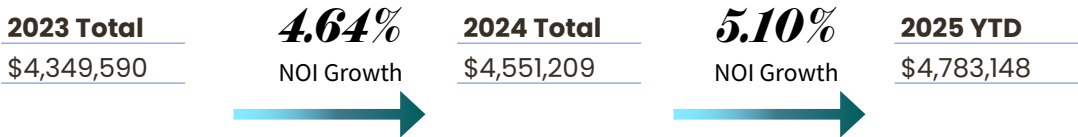
12%
Tradeouts on New Leases

4.5%
Tradeouts on Renewal Leases

RENT TRENDS



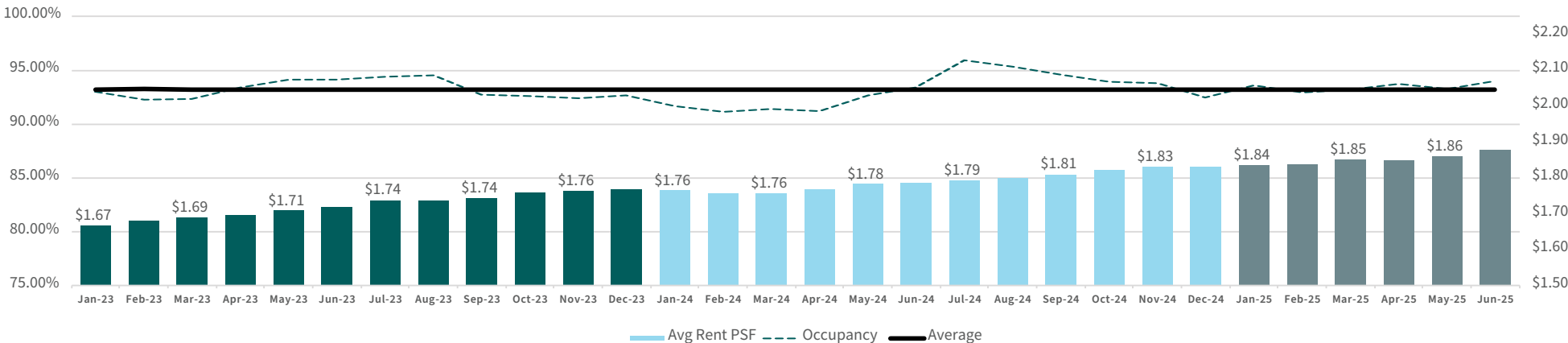
NOI GROWTH



Last Leases Signed Analysis

Lease Trend	Avg. SF per Home	Avg. Eff	Avg. Eff Rent PSF	% Increase Over In-place
332 In-Place Leases	1,221 SF	\$2,138	\$1.75	
Last 100 Leases	1,212 SF	\$2,227	\$1.84	4.93%
Last 75 Leases	1,218 SF	\$2,243	\$1.84	5.20%
Last 50 Leases	1,242 SF	\$2,255	\$1.82	3.75%

VILLAGES AT CANTERFIELD HISTORICAL RENTS & OCCUPANCY

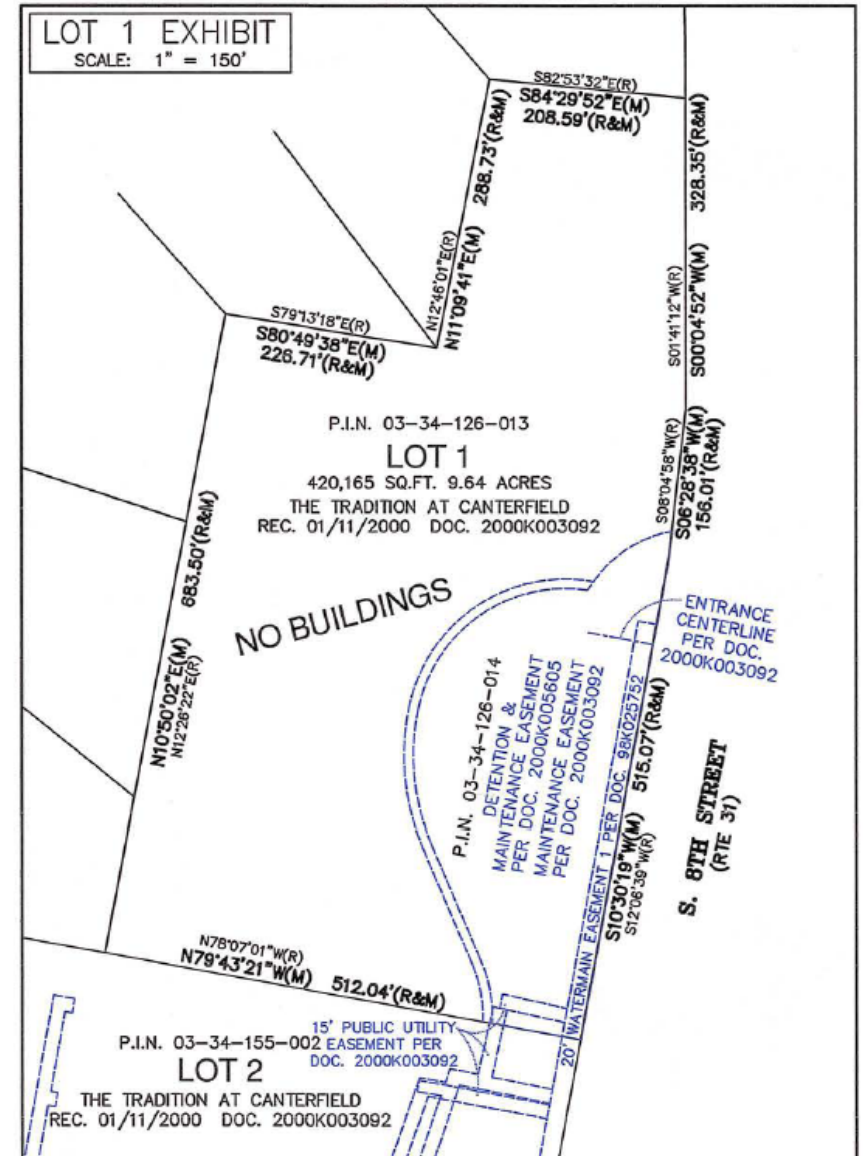


Incredible Opportunity for New Development

There is an opportunity to develop 120-units on a 9.6 acre vacant land space adjacent to the Property. The development could include six three-story buildings, 291 parking stalls, and 2.75 acres of open space. The Land is located in a TIF district and ownership is actively working on being awarded an allocation.

Please note: The existing asset is available with or without the land; the land is not included in the primary value.

PIN	03-34-126-013,014
Municipality	Village of West Dundee (Kane County, IL)
Land Area	420,165 sf 9.64 acres
Current Zoning	SDD (Special Development District)
Drive to Commuter Train	5 Minutes (Milwaukee District West Metra Line)
Chicago CBD Drive Time	45-Minutes



Welcoming Interiors

Residents at The Villages at Canterfield enjoy a perfect blend of comfortable and modern living across 352 spacious homes.

Premier Living

- Expansive Units
- In-Unit Washer/Dryer
- Large Walk-in Closets
- Private Entrances
- Attached/Detached Garages
- Patio/Balconies



Classic to Modern *Unit Renovations*

The Property is primed for a full-scale renovation program. Current ownership has partially renovated 30 homes achieving ~\$380 rent premiums and leaving significant upside potential through improving partially renovated units and the 249 non-renovated units to a full renovation scope.



CLASSIC UNITS

249 Units

- Original Cabinets
- Laminate Countertops
- White/Black Appliances
- Carpet Throughout
- Fireplace
- Open Staircase



PREVIOUS OWNER PARTIAL RENOVATION

73 Units

- Backplash Added
- Stainless Steel Appliances



CURRENT OWNER PARTIAL RENOVATION

30 Units

- Stainless Steel Appliances
- LVT Flooring
- Cabinet Resurfacing/Counter Resurfacing
- Tub Resurfacing
- Updated Lighting/Blinds/Paint
- Blond Vinyl Flooring Throughout*

*In Select Units

100% Value-Add Upside

There is 100% value-add upside at the Property through the renovation of all 352 units to a new modern scope. This includes, but not limited to, quartz countertops, new white shaker cabinets, updated stainless steel appliances, modern lighting, updated LVT flooring throughout, closet build-outs and more.



Other Additions

Fenced-in Yards
(Current \$75 Premium on 8 Units Completed)

Closet Build-Out



Inviting Amenities

Current ownership has invested nearly \$3MM in amenities and capital improvements offering residents modern spaces and top amenities.

Community Living

- Resort-Style Swimming Pool and Oversized Pool Deck
- Resident Clubhouse and Game Room
- Grilling Stations
- Three Season Room



Modern Lobby



Resident Clubhouse



Indoor Kitchen



Resort-Style Pool



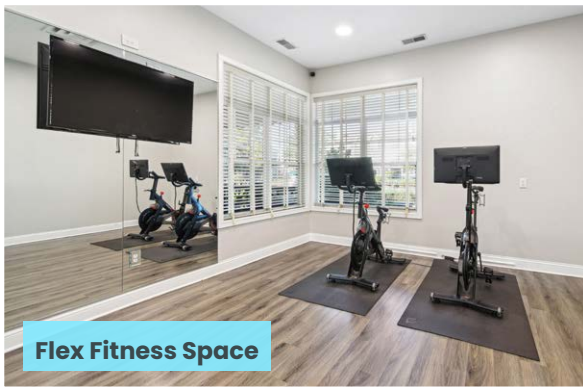
Three Seasons Room

Lifestyle Recreation Hub

- State-of-the-Art Fitness Center with Free Weights
- Flex Fitness Space with Peloton Bikes
- Indoor Basketball Court
- Tennis Courts
- Playground
- Bike Racks
- Attached and Detached Garages Available
- Business/Conference Center with Free Wi-Fi



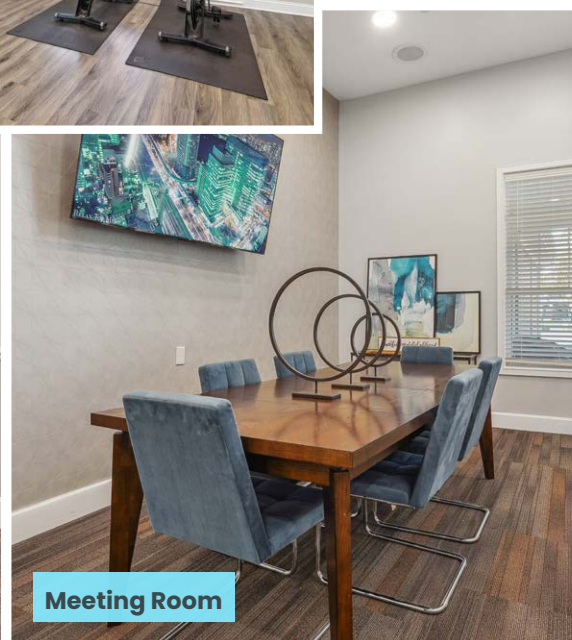
State-of-the-Art Fitness Center



Flex Fitness Space



Business Conference Center



Meeting Room



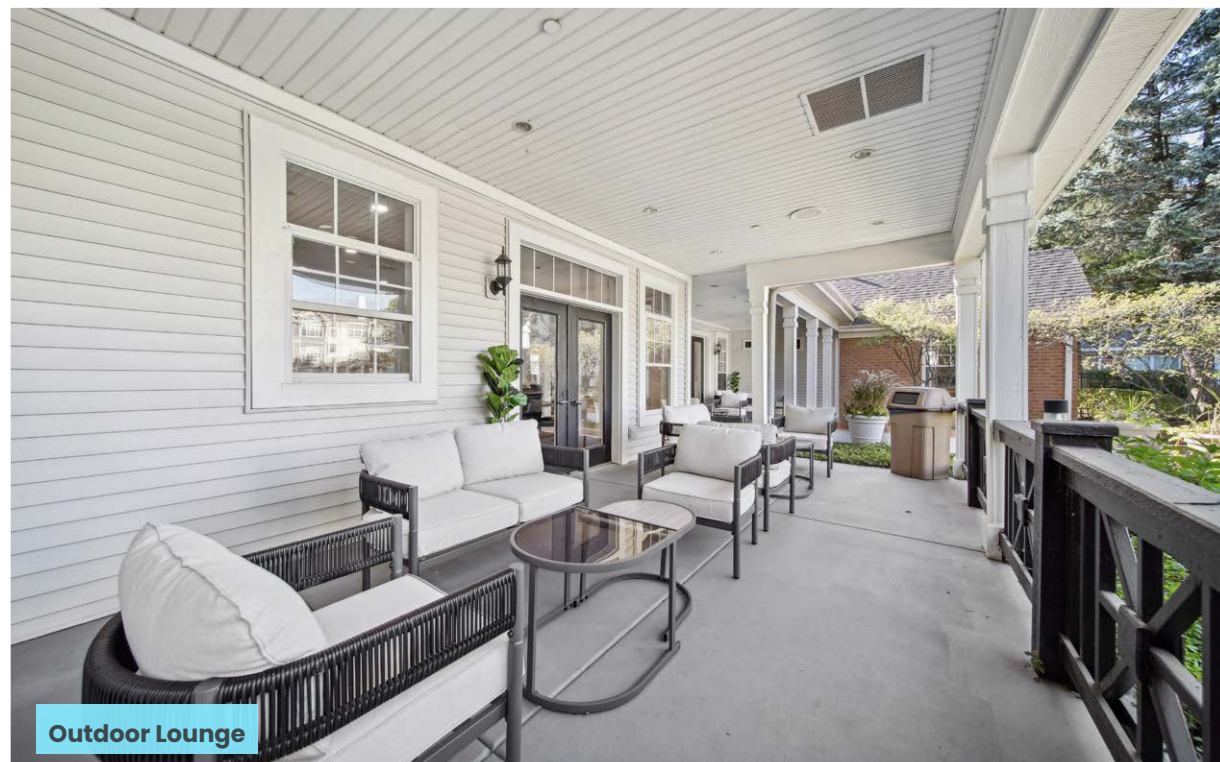
Playground

Value-Add Upside

- Pickleball Court
- Additional Three-Season Room
- Add More Grilling Stations



Indoor Basketball Court



Outdoor Lounge



Outdoor Tennis Courts

Welcome to West Dundee

2.5 MILES TO DOWNTOWN WEST DUNDEE

West Dundee, a charming suburb of Chicago nestled in Kane County, is known for its highly rated public schools and comfortable suburban atmosphere. The village features an impressive array of dining options, from distinctive bars and restaurants to inviting coffee shops, alongside beautiful parks and outdoor spaces. Residents at Villages at Canterfield enjoy the convenience of being just a 5-minute drive from downtown West Dundee. The welcoming atmosphere appeals to both young professionals and families alike, making this Illinois gem a place where everyone can find their perfect lifestyle.

40
Parks

Dundee Township
Park District

Top 3%

Best Suburbs for Young
Professionals in Illinois

Niche.com, 2025

A-

Public Schools

Niche.com, 2025

West Dundee Demand Drivers

**Spring Hill Mall**

**THE HOME DEPOT**

**ALDI**

**LA FITNESS**

**planet fitness**

**Jewel Osco**

**Education**

**Recreation**

**Entertainment**

**Fitness**

**Grocery**

**Retail**

**Metra**



Adrenaline Monkey Adventure Park

Dundee-Crown High School (9-12)

Dundee Middle School (6-8)

Downtown West Dundee

THE VILLAGE
at Canterfield Apartments

40 Miles to Downtown Chicago
26 Miles to O'Hare

Elgin Mall of East Dundee

Sleepy Hollow Elementary School (K-5)

Jelke Creek Bird Sanctuary

Santa's Village Amusement & Water Park

Max McGraw Nature Center

Voyageur Landing Forest Preserve

Tyler Creek Plaza

Metra MD-W Line - Elgin Stop
3-Min Drive

Wing Park Golf Course

Judson University

ELGIN

Downtown Elgin

Shoe Factory Road Prairie Nature Preserve

Elgin Community College

SPRING HILL MALL DEVELOPMENT

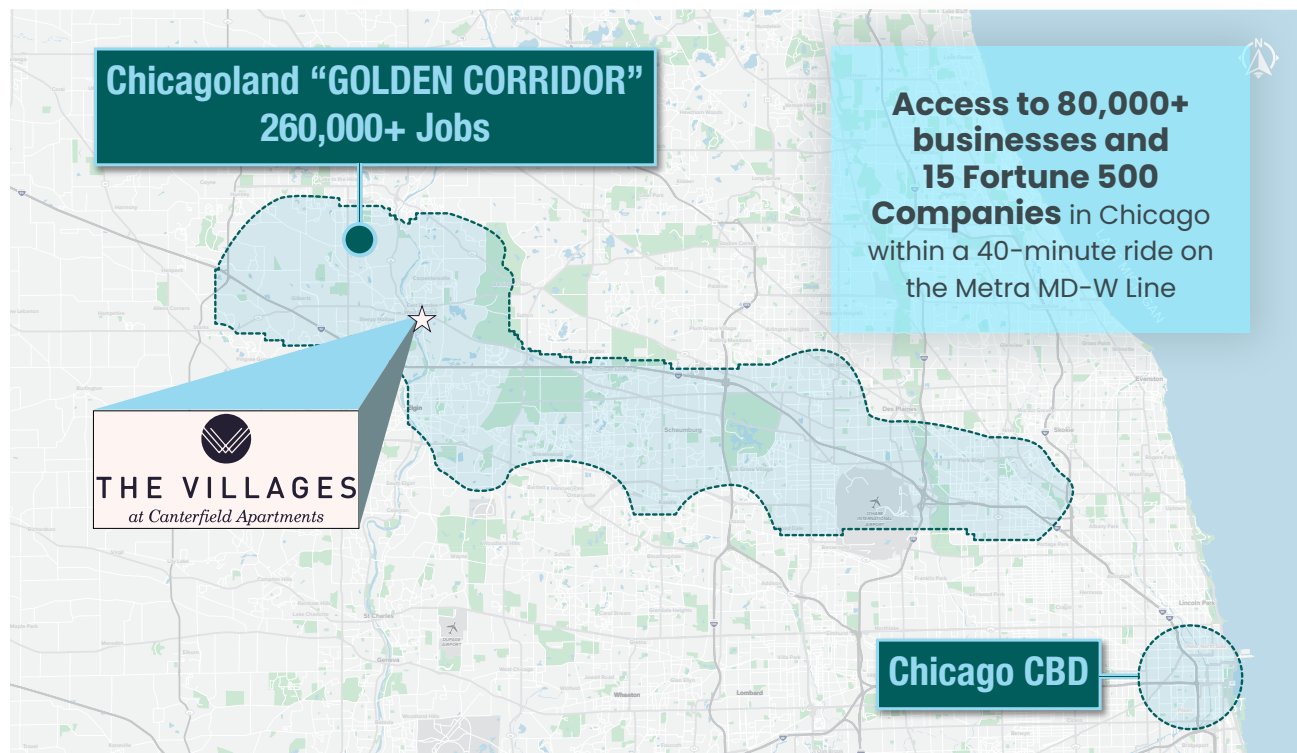
The Village of West Dundee bought the Spring Hill Mall and began redevelopment in the Spring of 2025. The development will be called Nexus at Regency and will incorporate residential, retail, entertainment and hospitality.

Proximity to World-Class Employers

Villages at Canterfield is part of an economic area of the Chicago metro referred to as the “Golden Corridor” for the wealth of Fortune 500 company headquarters, office and industrial parks, entertainment centers, medical facilities, hotels, and retail. Beginning just west of O’Hare International Airport, the Golden Corridor runs along a 26-mile stretch of I-90 from Norridge to Elgin.

7 Fortune 500 Companies within a 40-Minute Commute

Fortune Rank	Company Name	Location	Drive time
26	Walgreens	Deerfield	36 min
66	Allstate	Northbrook	35 min
122	US Foods	Rosemont	27 min
268	Illinois Tool Works	Glenview	38 min
288	Baxter International	Deerfield	38 min
367	Arthur J. Gallagher	Rolling Meadows	22 min
456	Dover	Downers Grove	36 min



NEARBY SCHAUMBURG EMPLOYMENT



9.5 million sf of retail and restaurant space

5,000+ Businesses totaling over 85,000 employees

12 million sf of office space

200 Restaurants

13.5 million sf of industrial space

30 Hotels

JOINING SCHAUMBURG SOON

Ann & Robert H. Lurie
Children’s Hospital of Chicago®



Premier Education

EXCELLENT PUBLIC EDUCATION

Villages at Canterfield residents benefit from access to School District #300, known for its exceptional teachers, high school graduation rates, and excellent college preparation.

~10% of Residents Study at Judson University and Elgin Community College

JUDSON
UNIVERSITY

3-Min

Drive to Villages at
Canterfield

ELGIN COMMUNITY
COLLEGE

10-Min

Drive to Villages at
Canterfield

ELGIN COMMUNITY
COLLEGE

#5

Best Community
College in Illinois

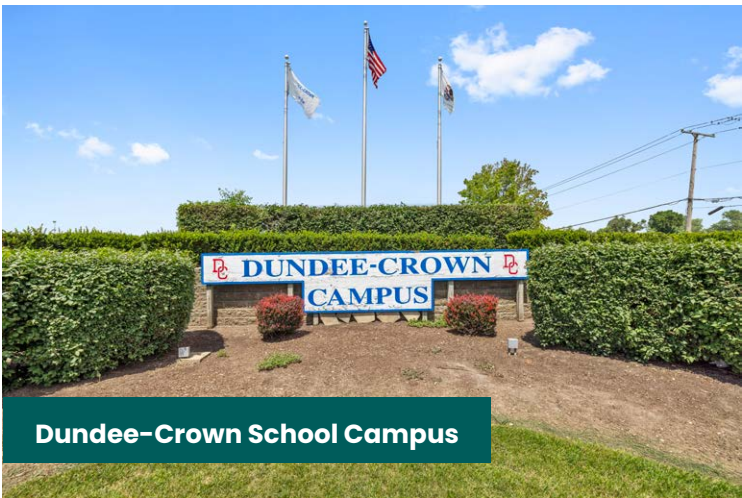


A-
Public Schools
Niche, 2025



ASSIGNED SCHOOLS:

Grade	Schools	Drive Time
K - 5	<i>Sleepy Hollow Elementary School</i>	8-Minute
6 - 8	<i>Dundee Middle School</i>	10-Minute
9 - 12	<i>Dundee-Crown High School</i>	12-Minute



Leading Nearby Healthcare



Advocate Sherman Hospital

10-Minute Drive

A Patient Safety

Leapfrog Group 2025

Residents of Villages at Canterfield enjoy exceptional proximity to premier healthcare facilities. Recognized among the nation's safest hospitals, Advocate Sherman Hospital lies just under 10 minutes from the community, offering comprehensive medical services supported by a team of over 600 physicians. For added convenience, Advocate Outpatient Center is located just 5 minutes away, providing a wide spectrum of services ensuring residents have ready access to both routine and advanced healthcare options.



Regional Healthcare Network

The property is strategically located near three top-tier hospitals: Northwestern Medicine Central DuPage Hospital, ranked among Chicago's best by US News; Advocate Good Shepherd Hospital, offering advanced surgical and cardiovascular care; and Northwestern Medicine Huntley Hospital, featuring a Level 2 Trauma Center with Lurie Children's Hospital specialists. Additional healthcare options within a 25-minute radius include Legacy Medical Care, Duly Health Care, Saint Joseph Hospital, and Endeavor Health Northwest Community Hospital.



TOP RANKED HOSPITALS WITHIN 35 MINUTES OF WEST DUNDEE

Ranking in Illinois	Hospital Name	Employees	Drive Time
#7	Northwestern Medicine Central DuPage Hospital	5,000+	30-Minute
#8	Advocate Good Shepherd Hospital	1,800+	25-Minute
#13	Northwestern Medicine Huntley Hospital	1,000+	15-Minute

Strong Demographics

Within a one-mile radius

ESRI, 2025

\$106,557
Avg. HHI

40
Median Age

\$352,910
Avg. Home Value

10%
Population Growth
Since 2000

RESIDENT EMPLOYERS

J.P.Morgan

amazon®

nch Northwest
Community
Healthcare

KraftHeinz

abbvie

Allstate®
You're in good hands.

CHEMTECH PLASTICS

Abbott





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