



DEERCREST
— OF ANTIOCH —

ANTIOCH, IL



THE OFFERING

Jones Lang LaSalle Americas (Illinois), L.P. (JLL) is pleased to present **Deercrest Townhomes** (the "Property"), a 64-home Build-to-Rent community located in the sought-after northern suburbs of Chicago in Antioch. This 95% occupied community offers a mix of spacious 2- and 3-bedroom units each with attached two-car garages and luxurious smart-home features. With strong household income in the surrounding area and a low rent-to-income ratio, this community offers significant future rent growth potential.

Located in desirable Lake County just 50 miles north of Chicago, Deercrest Townhomes combines suburban tranquility with convenient access to major job markets via I-94 and the nearby Metra station. Residents are part of the highly regarded Antioch Community High School District 117. Deercrest is adjacent to multiple forest reservations, state parks, golf courses, distinguished medical institutions, and abundant retail, dining, and lifestyle amenities in Antioch's downtown. This incredible Build-to-Rent investment opportunity is available free and clear.





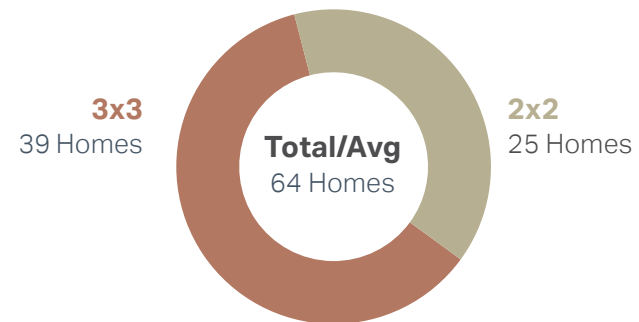
SUMMARY

OFFERING SUMMARY

Property	Deercrest Townhomes
Address	1152 Brian Court
City, State, Zip	Antioch, IL 60002
County	Lake County
Year Built	2021
Homes	64
Avg SF	1,632
Residential SF	104,423
Occupancy	95%
Parking	All Units have 2-Car Garages

UNIT MIX SUMMARY

Description	# Homes	RSF	Lease Rent	PSF
2x2	25	±1,494	\$2,402	\$1.61
3x3	39	±1,720	\$2,768	\$1.61
Total/Avg	64 homes	±1,632	\$2,617	\$1.61



INVESTMENT HIGHLIGHTS



BEST-IN-CLASS ASSET

- » Newly Built, Boutique Product
- » Top-of-the Line Finishes
- » Private Entrances, Patios, and Attached Garages
- » Expansive Floorplans of ~1,600 Avg. SF
- » Design and Construction Excellence



IDEAL SUBURBAN CHICAGO LOCATION

- » In-Demand Lake County Location
- » Zoned to the Well-Regarded School District #117 (A Niche Grade)
- » Surrounded by Prime Lake County Employers including Baxter, Abbot, and AbbVie
- » Adjacent to I-94 and US HW-41 Providing Access to Chicago and Milwaukee



STRONG SUBMARKET FUNDAMENTALS

- » Limited nearby BTR/SFR Supply Pipeline
- » 15% Rent-to-Income Ratio Provides Room for Rent Growth
- » No Properties >100 Units Under Construction within a 5 Mile Radius
- » High Average Home Price in Antioch Creates Strong Renter Base



LUXURY HIGH-END INTERIOR FINISHES



SPACIOUS FLOORPLANS & INTERIORS

Deercrest Townhomes offers a home for all renters-by-choice, from young professionals to families, to empty nesters, featuring scenic patios, access to Sprenger Park's extensive recreational amenities, and state-of-the-art smart home technology. The newly built residences create an ideal living environment for everyone, with current designs and up-to-date features that combine comfort and practicality.

EXCEPTIONAL FEATURES

- » Durable Quartz Countertops
- » Stainless Steel Appliances
- » Contemporary Luxury Vinyl Plank Flooring
- » Dramatic Nine-Foot Ceilings on First Floor
- » Walk-in Closets
- » Private Entry
- » Keyless Smart Home Security and Entrance
- » Vinyl Siding and Stone Exterior

UNIT AMENITIES

- » Attached 2 Car Garage with Smart Home Garage Door Openers
- » Private Outdoor Patio
- » Dishwasher
- » Built-In Microwave
- » In-Unit Washer/Dryer
- » Fireplace
- » Smart Home Thermostats
- » EV Charging





ANTIOCH, ILLINOIS

A TOWN THAT PEOPLE ARE PROUD TO CALL HOME

Deercrest Townhomes welcomes you to Antioch, known as the "Gateway to the Chain O'Lakes," where you'll discover a scenic community strategically positioned between two major Midwestern hubs in Chicago and Milwaukee, just 8 miles from the Wisconsin border. At the northern end of the NCS Metra Train Line, Antioch offers convenient commuting to Chicago Union Station while maintaining enough distance from urban centers to provide a sense of serenity. Antioch's crown jewel is the 7,200-acre Fox Chain O'Lakes, the largest inland recreational water asset in Northeastern Illinois, perfect for fishing, boating, and relaxation, complemented by several parks for children and numerous golf courses for enthusiasts. Antioch's vibrant community spirit shines through its public art program and beloved events like the Dickens Holiday Village, while practical amenities thrive with easy access to I-94, connecting residents to a variety of entertainment options and shopping destinations.



GATEWAY TO THE CHAIN O'LAKES

7,200
Acres of Water

15
Interconnected Lakes

488
Miles of Shoreline

Antioch Chamber Of Commerce

A
Good for Families

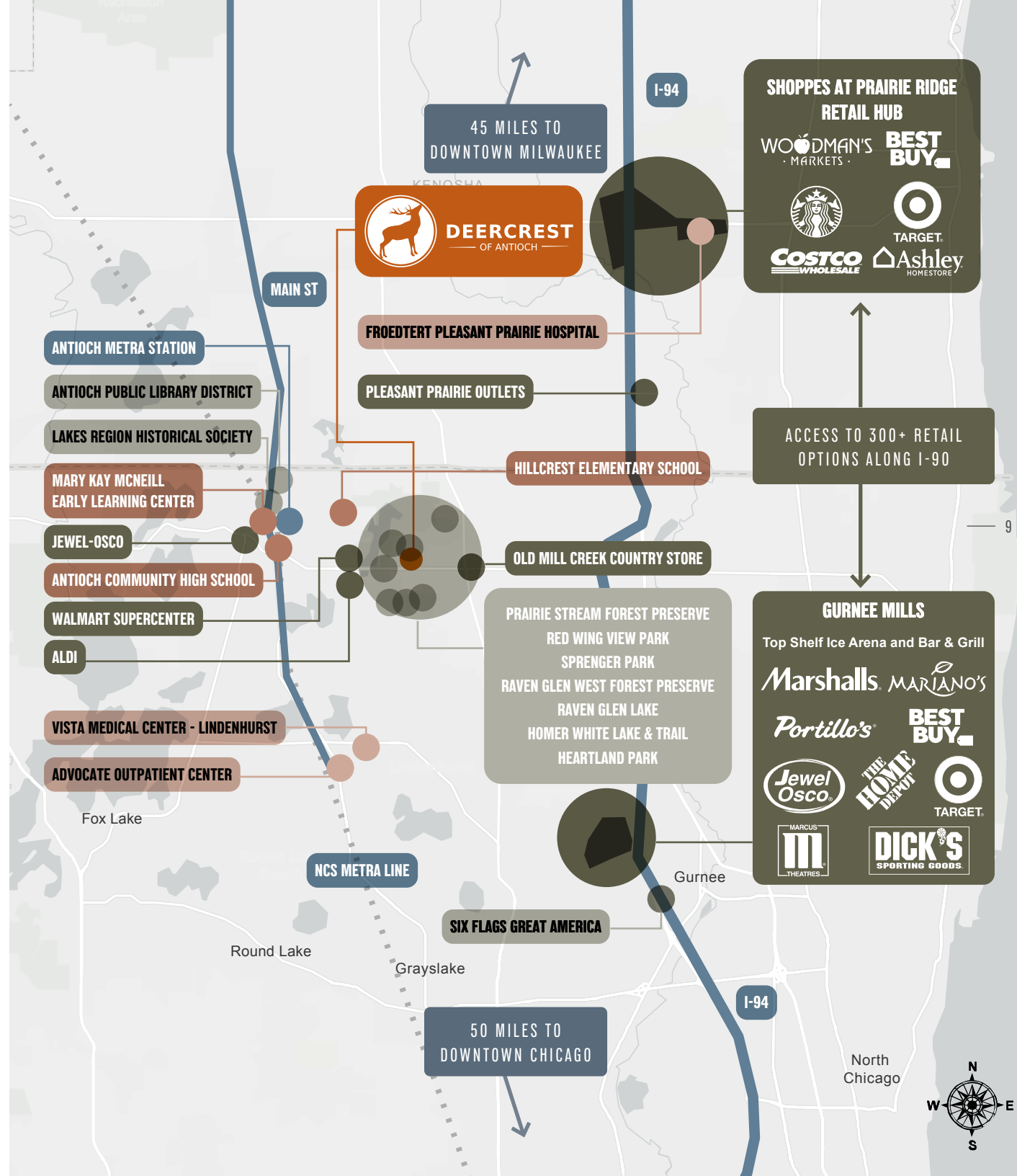
Niche.com, 2025

ANTIOCH & BEYOND

- Retail & Grocery
- Recreation
- Schools
- Healthcare
- Transit

PROXIMITY

Location	Drive Time
Downtown Antioch	10 Min
Pleasant Prairie, WI	15 Min
Gurnee, IL	20 Min
Milwaukee Mitchell International Airport	35 Min



THRIVING EMPLOYMENT SECTOR

Antioch offers an array of benefits to businesses and residents alike. Located in Lake County, Antioch is 1 mile south of the Wisconsin/Illinois border and offers direct access to major interstates, airports, colleges, and local hospitals. For these reasons, Lake County has become home to an impressive array of domestic and international corporations, including multiple Fortune 500 companies along the I-94 corridor.

LAKE COUNTY'S FORTUNE 500 COMPANIES

Company	Location	Employees
Walgreens Boots Alliance	Deerfield, IL	252,500
AbbVie	North Chicago	55,000
Abbott Laboratories	Abbott Park	114,000
Discover	Riverwoods, IL	21,000
CDW	Vernon Hills, IL	15,100
W.W. Grainger	Lake Forest, IL	25,000
Baxter International	Deerfield, IL	38,000
Packaging Corporation of America	Lake Forest, IL	15,400
Camping World	Lincolnshire, IL	13,000



TOP SCHOOLS

ANTIOCH COMMUNITY HIGH SCHOOL DISTRICT 117

A

Teachers

Niche.com, 2025

A

Clubs & Activities

Niche.com, 2025

A-

Overall Niche Grade

Niche.com, 2025

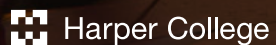
Assigned Schools

Assigned Schools	Grades	Drive Time
Mary Kay McNeill Early Learning Center	Early Start Birth to 3	8 Minutes
Hillcrest Elementary School	K-8	7 Minutes
Antioch Community High School	9-12	8 Minutes

HIGHER EDUCATION < 60 MINUTES AWAY



ROSALIND FRANKLIN
UNIVERSITY
OF MEDICINE AND SCIENCE



INDUSTRY LEADING HEALTHCARE NEARBY

Deercreek Townhomes are within a 40-minute drive of three top hospitals in Illinois: Northwestern Medicine Lake Forest Hospital, ranked among Chicago's best by US News; Advocate Condell Medical Center, featuring a Level 1 Trauma Center and specialized medical care; and Northwestern Medicine McHenry Hospital, which offers cutting-edge treatments and personalized services in a modern facility. In Lake County, there are 40,000+ employed in healthcare and social assistance related fields.

NORTHWESTERN'S STATE-OF-THE-ART HOSPITAL IN LAKE FOREST

Northwestern Medicine opened its Lake Forest Hospital in March 2018, delivering world-class medicine to the region. The state-of-the-art facility provides access to primary, specialty and emergency care, featuring all private inpatient rooms, advanced technology and increased privacy for patients and visitors. The hospital employs over 800 physicians, board-certified in 73 medical specialties. The hospital has been rated High Performing in four adult specialties and six procedure and conditions by U.S. News & World Report.

#8 STATE RANK

Northwestern Medicine Lake Forest Hospital

Lake Forest, IL
50 Min from Property

#17 STATE RANK

Advocate Condell Medical Center

Libertyville, IL
30 Min from Property

#10 STATE RANK

Northwestern Medicine McHenry Hospital

Lake Villa, IL
40 Min from Property

IMPRESSIVE AREA TRENDS & DEMOGRAPHICS

Antioch has become one of the most desirable suburbs of Chicago due to the high household income and easy access to a wide variety of employment options nearby.

DEERCREST DEMOGRAPHICS WITHIN 1 MILE

\$211,124
Average Household
Income

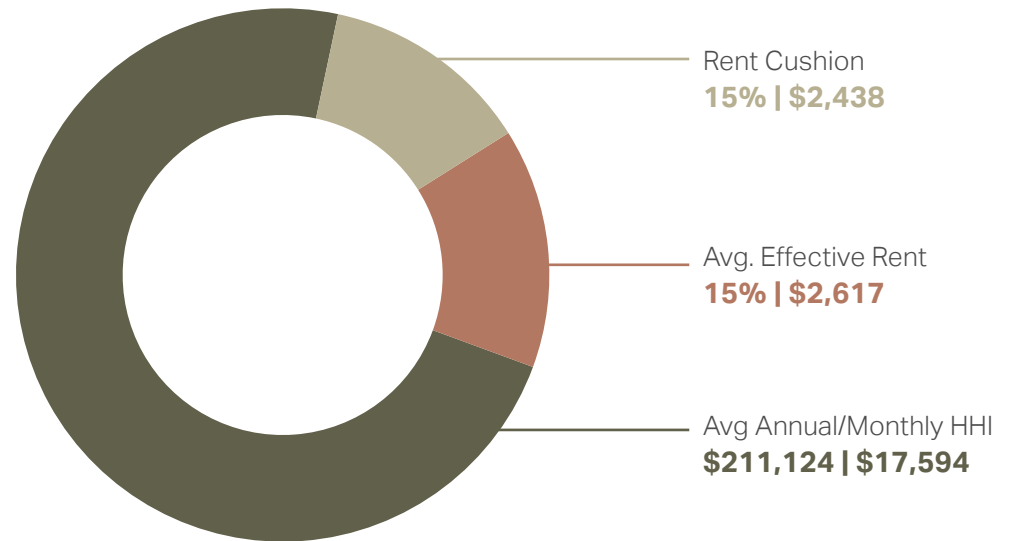
\$359,270
Average Home
Sale Price

A+
Lake County
Overall Grade
Niche.com

71%
of residents have a
college degree of higher

38
Average Age

HEALTHY AREA HOUSEHOLD INCOME SUPPORTS RENT GROWTH



— 13

As a rule of thumb for financial well-being, a renter can comfortably afford a monthly rent of up to 30% of monthly income. The Renter Base within 1 mile of Deercrest Townhomes earns an average of \$211,124 or approximately \$17,594 per month.



MUTED SUBMARKET

NO PROPERTIES >100 UNITS UNDER CONSTRUCTION
WITHIN A 5-MILE RADIUS

ONLY 2 PROPERTIES > 100 UNITS DELIVERED IN
THE LAST 25 YEARS WITHIN A 5-MILE RADIUS

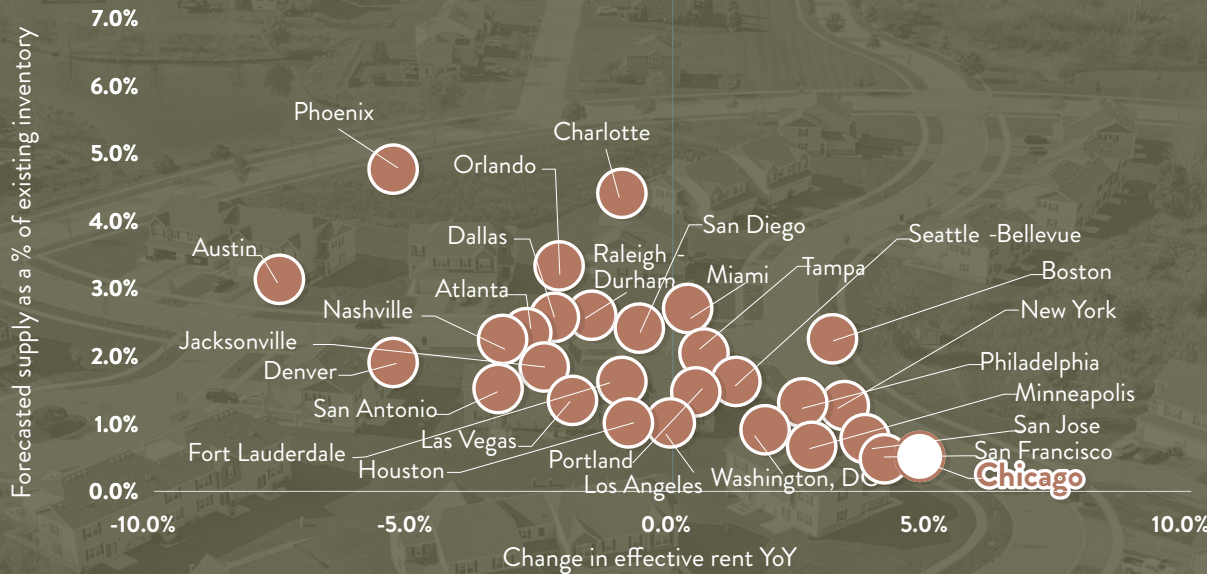
RECENT DELIVERIES

	Property Name	Units	Delivery Year	Rent	Rent/ SF
1	The Sanctuary of Lake Villa	164	2003	\$1,904	\$1.65
2	The Clublands of Antioch	110	2024	\$3,936	\$1.82

STRONG SUBURBAN CHICAGO

SUBURBAN SUBMARKETS

Suburban Chicago has the highest rent growth with the lowest forecasted supply nationally.

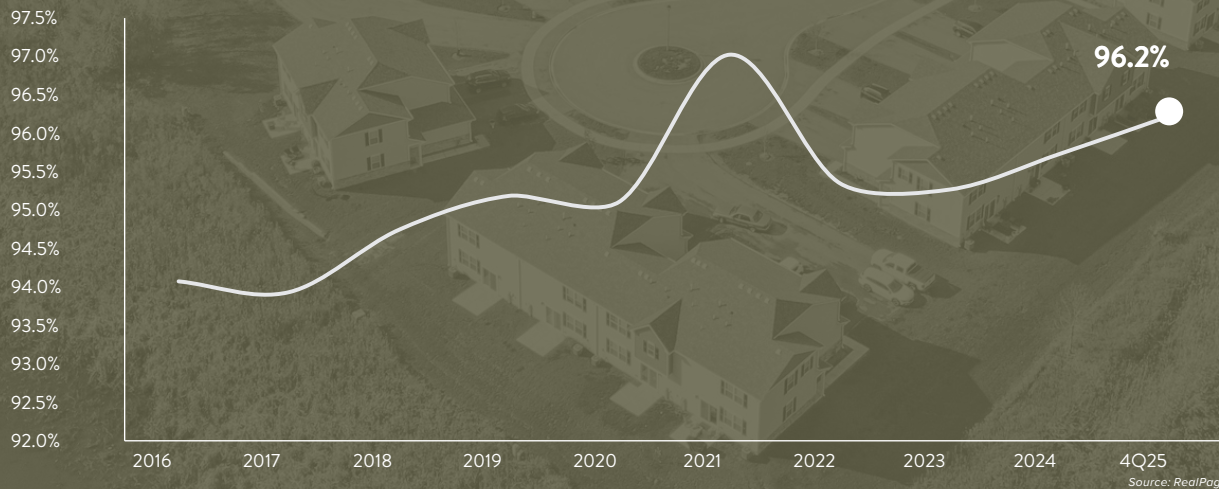


1%
of Suburban Chicago's existing supply is under construction

4%
Suburban Rent Growth

SUBURBAN CHICAGO OCCUPANCY RATE

Suburban occupancy exceeds the National average.



138%
2024 Absorption

Source: JLL Research, RealPage; forecasted supply represents the next 12 months of projected completions as of close of Q1 2025.

Source: RealPage



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