



BARTLETT LAKES
APARTMENT HOMES

192-Unit Apartment Community with Value-Add Upside
in Top-Performing Suburban Chicago



Offering Summary

Jones Lang LaSalle Americas (Illinois) L.P. (JLL) is pleased to present Bartlett Lakes, a garden-style apartment community in Bartlett, one of Chicago's most sought-after northwestern suburbs. Residents enjoy proximity to highly rated schools, scenic parks along Poplar Creek, and the popular Water Works Water Park.

Strategically positioned near major employment hubs, the property offers exceptional accessibility to industrial business parks, Interstates 90 and 290, and prominent employment centers in Schaumburg and near O'Hare International Airport. Spanning nearly 11 acres, Bartlett Lakes features desirable amenities and thoughtfully renovated apartment homes.

The community attracts consistent demand from diverse resident profiles: families prioritizing School District U-46, consultants seeking proximity to key employment corridors, and professionals working in the thriving business parks of Bartlett and Streamwood, as well as Fortune 500 companies in neighboring Schaumburg.

Property Summary

Name	Bartlett Lakes
Address	562 Deere Park Cir
City, State, Zip	Bartlett, IL 60103
Year Built	1977
Units	192
Avg Unit SF	797
Rentable SF	152,996
Parking	350 Surface Spaces
Financing	Free & Clear or Assumable Loan
Loan Summary	Fannie Mae, matures 7/1/2032 (~5 Yrs), ~\$19.5M loan balance, 4.19% blended rate, No I/O

Unit Mix Summary	# Homes	Avg SF	Avg Market Rent	Avg Market Rent PSF	% Unit Mix
1 Bed	54 homes	±709	\$1,421	\$2.00	28%
2 Bed	138 homes	±843	\$1,632	\$1.93	72%
Total/Avg	192 homes	±805	\$1,570	\$1.95	100%

Renovation Summary

Non-Renovated	48 homes	±807	\$1,506	\$1.87	25%
Current Owner Renovation	144 homes	±805	\$1,591	\$1.98	75%
Total/Avg	192 homes	±805	\$1,570	\$1.95	100%



Investment Highlights

Optimal Investment Criteria

- 100% of units have value-add potential, with projected rent premiums of \$200+
- Optionality to add in-demand amenities such as gas grilling stations, a community garden space, and a sport court
- Opportunity for scale in suburban market with durable Midwest fundamentals
- Limited nearby competition provides continued opportunity for rent growth
- 100% market rate units

Idyllic Chicago Suburb

- Neighbors Barrington Rd retail corridor (Target, Jewel-Osco, Home Depot)
- Great nearby schools - School District U-46
- ~15 minutes to top retailers at Bloomingdale Square, and Woodfield Mall
- Direct access to major highways including I-90 and Route 59

Market-Leading Nearby Employers

- Proximity to I-88 job corridor and top area employers
- 15 minutes to Elk Grove Village business park
 - 5,600+ businesses
 - Suburban Chicago's powerhouse O'Hare industrial submarket
- 40 minutes to Chicago CBD
- Adjacent to Golden Corridor providing easy access to massive employment hubs in the O'Hare submarket, Elk Grove, Hoffman Estates, Schaumburg, and Elgin

Strong Suburban Chicago

- 95% average occupancy since 2016
- Demand exceeded supply by over 1.4k units in Q1 2026
- Suburban Chicago growth outpacing national average by 2.5%
- Supply constrained submarket
 - No properties under construction within 5 miles

Renovation Upside

48 CLASSIC UNITS (25%) + 144 PARTIALLY RENOVATED UNITS (75%) ALLOW FOR A CONSISTENT 'NEXT-LEVEL' UPGRADE PROGRAM ACROSS 192 UNITS.

Non-renovated

48 HOMES | 25%

- White Appliances
- Laminate Countertops
- Painted Cream or Red Cabinets
- Tile in Kitchen
- Gold Hardware
- Carpet Throughout



Current Owner Renovation

144 HOMES | 75%

- Black Appliances
- New Light Fixtures
- Painted Gray Cabinets
- LVP Flooring in Kitchen & Living
- Resurfaced Countertops
- Low Pile Carpet in Bedrooms
- Brushed Nickel Hardware



Washer/Dryer Addition

89 homes have existing W/D hookups, highlighting the opportunity for future ownership to add value outside of renovations.

Next Level Renovation Opportunity

Future ownership has the opportunity to level-up units at Bartlett Lakes and achieve higher premiums through a programmatic renovation of 100% of the property with the following finishes:

White Shaker Cabinets

Quartz Countertops

Modern Backsplash

Chrome Plumbing Fixtures

Stainless Steel Appliance Package

LVP Flooring Throughout

Significant Upside Potential

100% of units are ready for full upgrades such as the finishes suggested in the adjacent AI mock-up.

A kitchen renovation mock-up featuring white shaker cabinets, a quartz countertop, a modern backsplash, chrome plumbing fixtures, a stainless steel appliance package, and LVP flooring throughout. The kitchen includes a sink, a stove, and a refrigerator.

POTENTIAL RENOVATION

A kitchen renovation mock-up featuring white shaker cabinets, a quartz countertop, a modern backsplash, chrome plumbing fixtures, a stainless steel appliance package, and LVP flooring throughout. The kitchen includes a sink, a stove, and a refrigerator.

POTENTIAL RENOVATION

Community Amenities



BEAUTIFULLY LANDSCAPED GROUNDS

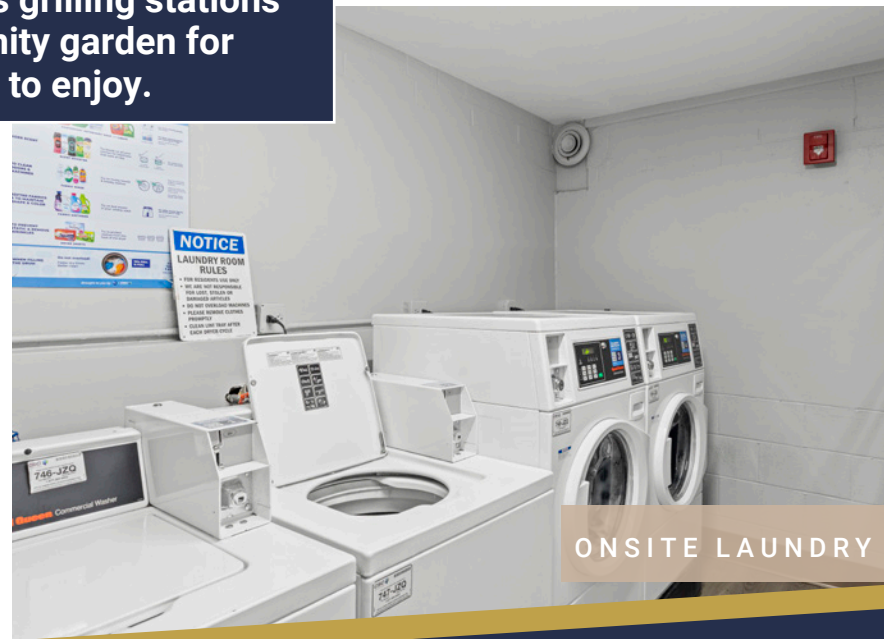


FAMILY FRIENDLY PLAYGROUND

New ownership has the opportunity to add in-demand amenities such as a sport court, gas grilling stations and a community garden for residents to enjoy.



GRILLING STATIONS



ONSITE LAUNDRY



Welcome to Bartlett

Bartlett is a thriving community 35 miles northwest of Chicago known and respected for its excellent parks and recreation, top-rated schools, strong economy, outstanding community services, and welcoming small-town character. Spanning 16 square miles across three counties, this dynamic village serves as home to numerous businesses while maintaining its reputation as one of the area's most desirable residential communities. The community is served by Elgin Unit 46 School District and boasts over 380 acres of park lands through the Bartlett Park District, featuring indoor and outdoor pools, two golf courses including the village-owned Bartlett Hills Golf Course, a ski facility, skate park, and 20 miles of bike paths, plus access to the 541-acre James "Pate" Philip State Park. Incorporated in 1891, Bartlett combines small-town atmosphere with modern amenities and metropolitan convenience. With its exceptional recreational facilities, highly-rated schools, strategic location, and strong sense of community pride, Bartlett provides an ideal environment for both businesses and families to flourish.

Bartlett at a Glance

WITHIN 3 MILES OF BARTLETT LAKES

\$141k

Average Household Income

\$420k

Average Home Value

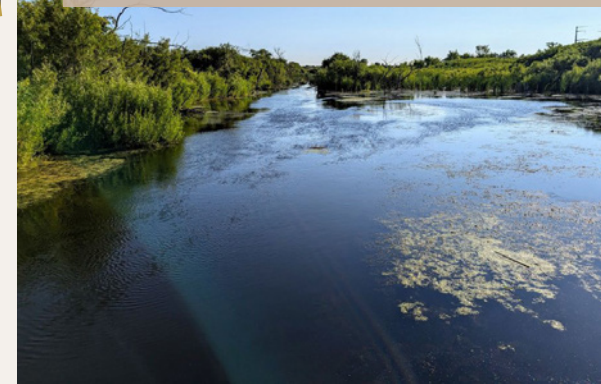
41

Median Resident Age

BARTLETT HILLS GOLF CLUB



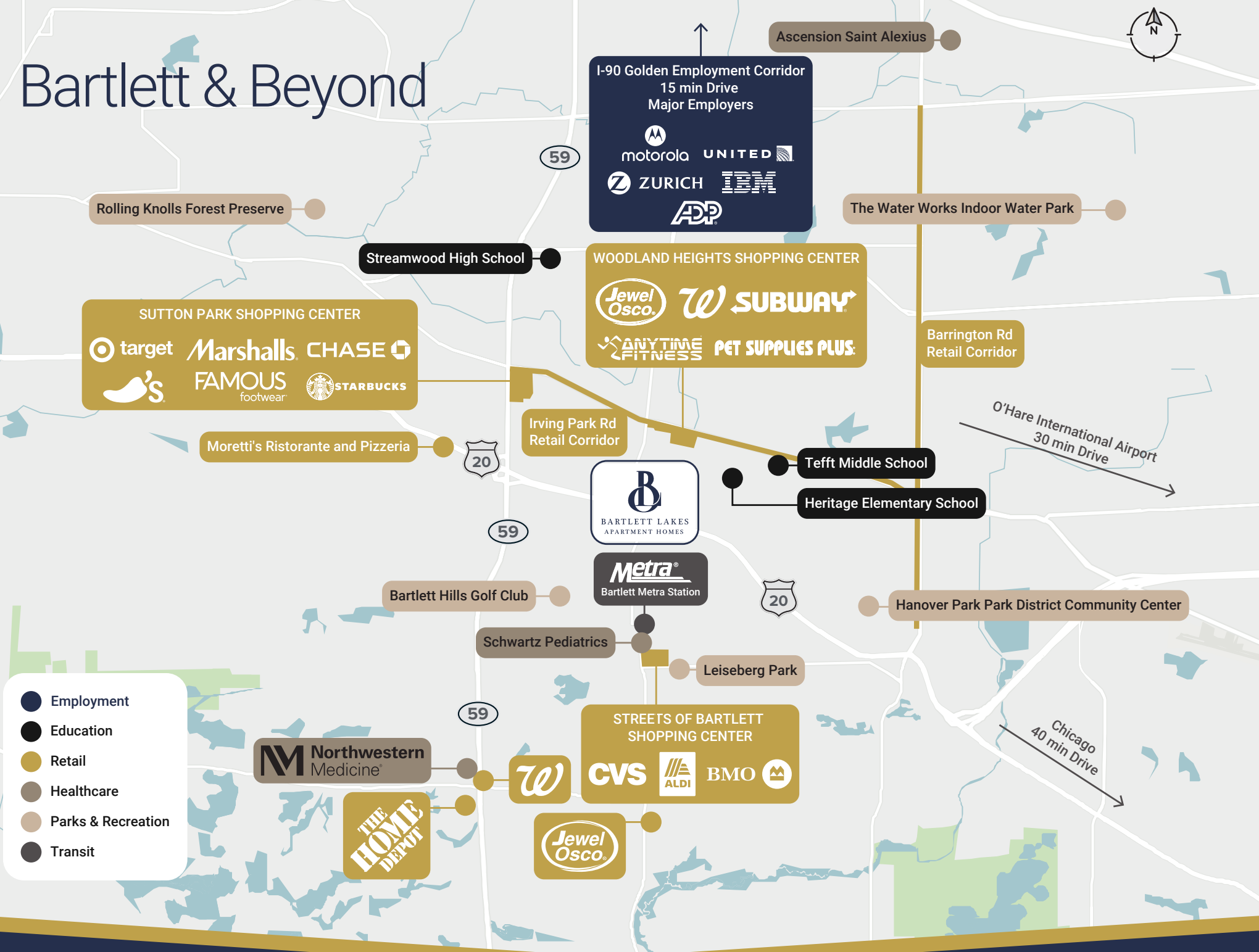
JAMES PATE PHILIP STATE PARK



SHOPPES OF BANBURY FAIR



Bartlett & Beyond



Fantastic Nearby Education

STREAMWOOD HIGH SCHOOL 🚗 7 MINS

Streamwood High School offers a dynamic educational experience for grades 9-12 in a welcoming community. With 1,600 students, Streamwood provides personalized attention that helps every student thrive. Operating in a spacious 52-acre campus, Streamwood demonstrates its commitment to excellence through significant investment—spending \$20,000+ per student. The school's strong teacher retention rate of 88.5% ensures experienced, caring educators who build lasting relationships with students. With specialized programs supporting diverse learners, Streamwood High School is where every student finds their path to success.

STREAMWOOD HIGH SCHOOL

MAIN ENTRANCE

Proximity to Higher Education

ELMHURST UNIVERSITY 🚗 20 MIN



Founded in 1871, Elmhurst University offers over 60 undergraduate majors and numerous graduate programs to ~3,500 students. The university maintains a strong academic reputation with a 14:1 student-faculty ratio and notable programs in business, education, nursing, and music.

WHEATON COLLEGE 🚗 25 MIN



Wheaton College is a prestigious private Christian liberal arts college and is consistently ranked among the top liberal arts institutions nationally with ~2,400 undergraduate students. The college boasts high academic standards, offering rigorous programs across the humanities, sciences, and social sciences while integrating Christian faith with scholarly excellence.

Top Notch Healthcare

Ascension Saint Alexius Medical Center 12 Min

Ascension Saint Alexius Medical Center is a 377-bed acute care facility operating a 24/7 emergency department with Level II trauma designation and advanced surgical capabilities. The hospital functions as a regional specialty care hub with established service lines in cardiovascular, oncology, stroke, orthopedics, and women's health, including full-service labor and delivery with Level II NICU. Surgical services feature robotic-assisted technology supporting minimally invasive procedures, while the campus integrates diagnostic imaging, laboratory services, and inpatient rehabilitation on a single site for optimized care coordination. As part of the Ascension Illinois network, the facility leverages system-wide operational support and clinical protocols while maintaining strong community market presence in the competitive Northwest suburban Chicago corridor.

Best Hospital

in Maternity Care

US News & World Report, 2026

Patient Safety

Excellence Award

Healthgrade, 2026

High Performing Hospital

in 3 Procedures/Conditions

US News & World Report, 2026



BARTLETT LAKES APARTMENT HOMES

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