

RECEIVERSHIP SALE: FORMER SENIOR LIVING FACILITY(CHICAGO MSA)

*5430 Hillside Road
Crystal Lake, IL 60012*



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PROPERTY INFORMATION

MULTIFAMILY PROPERTY FOR SALE

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	Subject to Offer
Building Size:	5,200 SF
Number of Units:	Seven (7)
Unit Mix:	Five (5) Companion Suites Two (2) Studios
Occupancy:	0%
Year Built:	1973
Renovated:	2020
Zoning:	E-1
Market:	Chicago
Submarket:	Crystal Lake

Property Overview

The offering is for a recently renovated assisted living facility in one of Chicago's premier northwest suburban communities. Located at 5430 Hillside Road in Crystal Lake, Illinois, the Property consists of a 5,200-square-foot building on a 5.11-acre site and features seven (7) residential units with a total of twelve (12) beds, including five (5) companion suites and two (2) studio suites. Originally constructed in 1973 and extensively renovated in 2020, the Property offers a turnkey investment opportunity with a modernized facility, ample land for outdoor amenities or future expansion (subject to municipal approvals), and eight (8) on-site parking spaces. Zoned E-1: Estate District, the Property is located just over one (1) mile north of downtown Crystal Lake and the Crystal Lake Metra Station, providing convenient access for residents, staff, and visiting families. The surrounding area is anchored by a strong mix of national retailers, including Target, Sam's Club, Mariano's, Jewel-Osco, The Home Depot, Best Buy, Men's Wearhouse, and Chili's, further reinforcing the appeal of this established and affluent northwest suburban location.

Property Highlights

- 12-bed assisted living facility located in Crystal Lake, an affluent northwest suburb of Chicago
- Recently renovated in 2020 and well-maintained
- Located on a sizable 5.11-acre parcel, providing room for outdoor amenities or potential future expansion
- Conveniently located just over one (1) mile from downtown Crystal Lake and the Crystal Lake Metra Station

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LOCATION INFORMATION



Location Description

The Property is located at 5430 Hillside Road in Crystal Lake, McHenry County, Illinois. The surrounding area features strong demographics, with an average household income of \$144,000 and population of 28,300 residents within a three (3) mile radius. The Property sits just over one (1) mile north of both downtown Crystal Lake and the Crystal Lake Metra Station, providing convenient access for visiting family members and staff, while Interstate-90 (I-90) lies about 10 miles south. The immediate area is predominantly residential, offering the quiet, established neighborhood setting well suited for a senior living community. Everyday retail is concentrated along Illinois Route 31 (IL-31) just over one (1) mile east of the Property, with nearby retailers including Sam's Club, Target, Mariano's, Jewel Osco, The Home Depot, Best Buy, Men's Warehouse, and Chili's, among many others.

The Property's location aligns with core drivers of senior living performance: an affluent surrounding population, a peaceful residential setting, and convenient access to everyday services. The high household income within the immediate trade area supports sustained demand for private-pay senior living, while the established, low-traffic residential environment provides the safe and tranquil atmosphere residents and their families prioritize. Proximity to downtown Crystal Lake, the Metra station, and nearby pharmacy and dining options further enhances accessibility for family visits and day-to-day convenience, reinforcing the Property's appeal within a stable, well-positioned suburban market.

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MULTIFAMILY PROPERTY FOR SALE

RETAILER MAP



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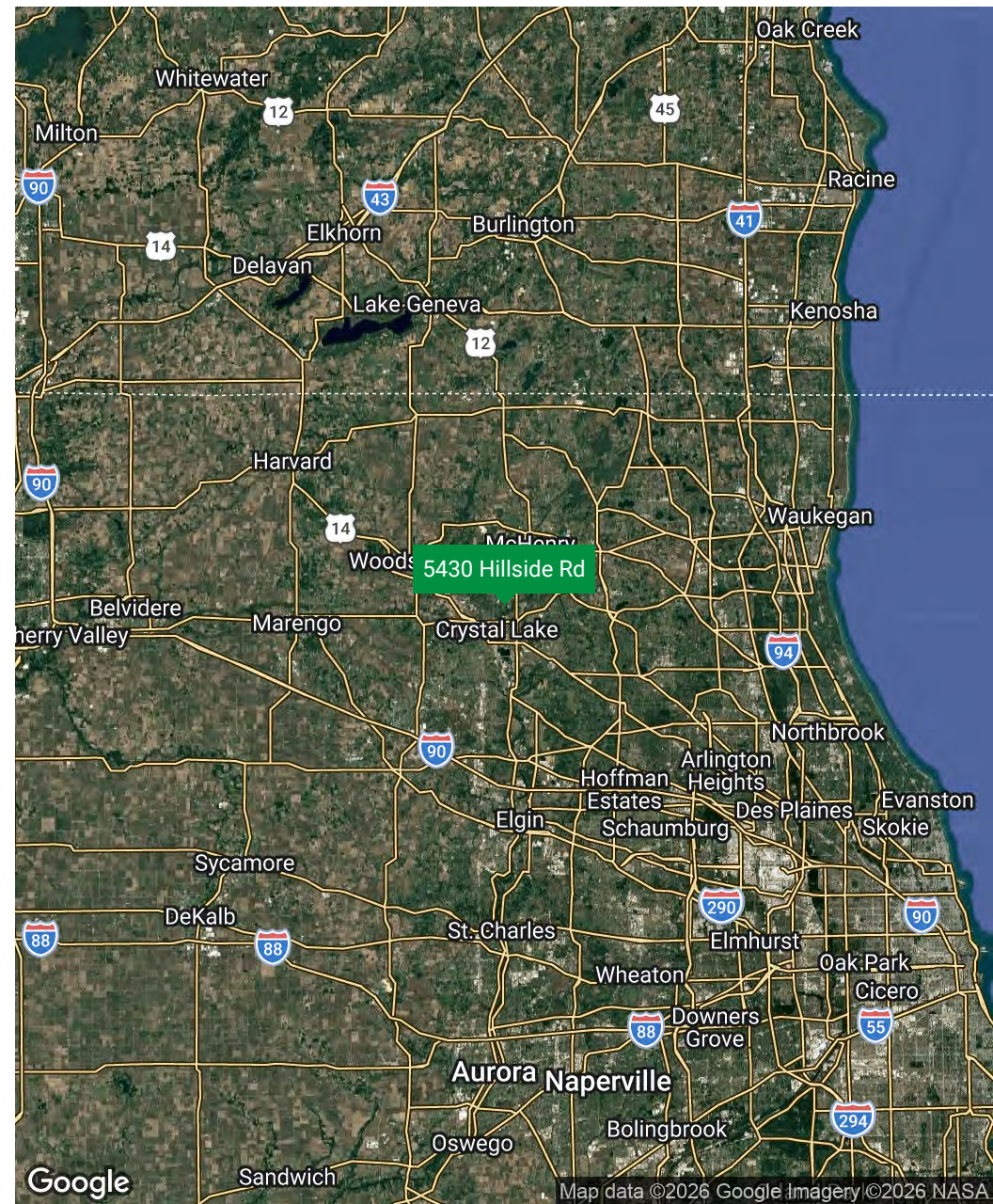
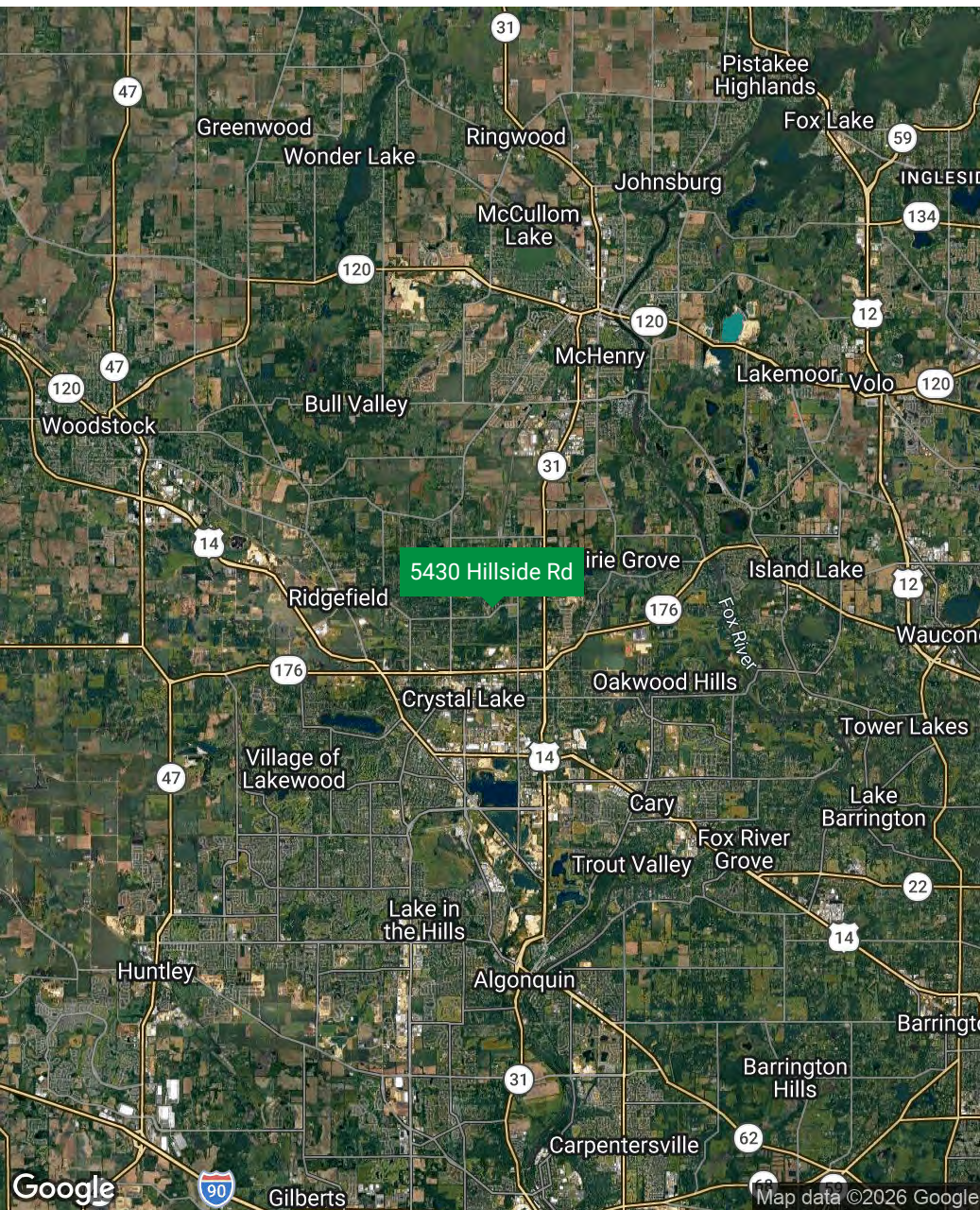
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MULTIFAMILY PROPERTY FOR SALE

LOCATION MAP



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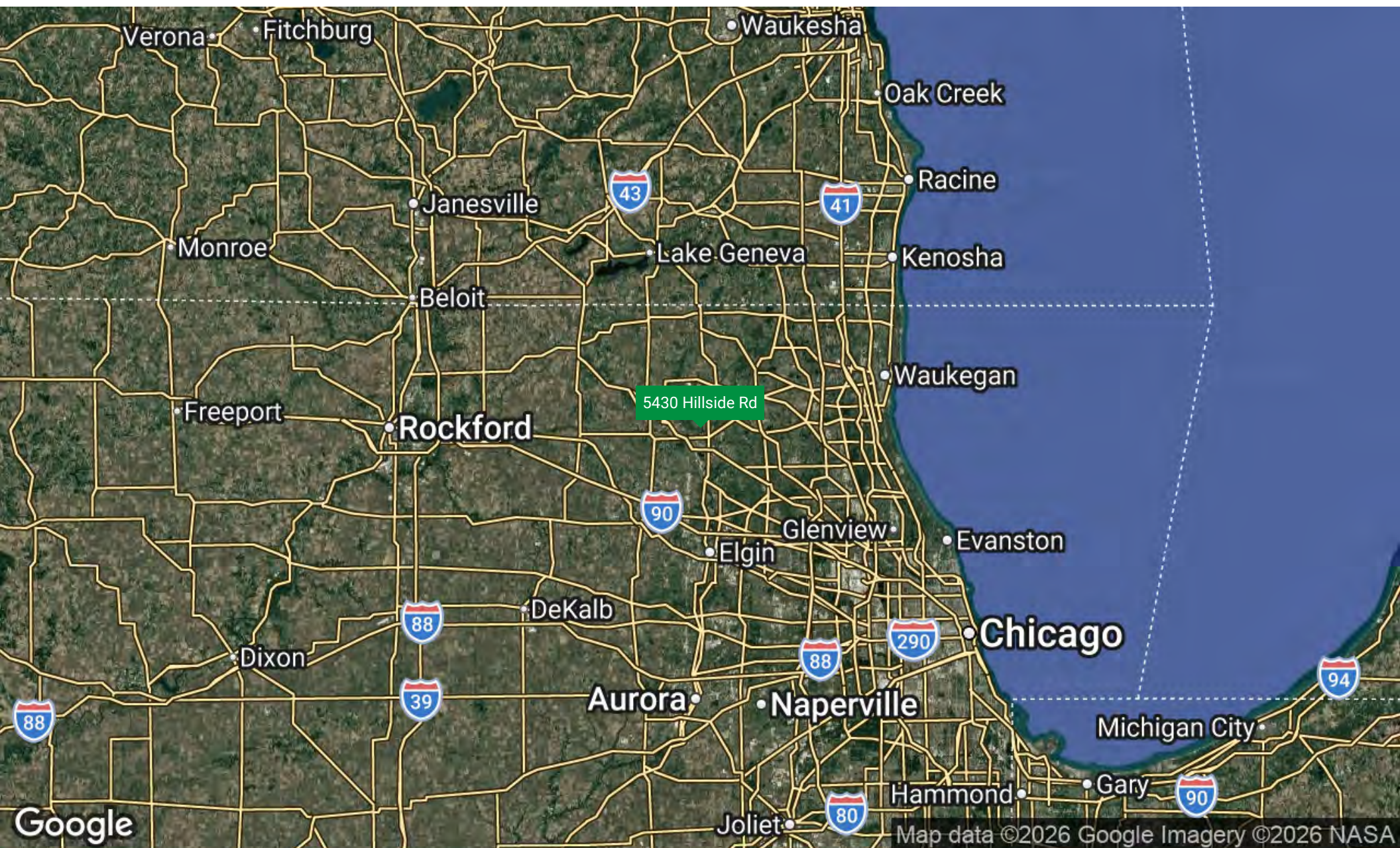
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MULTIFAMILY PROPERTY FOR SALE

AERIAL MAP



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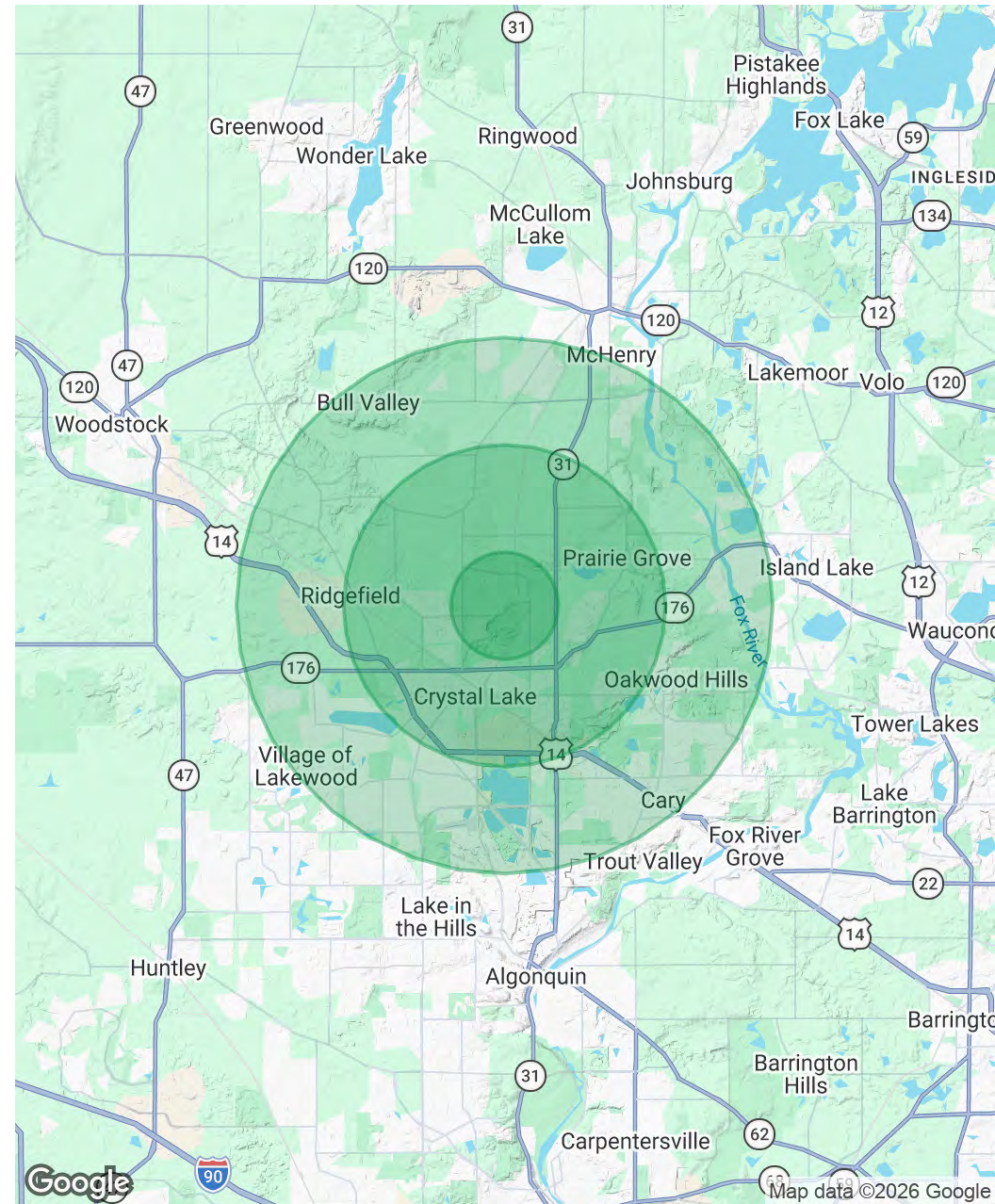
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DEMOGRAPHICS

MULTIFAMILY PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,604	28,313	88,397
Average Age	47.5	42.6	41.3
Average Age (Male)	51.7	42.5	40.1
Average Age (Female)	44.3	43.2	42.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	895	10,615	32,942
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$173,144	\$144,310	\$131,725
Average House Value	\$516,263	\$367,198	\$317,579



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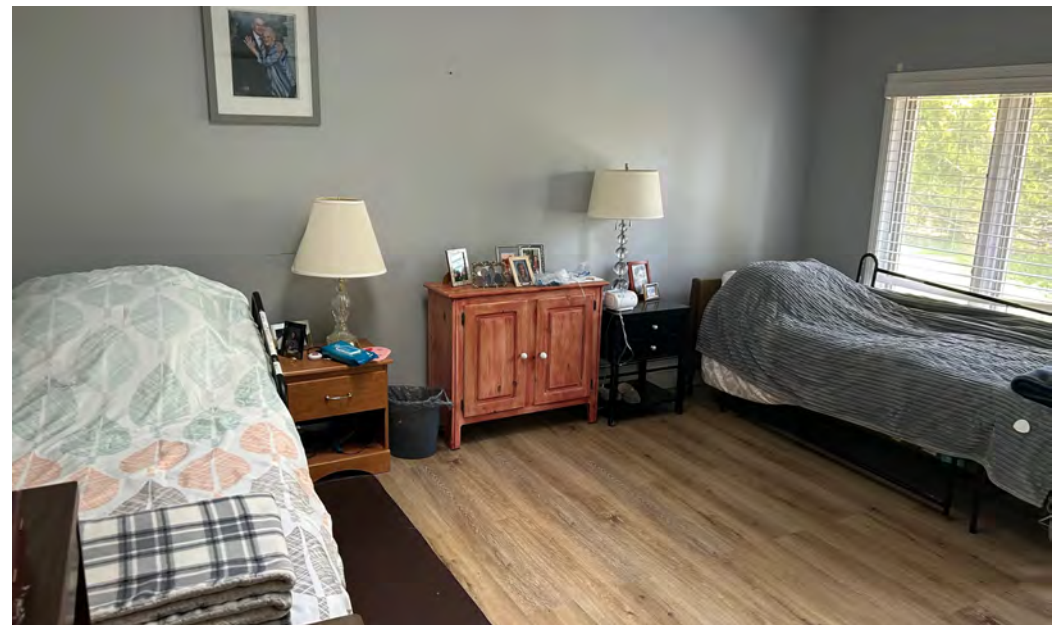
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MULTIFAMILY PROPERTY FOR SALE

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