

CASE STUDY

6400 SHAFER COURT | ROSEMONT, ILLINOIS | 180,000 SF, SEVEN-STORY OFFICE BUILDING

Project

Principal Investment for Fund, Asset Management, Leasing and Disposition Services

CHALLENGE:

To identify investments meeting the fund's investment parameters and execute a strategic business plan to meet the fund's return threshold.

OPPORTUNITY:

Make targeted capital improvements, add building amenities and increase value through effective asset management and leasing.

SUCCESS:

Completed a common area improvement program that was over 20% below budget and achieved an overall return on equity in excess of the fund's target.

FORESITE ACHIEVED THIS IN THE FOLLOWING MEANS:

- Exterior and common area improvement program including landscaping, lighting, building entrance, lobby, corridors, washrooms as well as improvements to building amenities such as the café and conference room.
- Managed a base building CAPX program including a parking lot replacement and elevator modernization.
- Creating a best-in-class amenity package including an ATM, Wi-Fi, on-site yoga/fitness classes, pick up/drop off dry cleaning and a virtual concierge electronic system.
- Strategic leasing.
- A savings in operating expenses and real estate taxes of over \$1.00 psf per or over 10% per year.

