

THE  
TOWNHOMES  
AT *Highecrest*

176-Townhome  
Community with  
Significant Value-Add  
Upside in Premier  
DuPage County





THE  
TOWNHOMES  
AT  
*Highcrest*

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# Offering Summary

Jones Lang LaSalle Americas (Illinois) L.P. (JLL) is pleased to present Townhomes at Highcrest, a multi-housing community located in dynamic Woodridge, a western suburb of Chicago in DuPage County. Townhomes at Highcrest offers single family living with direct entries, large floor plans, and in-unit storage with a modern collection of amenities including a resort-style pool and sundeck, a fully-equipped fitness center, and a playground for the many families living onsite.

The property's ideal location at the intersection of 83rd and Highway 53 allows for immediate access to significant employment, fantastic retail, grocery, and dining.

With easy access to downtown Chicago, Woodridge is an idyllic suburb in DuPage County which features top-rated schools, beautiful greenery, and some of the Chicagoland area's top employers in the nearby I-88 and I-55 Industrial Corridors.

## Unit Mix Summary

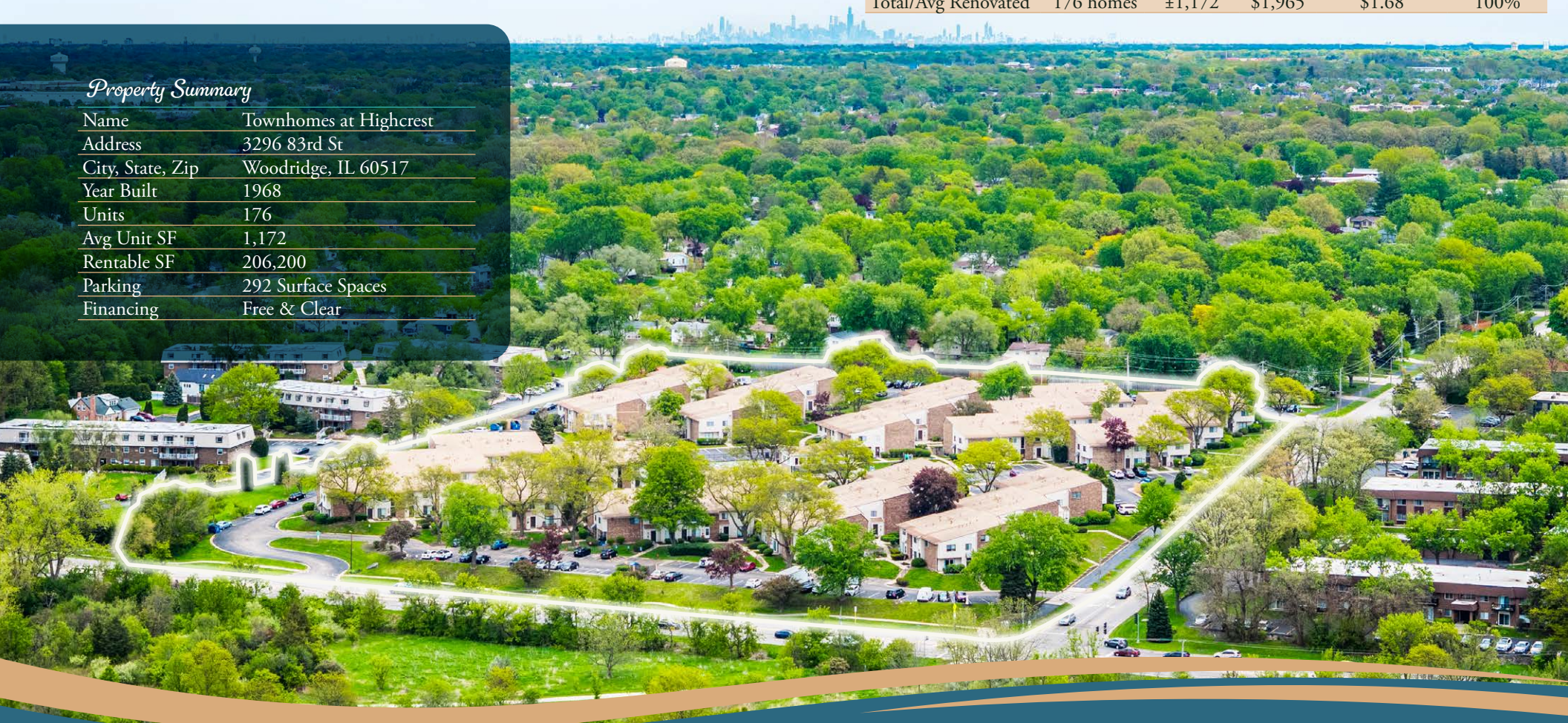
| Unit Mix Summary | # Homes          | Avg SF        | Avg Market Rent | Avg Market Rent PSF | % Unit Mix  |
|------------------|------------------|---------------|-----------------|---------------------|-------------|
| 1x1.5            | 29 homes         | ±900          | \$1,631         | \$1.81              | 16%         |
| 2x2.5            | 110 homes        | ±1,200        | \$1,962         | \$1.63              | 63%         |
| 3x2.5            | 37 homes         | ±1,300        | \$2,235         | \$1.72              | 21%         |
| <b>Total/Avg</b> | <b>176 homes</b> | <b>±1,172</b> | <b>\$1,965</b>  | <b>\$1.68</b>       | <b>100%</b> |

## Renovation Summary

| Unit Mix Summary           | # Homes          | Avg SF        | Avg Market Rent | Avg Market Rent PSF | % Unit Mix  |
|----------------------------|------------------|---------------|-----------------|---------------------|-------------|
| Non-Renovated              | 28 homes         | ±1,146        | \$1,823         | \$1.59              | 16%         |
| Partial Renovations        | 39 homes         | ±1,174        | \$1,900         | \$1.62              | 22%         |
| Renovated                  | 109 homes        | ±1,177        | \$2,025         | \$1.72              | 62%         |
| <b>Total/Avg Renovated</b> | <b>176 homes</b> | <b>±1,172</b> | <b>\$1,965</b>  | <b>\$1.68</b>       | <b>100%</b> |

## Property Summary

|                  |                        |
|------------------|------------------------|
| Name             | Townhomes at Highcrest |
| Address          | 3296 83rd St           |
| City, State, Zip | Woodridge, IL 60517    |
| Year Built       | 1968                   |
| Units            | 176                    |
| Avg Unit SF      | 1,172                  |
| Rentable SF      | 206,200                |
| Parking          | 292 Surface Spaces     |
| Financing        | Free & Clear           |



# Investment Highlights



## *Unparalleled* Investment Opportunity

- Significant value-add upside — 38% of units ready for full premium renovation program
- Impressive \$200 achieved renovation premiums
- Sought-after DuPage County location
- 100% market rate units
- Boutique investment opportunity with plenty of continued upside
- Current ownership has invested \$2.4M since 2019



## *Dynamic* Townhome Community

- Townhome product with single-family feel in an A+ public school district
- Ideal unit mix with expansive floor plans (1,172 avg SF)
- Rare central A/C and heat for vintage
- In-demand amenities highlighted by resort-style pool, massive sun deck, fully equipped fitness center, and playground



## Best of DuPage County

- Easy Access to both I-55 and I-88 — Major Industrial Corridors
- Fantastic nearby schools — Community High School Dist. #99 Rated A+
- 10 Minutes to Downtown Naperville — #1 Best City to Live in America
- Minutes from convenient retail at the Promenade Bolingbrook



## Incredible Fundamentals

- Naperville East submarket
  - 97% Submarket Occupancy
  - 4.6% Projected Rent Growth through 2035
- No Properties Under Construction within 3 miles of the Property
- Robust property trade outs
  - 5% growth on new leases
  - 3% trade outs on renewals

# Significant Value-Add Upside

Non-Renovated • 25 Units • 16%

## Finishes

- Oak Cabinets
- Formica Countertops
- Black or White Appliances
- Tile in Kitchens
- Updated Plumbing Fixtures\*
- Updated Lighting Fixtures\*
- LVP on First Level & Baths\*

\*Select units where this is the only upgrade completed



Classic finish levels may have minor variances.

Partial • 42 Units • 22%  
~\$50 Achieved Premiums

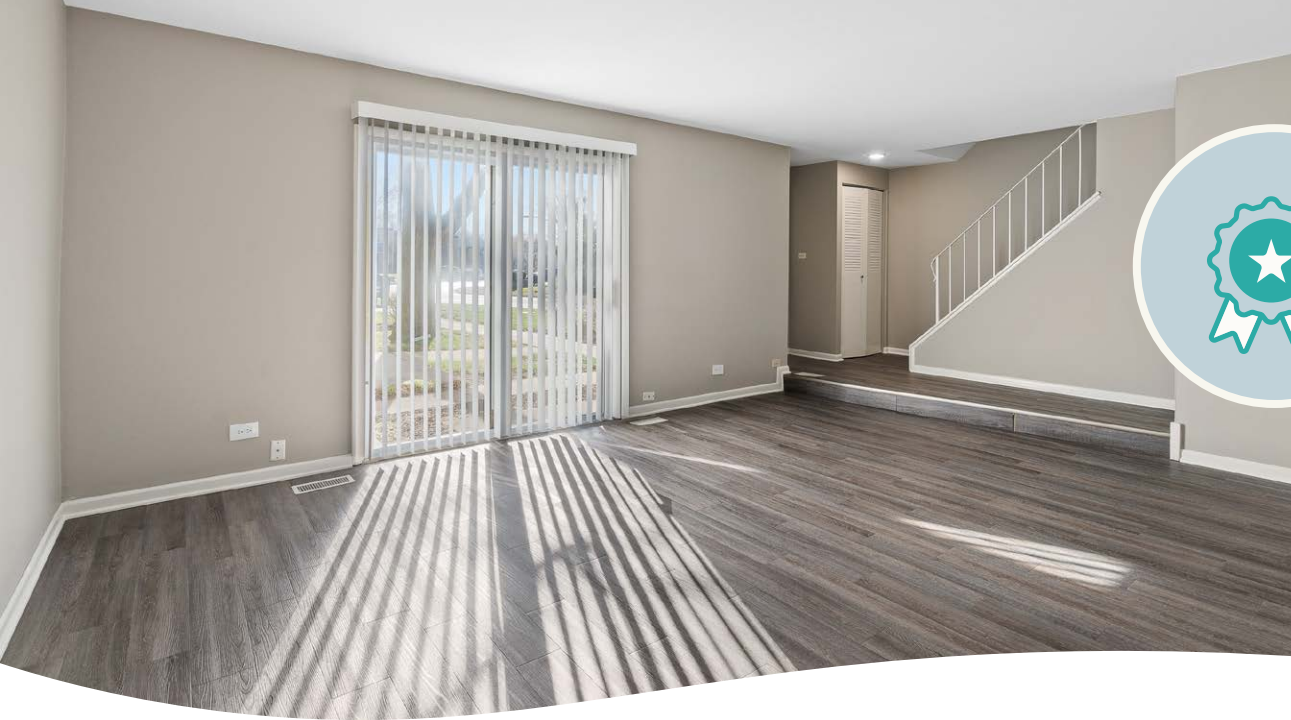
## Finishes

- Oak Cabinets
- Formica Countertops
- Black or White Appliances
- Updated Plumbing Fixtures
- Updated Lighting Fixtures
- LVP on First Level & Baths



38%

38% of units at the property are of the non-renovated/partial scopes and are ready for full upgrades including new flooring, white cabinets, stainless steel appliances, updated fixtures, quartz countertops, and a modern backsplash.



## Level-Up Renovations

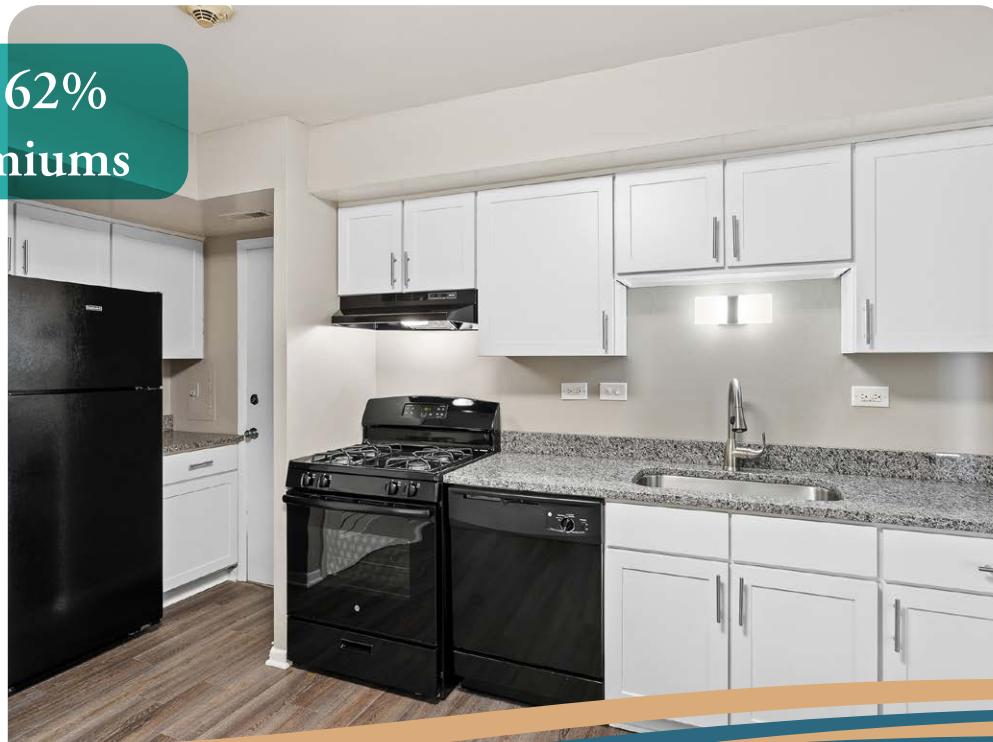
Future ownership has the opportunity to achieve higher premiums with further upgrades:

- White/Gray Color Palette Aesthetic
- Quartz Countertops
- Modern Backsplash
- Stainless Steel Appliance Package
- Luxury Vinyl Plank Flooring Throughout

Full • 109 Units • 62%  
~\$170 Achieved Premiums

### Finishes

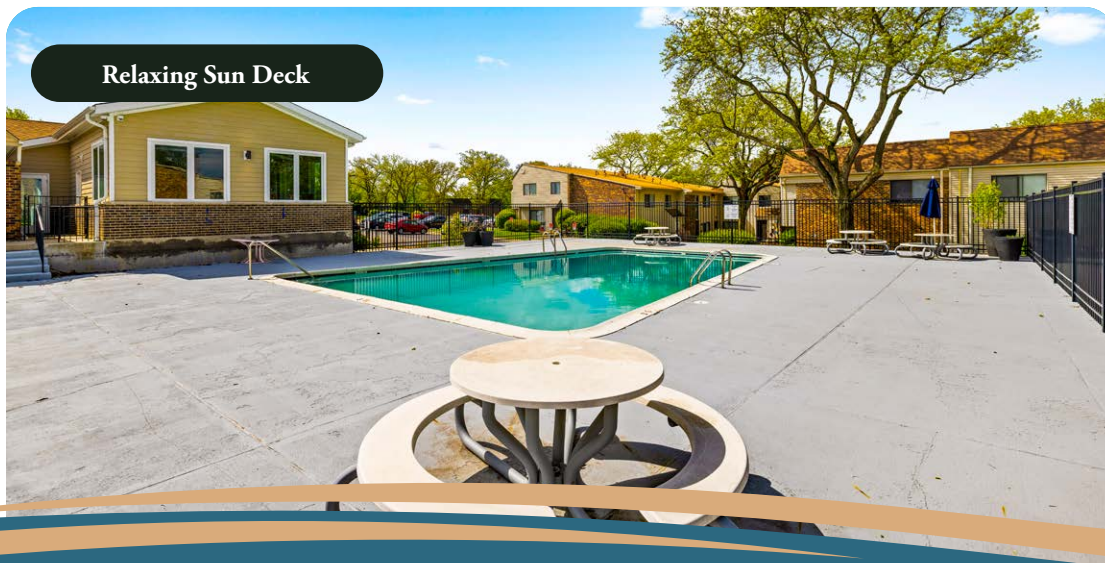
- White or Light Brown Cabinets
- Granite Countertops (select units have Formica)
- Black Appliances
- Updated Plumbing Fixtures
- Updated Lighting Fixtures
- LVP on First Level & Baths



# Inviting Amenities



Resort-Style Swimming Pool



Relaxing Sun Deck



Beautifully Landscaped Grounds



Exciting Playground



Fully Equipped Fitness Center





Lake Harriet



Cypress Cove Aquatic Park



Seven Bridges Ice Arena



Village Greens of Woodridge Golf Course

# Woodridge: Where Dreams Take Root

Located 25 miles west of Chicago, Woodridge is a welcoming community surrounded by forest preserves, parks, and scenic open spaces. Residents enjoy outdoor recreation alongside a growing mix of local shops and dining, creating a relaxed setting to explore, unwind, and connect.

## Woodridge by the Numbers Within 3 Miles of Townhomes at Highcrest

**\$141,000**  
Average Household Income

**\$420,000**  
Average Home Value

**41**  
Years Old Median Age

Source: ESRI, US Census, 2026



# Premier DuPage County

## Financial Stability

AAA County Bond Rating  
(Top 2% of Municipalities)

Fitch, 2025

## Research Heavy

Argonne National Lab  
Fermi National Accelerator  
Laboratory

## #1

Best County to  
Live in Illinois

Niche, 2026

## A+

Public  
Schools

Niche, 2026

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.



# Woodridge & Beyond

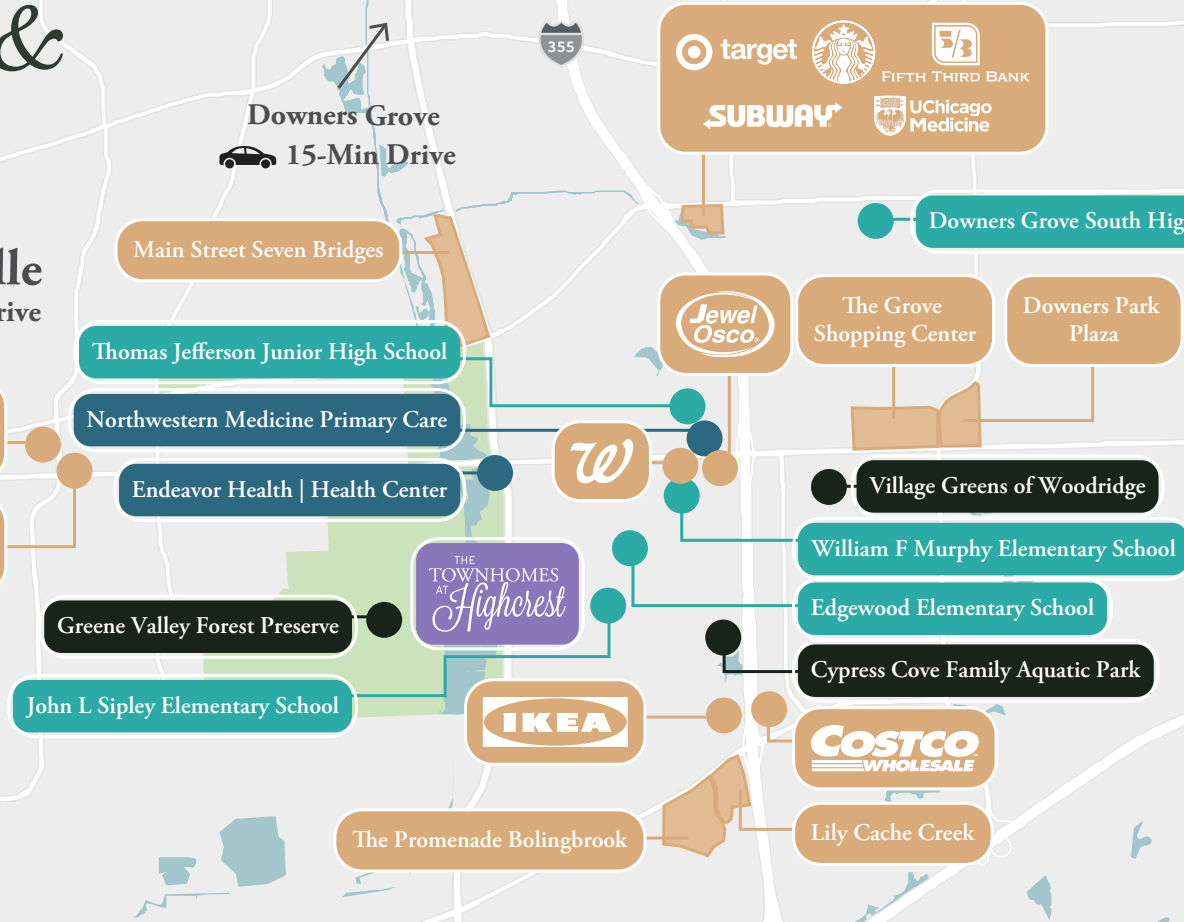
**Naperville**  
 10-Min Drive

**Downers Grove**  
 15-Min Drive

**O'Hare International Airport**  
 25-Min Drive

**Chicago**  
 30-Min Drive

- Healthcare
- Retail
- Education
- Parks and Recreation



## Main Street Bridges

- IKE & OAK BREWING CO
- COLD STONE CREAMERY
- Starbucks
- LEGENDS GRILL AND BAR
- Clara's
- BUFFALO WILD WINGS GRILL & BAR
- DUNKIN' DONUTS AMERICA RUNS ON DUNKIN'
- CINEMARK

## The Promenade Boilingbrook

- H&M
- sunglasses hut
- ULTA BEAUTY
- PANDORA
- ★ macy's
- BARNES & NOBLE

## Lily Cache Creek

- CAVA
- meijer
- DISCOUNT TIRE
- IHOP
- CHIPOTLE

## The Grove Shopping Center

- at home The Home Décor Superstore
- LA|FITNESS
- pepico's
- petco THE HEALTH + WELLNESS CO.
- the great escape

## Downers Park Plaza

- OLD NAVY
- BEST BUY
- T.J. MAXX
- HomeGoods

# Superb Education

The Townhomes at Highcrest residents are assigned to Community High School District 99 which serves over 4,500 students from Woodridge, Downers Grove, and surrounding communities through two award-winning high schools—Downers Grove North and Downers Grove South. The district's mission centers on providing students with a strong foundation to confidently pursue their chosen futures, supported by 700+ dedicated staff members. With core values of care, trust, belonging, preparation, and evolution, District 99 focuses on graduating students equipped to realize their potential and make meaningful contributions to their communities and beyond.



## Downers Grove South High School

 10-Min Drive

Downers Grove South High School has cultivated a tradition of excellence since 1964, providing students with comprehensive educational opportunities that prepare them for successful futures. The school offers rigorous academics including Advanced Placement courses, complemented by more than 30 athletic teams and robust performing arts programs. With abundant opportunities across academics, athletics, and extracurricular activities, Downers Grove South empowers students to pursue their individual passions and goals.

Overall Grade

Niche, 2026

## Nearby Higher Education

NORTH  
CENTRAL  
COLLEGE  
NAPERVILLE, ILLINOIS  
Founded 1861



**#20**  
Best College  
in the  
Midwest

  
Wheaton College  
For Christ and His Kingdom

**Top 10%**  
Best Colleges in  
America

  
Elmhurst  
University

**#11**  
Best College  
in Illinois

# Community Leading Healthcare



890  
Employees

300+  
Nurses

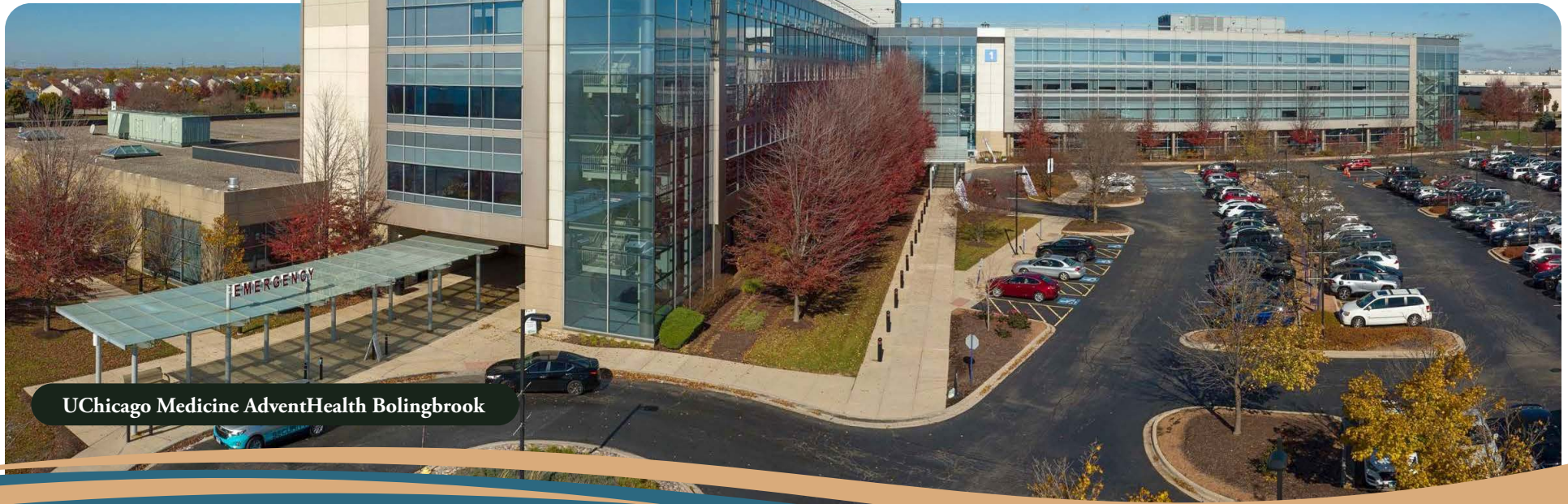
138  
Beds

## UChicago Medicine AdventHealth Bolingbrook

UChicago Medicine AdventHealth Bolingbrook has been providing faith-based care in the Adventist tradition to Chicago's western and southwestern suburbs since 2008. The 138-bed medical center features an award-winning Level II trauma center and offers the latest advancements in medical technologies and care with private, family-friendly patient rooms and access to top doctors.

## Four Top DuPage County Hospitals within 30 Minutes

| State Rank | Hospital Name                                 | Employees | Location             |
|------------|---|-----------|----------------------|
| #7         | Northwestern Medicine Central DuPage Hospital | 5,000+    | Winfield (14 mi)     |
| #9         | Endeavor Health Edward Hospital               | 8,000+    | Naperville (6 mi)    |
| #11        | Elmhurst Memorial Hospital                    | 8,000+    | Elmhurst (14 mi)     |
| #17        | Advocate Good Samaritan Hospital              | 2,700+    | Downers Grove (8 mi) |



UChicago Medicine AdventHealth Bolingbrook

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