Walnut Grove Townhomes

214 N Walnut Street Bensenville, IL 60106

A 10-Unit Multifamily Investment Opportunity

ESSEX

REALTY GROUP


212 A

Disclaimer

This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and the Agent and therefore may be subject to material and adverse variations. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Memorandum. An opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any other oral or written information provided by any of them, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or such other information. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

LEAD WARNING STATEMENT
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk t o pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller 's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE
Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT
The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

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STATE OF ILLINOIS DUAL AGENCY DISCLOSURE
The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, LLC is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, LLC is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:
1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:
1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller;3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY.

CONTEMPORANEOUS OFFERS
Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Essex Designated Agent.

REPRESENTATION OF MULTIPLE BUYERS:
At Essex Realty Group, LLC, our primary goal is to provide exceptional service to all our clients. Due to the competitive nature of the investment real estate market, there will be instances where our designated agents represent multiple buyers interested in the same property.

Please be advised of the following:

Potential Conflict of Interest: By representing multiple buyers, a potential conflict of interest may arise. Our designated agents are committed to maintaining impartiality and providing equal representation to all clients.

Confidentiality: Each client's information and negotiation strategies will be kept confidential. Our agents will not disclose any client's financial details, offer amounts, or other personal information to any other client.

Fair Negotiation: Our agents will strive to negotiate the best possible terms for each client independently. However, it is important to understand that in a multiple-offer situation, the property seller ultimately decides which offer to accept.

Client Options: Clients have the right to seek representation from another agent within our firm if they are uncomfortable with the potential conflict of interest.

By continuing to work with Essex Realty Group, LLC, clients acknowledge and accept the potential for their designated agent to represent multiple buyers for the same property and understand the measures in place to handle such situations professionally and ethically.

For any questions or concerns regarding this policy, please contact our managing broker at briankochendorfer@essexrealtygroup.com.

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Property Information

Executive Summary

Essex Realty Group, LLC has been exclusively engaged to market for sale Walnut Grove Townhomes, a 10-unit townhome rental community located at 214 North Walnut Street in Bensenville, IL. Newly constructed in 2025, the property offers a rare opportunity to acquire a brand-new, maintenance-free asset producing stable in-place cash flow from day one. The community comprises of ten spacious three-bedroom, two-bath townhomes averaging approximately 1,970 square feet, each finished with stainless steel appliances, quartz countertops, in-unit laundry, individual HVAC, private decks, and attached two-car garages.

Location Summary

Bensenville is one of Chicagoland's most established logistics and employment hubs, situated roughly one mile from O'Hare International Airport and anchored by one of the largest industrial parks in Illinois and more than 1,300 area businesses. The property sits near the Metra Milwaukee District West line and benefits from immediate access to I-290, I-294, and the IL-390 (Elgin-O'Hare) Expressway, placing tenants minutes from the region's largest concentration of airport, cargo, and distribution employment. For an investor seeking new construction quality, dependable cash flow, and a durable suburban rental market, Walnut Grove Townhomes represents a compelling and well-positioned offering.

- Rarely Available Rental Product - 3Bd/2.5Ba Townhomes (1,970 SF)
- Strong Rental Activity - 60% Leased in 75 Days
- Low Expense Burden - All Utilities Tenant-Paid
- .5 Miles to Metra and Less than Two (2) Miles from O'Hare International Airport
- Strong Household Income - $92,585 Average
- Several Nearby Employment Drivers - Logistics, Transportation, and Manufacturing

Offering Summary

SALE PRICE:	$4,900,000
NUMBER OF UNITS:	10
PRICE PER UNIT:	$490,000
GRM:	11.24
CAP RATE:	5.86%
FORECASTED GRM:	10.47
FORECASTED CAP RATE:	6.16%
NRSF:	19,700 SF
UNIT MIX:	(6) 3Bd/2Ba - Middle Unit (4) 3Bd/2Ba - End Unit

Building Fact Sheet

PROPERTY DETAILS

PROPERTY ADDRESS	214 North Walnut Street Bensenville, IL 60106
PIN NUMBER	03-14-204-026
NUMBER OF UNITS	10
GARAGE SPACES	20
YEAR BUILT	2026
NRSF	19,700 SF

MECHANICALS

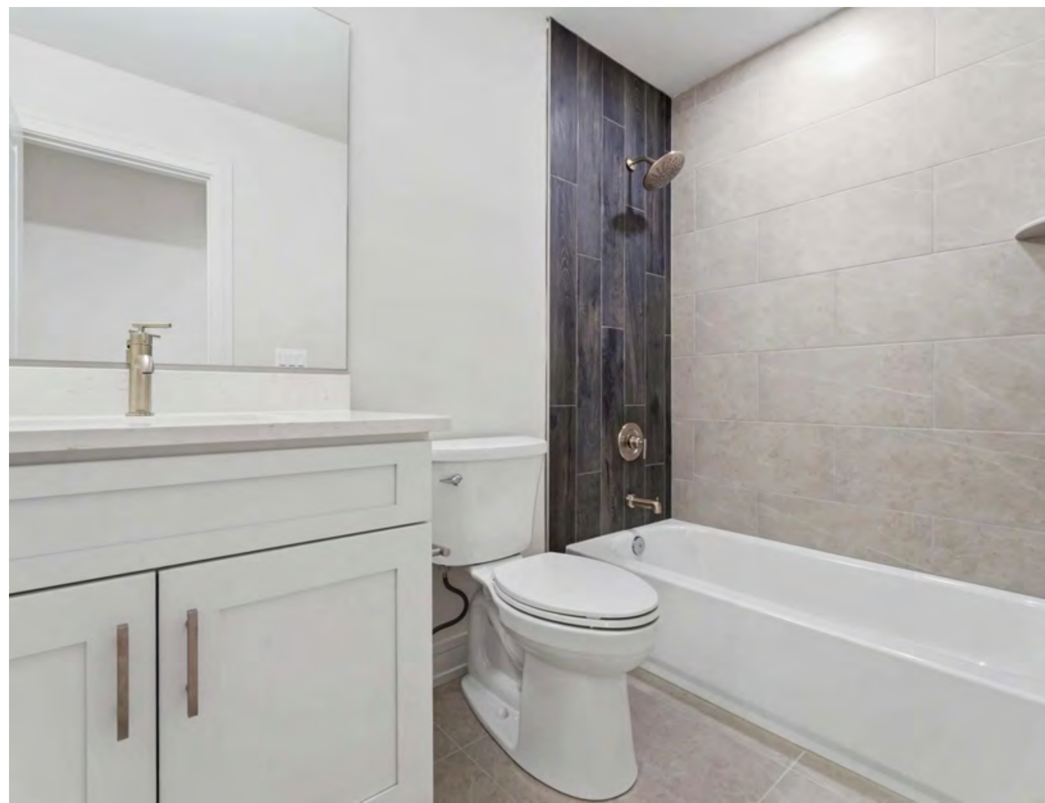
HEATING	Individual Gas Forced Heating
AIR CONDITIONING	Individual Central Air Conditioning
ELECTRIC	In-Unit Panels
HOT WATER	Individual Hot Water Heaters
PLUMBING	Copper & PVC
WINDOWS	Vinyl
ROOF	Pitched Shingle
LAUNDRY	In-Unit Washer & Dryer
PORCHES	Private Patios and Porches
GARAGES	Individual Two-Car Garages (Attached)


214 E













214
214 C
214D


212A

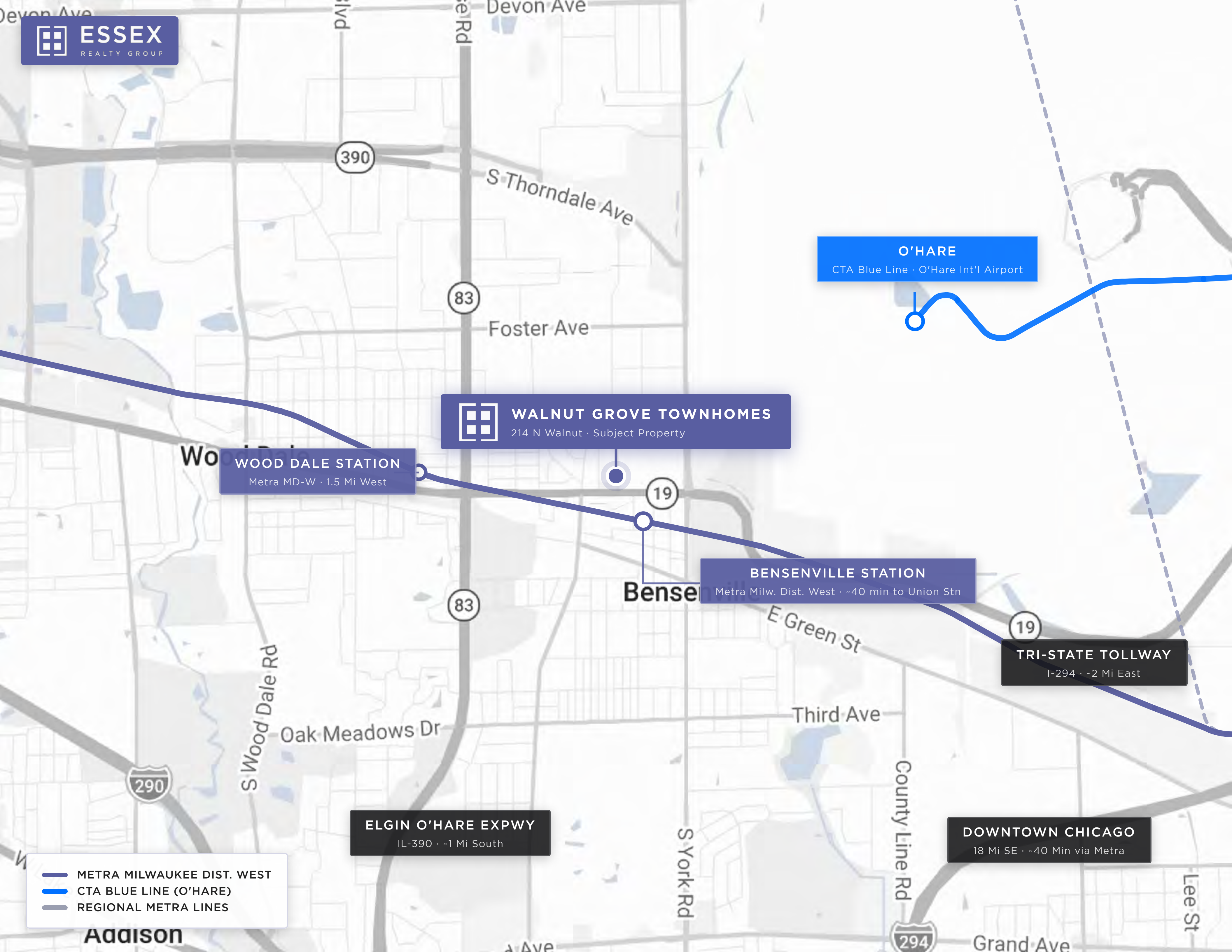
Location Information

Location Overview

VILLAGE OF BENSENVILLE

Bensenville is one of the most strategically positioned logistics communities in metropolitan Chicago, set against the western edge of O'Hare International Airport and less than four miles from its terminals. Known as the intermodal gateway of Chicagoland, the Village is home to more than 1,300 businesses and one of the largest industrial parks in Illinois, anchoring a deep base of air cargo, warehousing, and logistics employment tied to an airport that supports roughly 403,000 jobs and $39 billion in annual regional GDP. The surrounding O'Hare industrial submarket is the tightest in the metro, with vacancy below 3% and the highest rents in the region, while billions in active public investment, including the $3.4 billion Elgin O'Hare Western Access tollway and the $8.5 billion O'Hare 21 airport modernization, continue to pour into the immediate area. Served by the Metra Milwaukee District West line and immediate access to I-290, I-294, and the IL-390 Tollway, Bensenville offers the airport-anchored job density and durable rental demand that make it a compelling long-term home for stabilized multifamily ownership.


O'HARE
INTERNATIONAL AIRPORT
Metra
THE UPS STORE
ATHLETICO
WALNUT PARK PLAZA
Walnut Grove Townhomes
W IRVING PARK RD


ESSEX
REALTY GROUP
O'HARE
CTA Blue Line · O'Hare Int'l Airport
WALNUT GROVE TOWNHOMES
214 N Walnut · Subject Property
WOOD DALE STATION
Metra MD-W · 1.5 Mi West
BENSENVILLE STATION
Metra Milw. Dist. West · ~40 min to Union Stn
TRI-STATE TOLLWAY
I-294 · ~2 Mi East
ELGIN O'HARE EXPWY
IL-390 · ~1 Mi South
DOWNTOWN CHICAGO
18 Mi SE · ~40 Min via Metra
METRA MILWAUKEE DIST. WEST
CTA BLUE LINE (O'HARE)
REGIONAL METRA LINES
Devon Ave
S Thorndale Ave
Foster Ave
Oak Meadows Dr
S Wood Dale Rd
E Green St
Third Ave
County Line Rd
S York Rd
Grand Ave
Lee St
Addison
390
83
19
290
294

Financial Analysis

Rent Analysis

UNIT TYPE	UNIT COUNT	APPROX. AVG. SF	CURRENT AVG. RENT	MARKET AVG. RENT
3Bd/2Ba - Middle Unit	6	1,970	$3,533	$3,800
3Bd/2Ba - End Unit	4	1,970	$3,738	$4,000
TOTALS/AVERAGES	10	19,700	$36,150	$38,800

#	UNIT TYPE	UNIT NUMBER	APPROX. SF	MONTHLY RENT	RENT/SF	LEASE EXPIRATION	MARKET RENT	MARKET RENT/SF
1	3 Bed / 2 Bath	212-A	1,970	$3,800	$1.93	Pro-forma	$4,000	$2.03
2	3 Bed / 2 Bath	212-B	1,970	$3,500	$1.78	Rented	$3,800	$1.93
3	3 Bed / 2 Bath	212-C	1,970	$3,600	$1.83	Pro-forma	$3,800	$1.93
4	3 Bed / 2 Bath	212-D	1,970	$3,600	$1.83	Pro-forma	$3,800	$1.93
5	3 Bed / 2 Bath	212-E	1,970	$3,800	$1.93	Pro-forma	$4,000	$2.03
6	3 Bed / 2 Bath	214-A	1,970	$3,700	$1.88	Rented	$4,000	$2.03
7	3 Bed / 2 Bath	214-B	1,970	$3,500	$1.78	Rented	$3,800	$1.93
8	3 Bed / 2 Bath	214-C	1,970	$3,500	$1.78	Rented	$3,800	$1.93
9	3 Bed / 2 Bath	214-D	1,970	$3,500	$1.78	Rented	$3,800	$1.93
10	3 Bed / 2 Bath	214-E	1,970	$3,650	$1.85	Rented	$4,000	$2.03
TOTALS/AVERAGES			19,700	$36,150	$1.84		$38,800	$1.97

Operating Statement

INCOME SUMMARY	CURRENT	% OF SGI	PER UNIT	FORECASTED	% OF SGI	PER UNIT
Apartment Income	$433,800	99.5%	$43,380	$465,600	99.5%	$46,560
Other Income	$2,250	0.5%	$225	$2,318	0.5%	$231
GROSS INCOME	$436,050	100%	$43,605	$467,918	100%	$46,791
Vacancy Loss	-$21,802	- 5.0%	-$2,180	-$23,395	- 5.0%	-$2,339
COLLECTED INCOME	$414,247	95.0%	$41,424	$444,522	95.0%	$44,452

EXPENSE SUMMARY	CURRENT	% OF SGI	PER UNIT	FORECASTED	% OF SGI	PER UNIT
Real Estate Taxes	$80,000	18.3%	$8,000	$93,584	20.0%	$9,358
Insurance	$5,100	1.2%	$510	$5,202	1.1%	$520
Gas	$750	0.2%	$75	$765	0.2%	$76
Electric	$750	0.2%	$75	$765	0.2%	$76
Water & Sewer	$1,000	0.2%	$100	$1,020	0.2%	$102
Scavenger	$2,500	0.6%	$250	$2,550	0.5%	$255
Landscaping/Snow Removal	$1,500	0.3%	$150	$1,530	0.3%	$153
Janitorial	$7,500	1.7%	$750	$7,650	1.6%	$765
Management & Janitorial	$20,712	4.7%	$2,071	$22,226	4.7%	$2,222
Repairs/Maintenance	$5,000	1.1%	$500	$5,000	1.1%	$500
Misc. & Reserves	$2,500	0.6%	$250	$2,500	0.5%	$250
GROSS EXPENSES	$127,312	29.2%	$12,731	$142,792	30.5%	$14,279
NET OPERATING INCOME	$286,935	65.8%	$28,693	$301,730	64.5%	$30,173

Financial Notes

GENERAL ASSUMPTIONS

- **Other Income Growth Rate:** 3.0%
- **Expense Growth Rate:** 2.0%
- **Vacancy Rate:** 5.0%

INCOME ASSUMPTIONS

- **Other Income:** $50 Application Fee, $300 Move-In fee, $35/Month Pet Fee, & 50% Turnover.

EXPENSE ASSUMPTIONS

- **Real Estate Taxes & Insurance:** Seller-Provided Estimate.
- **Gas, Electric, Water & Sewer and Scavenger:** Tenant-Paid.
- **Landscaping & Snow Removal:** Industry & Lender Standard (Broker Pro-Forma).
- **Management Fee & Janitorial:** 5.0% of Collected Income.
- **Repairs & Maintenance:** Industry & Lender Standard (Broker Pro-Forma).
- **Misc. & Reserves:** Industry & Lender Standard (Broker Pro-Forma).

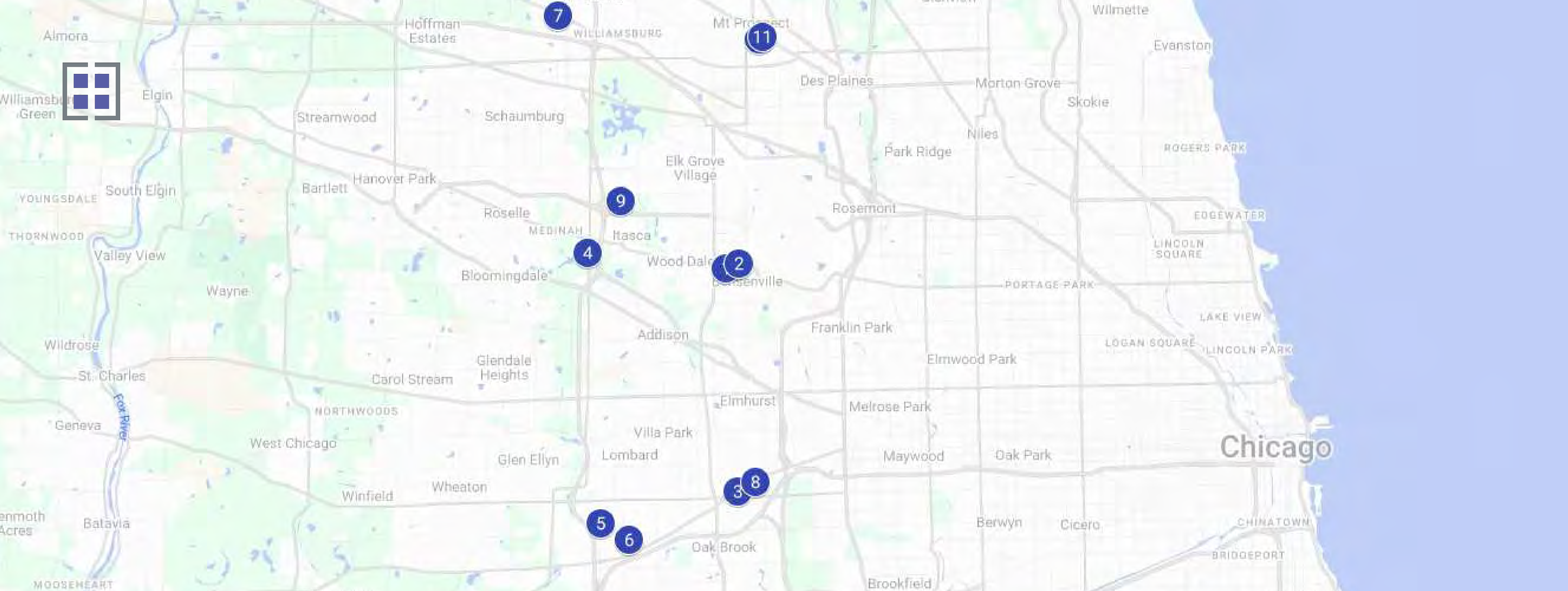
Financial Summary

INVESTMENT OVERVIEW	CURRENT	FORECASTED
Price	$4,900,000	$4,900,000
Price per Unit	$490,000	$490,000
GRM	11.24	10.47
CAP Rate	5.86%	6.16%
Cash-on-Cash Return (YR 1)	3.15%	4.02%
Total Return (YR 1)	5.4%	6.2%
Debt Coverage Ratio	1.23	1.3

OPERATING DATA	CURRENT	FORECASTED
Total Scheduled Income	$436,050	$467,918
Vacancy Cost	$21,802	$23,395
Collected Income	$414,247	$444,522
Operating Expenses	$127,312	$142,792
Net Operating Income	$286,935	$301,730

FINANCING DATA		CURRENT		FORECASTED
Down Payment	35%	$1,715,000	35%	$1,715,000
Loan Amount	65%	$3,185,000	65%	$3,185,000
Debt Service	6.15%/30 YRS	$232,847	6.15%/30 YRS	$232,847
Cash Flow		$54,088		$68,883
Principal Reduction (YR 1)		$38,029		$38,029
Total Return (YR 1)		$92,118		$106,912

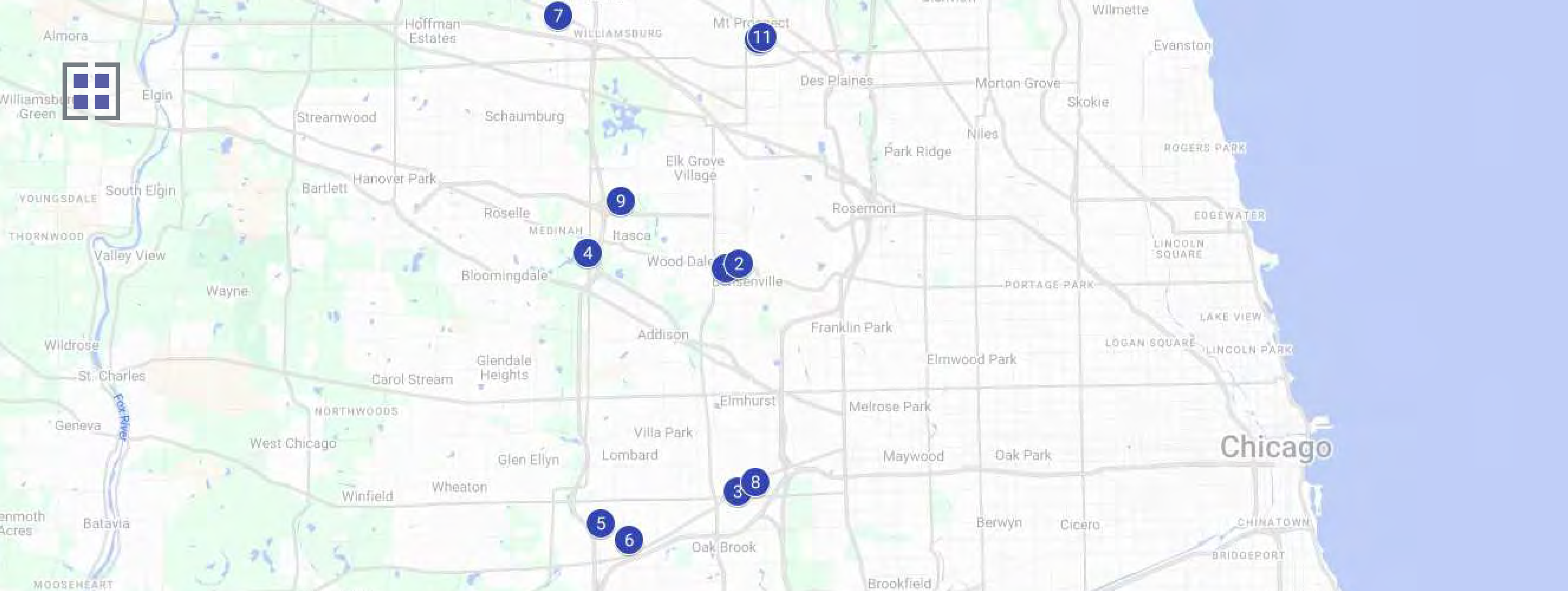
Lease Comparables



Rent Comps Map

Subject Property
214 North Walnut Street | Bensenville, IL 60106

1	ARIA Luxury Apartments 800 W Irving Park Road	2	219 Walnut Street Bensenville, IL 60106	3	Elm Creek Apartments & Townhomes 1 Elm Creek Drive
4	522 Highlands Parkway Itasca, IL 60143	5	478 Woodmoor Drive Lombard, IL 60148	6	The Summit at Yorktown 347 Summit Circle
7	1212 Quadrant Lane Schaumburg, IL 60173	8	196 Mayo Court Elmhurst, IL 60126	9	220 E Lincoln Street Mount Prospect, IL 60056



Rent Comps Map

★ Subject Property
214 North Walnut Street | Bensenville, IL 60106

10 308 S School Street
Mount Prospect, IL 60056

Rent Comparables

1

ARIA Luxury Apartments
800 W Irving Park Road Bensenville, IL 60106

- Units Feature Modern Finishes
- Hardwood Flooring
- HVAC
- Stainless Steel Appliances

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2Bd/2Ba-I	1,232	$2,598	$2.11
2Bd/2Ba-II	1,456	$2,798	$1.92

Landlord Paid Utilities:

- Tenant Paid Utilities

2

219 Walnut Street
Bensenville IL 60106

- Unit Features Modern Finishes
- Carpet, Hardwood, & Tile Flooring
- S/S Appliances & HVAC
- Built in 1997
- For Sale Rental
- No Current Availability

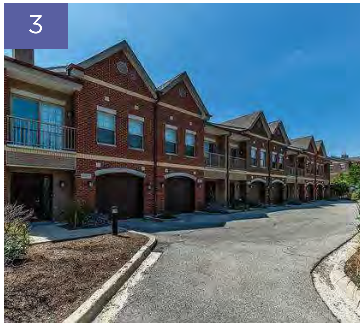
UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3Bd/2.5Ba	1,560	$3,800	$2.44

Landlord Paid Utilities:

- Trash

Rent Comparables

3



Elm Creek Apartments & Townhomes
1 Elm Creek Drive Elmhurst, IL 60126

- Unit Features Modern Finishes
- Hardwood Flooring
- S/S Appliances & HVAC
- Renovated in 2020
- True Rental
- No Current Availability

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
2Bd/2.5Ba	1,535	$3,485	$2.27
3Bd/3.5Ba	2,360	$4,473	$1.90

Landlord Paid Utilities:

- Tenant Pays All Utilities

4

522 Highlands Parkway
Itasca IL 60143

- Unit Features Modern Finishes
- Hardwood & Carpet Flooring
- S/S Appliances & HVAC
- Built in 2020
- True Rental
- No Current Availability

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3Bd/2.5Ba	2,150	$3,600	$1.67

Landlord Paid Utilities:

- Trash

Rent Comparables

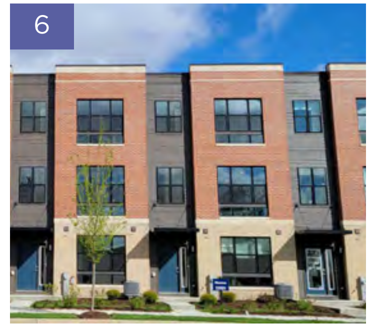
478 Woodmoor Drive
Lombard IL 60148

- Unit Features Modern Finishes
- Carpet & Hardwood Flooring
- S/S Appliances & HVAC
- Built in 2021
- For Sale Rental
- No Current Availability

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3Bd/2.5Ba	1,766	$3,695	$2.09

Landlord Paid Utilities:

- Tenant Pays All Utilities



The Summit At Yorktown
347 Summit Circle Lombard, IL 60148

- Unit Features Modern Finishes
- Hardwood & Carpet Flooring
- S/S Appliances & HVAC
- Built in 2025
- For Sale Rental
- No Current Availability

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3Bd/2.5Ba	1,827	$4,000	$2.19

Landlord Paid Utilities:

- Trash

Rent Comparables

7

1212 Quadrant Lane
Schaumburg IL 60173

- Unit Features Modern Finishes
- Hardwood Flooring
- S/S Appliances & HVAC
- Built in 2022
- True Rental
- No Current Availability

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3Bd/2.5Ba	1,782	$3,850	$2.16

Landlord Paid Utilities:

- Trash

8

196 Mayo Court
Elmhurst IL 60126

- Unit Features Modern Finishes
- Hardwood, Carpet, & Tile Flooring
- S/S Appliances & HVAC
- Built in 2006
- For Sale Rental
- No Current Availability

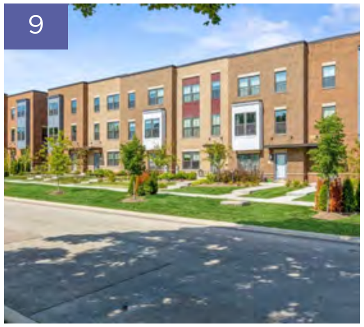
UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3Bd/3.5Ba	1,870	$3,895	$2.08

Landlord Paid Utilities:

- Trash

Rent Comparables

9



220 E Lincoln Street
Mount Prospect IL 60056

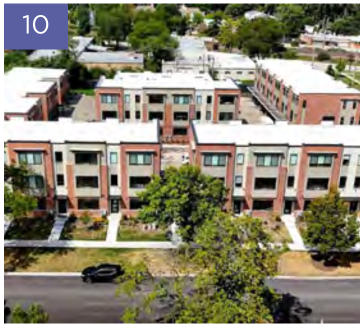
- Unit Features Modern Finishes
- Hardwood Flooring
- S/S Appliances & HVAC
- Built in 2021
- For Sale Rental
- No Current Availability

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3Bd/2.5Ba	1,748	$4,050	$2.32
3Bd/2.5Ba	1,831	$4,395	$2.40

Landlord Paid Utilities:

- Trash

10



308 S School Street
Mount Prospect IL 60056

- Unit Features Modern Finishes
- Hardwood Flooring
- S/S Appliances & HVAC
- Built in 2024
- True Rental
- No Current Availability

UNIT TYPE	APPROX. SF	MONTHLY RENT	RENT/SF
3Bd/2.5Ba	1,692	$4,595	$2.72

Landlord Paid Utilities:

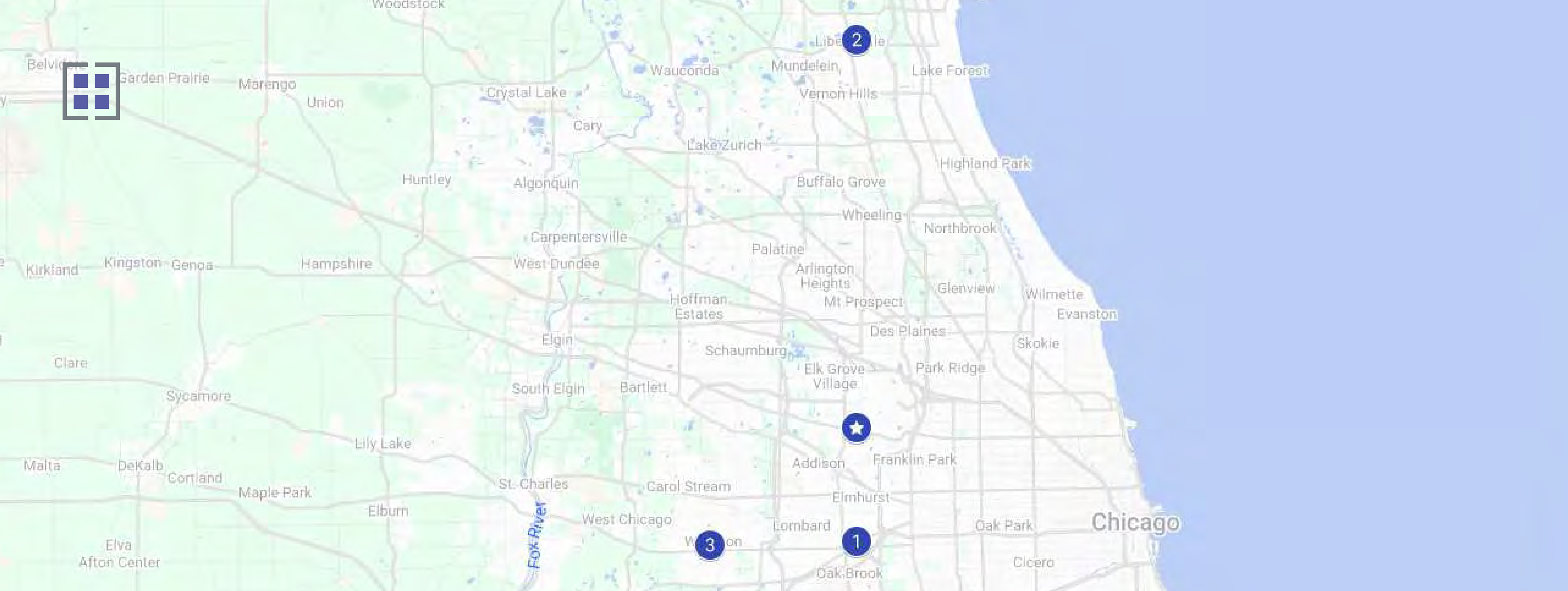
- Tenant Paid Utilities

Rent Comparables Analysis

	214 North Walnut Street	3Bd/2.5Ba	APPROX. SF	RENT/SF
#	Middle Unit Avg.	$3,567	1,970	$1.81
#	End Unit Avg.	$3,738	1,970	$1.90
1	ARIA Luxury Apartments	$2,698	1,344	$2.01
2	219 Walnut Street	$3,800	1,560	$2.44
3	Elm Creek Apartments & Townhomes	$3,979	1,947	$2.04
4	522 Highlands Parkway	$3,600	2,150	$1.67
5	478 Woodmoor Drive	$3,695	1,766	$2.09
6	The Summit at Yorktown	$4,000	1,827	$2.19
7	1212 Quadrant Lane	$3,850	1,782	$2.16
8	196 Mayo Court	$3,895	1,870	$2.08
9	220 E Lincoln Street	$4,223	1,790	$2.36
10	308 S School Street	$4,595	1,692	$2.72
	Average	**$3,833**	**1,773**	**$2.18**

Current Subject Property Rent vs. Average Market Rent

Sale Comparables



Sold Comps Map

Subject Property
214 North Walnut Street | Bensenville, IL 60106

1 Eldridge Townhomes
1101-1181 S Eldridge Lane

2 601 Broadway Street
Libertyville, IL 60048

3 Liberty Square Flats
302 W Liberty Drive

Sold Comparables

Eldridge Townhomes
1101-1181 S Eldridge Lane Elmhurst, IL 60126

- Units Feature Modern Finishes
- Hardwood Flooring
- HVAC
- Stainless Steel Appliances

SALE PRICE:	$40,000,000
NUMBER OF UNITS:	58
PRICE PER UNIT:	$689,655
CLOSED DATE:	Mar 27, 2026
YEAR BUILT:	2020
UNIT MIX:	(14) 2Bd/2Ba
	(30) 3Bd/2Ba
	(14) 4Bd/3.5Ba

601 Broadway Street
Libertyville IL 60048

- Units Feature Modern Finishes
- Hardwood Flooring
- HVAC
- Stainless Steel Appliances

SALE PRICE:	$3,590,000
NUMBER OF UNITS:	7
PRICE PER UNIT:	$512,857
CLOSED DATE:	Apr 29, 2026
GRM:	12.11
CAP RATE:	5.37%
YEAR BUILT:	2022
UNIT MIX:	(1) 2Bd/1.5Ba
	(6) 3Bd/2.5Ba

Liberty Square Flats
302 W Liberty Drive Wheaton, IL 60187

- Units Feature Modern Finishes
- Hardwood Flooring
- HVAC
- Stainless Steel Appliances

SALE PRICE:	$8,400,000
NUMBER OF UNITS:	18
PRICE PER UNIT:	$466,666
CLOSED DATE:	Feb 05, 2025
GRM:	12.23
CAP RATE:	5.6%
YEAR BUILT:	2024
UNIT MIX:	(18) 2Bd/2Ba

Sold Comps Summary

	SALE COMPS	PRICE	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	Eldridge Townhomes 1101-1181 S Eldridge Lane Elmhurst, IL 60126	$40,000,000	$689,655	-	-	58	03/27/2026
2	601 Broadway Street Libertyville, IL 60048	$3,590,000	$512,857	5.37%	12.11	7	04/29/2026
3	Liberty Square Flats 302 W Liberty Drive Wheaton, IL 60187	$8,400,000	$466,666	5.60%	12.23	18	02/05/2025
	TOTALS/AVERAGES	**$17,330,000**	**$556,392**	**5.48%**	**12.17**	**28**	

Additional Information

Tailored Debt and Equity Solutions

Essex Capital Markets delivers tailored financing solutions for mid-market investors and developers. Built on industry expertise, creativity, and innovation, the firm provides clarity and precision in navigating market complexities. Essex Capital Markets bridges the gap between investors and capital, ensuring predictable outcomes even in turbulent markets.

Avondale, Chicago | Multi-Family | 3 Units | $750K

- Challenge: Refinance out of construction loan, needed to close in one month.
- Solution: Essex identified a lender with quick execution and competitive pricing - closed in 21 days.

Old Town, Chicago | Mixed-Use | 23 Units | $9.5M

- Challenge: Dislocated finance market, sunsetting fund, needed flexibility.
- Solution: Essex found a new lending relationship that provided a short term, interest only, flexible pre-payment financing.

Lakeview, Chicago | Multi-Family Portfolio | 549 Units | $59.1M

- Challenge: Upcoming debt maturity, sponsor required optimal proceeds/pricing combination.
- Solution: Essex secured a 10-asset portfolio refinance, establishing a new lending relationship for the sponsor that offered more competitive terms while providing a creative, tailored structure.

Experience Turns Uncertainty Into Strategy

The Essex Capital Markets team brings over 65 years of combined expertise in Chicago's finance industry - offering the advantage of seasoned professionals who have navigated and executed countless complex transactions.

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