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The Reserve on Washington

164-Home Community with Significant Value-Add Upside in Sought-After Naperville (DuPage County)

Offering Summary

Jones Lang LaSalle Americas (Illinois) L.P. (JLL) is pleased to present The Reserve on Washington, a 164-unit community located in dynamic Naperville, a premier western suburb of Chicago in DuPage County. The Reserve on Washington offers a single-family lifestyle with spacious floor plans, ample storage, and a modern collection of amenities. The property's ideal location on Washington Street provides immediate access to major employment centers and fantastic retail, grocery, and dining options in downtown Naperville. Residents have access to top schools, local train stations, I-88, I-55, and I-355, and the east-west employment corridor. This rare opportunity is available on a free and clear basis.

Property Summary

Name	The Reserve on Washington
Address	1821 S Washington St
City, State, Zip	Naperville, IL 60565
Year Built	1972
Units	164
Avg Unit SF	1,008
Rentable SF	165,321
Occupancy	96%
Parking	328 Surface Spaces / 2.00 Ratio
Financing	Free & Clear

Unit Mix Summary

Type	# Homes	SF	Market Rent	PSF	% of Unit Mix
1x1	128 homes	±948	$1,744	$1.84	78%
2x2	36 homes	±1,222	$2,135	$1.75	22%
Total/Avg	164 homes	±1,008	$1,830	$1.82	100%

Investment Highlights

Idyllic
Naperville

- #1 Best City to Live in America (Niche)
- Minutes to area amenities in charming downtown Naperville & Fox Valley Mall
- Proximate to I-88, I-55, & I-355 industrial corridor featuring hubs for Amazon, Wayfair, and WeatherTech HQ
- Incredible Naperville Schools - Dist. #203 rated A+ (Niche)

Unparalleled
Investment Criteria

- 96% of unit mix primed for programmatic renovations
- Current ownership has invested ~$4M since acquisition, including roof replacement
- Stable DuPage County taxes
- 4%+ achieved trade outs on new leases in the last 12 months
- Optionality to add in-demand amenities
- First time the property has been marketed since inception

Elevated
Suburban Living

- Spacious 1,008 SF avg unit size
- Uniform floor plans throughout are optimal for management efficiency and leasing
- Luxury amenities highlighted by resort-style pool & sundeck, modern clubroom, and beautifully landscaped grounds
- Walk to Maplebrook Elementary, Public Swim & Racquet Club, and neighboring convenience retail

Unrivaled
Market Fundamentals

- 95% projected occupancy over the next 5 years
- 3% average projected rent growth for next 5 years
- No pro perties under construction within 3 miles
- One property delivered in the last 20 years within 3 miles

Significant Value-Add Upside

Non-Renovated

72 HOMES | 44% OF UNIT MIX

- Oak Cabinets
- White Appliances
- Laminate Countertops
- Carpeting Throughout

Non-Renovated

Partial Renovation

86 HOMES | 52% OF UNIT MIX

- Painted White or Espresso Cabinets
- Laminate Countertops
- Black or Stainless Steel Appliances
- LVP Flooring in Kitchen
- Carpeting Throughout

Partial Renovation

Full Renovation

6 HOMES | 4% OF UNIT MIX

- White Shaker Cabinets with Brushed Nickel Hardware
- Quartz Countertops
- Stainless Steel Appliances
- LVP Flooring in Kitchens/Living Rooms
- Low-Pile Carpeting in Bedrooms
- Modern Lighting

$210
Achieved Premium

Fantastic Amenities with Upside Potential

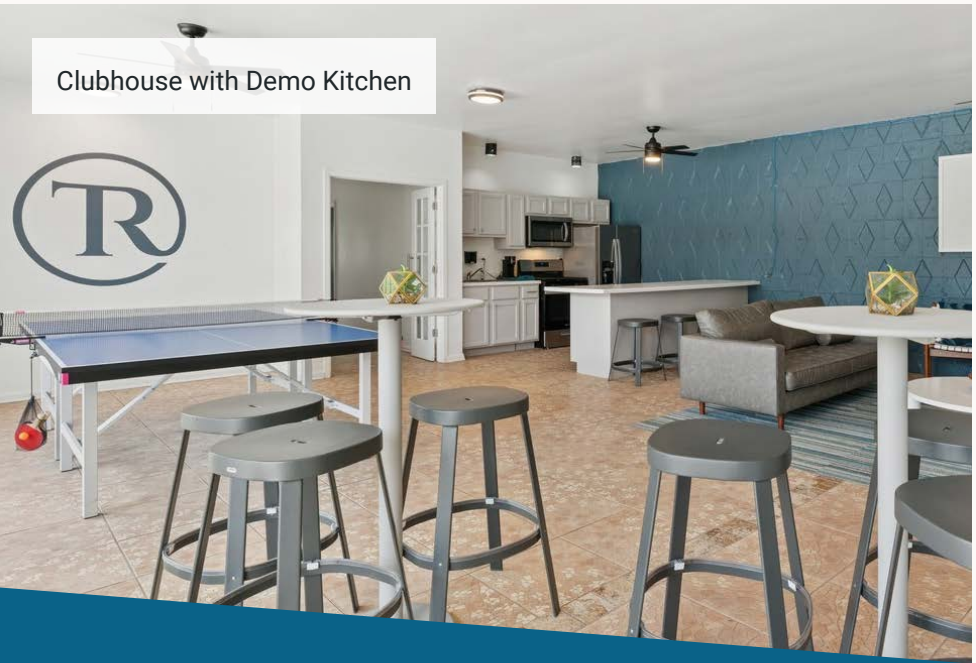
The extensive green space at the Reserve on Washington is primed for adding more amenities, such as:

- Children's Playground
- Additional Grilling Stations
- Outdoor Furniture
- Sport Court
- Fenced-in Yards
- Dog Park

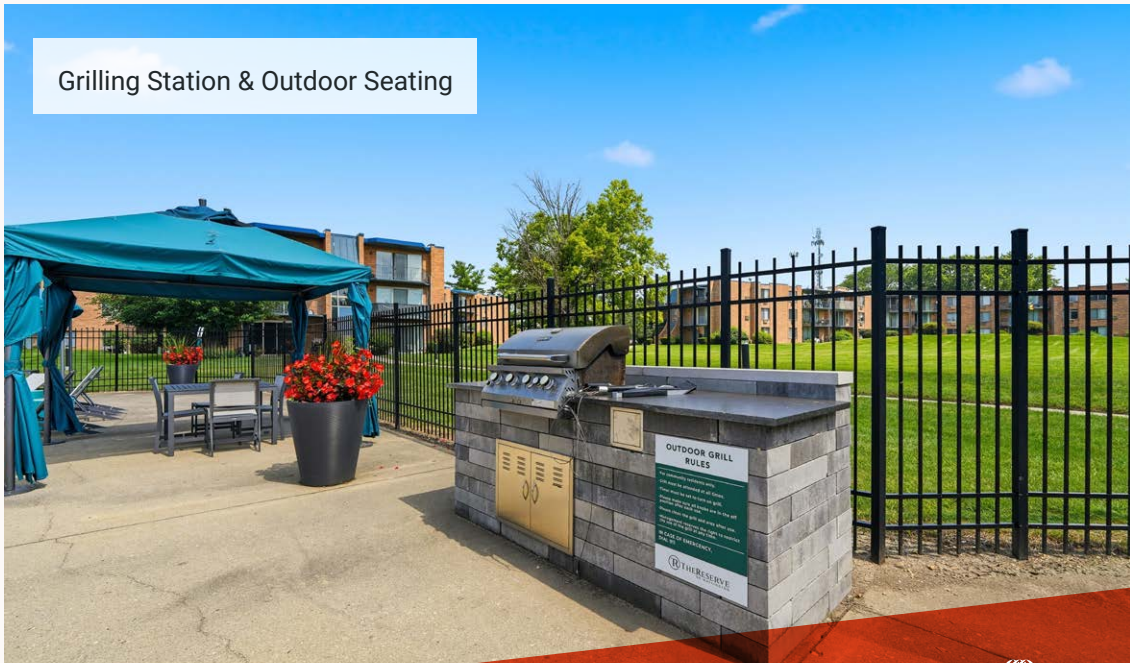
Resort-Style Pool

Resident Lounge

Beautifully Landscaped Grounds



Clubhouse with Demo Kitchen



Grilling Station & Outdoor Seating

Welcome To Naperville

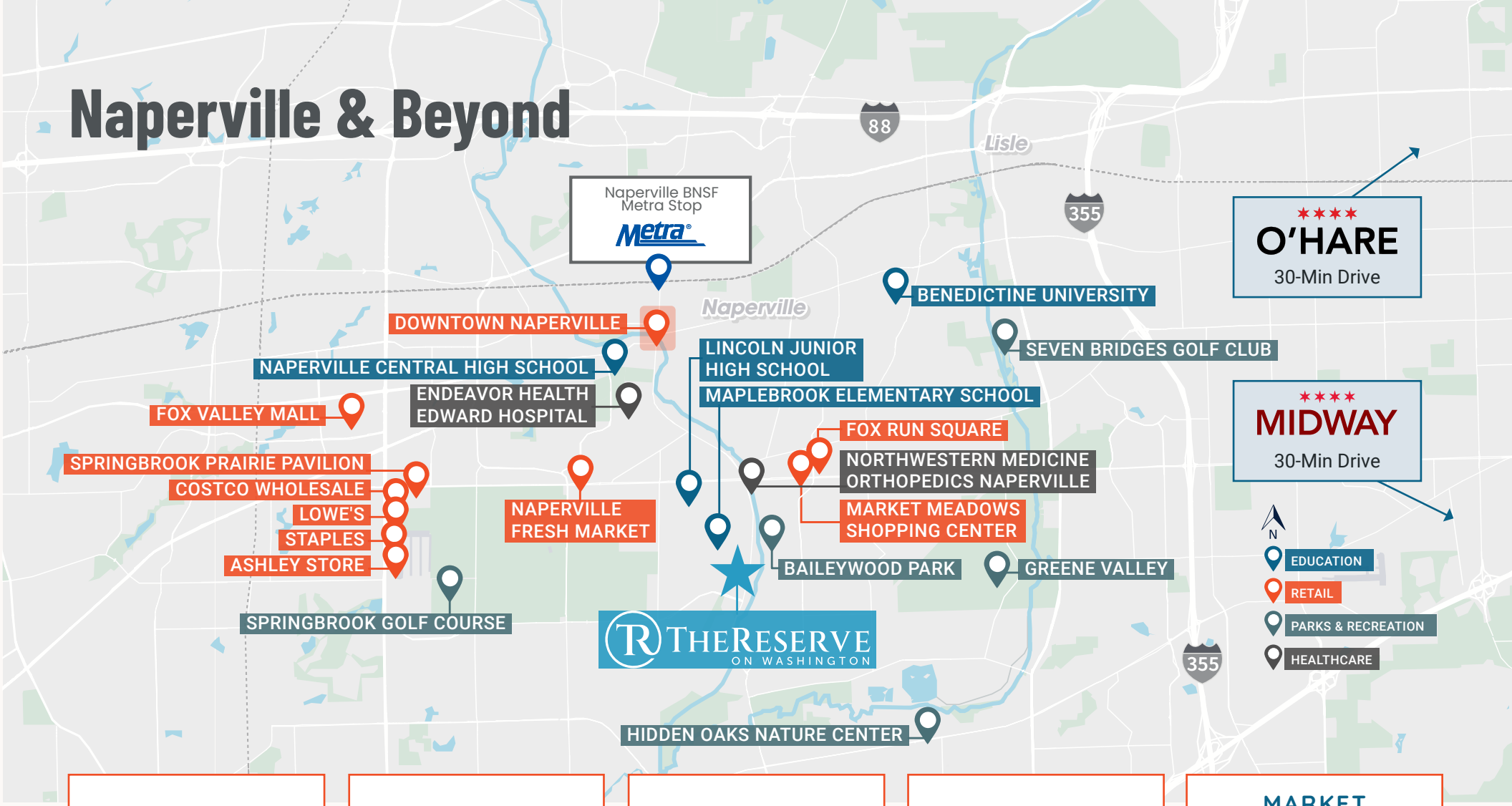
Founded in 1831, Naperville is the oldest town in DuPage County and the 3rd largest city in Illinois. Located 30 miles west of Chicago, Naperville is a picturesque, quaint city that combines the charm of small-town life with the vibrancy of a thriving economic powerhouse in the Chicago area. Naperville's diverse array of activities and amenities have contributed to the city's consistent ranking among "best places to live" lists and helps attract a highly affluent and diverse resident base.

#1 Best City
to Live in America
Niche.com, 2026

A+
Public Schools
Niche.com, 2026

#1 Public Library
in the US since 2009
HAPLR Library Rankings

Naperville & Beyond



FOX VALLEY MALL	SPRINGBROOK PRAIRIE PAVILION	DOWNTOWN NAPERVILLE	FOX RUN SQUARE	MARKET MEADOWS SHOPPING CENTER
H&M EXPRESS	WHOLE FOODS MARKET	HUGO'S FROG BAR & FISH HOUSE	MARIANO'S	Jewel-Osco
macy's	THE HOME DEPOT	EMPIRE	ACE Hardware	usbank
PANDORA	DICK'S	lululemon	Massage Envy	Jersey Mike's SUBS
	HomeGoods	vuori	PNC	GoodVets
	OLD NAVY	Lou Malnati's PIZZERIA	STARBUCKS	
	NORDSTROM RACK			
	ETHAN ALLEN			

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Premiere DuPage County

DuPage County spans many Chicago suburbs including Aurora, 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, 2026

Research Heavy

Argonne National Lab
Fermi National Accelerator Laboratory

Sustainable DuPage

First County in IL to Win Governor's Sustainability Award

Financial Stability

Series 2026 GO Bonds Assigned AAA Rating

S&P Global, 2026

Live Work Play

Naperville serves as a regional hub for housing, transit and jobs. The growing suburb offers acclaimed schools, the best public library system in the country, and world-class parks for resident enjoyment. Home to more than 250 restaurants and 100 retailers, Naperville is a dining and shopping paradise. Residents can also enjoy the natural beauty of Naperville itself, via its vast green spaces and unique public art installations. The city's diversified employer base features high technology firms, retailers and factories, as well as small and home-based businesses. With all the amenities of a modern city and the simplicity of a small town, Naperville truly is the premier community in which to live, work and play.

Naperville Riverwalk

Naperville Metra

DuPage Children's Museum

North Central College

Fantastic Nearby Schools

Reserve on Washington residents are assigned to Naperville Community Unit School District 203. Naperville CUSD serves roughly 16,000 students across central and northern Naperville, as well as portions of Lisle and Bolingbrook. Known for strong test scores, their immersive dual-language program, and robust AP and honors courses, the district strives to develop students who embody the desire to learn, unlearn, and relearn.

Assigned Public Schools

Grades	School	Niche Grade	Distance to Property
K-5	Maplebrook Elementary School	A	0.6 Mi | 3 Min
6-8	Lincoln Junior High School	A	1.4 Mi | 5 Min
9-12	Naperville Central High School	A+	3.3 Mi | 10 Min

Naperville
Central High School

Naperville Central High School serves roughly 2,500 students in grades 9 through 12 as part of Naperville Community Unit School District 203. Situated near downtown Naperville and within walking distance of the scenic Naperville Riverwalk, the school offers a robust curriculum featuring advanced coursework, AP classes, STEM pathways, and strong college-readiness metrics. The school is known for its long tradition of excellence in academics, fine arts, student leadership, and competitive athletics, making it a cornerstone of the Naperville community.

A+
Overall Grade
Niche.com, 2026

#25
Best Public High School in IL
Niche.com, 2026

#1
Best High School in Naperville
US News & World Report, 2026

Dominant Local Healthcare

NATIONALLY RECOGNIZED EDWARD HOSPITAL

Top Ten state-ranked Endeavor Health Edward Hospital is a full-service, regional healthcare provider with 352 private patient rooms. The hospital was first established in 1907 and is now comprised of 3 separate hospitals which provide comprehensive healthcare to residents of the west and south-west suburbs of Chicago. Edward Hospital Is highly rated in 18 procedures and conditions by US. News & World Report. Endeavor Health is Illinois' third-largest healthcare system.

Endeavor Health℠

Northwestern Medicine®

2 Top-10 Hospitals within 20 minutes to The Reserve on Washington

State Rank	Hospital Name	Location	Distance from Property
#9	Endeavor Health Edward Hospital	Naperville	8 Min
#6	Northwestern Central DuPage DuPage Hospital	Winfield	20 Min

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THE RESERVE ON WASHINGTON

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