

STONEWATER DEVELOPMENT

Mixed-Use Residential Development/Investment Opportunity
Wonder Lake, Illinois

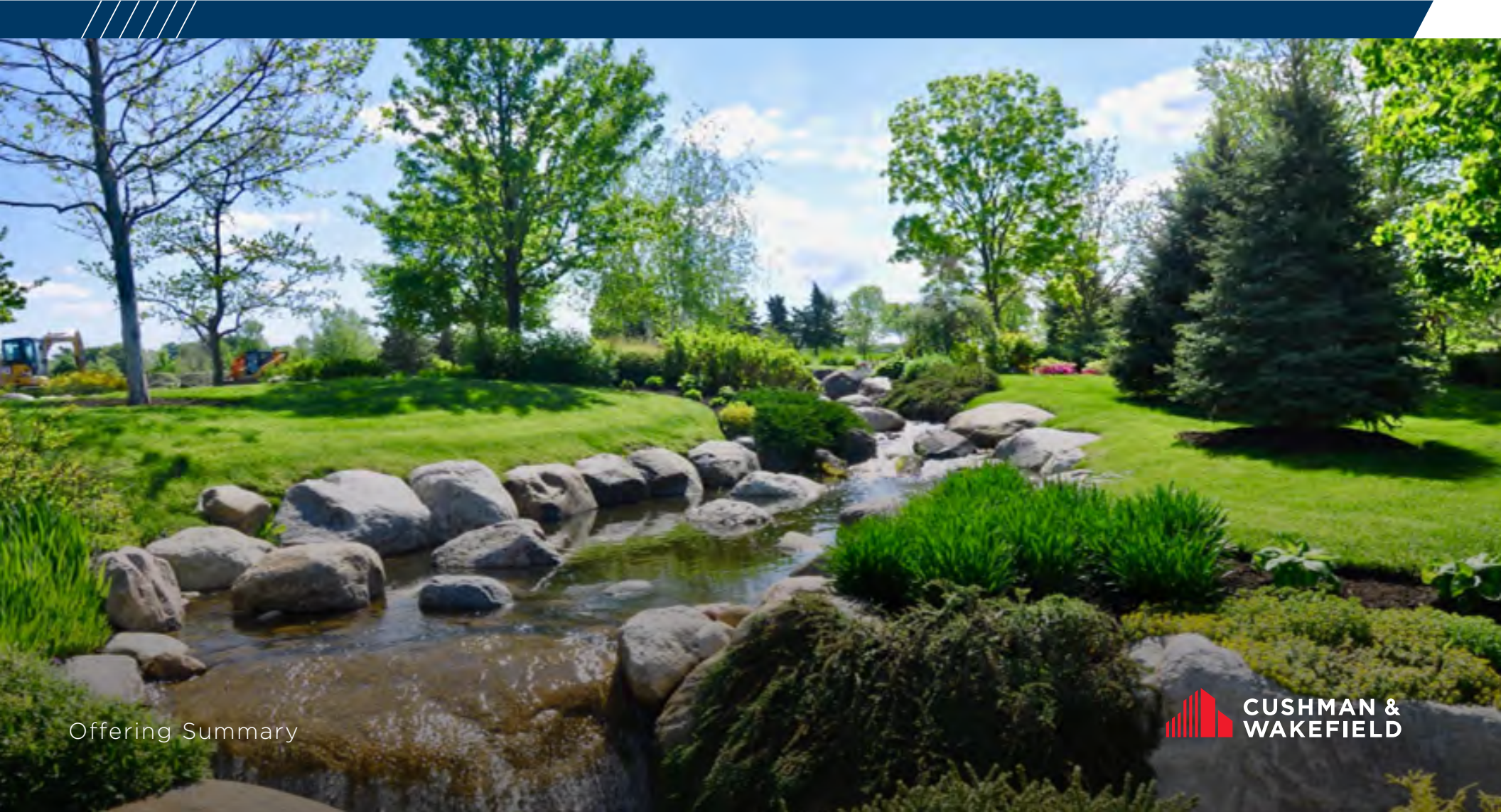




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EXECUTIVE SUMMARY





Generational opportunity to purchase: an entitled and improved mixed-use residential development

- Approximately 1200 acres available for sale of a 1,420 acre development
- Project located in the Northwest Suburbs of Chicago – Wonder Lake, IL
- Mixed use residential and commercial development consisting of 3,700 units (Development Agreement in place) with 2,983 units available per existing plan
- Over \$100 million invested in this project including land acquisition, land development and infrastructure
- Existing contract in place for 717 lots of which 471 will be sold by the end of 2023
- Opportunity to continue balance of residential development or consider alternative uses:
 - Active Lifestyle Development
 - Agricultural
 - Resort/golf destination

Area Demographics

	1 Mile	3 Miles	5 Miles
Population (2023)	712	28,971	52,270
Average Household Income (2023)	\$119,790	\$105,990	\$110,652
Average Housing Value (2023)	\$338,707	\$295,065	\$308,669

INVESTMENT HIGHLIGHTS





RARE GENERATIONAL DEVELOPMENT OPPORTUNITY

- 1,420-acre development
- 1,200 acres remaining
- Development Agreement for 3,700 residential units
- Existing Agreement with DR Horton for 717 units/154 acres
- Owner improved the lots and sells to DR Horton over a set schedule
- To date 474 units have been sold with 243 units to be sold



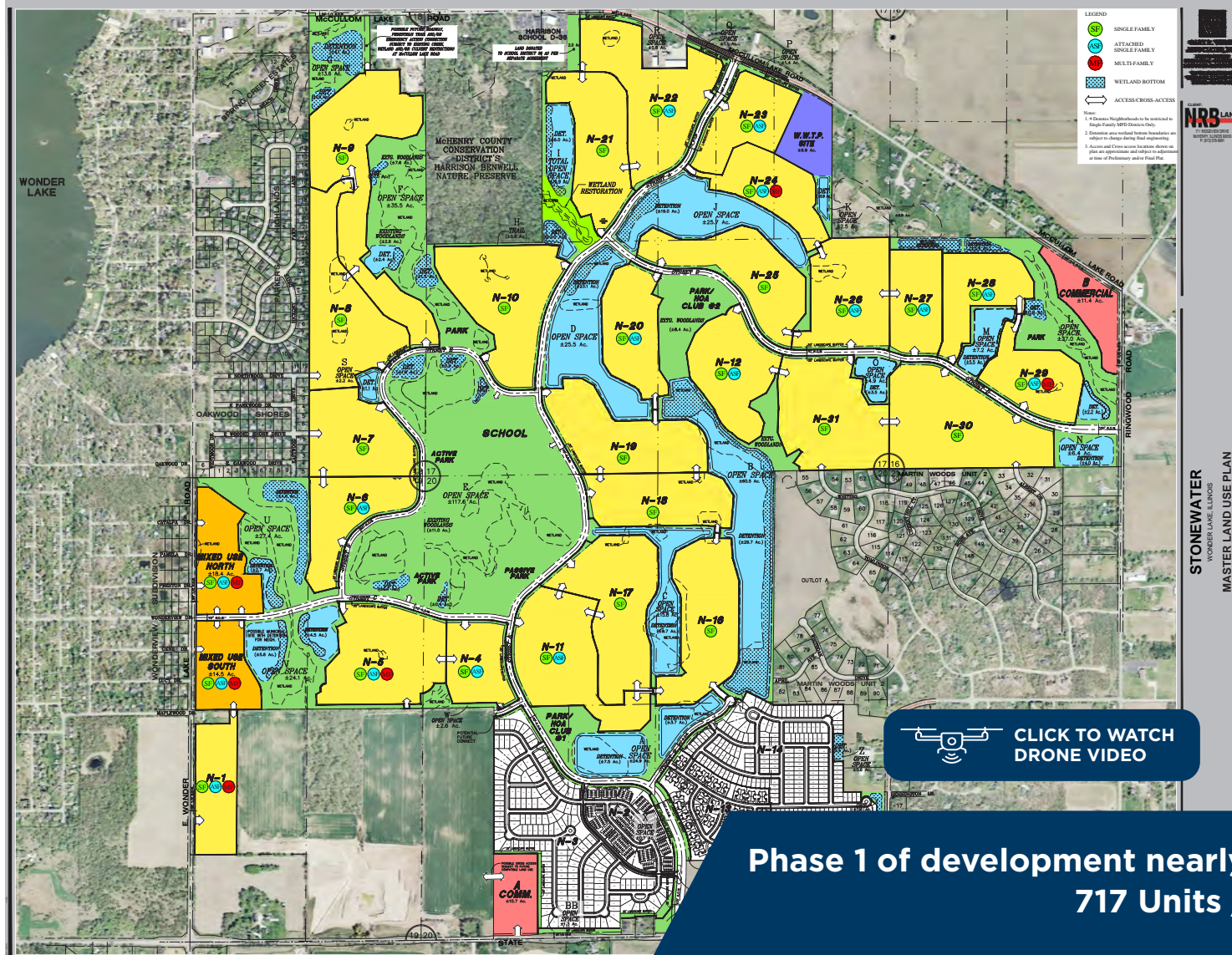
SIGNIFICANT CAPITAL INVESTMENT

- Over \$100 million invested in this project
- Investment includes:
 - » Land acquisition
 - » Pre-paid school impact fees
 - » Horizontal improvements (roads, infrastructure)
 - » Clubhouse, pool and amenities
 - » Landscaping including mature trees and greenscape
 - » Master planning
 - » Water treatment plant
 - » Waste water treatment plant
 - » Lakes and water management

PROPERTY OVERVIEW



MASTER LAND USE PLAN



AREA & MARKET OVERVIEW





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