

**PLAZA WEST APARTMENTS | 4.5 ACRE LAND PARCEL
PLANNED 104 UNIT APARTMENT COMPLEX**
NEAR SWC OF FABYAN PKWY & RANDALL RD., BATAVIA, IL

FOR SALE

JAMESON.

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CONCEPTUAL PICTURE

PROPERTY HIGHLIGHTS

LAND AREA: 4.5 ACRES

E3-DISTRICT ESTATE RESIDENTIAL

**REAL ESTATE TAXES:
\$10,692.01**

PIN #:12-17-200-015

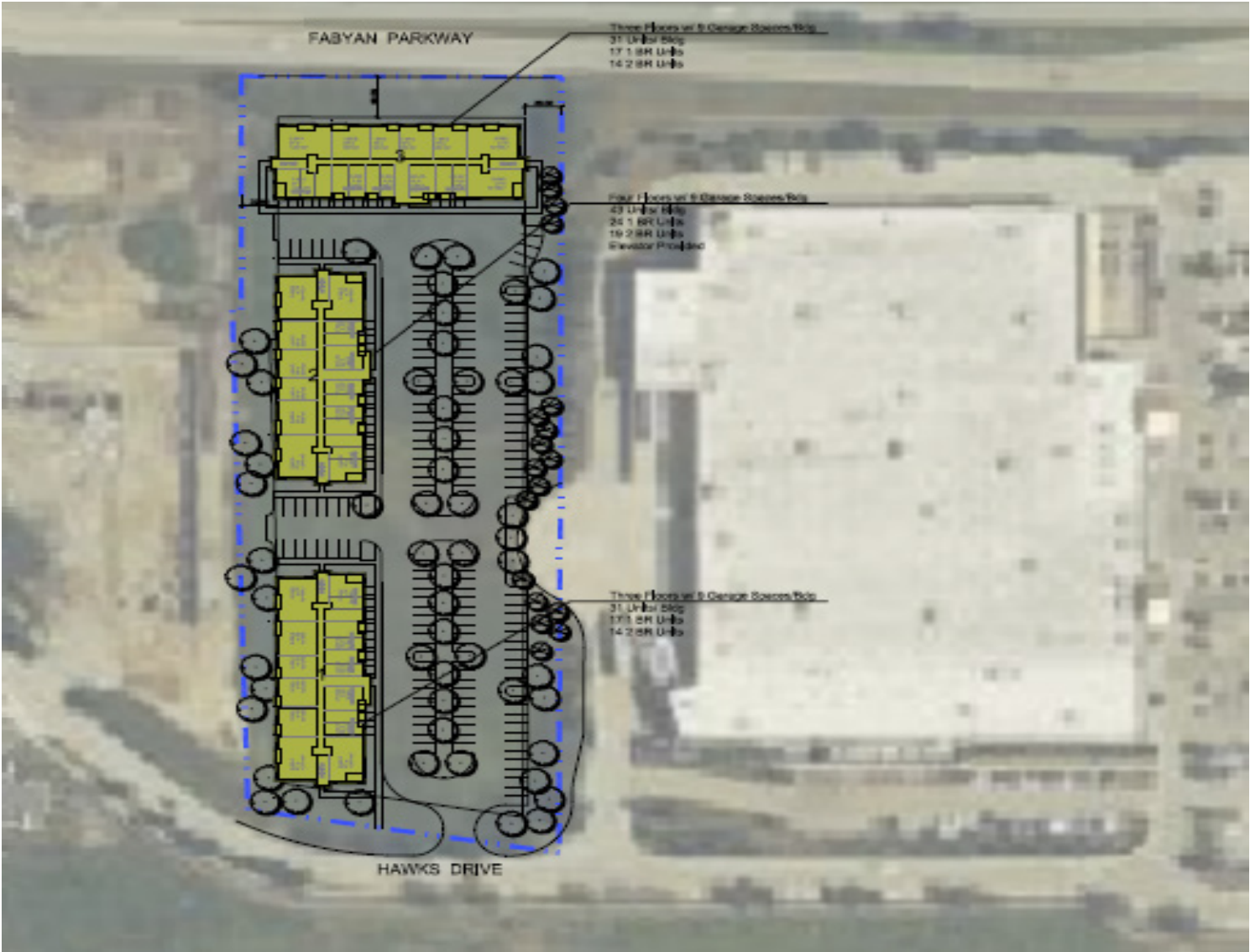
PIN #:12-17-254-001

**ASKING PRICE:
\$2,600,000**

- EXCEPTIONAL RESIDENTIAL DEVELOPMENT IN THE UPSCALE COMMUNITIES OF BATAVIA & GENEVA
- 4.5 ACRES AVAILABLE WITH "PRELIMINARY PLAN APPROVAL" TO DEVELOP PLAZA WEST, A 104-UNIT APARTMENT COMPLEX
- BATAVIA/GENEVA OFFER OUTSTANDING SUPPORTING DEMOGRAPHICS WITH 111,042 POPULATION AND AN AVERAGE HOUSEHOLD INCOME OF \$131,767 WITHIN 5 MILES
- SITE WITHIN WALKING DISTANCE TO THE ADVOCATE OUTPATIENT CENTER AND THE BATAVIA MEDICAL CENTER WITH FRESENIUS MEDICAL CARE, WRIGHT ORTHODONTICS AND BUCEK CHIROPRACTIC
- ADJACENT TO THE LANDINGS & THE WINDMILL SENIOR LIVING, 2 NEWLY DEVELOPED APARTMENT COMPLEXES
- EASY ACCESS TO THE SUPER WALMART CENTER AND THE MANY NATIONAL AND LOCAL RETAILERS ON RANDALL ROAD
- ACROSS THE STREET FROM WINDY CITY FARMS, FAMOUS FOR ITS FRESH FARM FOODS AND FAMILY ENTERTAINMENT OPTIONS

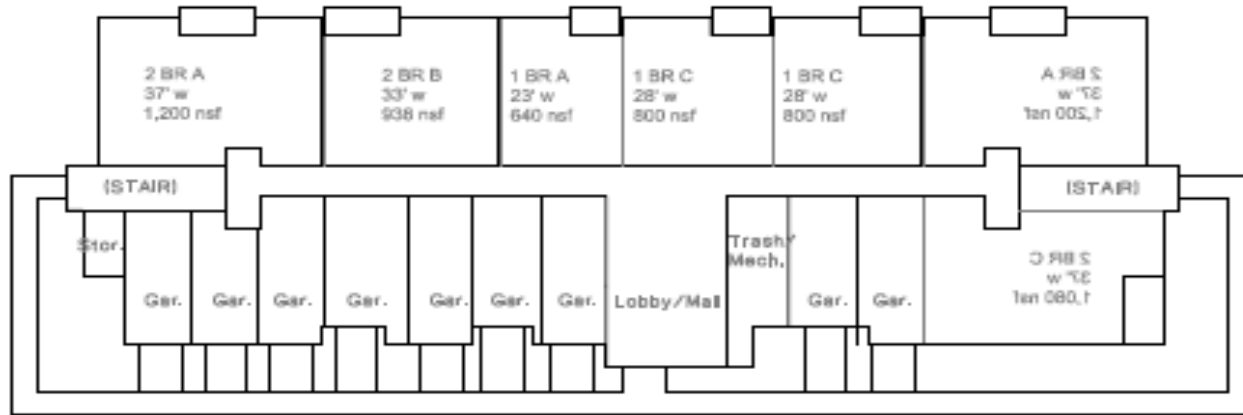
PLAZA WEST APARTMENTS

CONCEPTUAL SITE PLAN

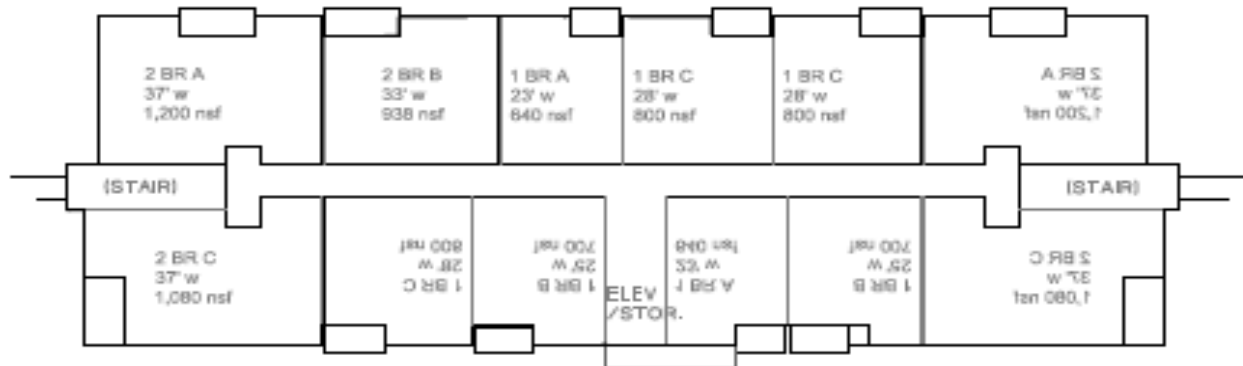


PLAZA WEST APARTMENTS

CONCEPTUAL BUILDING FLOORPLATE



First Floor
Scale: 1"=20'

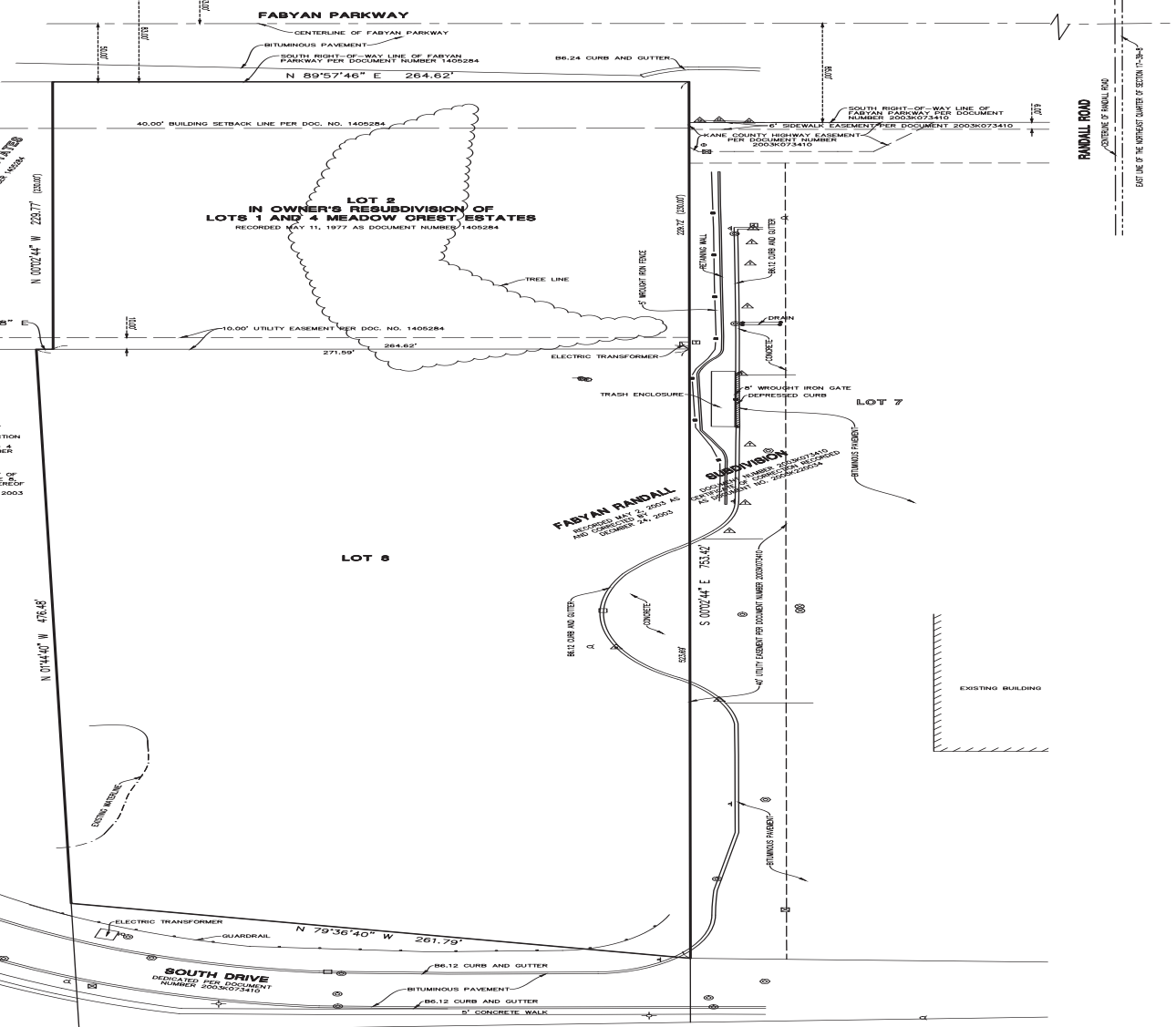
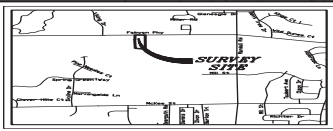


Upper Floors
Scale: 1"=20'

SURVEY

Jan 30, 2006 - 10:26 Dep Name: P:\MIS\Survey\Sur\Final\Drawings\FabRtts Sur\CMDR2-SURVEY-FORIST.dwg Updated By: JF/MS/BS

SURVEY EXHIBIT



LEGAL DESCRIPTION

LOT 2 IN OWNER'S RESUBDIVISION OF LOTS 1 AND 4 IN MEADOW CREST ESTATES RECORDED AUGUST 24, 1977 AS DOCUMENT NUMBER 1405284, TOGETHER WITH THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 6 EAST, 7TH MERIDIAN, SECTION 17, MEADOW CREST ESTATES RECORDED MAY 11, 1977 AS DOCUMENT NUMBER 1405284, IN KANE COUNTY, ILLINOIS.

TOGETHER WITH LOT 8 IN FABIAN RANDALL SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 6 EAST, 7TH MERIDIAN, ACCORDING TO DOCUMENT NUMBER 2003K023410, AND A MEADOW CREST ESTATES RECORDED MAY 11, 1977 AS DOCUMENT NUMBER 1405284, IN KANE COUNTY, ILLINOIS.

LEGEND

- PROPERTY LINE
- SIDEWALK
- CONCRETE CURB & GUTTER
- DEPRESSIONED CURB
- EDGE OF PAVEMENT
- WROUGHT IRON FENCE
- STORM MANHOLE
- STORM INLET
- SANITARY MANHOLE
- FIRE HYDRANT/FAUC. VALVE
- VALVE VAULT
- VALVE BOX
- BUFFALO BOX
- TELEPHONE PEDESTAL
- POWER POLE
- RULE TELEPHONE MARKER
- TREE/SHRUB LINE
- WATER LINE
- LIGHT STANDARD
- SIGN
- BOLLARD
- GUARD RAIL

GENERAL NOTES:
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES. THEREOF NO DIMENSION SHALL BE SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (459.67') ARE RECORD OR DEED VALUES.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY INSTRUMENTS BEFORE BEARING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY CURRENT TITLE REPORT. THESE MAY ALSO DISCLOSED BY ANY INSTRUMENTS ON RECORD SUCH AS DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184503350, EXPIRES APRIL 30, 2007.

NO.	DATE	BY	REVISION

PROPOSED OFFICE DEVELOPMENT
CITY OF BATAVIA, ILLINOIS
SURVEY EXHIBIT



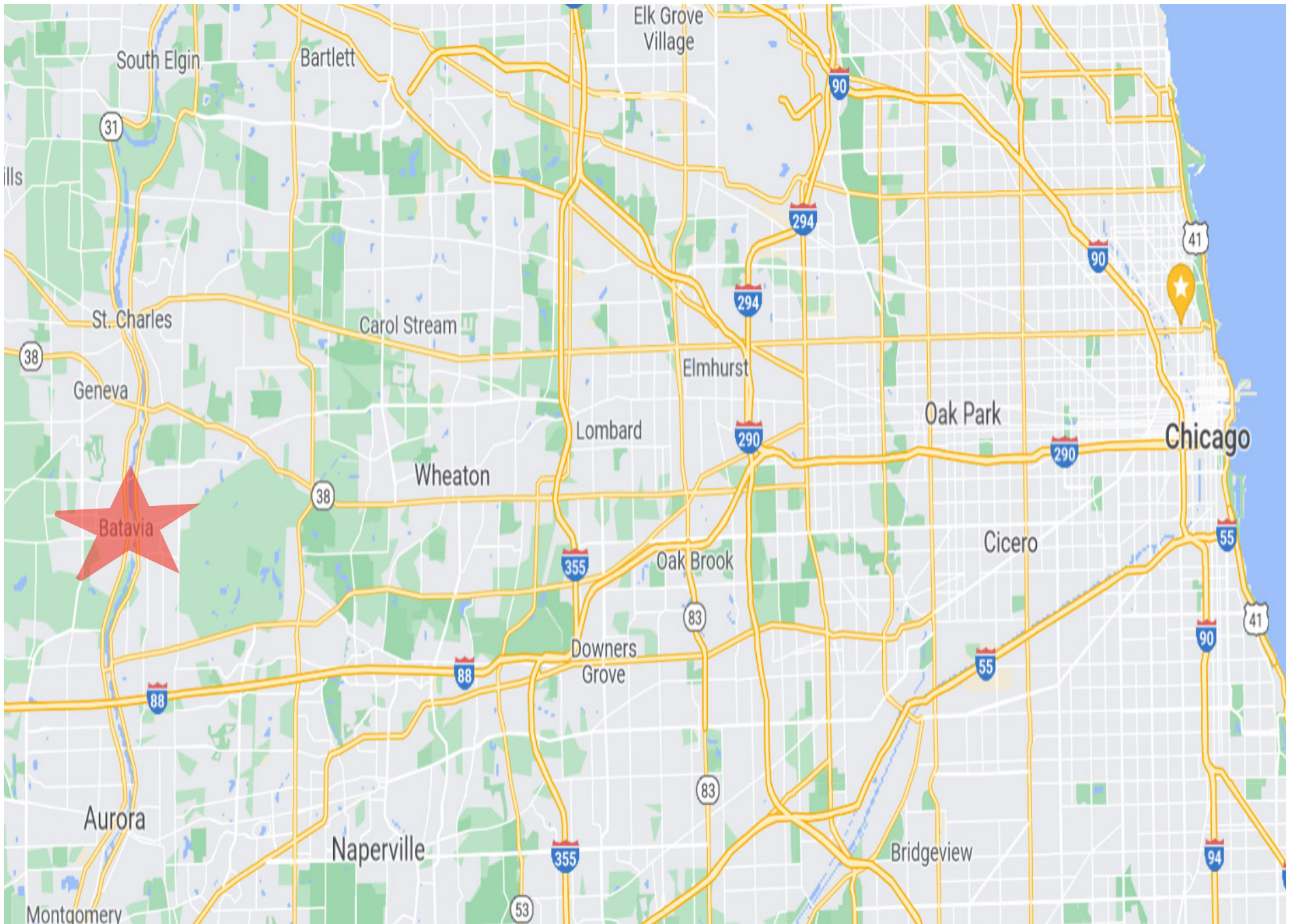
Manhard Consulting, Ltd.
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers
800 Woodlands Parkway • Vernon Hills, IL 60061 • 847.634.0080 • 847.634.0099 FAX • www.manhard.com

DATE	REVISION	DRAWN BY	CHECK BY
06/20/06	REVISED LEGAL DESCRIPTION	G.P.	T.J.M.

LOCAL MAP



REGIONAL MAP



AREA DEVELOPMENTS



The Landings Senior Living Complex



The Windmill Senior Living Complex



The Advocate Medical Outpatient Center



The Batavia Medical Campus

CONCEPTUAL DEVELOPMENT PLANS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	4,570	38,550	86,572
2010 Population	5,579	48,487	107,021
2021 Population	5,512	50,159	111,042
2026 Population	5,512	51,852	113,769
2000-2010 Annual Rate	2.01%	2.32%	2.14%
2010-2021 Annual Rate	-0.11%	0.30%	0.33%
2021-2026 Annual Rate	0.00%	0.67%	0.49%
2021 Male Population	48.9%	49.3%	49.5%
2021 Female Population	51.1%	50.7%	50.5%
2021 Median Age	41.3	40.0	39.6

In the identified area, the current year population is 111,042. In 2010, the Census count in the area was 107,021. The rate of change since 2010 was 0.33% annually. The five-year projection for the population in the area is 113,769 representing a change of 0.49% annually from 2021 to 2026. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 41.3, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2021 White Alone	93.6%	89.9%	87.1%
2021 Black Alone	0.7%	2.2%	2.9%
2021 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2021 Asian Alone	3.0%	3.0%	3.6%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	1.3%	2.5%	3.8%
2021 Two or More Races	1.3%	2.1%	2.4%
2021 Hispanic Origin (Any Race)	6.6%	8.7%	11.3%

Persons of Hispanic origin represent 11.3% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2021 Wealth Index	267	190	176
2000 Households	1,432	13,540	31,004
2010 Households	1,857	17,173	38,267
2021 Total Households	1,868	17,949	40,136
2026 Total Households	1,872	18,636	41,263
2000-2010 Annual Rate	2.63%	2.41%	2.13%
2010-2021 Annual Rate	0.05%	0.39%	0.42%
2021-2026 Annual Rate	0.04%	0.75%	0.56%
2021 Average Household Size	2.95	2.75	2.71

The household count in this area has changed from 38,267 in 2010 to 40,136 in the current year, a change of 0.42% annually. The five-year projection of households is 41,263, a change of 0.56% annually from the current year total. Average household size is currently 2.71, compared to 2.74 in the year 2010. The number of families in the current year is 29,302 in the specified area.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	11.3%	13.4%	13.0%
Median Household Income			
2021 Median Household Income	\$135,522	\$106,782	\$102,978
2026 Median Household Income	\$146,159	\$113,445	\$109,668
2021-2026 Annual Rate	1.52%	1.22%	1.27%
Average Household Income			
2021 Average Household Income	\$172,720	\$137,809	\$131,767
2026 Average Household Income	\$189,374	\$151,162	\$145,548
2021-2026 Annual Rate	1.86%	1.87%	2.01%
Per Capita Income			
2021 Per Capita Income	\$57,771	\$49,861	\$47,495
2026 Per Capita Income	\$63,471	\$54,933	\$52,632
2021-2026 Annual Rate	1.90%	1.96%	2.08%

Households by Income

Current median household income is \$102,978 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$109,668 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$131,767 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$145,548 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$47,495 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,632 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	152	129	133
2000 Total Housing Units	1,448	14,075	32,291
2000 Owner Occupied Housing Units	1,320	10,547	24,513
2000 Renter Occupied Housing Units	112	2,993	6,491
2000 Vacant Housing Units	16	535	1,287
2010 Total Housing Units	1,894	18,238	40,269
2010 Owner Occupied Housing Units	1,718	13,732	30,600
2010 Renter Occupied Housing Units	139	3,441	7,667
2010 Vacant Housing Units	37	1,065	2,002
2021 Total Housing Units	1,904	19,472	42,767
2021 Owner Occupied Housing Units	1,712	13,818	31,140
2021 Renter Occupied Housing Units	156	4,132	8,996
2021 Vacant Housing Units	36	1,523	2,631
2026 Total Housing Units	1,931	20,444	44,500
2026 Owner Occupied Housing Units	1,724	14,178	32,081
2026 Renter Occupied Housing Units	148	4,458	9,182
2026 Vacant Housing Units	59	1,808	3,237

Currently, 72.8% of the 42,767 housing units in the area are owner occupied; 21.0%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 40,269 housing units in the area - 76.0% owner occupied, 19.0% renter occupied, and 5.0% vacant. The annual rate of change in housing units since 2010 is 2.71%. Median home value in the area is \$319,730, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.04% annually to \$336,755.



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