



WOODLANDS

OF CREST HILL APARTMENTS

8%+ NEW LEASE TRADE-OUTS

“A” RATED PUBLIC SCHOOLS

730-Home Apartment Community | Incredible Historical Performance
Great Value-Add Upside | Ideal Proximity to Top Employers

The Offering

Jones Lang LaSalle Americas (Illinois), LP. (JLL) is pleased to present Woodlands of Crest Hill, a multihousing community located in dynamic and developing Crest Hill, a southwest suburb of Chicago in Will County.

Woodlands of Crest Hill features a diverse selection of highly desirable residences, from efficient studios to spacious two-bedroom apartment homes, catering to a wide range of resident preferences.

Currently 95% occupied, this meticulously maintained community provides a seamless living experience with stylish finishes, thoughtfully designed floorplans featuring abundant storage space, and a contemporary suite of amenities anchored by a well-appointed clubhouse.

Ideally positioned just off Theodore Street and adjacent to Plainfield Road, Woodlands offers unparalleled access to the southwest suburbs' premier retail, grocery, and dining destinations. With easy access to I-55, Crest Hill is a Village on the rise adjacent to the Des Plaines River featuring top-rated schools, National Lewis University, and 38M SF of development, including major distribution centers for industry leaders like Amazon and Wayfair.

Woodlands is 95% occupied and achieving an impressive 8.3% growth on new leases and 8.5% on renewals. This unbeatable opportunity is available on a free & clear basis.

Unit Mix Summary

Description	Count	Sq. Ft.	Market Rent	PSF
Studio	63 homes	±374	\$1,164	\$3.11
1 Bedroom	439 homes	±598	\$1,348	\$2.25
2 Bedroom / 1 Bath	204 homes	±816	\$1,629	\$2.00
2 Bedroom/1.5 Bath	24 homes	±874	\$1,706	\$1.95
Total/Average	730 homes	±649	\$1,422	\$2.19



Property Summary

Name	Woodlands of Crest Hill
Address	1615 Arbor Ln
City, State, Zip	Crest Hill, IL 60403
County	Will
Year Built	1972
Number of Homes	730
Average Home Size	649 SF
Residential SF	473,524
Occupancy	95% (07/16/2025)
Parking	1,073
Surface	973
Garage	100
Financing	Free & Clear



Investment Highlights



Ideal Investment Opportunity

- Current ownership has spent \$1.2M+ on programmatic renovations and deferred maintenance including extensive hallway project, Luxer package room, and more since 2023
- Key amenities feature a resort-style pool & sun deck, modern clubroom, fitness center, Luxer package room, dog park, BBQ area, and newly renovated Crest Hill Community Park
- Additional value-add upside on top of in-place program
- Institutionally managed since 2018

Fantastic Current and Historical Property Performance

- 95% occupied
- 95% average occupancy since 2022
- 8.3%+ effective growth on new leases
- 8.5%+ effective growth on renewals
- Verifiable value-add program with \$204 achieved premiums on full renovations

Path-of-Growth Location

- Home to the largest inland container port in the United States, Will County is a magnet for major distributors
- Immediate access to I-55 job corridor (99MM+ Industrial SF) including new hubs for Amazon and Wayfair, and WeatherTech HQ
- Located near a variety of retailers, including Jewel Osco, Big Lots, Ross, Hobby Lobby, and Food4Less
- ~15 minutes to Joliet Mall, Promenade at Bolingbrook, and Harrah's Casino

Robust Market Fundamentals

- 3.2% YoY effective rent growth
- 96.5% projected 5-year average occupancy
- 3.6% projected 3-year average rent growth
- No properties under construction within a 3-mile radius



Significant Value-Add Upside

Classic / R1 (Prior Ownership) 132 Units

- Oak Cabinets
- Black Appliances
- Brown Laminate Countertops
- Dark Vinyl Plank Flooring in Kitchens
- Carpeting in Living Rooms/Bedrooms

R2 – Full Renovation (Prior Ownership) 140 Units

- Maple Cabinets
- Black Appliances
- Brown Laminate Countertops
- Dark Vinyl Plank Flooring in Kitchens
- Built-in Microwave
- Carpeting in Living Rooms/Bedrooms

R3 – Partial Renovation (Prior Ownership) 110 Units

- Oak Cabinets
- Black Appliances
- Brown Laminate Countertops
- Dark Vinyl Plank Flooring
- Countertop Microwave

R3 units had R1 finishes at start of prior ownership. Upgrades including new cabinet hardware, a countertop microwave, and six-panel doors (in select units) were added to these units.

R4 – Full Renovation (Current Ownership) 348 Units

- Espresso Cabinets
- Brand New Black Appliances
- White Laminate Countertops
- Light Vinyl Plank Flooring
- Built-in Microwave
- New Carpet
- New Lighting Package
- Shower Tile Surround

Current ownership is spending ~\$12,000/unit to renovate Classics to R4s, resulting in ~\$200 rent premiums.



Level-up Renovations

Future ownership has the opportunity to achieve higher premiums with further upgrades:

- White/Gray Color Palette Aesthetic
- Stone Countertops
- Modern Backsplash
- Stainless Steel Appliance Package
- Vinyl Plank Flooring throughout all Kitchens, Bathrooms and Bedrooms



R3 - Partial Renovation



R4 - Full Renovation



Scope	Units	Achieved Premium
Non -Renovated (Classic/R1)	132	—
Partial (R3)	110	\$139
Full (R2/R4)	488	\$204



33% of units
at Woodlands are of the
non-renovated/partial
scope and are ready for full
upgrades, including new
flooring, cabinets, and
appliance packages.



R3 Finishes



R3 units had R1 finishes at start of current ownership. R3 upgrades including new cabinet hardware, a counter top microwave and six-panel doors (in select units) were added to these units.

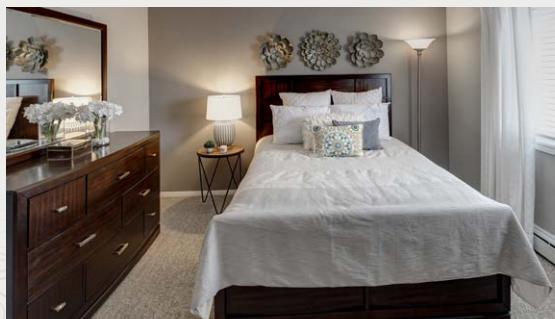


WOODLANDS OF CREST HILL APARTMENTS

R4 Finishes



Over \$7.2M has been spent on programmatic renovations since 2018 including previous and current ownership



In Demand Amenities

- Redesigned Resident Clubhouse
- Dog Park
- Renovated Business Center & Lounge
- State of the Art Fitness Center
- Swimming Pool and Sundeck
- Grilling Stations
- Sand Volleyball Court
- Luxer Package Room



Luxer Package Room



Newly Renovated Lounge

**\$250k
Clubhouse
Renovation
Completed in
2019**

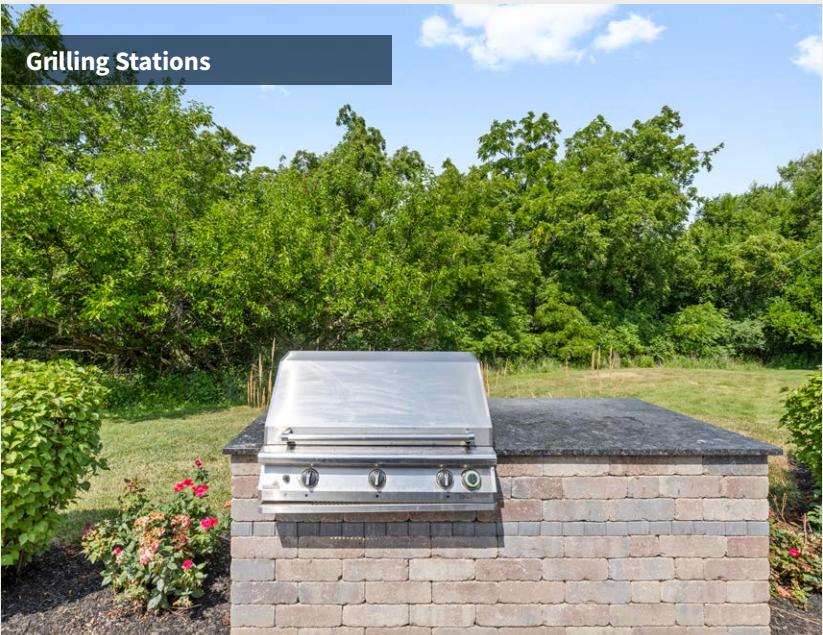




Sand Volleyball Court



Luxury-Style Pool



Grilling Stations



Fitness Center



Demand Drivers



Crest Hill: City of Neighbors

Located 33 miles southwest of downtown Chicago in Will County, the City of Crest Hill embraces its motto, "City of Neighbors," offering a blend of family-friendly amenities, quality schools, abundant green spaces, single-family homes, and growing light industrial development. Crest Hill's attractive affordability and close proximity to the thriving I-55 corridor, which sees millions of square feet of industrial deliveries annually, make it a desirable residential location.

#2
Best Place for Young
Professionals in Will
County

Niche.com, July 2025

A
Public Schools

Niche.com, July 2025

12
Parks

Lockportpark.org, July 2025

44%
Growth in Home
Value since 2020

Zillow, July 2025

Crest Hill Demographics



2022 Population

20,388



**Average Household
Income**

\$85,000



Average Home Value

\$277,000



Median Age

41



University of St. Francis

With campuses in both Crest Hill and Joliet, University of St. Francis is one of the oldest private Catholic universities in the United States.



Visit Will County

Located southwest of Chicago, Will County is a beautiful suburban area sprawling with residents seeking fun. With almost 700,000 residents, Will County is the fifth largest county in Chicago. Will County features numerous exciting attractions with multiple historical museums, race tracks, casinos, and farms/garden centers.

The Promenade at Bolingbrook



20 min

Bolingbrook

Centennial Trail



5-mile long trail with sweeping views of Will County and its beautiful greenery.



15 min

Romeoville

Mistwood Golf Club



This beautiful public course just 4 miles from Woodlands was recently named Golf Digest's "Best New Courses."



9 min

Romeoville

The Chicagoland Speedway



Home to the NASCAR Sprint Cup, the Speedway is the largest sports facility in Illinois with 75,000 seats.



30 min

Joliet

Nearby Casinos



Will County is home to two casinos, Harrah's and Hollywood, both located in neighboring Joliet.



9 min

Joliet



WOODLANDS OF CREST HILL APARTMENTS

Diverse Employment Draw

Top Will County Private Employers and Crest Hill Employment growth have both outperformed State and National averages since 2010.

Top Will County Employers

	# Employees	Town
Amazon	10,000	Multiple
Plainfield School District	3,460	Plainfield
Silver Cross Hospital	2,532	New Lenox
Saint Joseph Medical Center	2,532	Joliet
Valley View School District	2,400	Romeoville
Will County Government	2,370	Joliet
Ulta Beauty	2,034	Bolingbrook
RJW	2,024	Multiple
Joliet Junior College	1,576	Joliet & Romeoville
Joliet Public School District	1,510	Joliet
Weathertech	1,302	Bolingbrook
Hearthsde Food Solutions	1,200	Romeoville
G&W Electric Company	1,065	Bolingbrook
Uchicago Medicine Advent Health	974	Bolingbrook
Southern Glazers Wine	950	Bolingbrook

18k

Jobs Added in Will County in the last 7 years

5.5%

Job Growth in Crest Hill since 2018 Outpacing the National Average

12.45%

Growth in Transportation and Warehousing Jobs since 2023

Top 10 Crest Hill Industries

	# Employees
Transportation & Warehousing	1,258
Retail Trade	1,214
Health Care & Social Assistance	1,011
Manufacturing	891
Profesional, Scientific & Technical Services	574
Educational Services	541
Construction	528
Accomodation & Food Services	521
Finance & Insurance	471
Other Services (Excluding Public Administration)	436
Total (All Industries)	9,000

49%

- Management
- Business
- Sciences
- Arts

31%

- Farming
- Construction
- Maintenance

20%

- Healthcare
- Service Occupations



Industrial Haven

Will County is the largest inland container port in the country and is on its way to becoming the third largest maritime port in North America.

As of 2023, 80,000 people worked in transportation, warehousing and manufacturing, and wholesale trade in Will County.

AMAZON wayfair

Walmart

WeatherTech®

PROLOGIS®

#1
Inland
Container
Port in US

7.8M
Industrial SF
Delivered in 2022

6.7%
Job Growth in Will
County from 2018
to 2023

2X
Demand for Freight
in Northeast
Illinois is projected
to double in the
next 20 years



WeatherTech opened its headquarters in Bolingbrook in 2019 and delivered over 1,500 jobs to Will County.

18 Min



Transformative I-80 Expansion Underway

Currently underway since 2021, a \$1.2 billion roadway expansion and improvement project is transforming the 16-mile stretch of I-80 between New Lenox and Minooka. Expected to be completed in 2027, the project aims to significantly enhance traffic flow, multi-modal connections, and freight capacity. Prior improvements to I-80 in 2018 generated over 270 jobs and contributed \$46 million to the local economy.



WOODLANDS OF CREST HILL APARTMENTS

Dynamic Education

Lockport Township High School



Lockport Township High School is a public four-year high school split onto two campuses with an enrollment of about 3,900 students. Placing in the top 18% of schools nationally according to US News, Lockport Township High School is known for their phenomenal college prep courses. Lockport Township High School's school bus system conveniently has multiple stops located throughout the property, allowing residents' children to be safely picked up and dropped off from school daily.

Lewis University



Located just north of Crest Hill, Lewis University sits on a beautiful 410-acre campus in Romeoville. Known for its state-of-the-art aviation and nursing programs, Lewis University's enrollment is about 6,800 students, offering more than 80 undergraduate majors and programs of study. Lewis University acts as an important demand driver for the area employing almost 600 faculty members.

A
Overall Niche Grade
Niche.com, July 2025



9/10
College Readiness
GreatSchools.org, July 2025

#4
Best Catholic Colleges in Illinois
Niche.com, July 2025



#23
Regional Universities Midwest
USNews.com, July 2025

#11
Best Value Colleges in Illinois
Niche.com, July 2025



Strong Submarket Fundamentals

Woodlands of Crest Hill is located in the Will County apartment submarket according to Real Page/Axiometrics. The submarket consists of 4,707 stabilized apartment homes and 17 stabilized properties tracked by Axiometrics. The average unit size for the submarket is 863 SF, and the average year built is 1991.

No Properties Under Construction
Within 3 Miles Of The Property

Incredible submarket performance



3.2% YOY Derived Effective Rent % Growth



3.8% 3-Yr Historical Average Annual % Growth



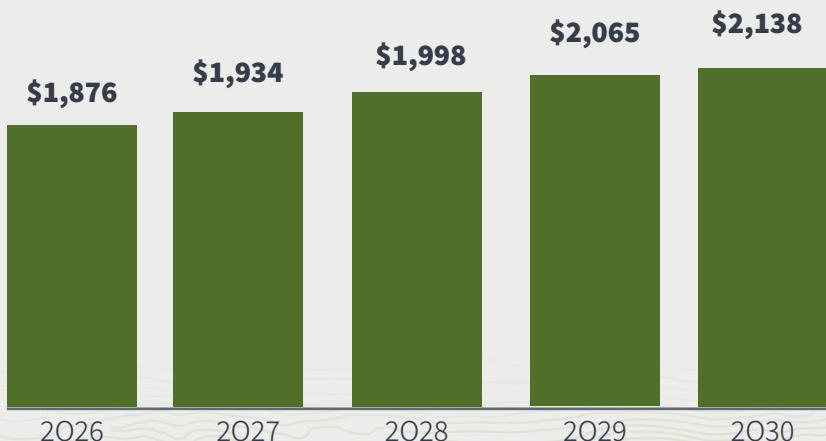
3.6% 3-Yr Projected Average Annual % Growth



96.5% 5-Yr Projected Average Occupancy



SUBMARKET EFFECTIVE RENT GROWTH FORECAST



Source: Real Page, Inc. Chicago-Naperville-Elgin, IL-IN-WI Supply & Demand Model, 2025



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Affordable Living

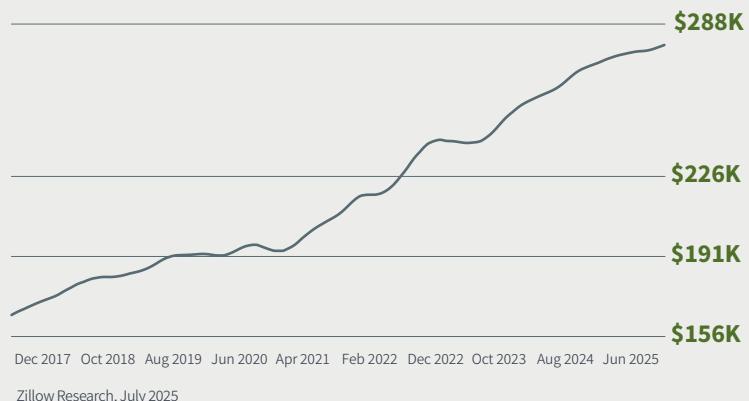
Woodlands of Crest Hill offers residents a convenient, affordable housing option.

44%

Home Value Growth
in the last 5 years



CREST HILL HOME VALUES 2020-2025



WOODLANDS
OF CREST HILL APARTMENTS

CREST HILL BUY VS. RENT ANALYSIS

Renting at
Woodlands
is 60%
More
Affordable



Woodlands Apartments
Market Rent

Nearby Home Mortgage
Estimate

Based on a 30 yr fixed rate mortgage at 7.0% interest.

WOODLANDS OF CREST HILL APARTMENTS





WOODLANDS

OF CREST HILL APARTMENTS



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