


OFFERING MEMORANDUM

A photograph of a stone wall sign for 'Nantucket Cove'. The sign is made of light-colored stone blocks and features the name 'Nantucket Cove' in a dark, serif font. The wall is surrounded by greenery, including a large evergreen tree on the left and various flowering shrubs in the foreground. The sky is overcast.

Nantucket Cove

NANTUCKET COVE

BEECHER, IL

 **TRANSWESTERN**[®]

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INVESTMENT OVERVIEW



OFFERING SUMMARY

Transwestern has been engaged as the exclusive sales representative to market and sell the fully-developed and unsold residual single-family home lots in the Nantucket Cove subdivision located in Beecher, Will County, Illinois. Beecher is located approximately 41 miles and a 50-minute drive from downtown Chicago.

The offering includes 114 vacant single-family home lots, 13 common-area lots, a partially completed model home on a lot, and a partially completed foundation on a lot for the combined acreage of approximately 39 acres +/- for a total of 129 lots.

The subdivision's development started in 2005 with 171 marketable single-family home lots. To-date approximately 55 lots have been sold and most of these lots have homes and occupants. New home values have averaged in the mid to high \$200's. There are some homes in the \$300's++ range.

Nantucket Cove is zoned as a R1-Planned Unit Development ("PUD"). The entire development is nearly complete with all roadways and utility infrastructure. A future Bike Path throughout the subdivision is the only remaining development requirement of the Village of Beecher. There are some excess dirt mounds on the property.

OFFERING TERMS

For Sale by Court Appointed Receiver.

PRICE = \$975,000

All Buyers must submit PROOF OF READILY AVAILABLE CASH or PRE-QUALIFIED FINANCING with all offers.

Seller reserves the right to reject any offer.

SOLD "AS IS", "WHERE-IS" with NO WARRANTIES AND NO GUARANTEES.

All inspections must be completed by prospective Buyer prior to submitting an offer. All inspections are at the Buyer's expense.

THE ENTIRE OFFERING AND SALE IS NOT DIVISIBLE.

10% Earnest Money Deposit is required to be deposited within 24 banking hours of a signed purchase agreement. Buyer will be responsible for all inspection and survey costs.

INVESTMENT OVERVIEW

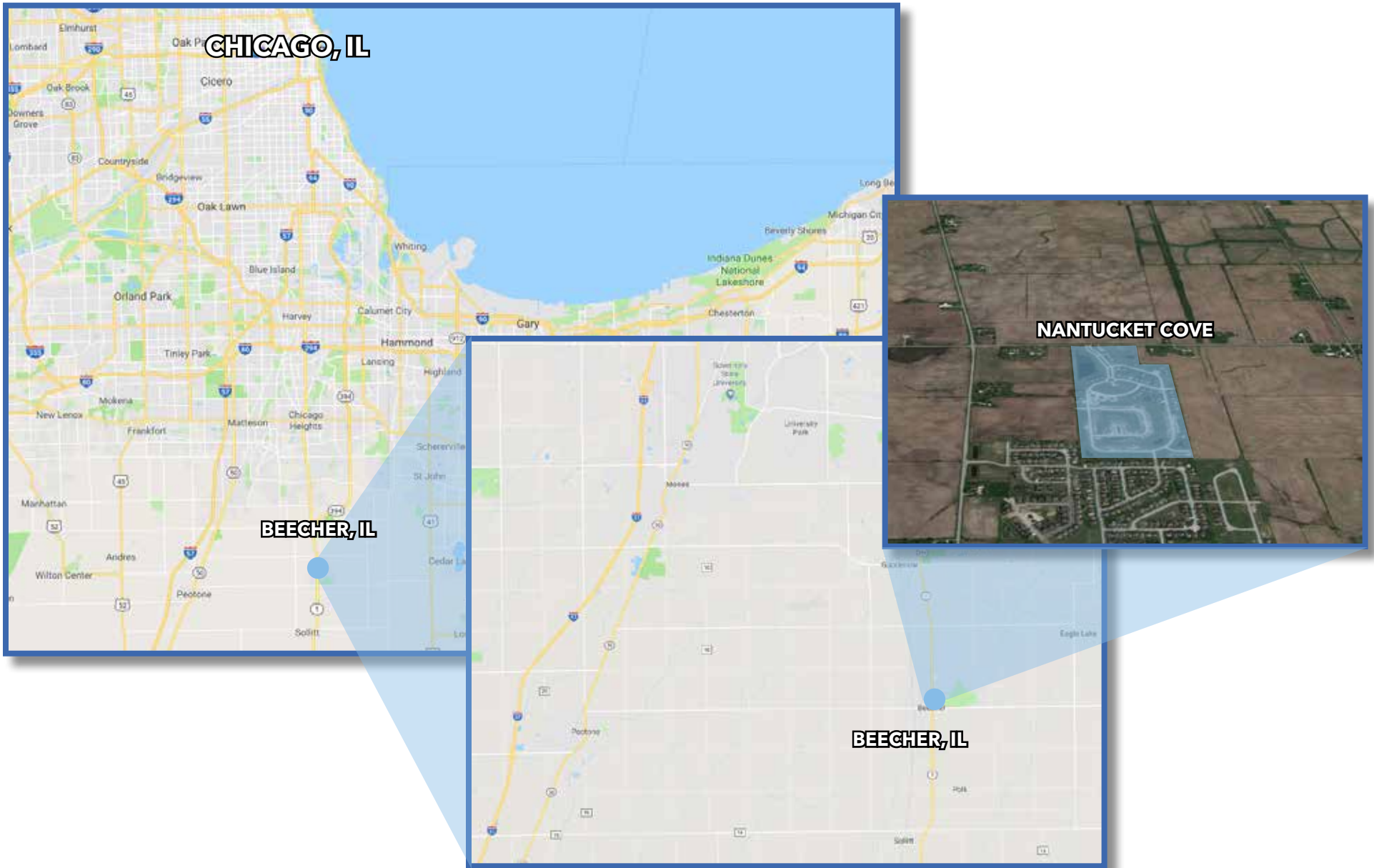
PROPERTY PICTURES



OFFERING MEMORANDUM - NANTUCKET COVE - BEECHER, IL

INVESTMENT OVERVIEW

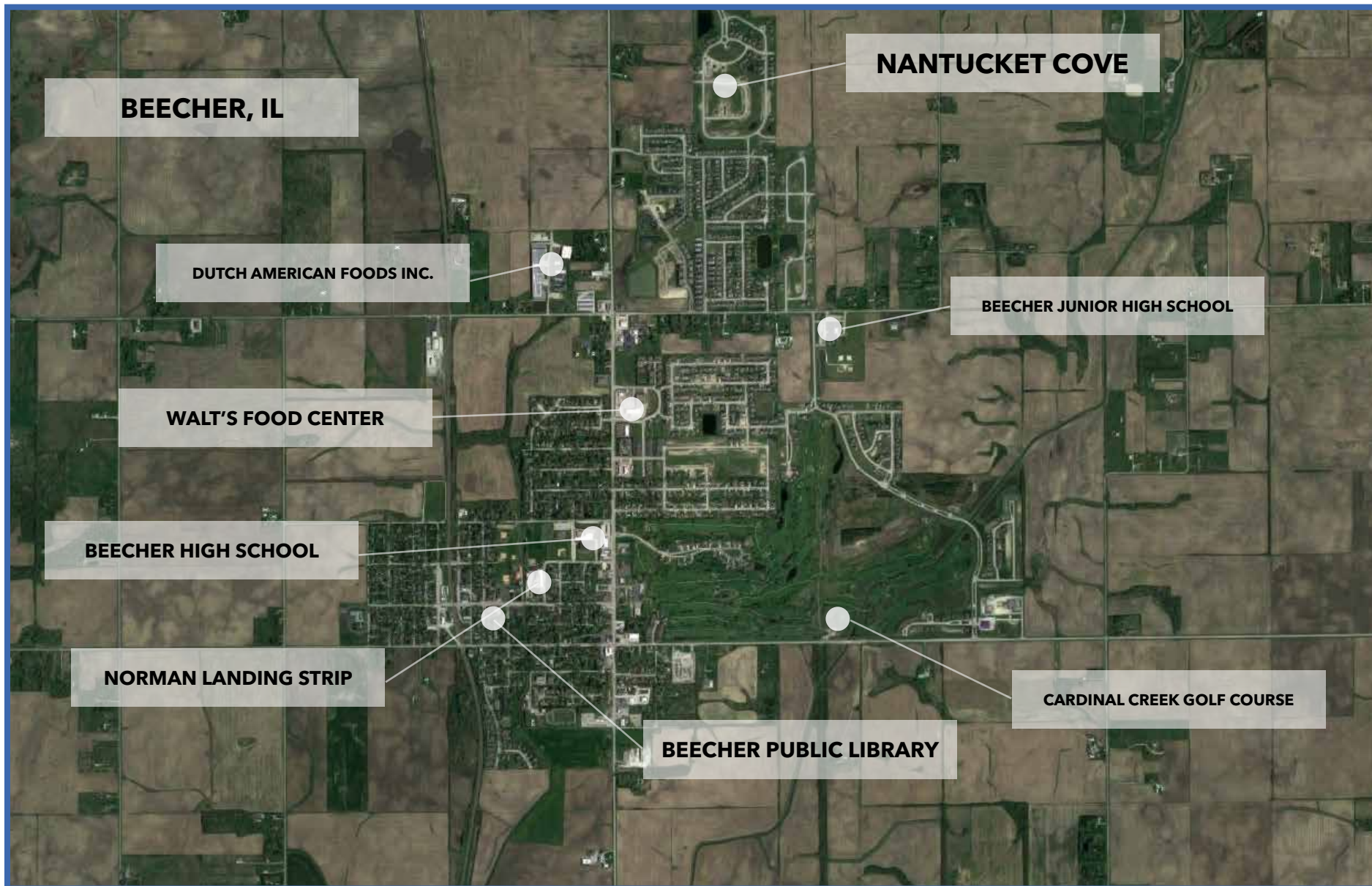
SUBJECT LOCATION



OFFERING MEMORANDUM - NANTUCKET COVE - BEECHER, IL

AERIAL

MAJOR POINTS OF INTEREST



OFFERING MEMORANDUM - NANTUCKET COVE - BEECHER, IL

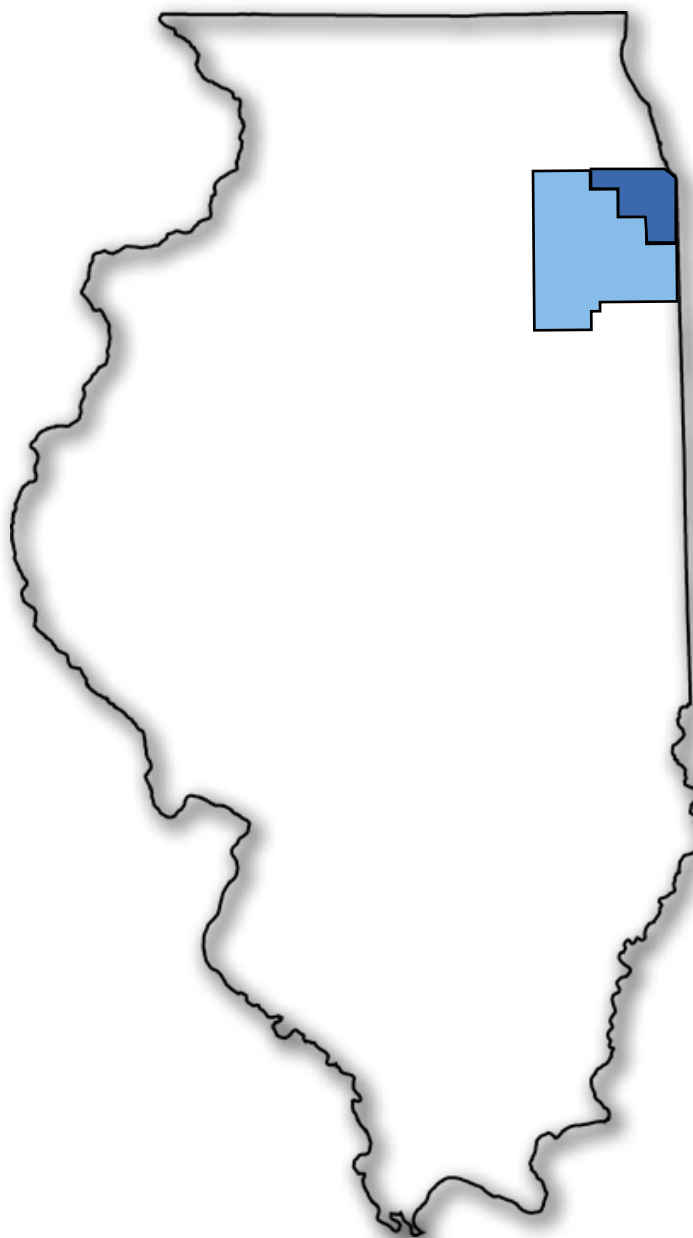
DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2018 Total Population	1,776	7,459	11,949
2023 Total Population	1,880	7,663	12,271
2010 Total Population	1,646	7,330	11,818
2018-2023 Population Growth	5.9%	2.7%	2.7%
2010-2018 Population Growth	7.9%	1.8%	1.1%
2018 Total Daytime Population	1,428	5,860	9,165
2018 Daytime Population: Workers	398	1,697	2,639
2018 Daytime Population: Residents	1,030	4,163	6,526
2018 Median Age	41.8	46.8	47.0
Income			
2018 Median Household Income	\$86,528	\$69,053	\$70,140
2018 Average Household Income	\$102,391	\$86,622	\$87,347
2018 Per Capita Income	\$35,913	\$34,612	\$35,044
Households			
2018 Total Households	580	2,992	4,758
2023 Total Households	617	3,072	4,887
2010 Total Households	535	2,945	4,692
2018-2023 Households Growth	6.4%	2.7%	2.7%
2010-2018 Households Growth	8.4%	1.6%	1.4%
2018 Average Household Size	3.0	2.5	2.5
Housing			
2018 Total Housing Units	587	3,212	5,081
2018 Owner Occupied Housing Units	89.6%	80.1%	79.5%
2018 Renter Occupied Housing Units	9.0%	13.0%	14.1%
2018 Vacant Housing Units	1.2%	6.8%	6.4%
2018 Median Home Value	\$253,571	\$206,169	\$206,008

MAJOR EMPLOYERS

SOUTHERN COOK COUNTY

COMPANY	EMPLOYEES
Michaels Holdings LLC	5,006
United Parcel Service, Inc. (oh)	4,860
Illinois Central Railroad Company	3,200
Atkore International Group Inc.	3,000
The University of Chicago	3,000
Prestige Maintenance Usa, Ltd.	2,400
The Ingalls Memorial Hospital	2,293
Ingalls Health System	2,238
Uchicago Argonne, LLC	2,137
St. James Hospital & Health Centers, Inc.	2,110
Grand Trunk Corporation	2,000
Progress Rail Services Corporation	2,000
Ford Motor Company	1,920
Progress Rail Locomotive Inc.	1,850
La Grange Memorial Hospital Inc	1,719
Little Company of Mary Hospital and Health Care Centers	1,700
Duluth Missabe & Iron Range Railway Company	1,399
Commscope Technologies LLC	1,200

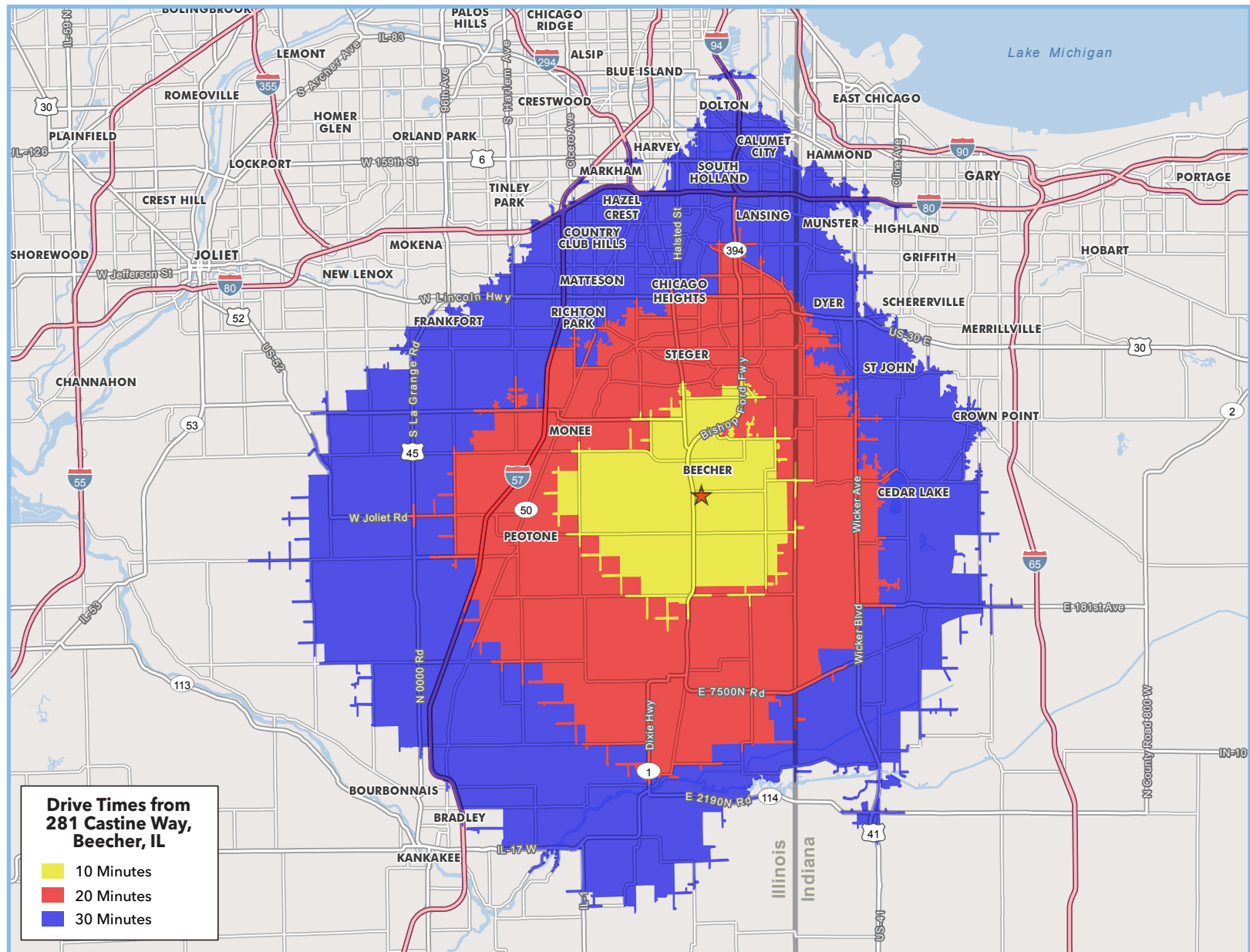


WILL COUNTY

COMPANY	EMPLOYEES
Amazon	7,000
Plainfield School District #202	3,143
Silver Cross Hospital	2,738
Amita St. Joseph Medical Center	2,598
Valley View School District #365U	2,525
Will County Government	2,319
Jewel	2,250
Walmart	2,105
WeatherTech	1,635
Joliet School District #86	1,611
Joliet Junior College	1,542
Ulta	1,401
Meijer	1,300
Green Core	1,200
Home Depot	1,120
Southern Glazer's Wine & Spirits of IL	1,105
Stateville Correctional Center	1,052
Panduit	1,073

OFFERING MEMORANDUM - NANTUCKET COVE - BEECHER, IL

DRIVE TIMES



OFFERING MEMORANDUM - NANTUCKET COVE - BEECHER, IL

LOT ANALYSIS

Nantucket Cove Subdivision Lot Listing (Included in Offering)

ADDRESS	PARCEL ID #	LOT NUMBER	Not Vacant or Common Acres	Vacant Acres	SQUARE FEET	ASSESSED VALUE	RECENT TAX
1801 MONHEGAN AVE	22-22-09-210-008	7		0.2137	9,309 \$	2,528 \$	279
1791 MONHEGAN AVE	22-22-09-210-009	8		0.2016	8,782 \$	2,528 \$	279
1781 MONHEGAN AVE	22-22-09-210-010	9		0.1878	8,181 \$	2,528 \$	279
1771 MONHEGAN AVE	22-22-09-210-011	10		0.2005	8,734 \$	2,528 \$	279
1761 MONHEGAN AVE	22-22-09-210-012	11		0.2007	8,742 \$	2,528 \$	279
1751 MONHEGAN AVE	22-22-09-210-013	12		0.2041	8,891 \$	1,343 \$	148
250 BOOTHBAY LN	22-22-09-211-006	14		0.1947	8,481 \$	2,528 \$	279
252 BOOTHBAY LN	22-22-09-211-005	15		0.196	8,538 \$	1 \$	0
254 BOOTHBAY LN	22-22-09-211-004	16		0.2061	8,978 \$	2,528 \$	279
256 BOOTHBAY LN	22-22-09-211-003	17		0.2576	11,221 \$	2,528 \$	279
1711 QUAIL HOLLOW DR	22-22-09-211-001	18		0.2785	12,131 \$	2,528 \$	279
1701 QUAIL HOLLOW DR	22-22-09-211-002	19		0.1929	8,403 \$	2,528 \$	279
270 W STEUBEN AVE	22-22-09-202-033	20		0.2269	9,884 \$	2,528 \$	279
276 W STEUBEN AVE	22-22-09-202-032	21		0.1817	7,915 \$	2,528 \$	279
280 W STEUBEN AVE	22-22-09-202-031	22		0.1912	8,329 \$	2,528 \$	279
290 W STEUBEN AVE	22-22-09-202-030	23		0.1839	8,011 \$	2,528 \$	279
300 W STEUBEN AVE	22-22-09-202-029	24		0.1851	8,063 \$	2,528 \$	279
306 W STEUBEN AVE	22-22-09-202-028	25		0.1934	8,425 \$	2,528 \$	279
310 W STEUBEN AVE	22-22-09-202-027	26		0.1978	8,616 \$	2,528 \$	279
316 W STEUBEN AVE	22-22-09-202-026	27		0.1978	8,616 \$	2,528 \$	279
320 W STEUBEN AVE	22-22-09-202-025	28		0.2197	9,570 \$	2,528 \$	279
1730 STONINGTON AVE	22-22-09-202-023	29		0.1982	8,634 \$	2,528 \$	279
1740 STONINGTON AVE	22-22-09-202-022	30		0.1977	8,612 \$	2,528 \$	279
1750 STONINGTON AVE	22-22-09-202-021	31		0.1972	8,590 \$	2,528 \$	279
1760 STONINGTON AVE	22-22-09-202-020	32		0.198	8,625 \$	2,528 \$	279
1770 STONINGTON AVE	22-22-09-202-019	33		0.1974	8,599 \$	2,528 \$	279
1780 STONINGTON AVE	22-22-09-202-018	34		0.1976	8,607 \$	2,528 \$	279
1790 STONINGTON AVE	22-22-09-202-017	35		0.1985	8,647 \$	2,528 \$	279
1800 STONINGTON AVE	22-22-09-202-016	36		0.198	8,625 \$	2,528 \$	279
1810 STONINGTON AVE	22-22-09-202-015	37		0.1989	8,664 \$	2,528 \$	279
1820 STONINGTON AVE	22-22-09-202-014	38		0.2552	11,117 \$	2,528 \$	279
1890 STONINGTON AVE	22-22-09-204-008	42		0.2293	9,988 \$	2,528 \$	279
1920 STONINGTON AVE	22-22-09-204-006	44		0.2717	11,835 \$	2,528 \$	279
290 W MONHEGAN AVE	22-22-09-207-003	51		0.2017	8,786 \$	2,500 \$	276
286 MONHEGAN AVE	22-22-09-207-004	52		0.2022	8,808 \$	2,528 \$	279
284 MONHEGAN AVE	22-22-09-207-005	53		0.1989	8,664 \$	2,528 \$	279
272 MONHEGAN AVE	22-22-09-207-007	55		0.1987	8,655 \$	2,528 \$	279
264 MONHEGAN AVE	22-22-09-207-008	56		0.2129	9,274 \$	2,528 \$	279
273 CAMDEN LN	22-22-09-208-042	72		0.2351	10,241 \$	2,528 \$	279
277 CAMDEN LN	22-22-09-208-041	73		0.2443	10,642 \$	2,528 \$	279
301 CAMDEN LN	22-22-09-208-039	75		0.2034	8,860 \$	2,528 \$	279
307 CAMDEN LN	22-22-09-208-038	76		0.1944	8,468 \$	2,528 \$	279
1843 STONINGTON AVE	22-22-09-208-004	78		0.2451	10,677 \$	2,528 \$	279
1873 STONINGTON AVE	22-22-09-208-002	80		0.1874	8,163 \$	2,528 \$	279
308 MERRIMACK LN	22-22-09-208-006	83		0.2157	9,396 \$	2,500 \$	279
282 MERRIMACK LN	22-22-09-208-008	85		0.3004	13,085 \$	2,528 \$	279
1814 MONHEGAN AVE	22-22-09-208-019	89		0.2492	10,855 \$	2,528 \$	279
1804 MONHEGAN AVE	22-22-09-208-020	90		0.2016	8,782 \$	2,528 \$	279
1794 MONHEGAN AVE	22-22-09-208-021	91		0.1885	8,211 \$	2,528 \$	279
1784 MONHEGAN AVE	22-22-09-208-022	92		0.2026	8,825 \$	2,528 \$	279
1774 MONHEGAN AVE	22-22-09-208-023	93		0.202	8,799 \$	2,528 \$	279
1764 MONHEGAN AVE	22-22-09-208-024	94		0.2014	8,773 \$	2,528 \$	279
1754 MONHEGAN AVE	22-22-09-208-025	95		0.203	8,843 \$	2,528 \$	279
1744 MONHEGAN AVE	22-22-09-208-026	96		0.2403	10,467 \$	2,528 \$	279
269 W STEUBEN AVE	22-22-09-208-036	97		0.2222	9,679 \$	2,528 \$	279
273 W STEUBEN AVE	22-22-09-208-035	98		0.1994	8,686 \$	2,528 \$	279
277 W STEUBEN AVE	22-22-09-208-034	99		0.2009	8,751 \$	2,528 \$	279
285 W STEUBEN AVE	22-22-09-208-033	100		0.1981	8,629 \$	2,528 \$	279

Lot Listing (Included in Offering)

ADDRESS	PARCEL ID #	LOT NUMBER	Not Vacant or		SQUARE FEET	ASSESSED VALUE	RECENT TAX
			Common Acres	Vacant Acres			
303 W STEUBEN AVE	22-22-09-208-031	102	0.1997	8,699	\$ 2,528	\$ 279	
309 W STEUBEN AVE	22-22-09-208-030	103	0.1976	8,607	\$ 2,528	\$ 279	
313 W STEUBEN AVE	22-22-09-208-029	104	0.2026	8,825	\$ 2,528	\$ 279	
319 W STEUBEN AVE	22-22-09-208-028	105	0.2588	11,273	\$ 2,528	\$ 279	
314 W BUCKSPORT LN	22-22-09-208-054	106	0.2651	11,548	\$ 2,528	\$ 279	
312 BUCKSPORT LN	22-22-09-208-055	107	0.2004	8,729	\$ 2,528	\$ 279	
310 BUCKSPORT LN	22-22-09-208-056	108	0.1986	8,651	\$ 2,528	\$ 279	
306 BUCKSPORT LN	22-22-09-208-057	109	0.2001	8,716	\$ 2,528	\$ 279	
298 BUCKSPORT LN	22-22-09-208-058	110	0.2005	8,734	\$ 2,528	\$ 279	
288 BUCKSPORT LN	22-22-09-208-059	111	0.1996	8,695	\$ 2,528	\$ 279	
278 BUCKSPORT LN	22-22-09-208-060	112	0.2012	8,764	\$ 2,528	\$ 279	
270 BUCKSPORT LN	22-22-09-208-053	114	0.2164	9,426	\$ 2,528	\$ 279	
268 BUCKSPORT LN	22-22-09-208-052	115	0.2159	9,405	\$ 2,528	\$ 279	
1755 BUCKSPORT LN	22-22-09-208-051	116	0.271	11,805	\$ 2,528	\$ 279	
1765 BUCKSPORT LN	22-22-09-208-050	117	0.2276	9,914	\$ 2,528	\$ 279	
1775 BUCKSPORT LN	22-22-09-208-049	118	0.1985	8,647	\$ 2,528	\$ 279	
1785 BUCKSPORT LN	22-22-09-208-048	119	0.1989	8,664	\$ 2,528	\$ 279	
1795 BUCKSPORT LN	22-22-09-208-047	120	0.1988	8,660	\$ 2,528	\$ 279	
1803 BUCKSPORT LN	22-22-09-208-046	121	0.2049	8,925	\$ 2,528	\$ 279	
1813 BUCKSPORT LN	22-22-09-208-045	122	0.3211	13,987	\$ 2,528	\$ 279	
267 CAMDEN LN	22-22-09-208-044	123	0.2462	10,724	\$ 2,528	\$ 279	
1798 BUCKSPORT LN	22-22-09-209-014	124	0.2128	9,270	\$ 2,528	\$ 279	
1788 BUCKSPORT LN	22-22-09-209-015	125	0.2004	8,729	\$ 2,528	\$ 279	
1778 BUCKSPORT LN	22-22-09-209-016	126	0.2016	8,782	\$ 2,528	\$ 279	
1768 BUCKSPORT LN	22-22-09-209-017	127	0.2012	8,764	\$ 2,528	\$ 279	
1758 WINCASSET CT	22-22-09-209-027	129	0.2627	11,443	\$ 2,528	\$ 279	
1765 WINCASSET CT	22-22-09-209-026	130	0.1844	8,032	\$ 2,528	\$ 279	
1775 WINCASSET CT	22-22-09-209-025	131	0.2685	11,696	\$ 2,528	\$ 279	
1785 WINCASSET CT	22-22-09-209-024	132	0.3928	17,110	\$ 2,528	\$ 279	
1792 WINCASSET CT	22-22-09-209-023	133	0.2676	11,657	\$ 2,528	\$ 279	
1786 WINCASSET CT	22-22-09-209-022	134	0.3741	16,296	\$ 2,528	\$ 279	
1776 WINCASSET CT	22-22-09-209-021	135	0.2565	11,173	\$ 2,528	\$ 279	
1766 WINCASSET CT	22-22-09-209-020	136	0.1975	8,603	\$ 2,528	\$ 279	
1758 WINCASSET CT	22-22-09-209-019	137	0.2402	10,463	\$ 2,528	\$ 279	
1759 STONINGTON AVE	22-22-09-209-007	138	0.2437	10,616	\$ 2,528	\$ 279	
1769 STONINGTON AVE	22-22-09-209-006	139	0.2003	8,725	\$ 2,528	\$ 279	
1779 STONINGTON AVE	22-22-09-209-005	140	0.1999	8,708	\$ 2,528	\$ 279	
1789 STONINGTON AVE	22-22-09-209-004	141	0.2003	8,725	\$ 2,528	\$ 279	
1803 STONINGTON AVE	22-22-09-209-003	142	0.1988	8,660	\$ 2,528	\$ 279	
1813 STONINGTON AVE	22-22-09-209-002	143	0.1877	8,176	\$ 2,528	\$ 279	
1823 STONINGTON AVE	22-22-09-209-001	144	0.2204	9,601	\$ 2,528	\$ 279	
310 CAMDEN LN	22-22-09-209-008	145	0.2521	10,981	\$ 2,528	\$ 279	
304 CAMDEN LN	22-22-09-209-010	147	0.2008	8,747	\$ 2,528	\$ 279	
292 CAMDEN LN	22-22-09-209-011	148	0.1988	8,660	\$ 2,528	\$ 279	
280 CAMDEN LN	22-22-09-209-012	149	0.2477	10,790	\$ 2,528	\$ 279	
270 CAMDEN LN	22-22-09-209-013	150	0.2495	10,868	\$ 2,528	\$ 279	
2051 MILLBRIDGE PKWY	22-22-09-206-003	155	0.28	12,197	\$ 2,528	\$ 279	
2061 MILLBRIDGE PKWY	22-22-09-206-002	156	0.28	12,197	\$ 2,528	\$ 279	
297 MONHEGAN AVE	22-22-09-206-010	159	0.3508	15,281	\$ 2,528	\$ 279	
293 MONHEGAN AVE	22-22-09-206-011	160	0.2563	11,164	\$ 2,528	\$ 279	
285 MONHEGAN AVE	22-22-09-206-013	162	0.2649	11,539	\$ 2,528	\$ 279	
1999 CUTLER CT	22-22-09-206-014	163	0.2726	11,874	\$ 2,528	\$ 279	
1947 MONHEGAN AVE	22-22-09-206-019	168	0.2286	9,958	\$ 2,528	\$ 279	
1937 MONHEGAN AVE	22-22-09-206-020	169	0.2027	8,830	\$ 2,528	\$ 279	
1927 MONHEGAN AVE	22-22-09-206-021	170	0.202	8,799	\$ 2,528	\$ 279	
1919 MONHEGAN AVE	22-22-09-206-022	171	0.2444	10,646	\$ 2,528	\$ 279	
MILLBRIDGE PKWY	22-22-09-204-001	outlot A	7.27	316,681	\$ 1	\$ -	
N STONINGTON AVE	22-22-09-202-024	outlot B	1.26	54,886	\$ 1	\$ -	
N MONHEGAN AVE	22-22-09-210-015	outlot C	1.03	44,867	\$ 1	\$ -	
N MONHEGAN AVE	22-22-09-208-027	outlot D	0.85	37,026	\$ 1	\$ -	
EAGLE LAKE RD	22-22-09-206-001	outlot F	0.08	3,485	\$ 1	\$ -	
MILLBRIDGE PKWY	22-22-09-205-001	outlot G	0.24	10,454	\$ 1	\$ -	
MILLBRIDGE PKWY	22-22-09-205-002	outlot H	0.2328	10,141	\$ 1	\$ -	
MILLBRIDGE PKWY	22-22-09-205-003	outlot I	0.1839	8,011	\$ 1	\$ -	
MILLBRIDGE PKWY	22-22-09-205-004	outlot J	0.1284	5,593	\$ 1	\$ -	
CUTLER CT	22-22-09-205-006	outlot K	0.0267	1,163	\$ 1	\$ -	
N WINCASSET CT	22-22-09-205-007	outlot L	0.1339	5,833	\$ 1	\$ -	
N MERRIMACK LN	22-22-09-208-009	outlot P	1.96	85,378	\$ 1	\$ -	
N MONHEGAN AVE	22-22-09-210-007	outlot Q	0.2478	10,794	\$ 1	\$ -	

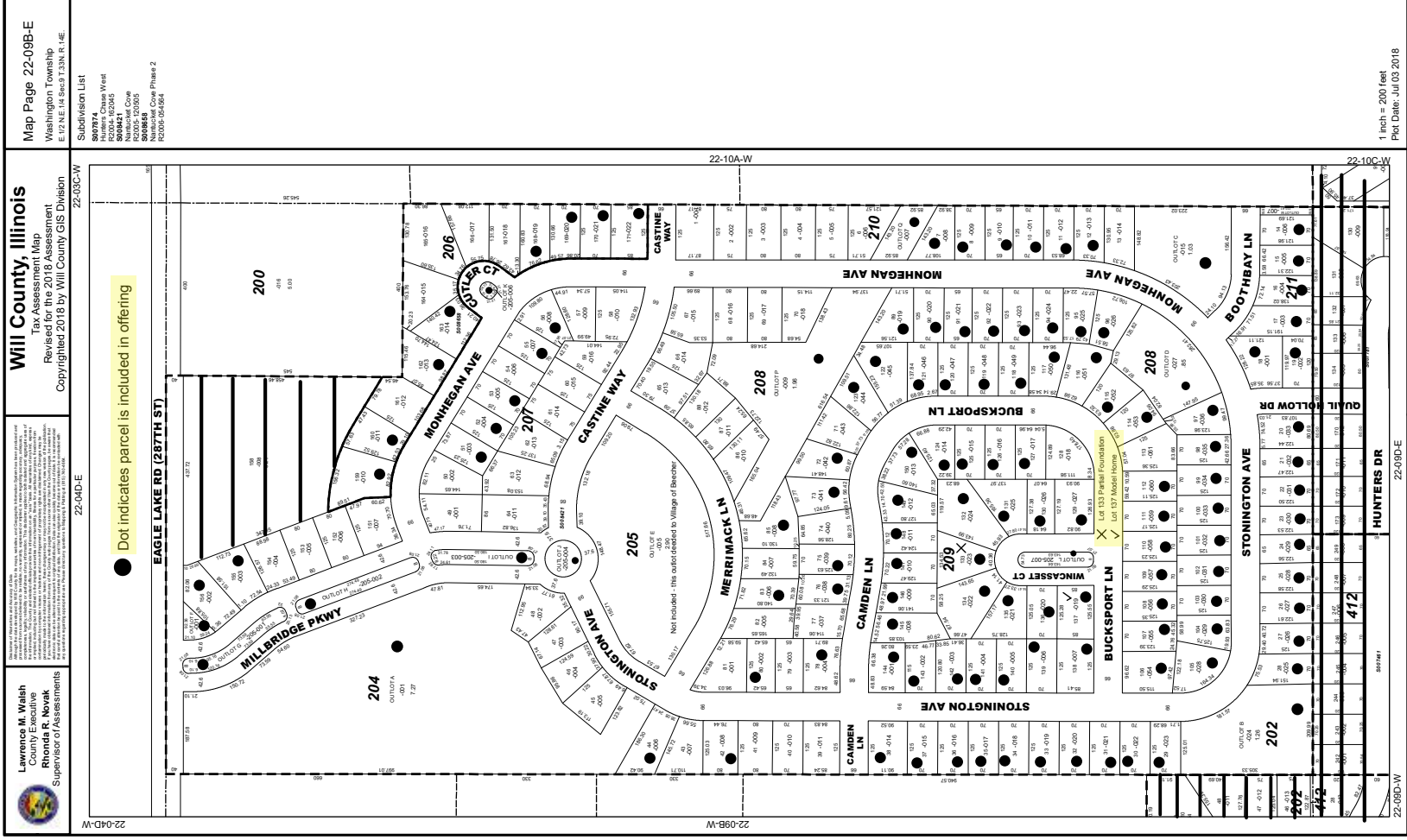
Totals

14.0713 25.248 1,712,762 \$ 289,493 \$ 31,951
 ASSESSED MARKET VALUE \$ 2,894,930

Total Acres 39.320

LOT OVERVIEW

EXHIBIT B

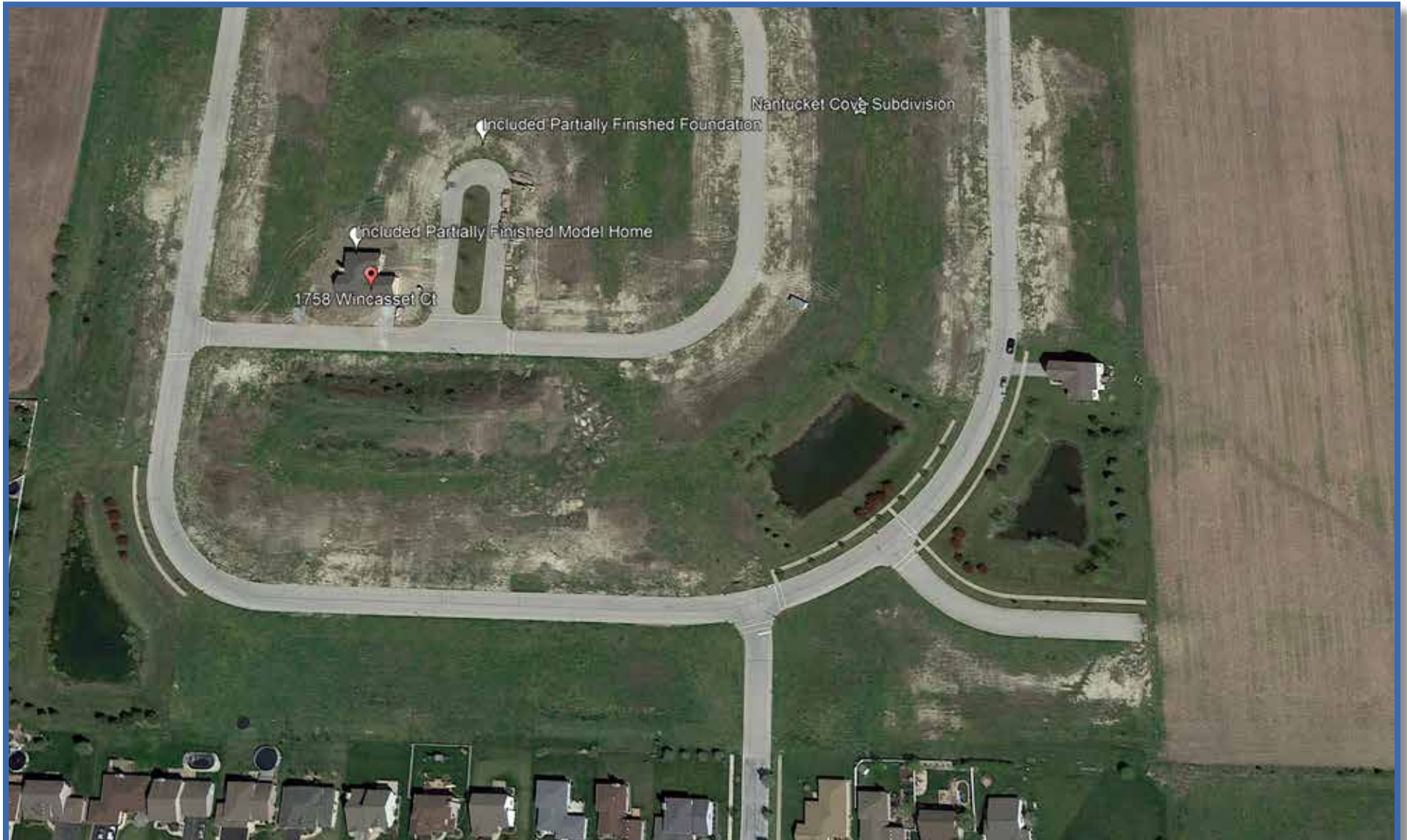


LOT OVERVIEW



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LOT OVERVIEW



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