Redevelopment Opportunity

SEQ of 35th & Cass Avenue
Westmont, Illinois

CBRE

Tony Gange
Executive VP
+1 630 573 7030
tony.gange@cbre.com

Matt Ishikawa
Senior VP
+1 630 573 7068
matt.ishikawa@cbre.com

Mike Smith
Associate
+1 630 573 7804
mike.smith@cbre.com

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii)you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE,Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

ALL PARCEL LINES ON AERIALS AND SITE PLAN ARE APPROXIMATELY.

Executive Summary

The Willow Crest re-development opportunity is a generational in-fill opportunity. Rarely does this type of site become available in the highly desirable western suburbs of Chicago.

Located in the Village of Westmont and a stone's throw from Hinsdale, Elmhurst, Oak Brook, Downers Grove and LaGrange, the site is surrounded by a demographically strong and dense population, convenient transportation corridors, a plethora of retail and park amenities, and will remain next to a high end, resort style hotel.

Property Highlights

±50 acres located on the south side of the Hilton Willow Creek Resort

Rare, in-fill opportunity

Located north of Route 34 (Ogden Ave) and west of I-294

Within School District 201, rated #31 among the top school districts in Illinois

Traffic Counts:

- 15,3700 vehicles per day on Cass Ave
- 29,800 vehicles per day on Route 34

Parcel Number: 06-34-300-012

Taxes: $14,660

Subdivision of lot required. Preliminary and Final plat process necessary.

Please call for additional information

Access to Property Due Diligence, Virtual Deal Room

Survey

PARCEL 3
35th STREET
MIDWEST ROAD
PARCEL 2
RESTROOMS
POND
PARCEL 1
NOT INCLUDED
TOWNHOME
HOTEL AND CONVENTION FACILITY
CONCESSION STAND
POOL
SHED
CASS AVENUE
PARCEL 6
DRIVE
BLACKHAWK
PARCEL 4
N89°22'50"E 888.99'
N89°50'21"E 351.27'
N89°51'09"E 600.00'
N89°56'35"W 2057.83'

The site is next door to the Hilton Oak Brook Hills resort. The resort has 386 rooms, and the lobby area, meeting rooms, guest rooms and restaurants were updated in 2018.

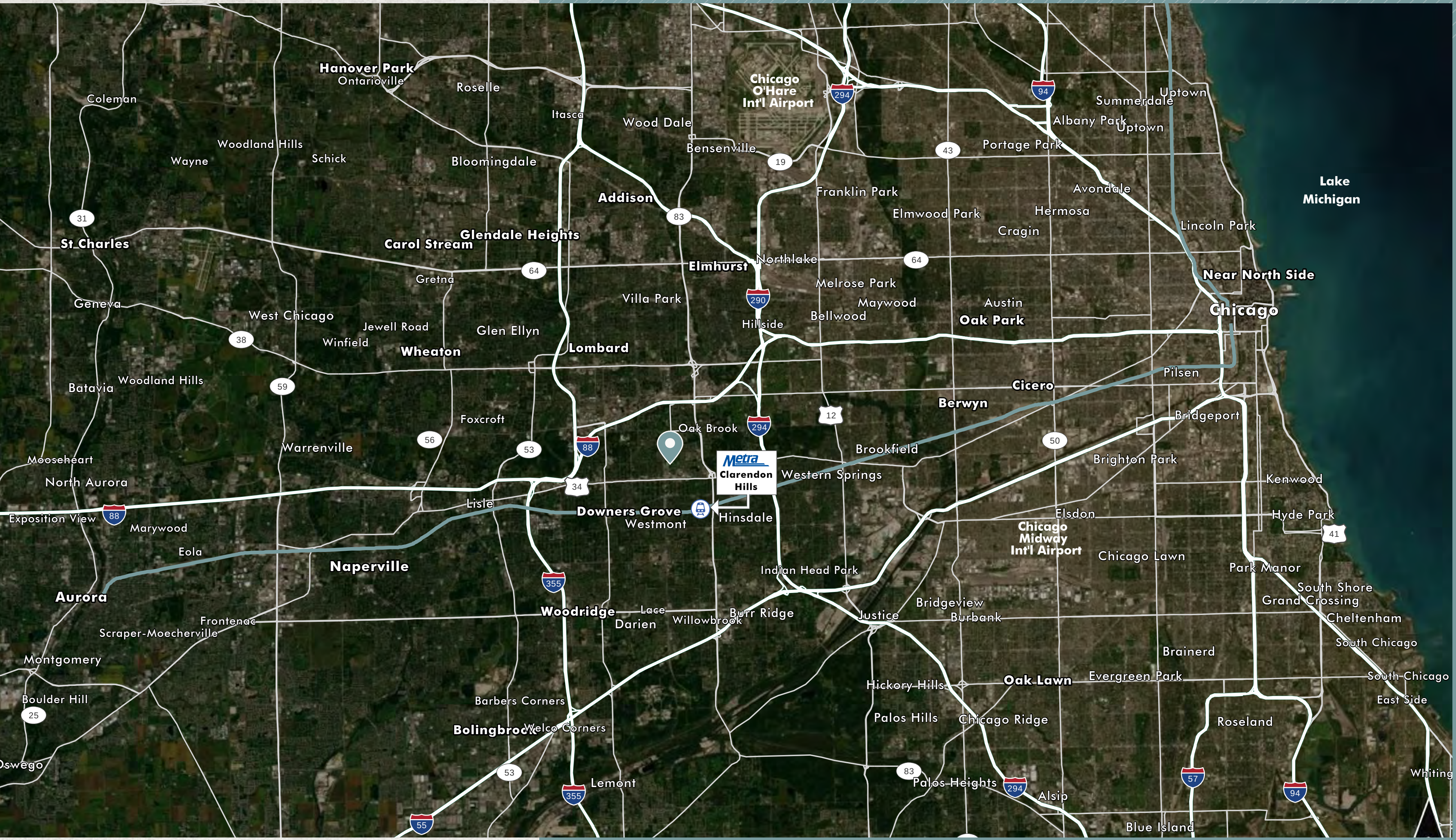
The guestrooms and suites have scenic views and enjoy modern amenities including an HDTV, complimentary Wi-Fi, and a large desk. The property includes over 42,000 sq.ft. of event space including a 13,000 sq. ft. ballroom, tiered amphitheater, tented outdoor pavilion, 24-hour business center, 39 meeting rooms, contemporary A/V technology and a professional events team.

The redevelopment of the site will leave a 9 hole executive course on the north and east portions of the property. Further detail can be found on page 4.

Amenities

Nearby amenities are plentiful, including:

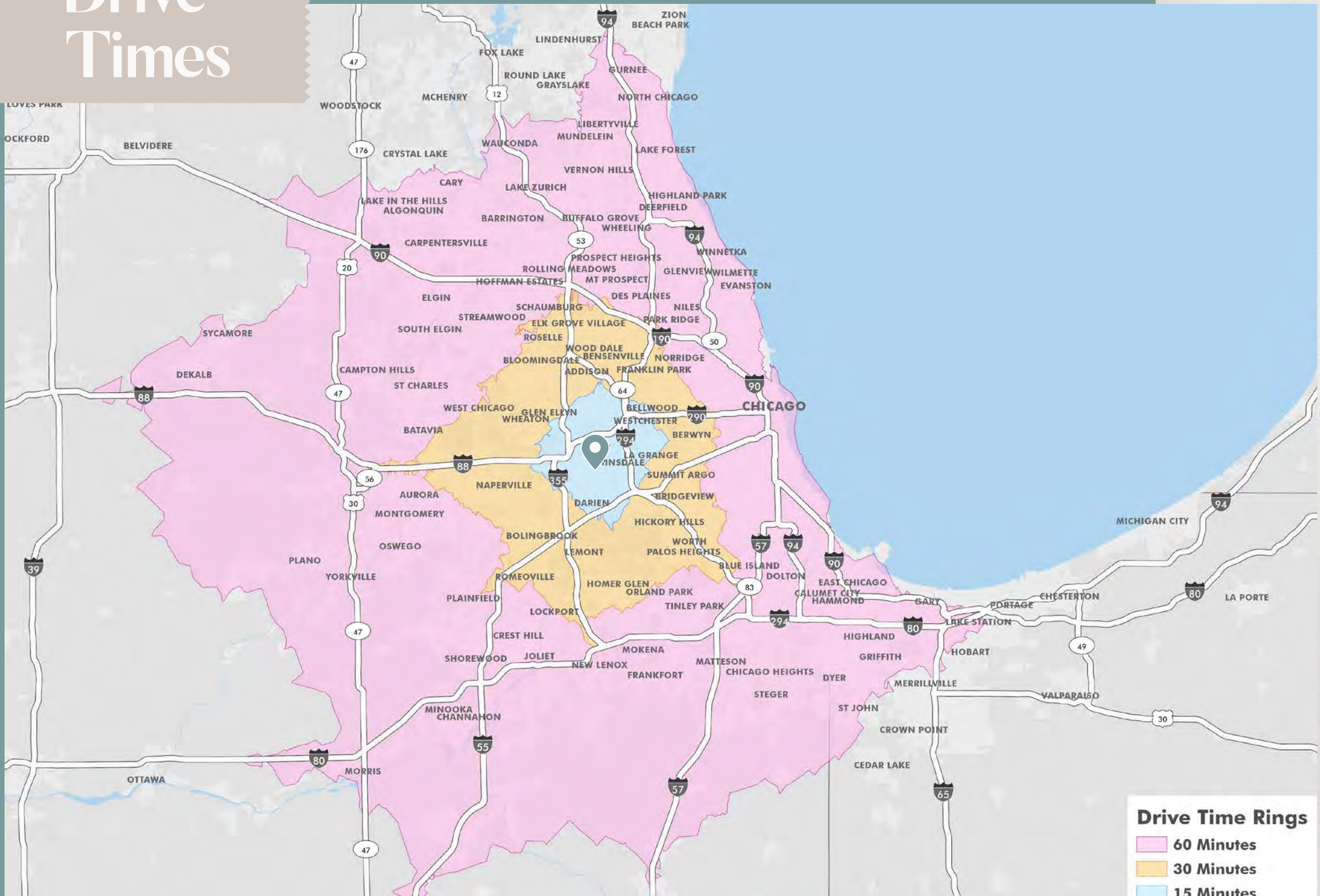
- Oakbrook Center is a shopping center located near Interstate 88 and Route 83 in Oak Brook, Illinois. It was originally opened in 1962. It is the second largest shopping center in the Chicago metropolitan area by gross leasable area, only surpassed by Woodfield Mall in Schaumburg, Illinois.[3] Current anchor stores include Macy's, Neiman Marcus and Nordstrom.
- Ty Warner Park in Westmont is a beautiful community park with ample opportunities for recreation including: A Picnic Shelter with Grills, Gazebo, Playground, Seasonal Indoor Restrooms, Concessions, Spray Park, Two Tennis Courts, Three Baseball Fields, Two Soccer Fields, One Sand Volleyball Court, Disc Golf, Walking Path, Sled Hill, Fishing, and a Zip Line



Transportation Corridors

Willow Crest also is easily accessible to major employment hubs, schools, parks, and retail amenities. Midwest Road, which borders the site to the west, sees over 15,000 cars a day. Located between Ogden Ave (29,800 cars a day), Route 83 (59,600) and I-88 (172,400), the site is easily accessible and perfectly located for any and all development.

Drive Times



ZION
BEACH PARK
LINDENHURST
FOX LAKE
ROUND LAKE
GRAYSLAKE
GURNEE
NORTH CHICAGO
WOODSTOCK
MCHENRY
LOVES PARK
ROCKFORD
BELVIDERE
LIBERTYVILLE
MUNDELEIN
WAUCONDA
CRYSTAL LAKE
LAKE FOREST
VERNON HILLS
CARY
LAKE ZURICH
LAKE IN THE HILLS
ALGONQUIN
HIGHLAND PARK
DEERFIELD
BARRINGTON
BUFFALO GROVE
WHEELING
CARPENTERSVILLE
WINNETKA
PROSPECT HEIGHTS
ROLLING MEADOWS
GLENVIEW
WILMETTE
HOFFMAN ESTATES
MT PROSPECT
EVANSTON
ELGIN
DES PLAINES
SCHAUMBURG
NILES
STREAMWOOD
ELK GROVE VILLAGE
PARK RIDGE
SYCAMORE
SOUTH ELGIN
ROSELLE
WOOD DALE
BENSENVILLE
NORRIDGE
BLOOMINGDALE
ADDISON
FRANKLIN PARK
CAMPTON HILLS
DEKALB
ST CHARLES
WEST CHICAGO
GLEN ELLYN
WHEATON
BELLWOOD
WESTCHESTER
CHICAGO
BATAVIA
BERWYN
HINSDALE
LA GRANGE
SUMMIT ARGO
NAPERVILLE
AURORA
DARIEN
BRIDGEVIEW
MONTGOMERY
HICKORY HILLS
MICHIGAN CITY
BOLINGBROOK
WORTH
PALOS HEIGHTS
OSWEGO
LEMONT
PLANO
BLUE ISLAND
DOLTON
YORKVILLE
ROMEOVILLE
EAST CHICAGO
HOMER GLEN
ORLAND PARK
CALUMET CITY
HAMMOND
GARY
PORTAGE
CHESTERTON
LA PORTE
PLAINFIELD
TINLEY PARK
LOCKPORT
LAKE STATION
HIGHLAND
CREST HILL
MOKENA
HOBART
SHOREWOOD
JOLIET
GRIFFITH
NEW LENOX
MATTESON
FRANKFORT
CHICAGO HEIGHTS
DYER
MERRILLVILLE
STEGER
VALPARAISO
MINOOKA
CHANNAHON
ST JOHN
CROWN POINT
MORRIS
OTTAWA
CEDAR LAKE
94
47
12
176
53
94
90
20
190
50
90
88
47
64
290
294
88
56
355
30
94
39
57
94
90
83
80
294
80
47
49
30
55
80
57
65
47
Drive Time Rings
60 Minutes
30 Minutes
15 Minutes

Demographic Snapshot

Within a 1 mile radius of the site, a whopping 21.7% of households have an income of over $200,000. Additionally, the average home value in a 1 mile radius is $670,264. A full demographic report can be found on page below. With these favorable surroundings, the site lends itself well to high end residential and retail developments.

	1 MILE		3 MILES		5 MILES		7 MILES	
POPULATION								
2020 Population - Current Year Estimate	7,507		83,252		259,875		532,056	
2025 Population - Five Year Projection	7,414		83,681		259,099		529,918	
2010 Population - Census	7,679		81,771		258,822		531,461	
2000 Population - Census	8,730		82,868		261,460		538,190	
2010-2020 Annual Population Growth Rate	-0.22%		0.18%		0.04%		0.01%	
2020-2025 Annual Population Growth Rate	-0.25%		0.10%		-0.06%		-0.08%	
HOUSEHOLDS								
2020 Households - Current Year Estimate	3,314		33,682		102,032		206,292	
2025 Households - Five Year Projection	3,283		34,007		102,034		205,908	
2010 Households - Census	3,346		32,875		100,883		204,634	
2000 Households - Census	3,161		32,061		100,143		203,943	
2010-2020 Annual Household Growth Rate	-0.09%		0.24%		0.11%		0.08%	
2020-2025 Annual Household Growth Rate	-0.19%		0.19%		0.00%		-0.04%	
2020 Average Household Size	2.24		2.44		2.52		2.55	
HOUSEHOLD INCOME								
2020 Average Household Income	$140,559		$148,135		$141,194		$129,115	
2025 Average Household Income	$150,797		$159,711		$153,353		$140,864	
2020 Median Household Income	$85,503		$101,213		$100,803		$92,564	
2025 Median Household Income	$91,949		$106,709		$106,282		$100,292	
2020 Per Capita Income	$63,433		$59,810		$55,353		$50,055	
2025 Per Capita Income	$68,226		$64,771		$60,298		$54,727	
HOUSING UNITS								
2020 Housing Units	3,630		36,400		109,242		220,747	
2020 Vacant Housing Units	316	8.70%	2,718	7.50%	7,210	6.60%	14,455	6.50%
2020 Occupied Housing Units	3,314	91.30%	33,681	92.50%	102,032	93.40%	206,291	93.50%
2020 Owner Occupied Housing Units	1,998	55.00%	23,680	65.10%	75,888	69.50%	151,664	68.70%
2020 Renter Occupied Housing Units	1,316	36.30%	10,001	27.50%	26,144	23.90%	54,627	24.70%
EDUCATION								
2020 Population 25 and Over	5,941		59,434		185,056		376,850	
HS and Associates Degrees	2,539	42.70%	21,349	35.90%	71,239	38.50%	159,124	42.2%
Bachelor's Degree or Higher	2,981	50.20%	35,472	59.70%	106,412	57.50%	198,072	52.6%
PLACE OF WORK								
2020 Businesses	419		7,264		12,795		23,924	
2020 Employees	6,725		113,500		190,535		337,254	

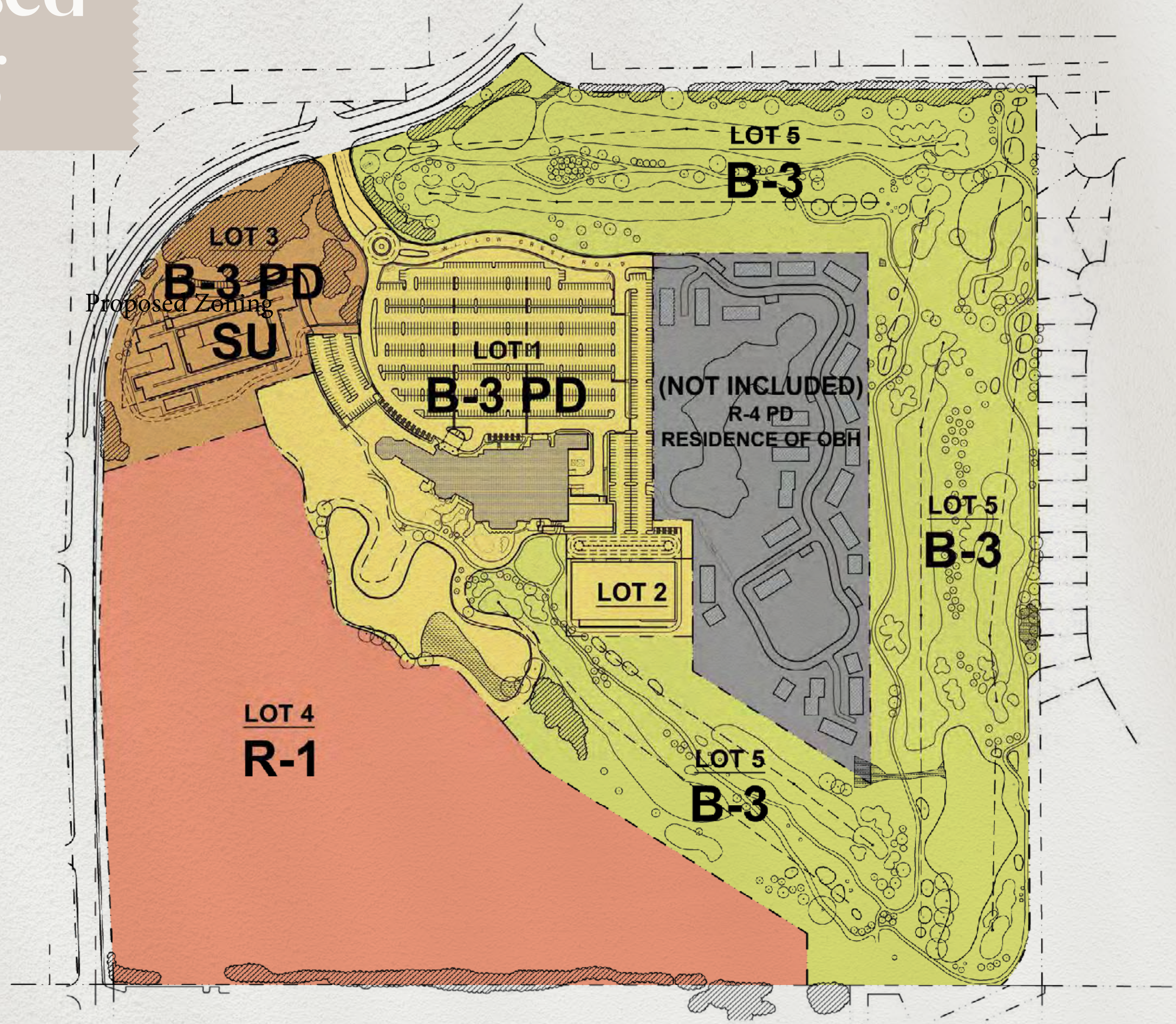
Schools in District

School Name	Grades	Summative Designation
Westmont High School	9 - 12	Exemplary
Westmont Jr High School	6 - 8	Commendable
C E Miller Elem School	K - 5	Commendable
J T Manning Elem School	K - 5	Commendable
South School	PK	

Retail Map


Oakbrook Mall
W 22nd St
22nd St
W 22nd St
22nd St
W 22nd St
168,500 VPD
Residence INN
Yorktown Center
Butler Natoinal Country Club
Butterfield Country Club
MILLER'S ALE·HOUSE
S Finley Rd
Finley Rd
18,900 VPD
14,300 VPD
17,100 VPD
56,800 VPD
S Highland Ave
York Rd
31st
Spring Rd
Adams Rd
N York Rd
29,900 VPD
15,300 VPD
Fairview Ave
N Cass Ave
N Monroe St
N Garfield St
Hinsdale Golf Club
Chicago Ave
W Chicago Ave
N

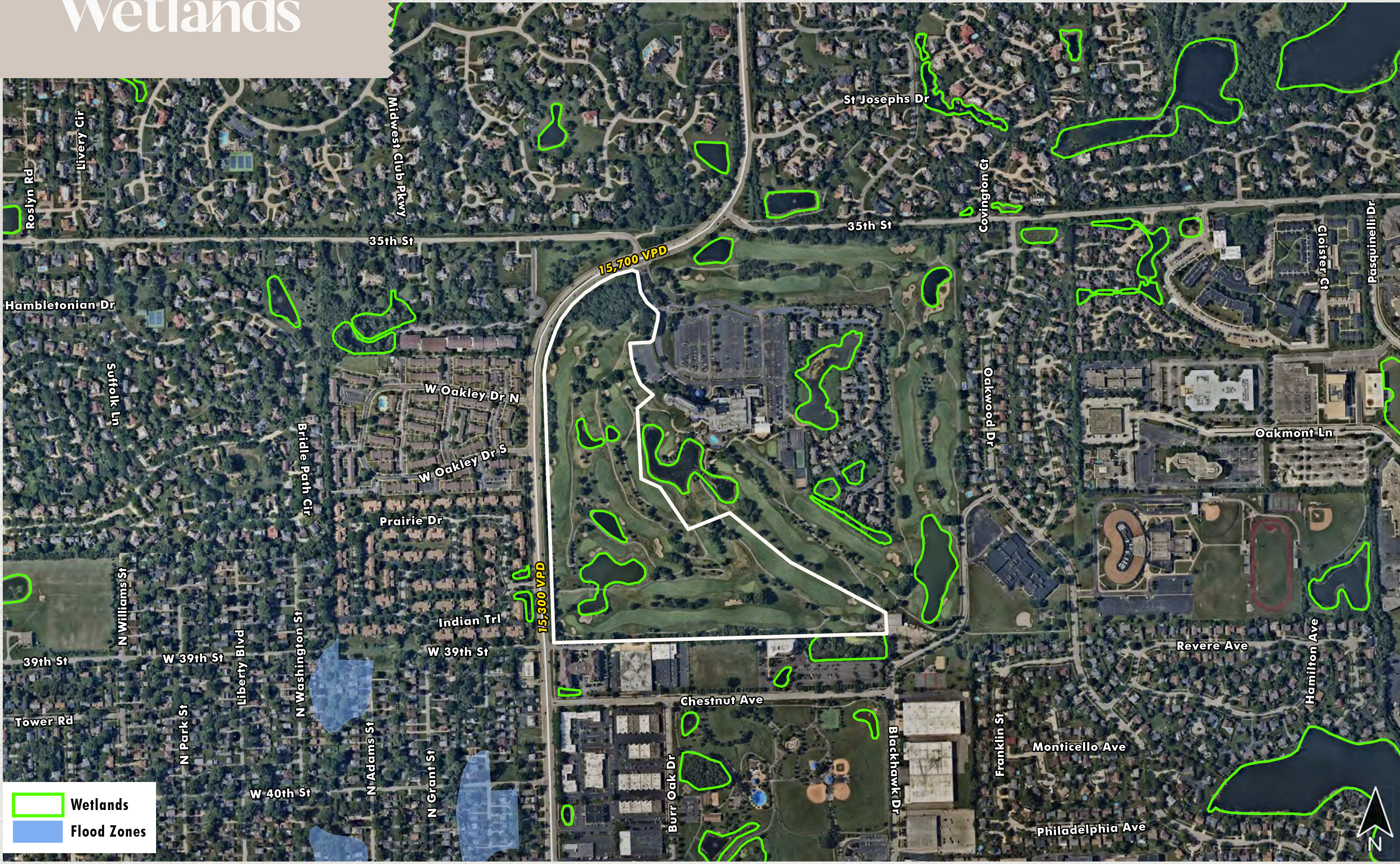
Proposed Zoning



ZONING MAP

Scale: NTS

Floodplain/ Wetlands



CBRE

Tony Gange
Executive VP
+1 630 573 7030
tony.gange@cbre.com

Matt Ishikawa
Senior VP
+1 630 573 7068
matt.ishikawa@cbre.com

Mike Smith
Associate
+1 630 573 7804
mike.smith@cbre.com