



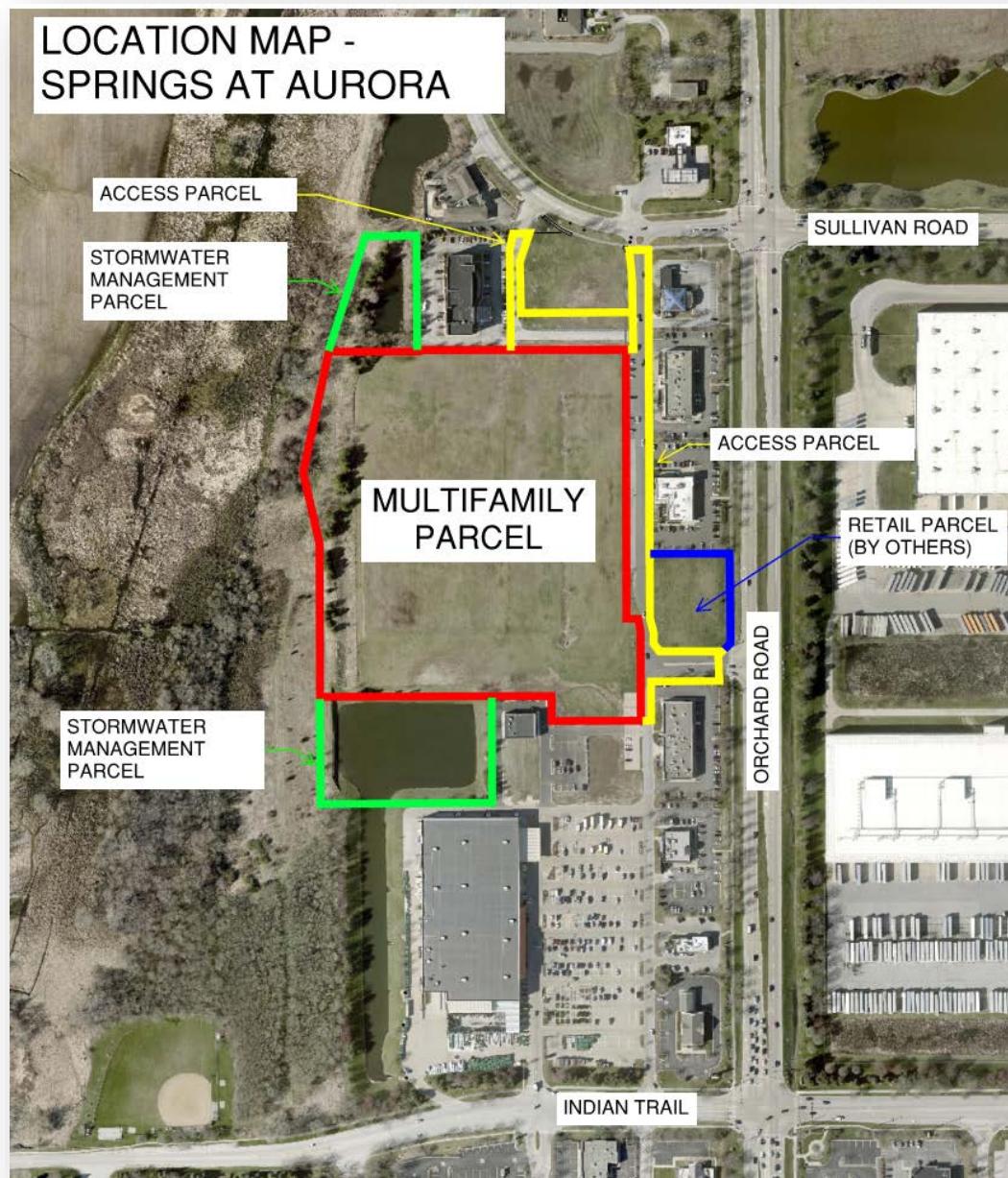
**Springs at Aurora**  
City of Aurora, IL  
Building, Zoning and Economic Development Committee Meeting  
7/23/2025



# Continental's Experience

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- National multifamily owner, operator, and developer
- 41+ Years of Experience
- +139 Developed Communities
- +38,000 Homes Built-To-Date in 20 states
- Projects are conventionally financed with private equity partners
- Properties are owned, operated and managed by Continental - No 3<sup>rd</sup> Party Management

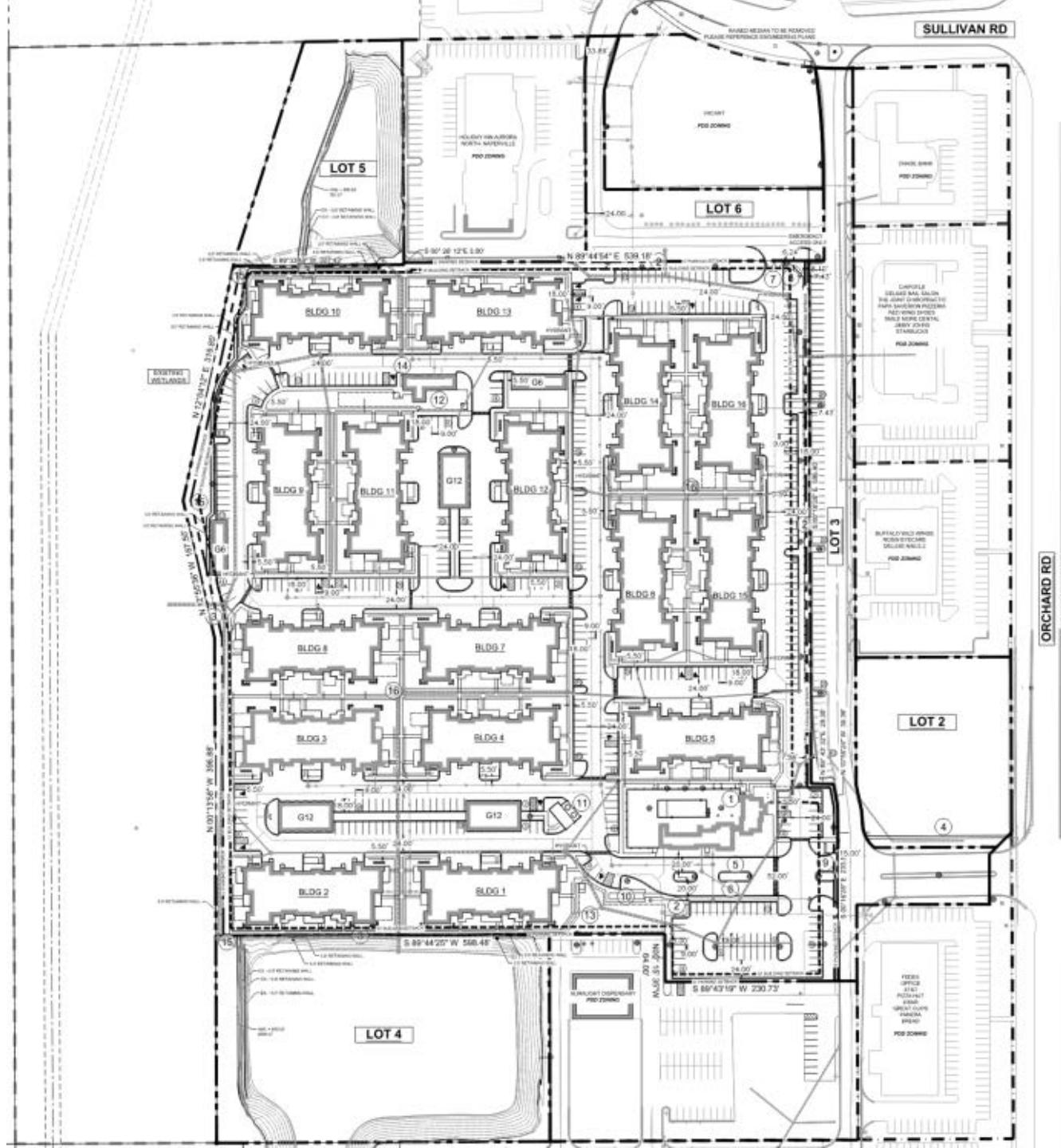


Springs at Aurora Site Location

CONTINENTAL  
PROPERTIES

# Final Site Plan

- 4,300 SF Clubhouse w/ Resort Style Pool
- (16) 2-Story Multi-family Buildings
- 320 Dwelling Units
- Attached, Detached & Surface Parking Options



# Interior Design

## KEY DESIGN ELEMENTS

- Private and Semi-Private Entries
- Private Patio's/ Balconies
- Open Concept Floor Plans
- Enhanced Natural Light
- High End Finishes
- Energy Efficient Appliances
- In-Unit Washer/Dryer
- Ample Storage/ Closet Space

STUDIO – 650 SF to 675 SF (32)

1 BEDROOM – 750 SF to 925 SF (128)

2 BEDROOM – 1,050 SF to 1,225 SF (128)

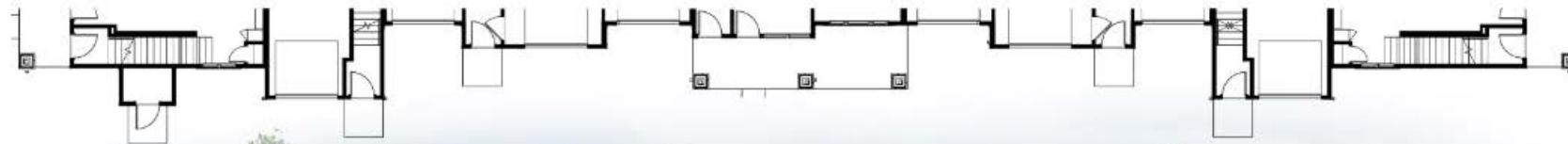
3 BEDROOM – 1,250 SF to 1,400 SF (32)





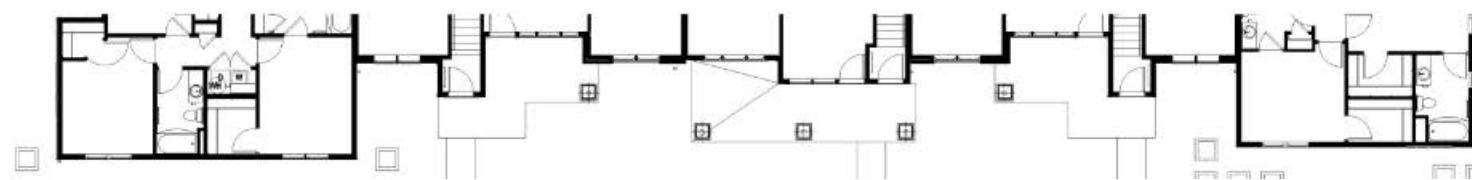
**Front Elevation**

SCALE 1/8"=10'



**Rear Elevation**

SCALE 1/8"=10'



# Multi-Family Elevations

Preliminary Plan

Final Plan

Preliminary and Final Plan

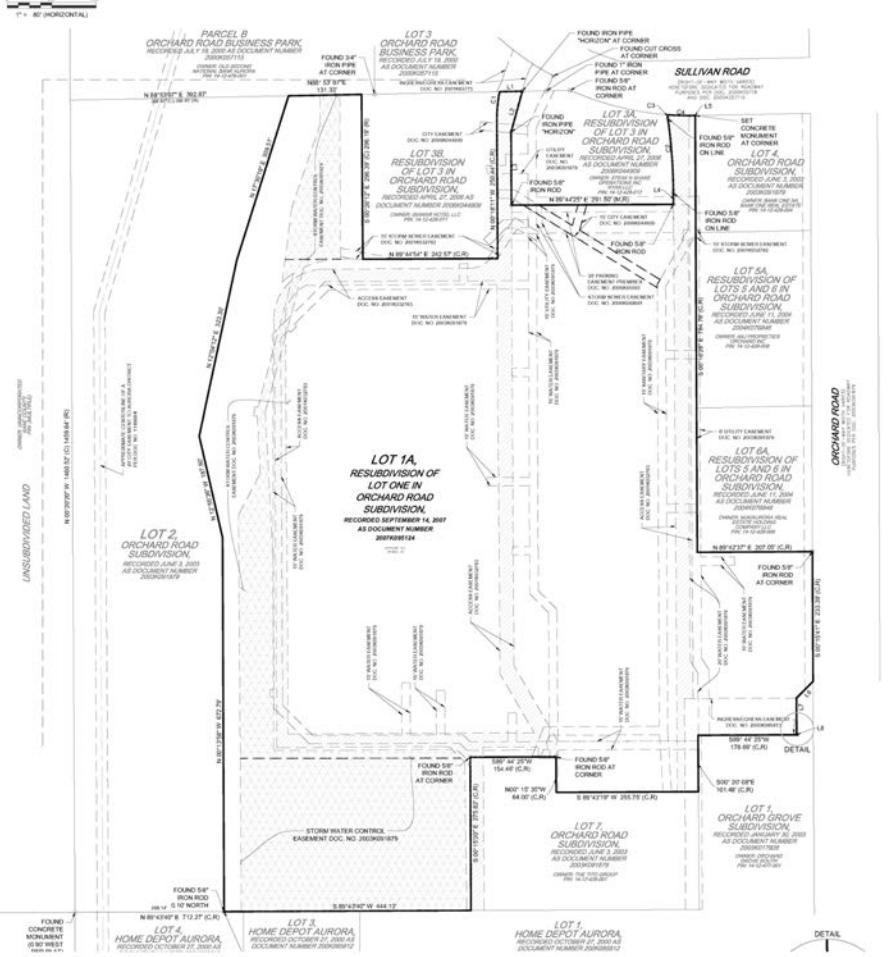
 **CONTINENTAL**  
PROPERTIES

CURRENT P.I.N.:

PRELIMINARY PLAT OF  
SPRINGS AT AURORA SUBDIVISION



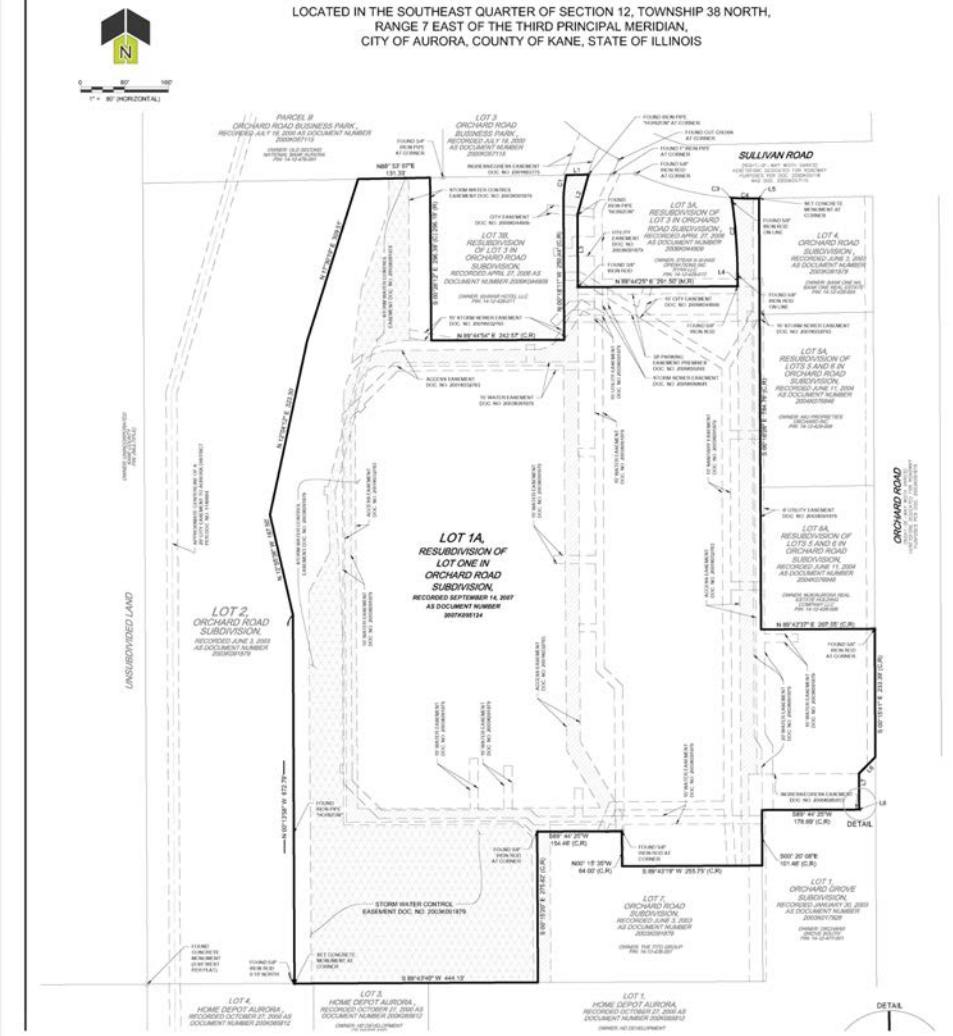
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS



FINAL PLAT OF

## SPRINGS AT AURORA SUBDIVISION

City Resolution: \_\_\_\_\_  
Passed on: \_\_\_\_\_



# Preliminary and Final Plat

CONTINENTAL  
PROPERTIES

# Thank You.

FINAL PLAT OF  
SPRINGS AT AURORA SUBDIVISION

City Resolution: \_\_\_\_\_  
Passed on: \_\_\_\_\_



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF KANE, STATE OF ILLINOIS

| Line Table |                |        |
|------------|----------------|--------|
| Line #     | Direction      | Length |
| L1         | 588° 53' 07" W | 46.79' |
| L2         | 515° 27' 48" W | 76.62' |
| L3         | 500° 40' 48" W | 60.42' |

1.8 N43° 59' 14.9" W 2.25

SPRINGS AT AURORA  
AURORA, ILLINOIS  
FINAL PLAT OF SUBDIVISION



|  |  |
|--|--|
| <b>SHEET INDEX</b>   |  |
| SHEET 1 OF 3: EXISTING BOUNDARY, EASEMENTS AND LABELS        |  |
| SHEET 2 OF 3: PROPOSED LOTS, EASEMENTS AND LABELS            |  |
| SHEET 3 OF 3: CONTRACTUALS, PROVISIONS AND LEGAL DESCRIPTION |  |

2200 CABOT DRIVE  
SUITE 325  
LITTLETON, CO 80120  
P: 303.598.0007  
WWW.CAGECIVIL.COM





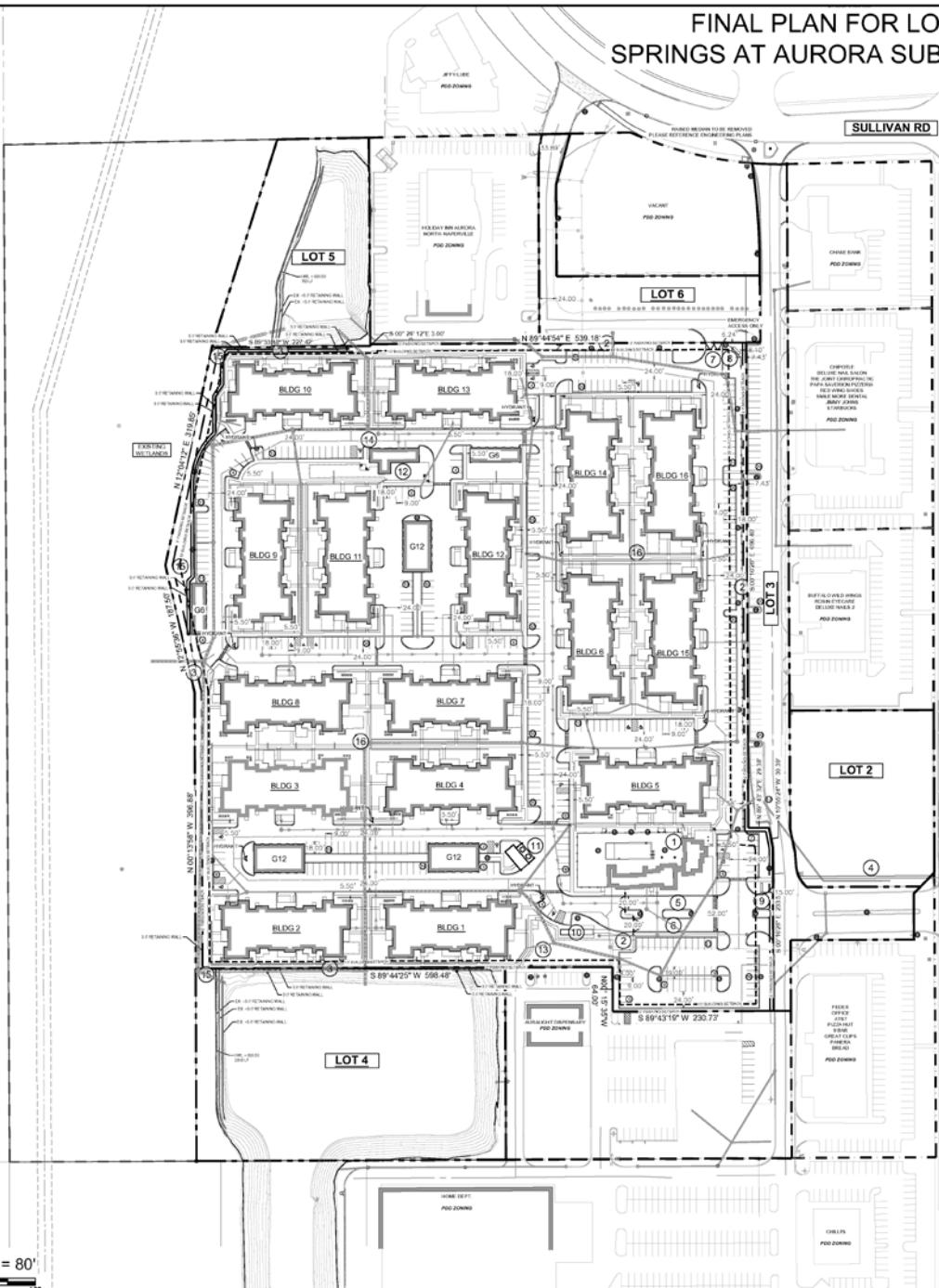
# FINAL PLAN FOR LOT 1 SPRINGS AT AURORA SUBDIVISION

## LEGEND

- 1 CLUHOUSE & POOL
- 2 5' DECORATIVE FENCE (TYPE A)
- 3 5' DECORATIVE FENCE (TYPE B)
- 4 SIDEWALK CONNECTION FROM ORCHARD RD.
- 5 PROPOSED ENTRANCE ACCESS POINT
- 6 PROPOSED EXIT ACCESS POINT
- 7 PROPOSED EMERGENCY ONLY ACCESS POINT
- 8 SINGLE-SIDED MONUMENT SIGN (8 FT HIGH)
- 9 DOUBLE-SIDED MONUMENT SIGN (8 FT HIGH)
- 10 MAIL KIOSK
- 11 TRASH ENCLOSURE
- 12 PET PLAYGROUND ARTIFICIAL TURF
- 13 PET PLAYGROUND "SOON"
- 14 MAINTENANCE, CAR CENTER, AIR GARAGE, & PACKAGE CENTER
- 15 5' RETAINING WALL
- 16 GRILL & PERGOLA SEATING AREA
- A/C CONDENSERS
- PARCEL LINE
- ADJACENT PARCEL LINE
- BUILDING SETBACK
- PARKING SETBACK
- ACCESSIBLE PED ROUTE
- HANDICAPPED PARKING SPACE
- HIGH WATER LINE
- EXISTING 1' CONTOUR LINE
- EXPL. CANTILEVERED PEL
- UP LIGHT POLE (USER PHOTOMATIC PLACEMENT DETAILS)
- UTILITY LEGEND
- PROPOSED SANITARY SEWER
- PROPOSED WATERSHED
- PROPOSED STORM PIPE
- PROPOSED HYDRAULIC
- EXISTING SEWER LINE
- EXISTING ESTATE LINE
- EXISTING WATER LINE

BUILDING PADS (TYPICAL) - 110 FT X 40 FT  
PARKING STALLS (TYPICAL) - 9 FT X 18 FT  
PARKING ASLES (TYPICAL) - 24 FT  
SIDEWALKS ALONG FRONT OF RETAIL BUILDINGS - 5.5 FT  
ALL OTHER SIDEWALKS - 3.5 FT

SCALE 1" = 80'  
0 40 80 160



## FINAL PLAN FOR LOT 1 OF SPRINGS AT AURORA SUBDIVISION

CONTINENTAL

CONTINENTAL 3000 INC. LLC  
1000 15TH STREET, SUITE 1000  
DENVER, COLORADO 80202  
(303) 295-5000 | FAX: (303) 295-5000

SITE PLAN DESIGNER

CONTINENTAL Engineering  
2200 Colfax Avenue Suite 305  
Denver, CO 80205  
(303) 295-5000

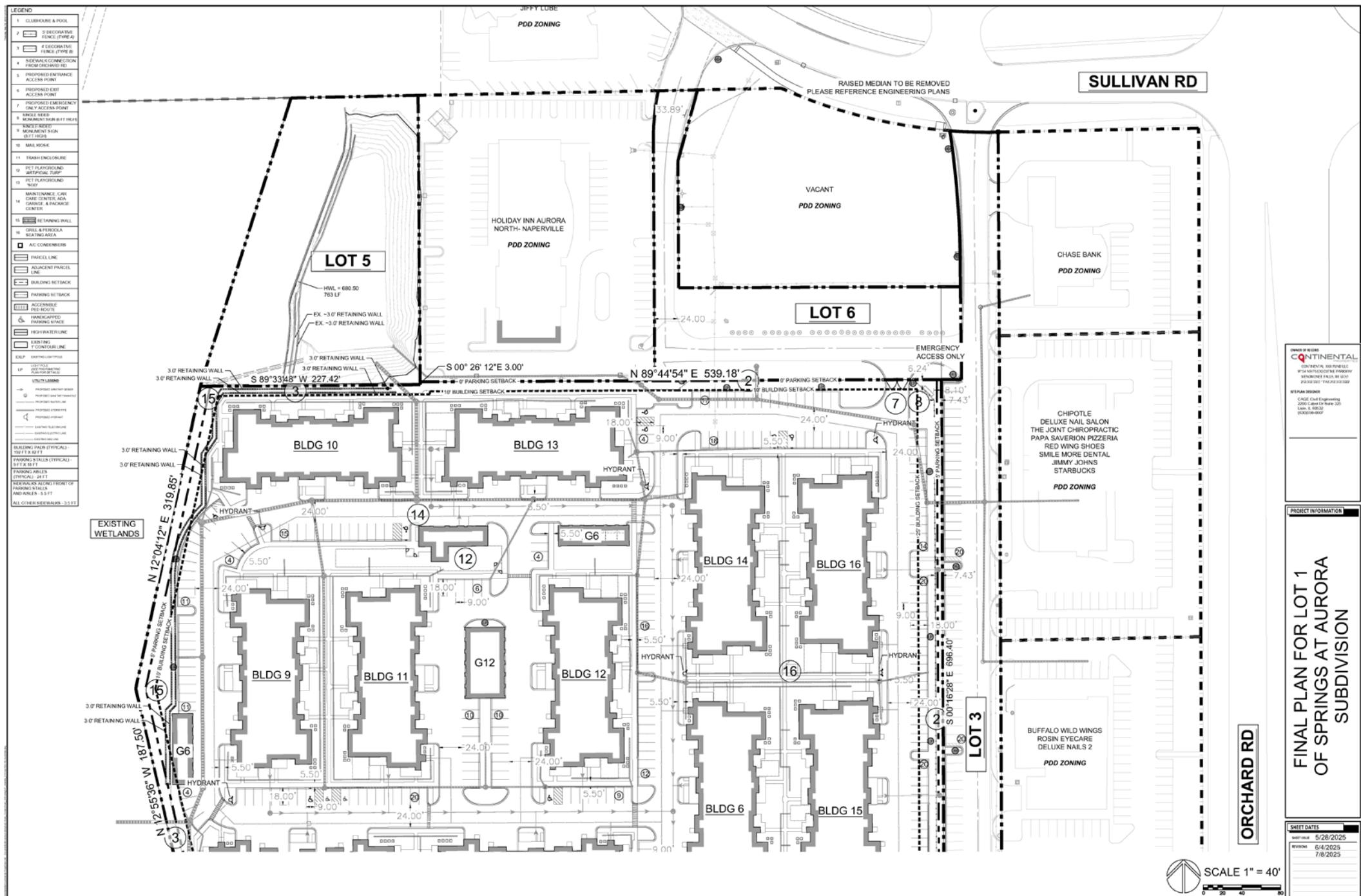
## PROJECT INFORMATION

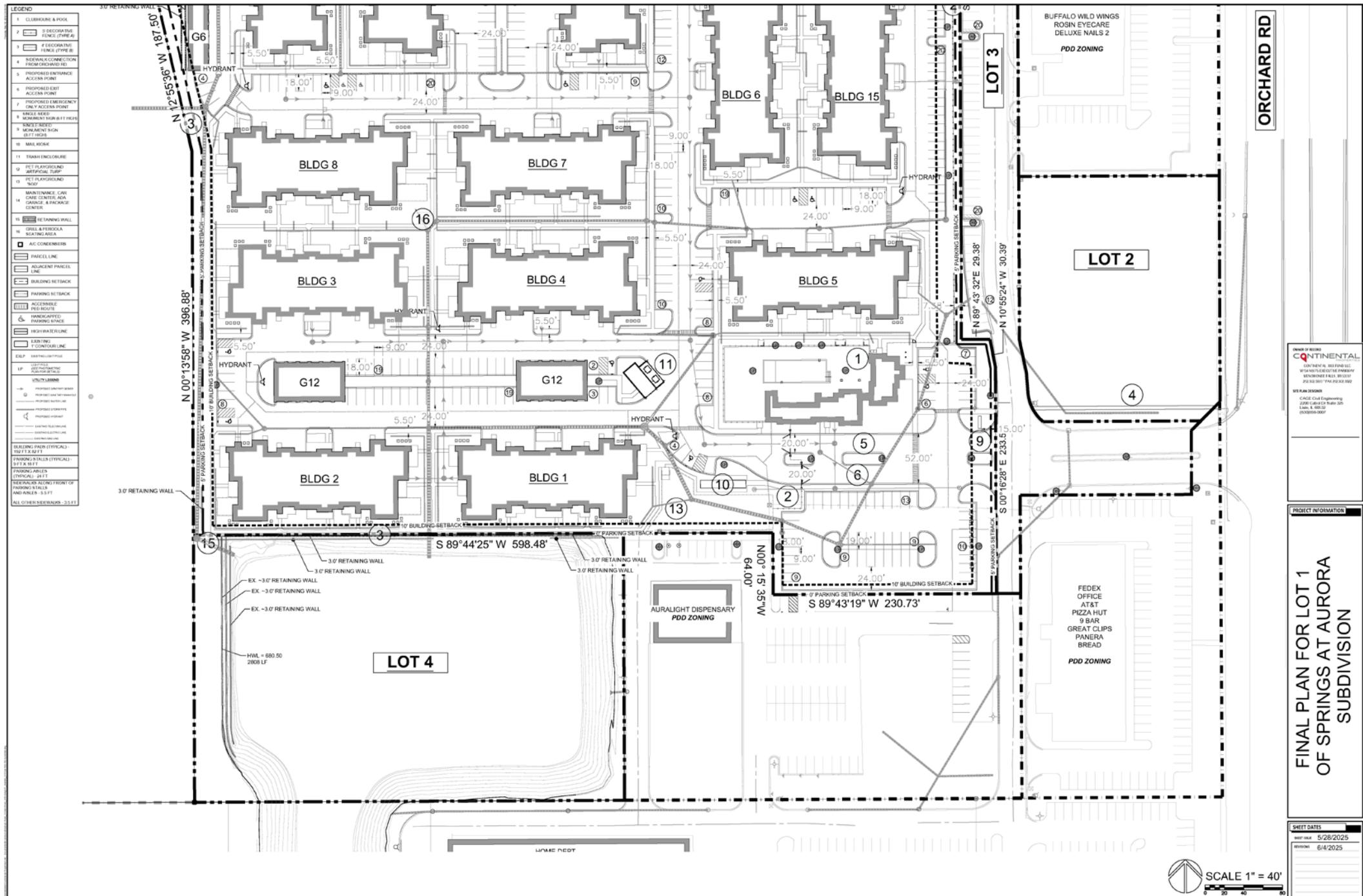
### Development Data Table: Final Plan

| Description   | Value   | Unit              | Description   | Value  | Unit |
|---|---|-------------------|---|--|------|
| a) Tax/Parcel Identification Number(s) (PINs):<br>14-12-426-014 |   |                   | j) Total Number of Residential Dwelling Units       | 320 units  |      |
|   |   |                   | i. Gross Density                                    | 18.89 du/acre  |      |
| b) Proposed land use(s):<br>Multi-Family Residential            |   |                   | k) Number of Single Family Dwelling Units           | 0 units  |      |
| c) Total Property Size  | 18.94   | Acres             | i. Gross Density                                    | 0.00 du/acre   |      |
| d) Total Lot Coverage<br>(Buildings and pavement)               | 730093  | Sq. feet          | ii. Unit Square Footage (average)                   | 0 square feet  |      |
| e) Open space / landscaping                                     | 538883  | Sq. feet          | iii. Bedroom Mix                                    | 0% 1 bdr<br>0% 2 bdr<br>0% 3 bdr<br>0% 4 bdr           |      |
| f) Land to be dedicated to the School District                  | 199380  | Sq. feet          | v. Number of Single Family Corner Lots              | 0 units  |      |
| g) Land to be dedicated to the Park District                    | 27%   | Percent           | vi. Number of Single Family Attached Dwelling Units | 0 units  |      |
| h) Number of parking spaces provided (individually accessible)  | 0 Acres   |                   | i. Gross Density                                    | 0.00 du/acre   |      |
|   | 575 spaces  |                   | ii. Unit Square Footage (average)                   | 0 square feet  |      |
|   | 398 spaces  |                   | iii. Bedroom Mix                                    | 0% 1 bdr<br>0% 2 bdr<br>0% 3 bdr<br>0% 4 bdr           |      |
|   | 379 spaces  |                   | iv. Number of Multifamily Dwelling Units            | 320 units  |      |
|   | 0 spaces  |                   | i. Gross Density                                    | 18.89 du/acre  |      |
|   | 0 spaces  |                   | ii. Number of stories                               | 2 stories  |      |
|   | 19 spaces   |                   | iii. Unit Square Footage (average)                  | 1000 square feet                                       |      |
|   | 177 spaces  |                   | iv. Bedroom Mix                                     | 100% Efficiency<br>40% 1 bdr<br>40% 2 bdr<br>10% 3 bdr |      |
|   | 0 racks   |                   | iv. First Floor Building Square Footage (typical)   | 12044 square feet                                      |      |
| j) Number of buildings  | 16  |                   |   |  |      |
|   | i. Number of stories                              |                   |   |  |      |
|   | ii. Building Square Footage (typical)             | 24088 square feet |   |  |      |
|   | iii. Square Footage of retail floor area          | 0 square feet     |   |  |      |
|   | iv. First Floor Building Square Footage (typical) | 12044 square feet |   |  |      |

## Sheet Dates

|            |           |
|------------|-----------|
| SHEET DATE | 5/28/2025 |
| REVISION   | 6/4/2025  |
| REVISION   | 6/5/2025  |
| REVISION   | 7/11/2025 |



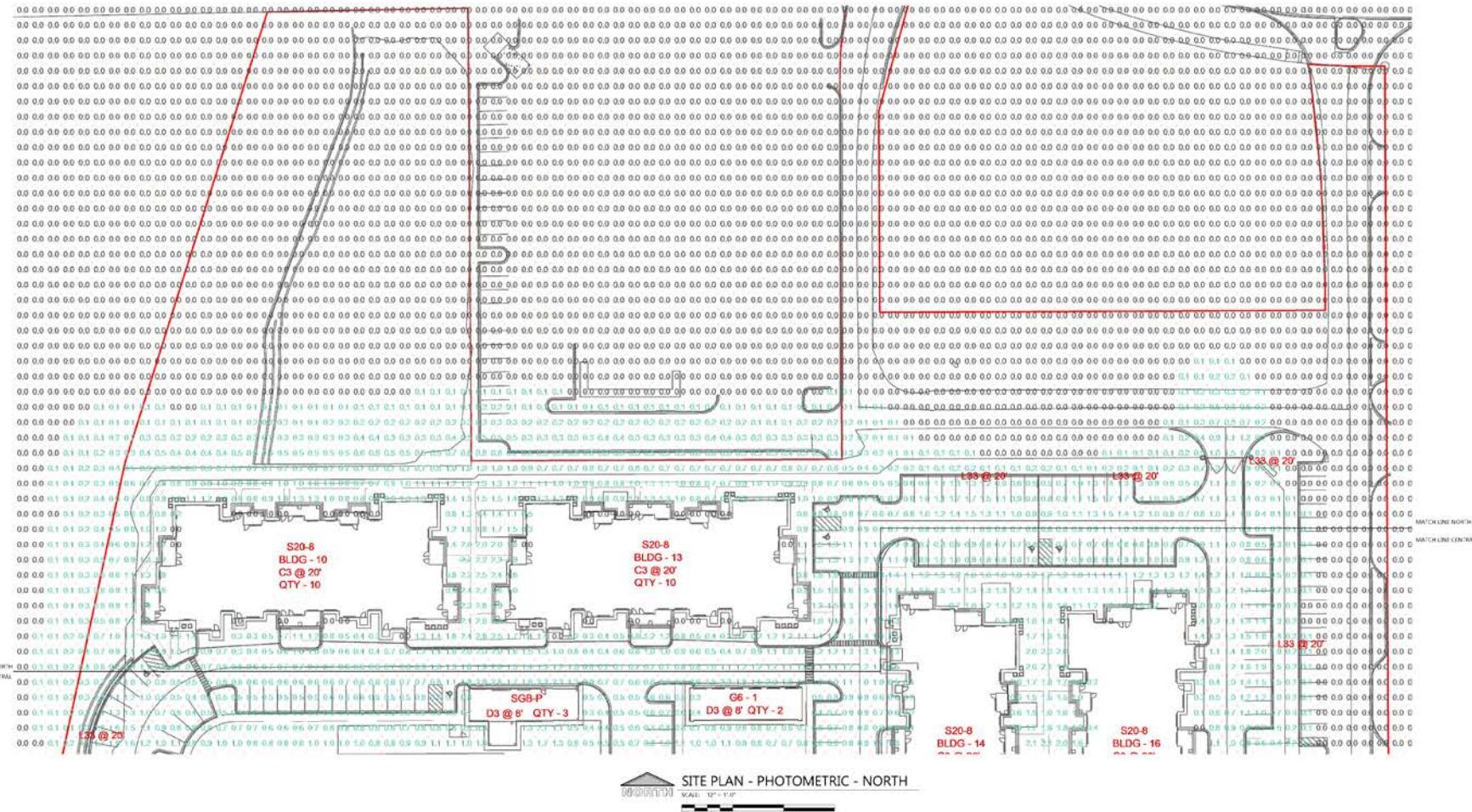


# PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA SUBDIVISION

| Photometric Data Table |                                       | Value | Value |
|------------------------|---------------------------------------|-------|-------|
| 1                      | Lot 1 of Spring at Aurora Subdivision | Value | Value |
| 2                      | Lot 1 of Spring at Aurora Subdivision | Value | Value |
| 3                      | Lot 1 of Spring at Aurora Subdivision | Value | Value |
| 4                      | Lot 1 of Spring at Aurora Subdivision | Value | Value |
| 5                      | Lot 1 of Spring at Aurora Subdivision | Value | Value |
| 6                      | Lot 1 of Spring at Aurora Subdivision | Value | Value |
| 7                      | Lot 1 of Spring at Aurora Subdivision | Value | Value |

| Statistics    |        |        |        |        |         |         |
|---------------|--------|--------|--------|--------|---------|---------|
| Description   | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Max |
| Calc Zone #1  | +      | 0.3 ft | 5.7 ft | 0.0 ft | N/A     | N/A     |
| NORTH CENTRAL | X      | 1.1 ft | 2.0 ft | 0.3 ft | 6.7:1   | 3.7:1   |
| NORTH EAST    | X      | 1.1 ft | 2.9 ft | 0.3 ft | 7.3:1   | 3.7:1   |
| NORTH WEST    | X      | 1.0 ft | 2.9 ft | 0.2 ft | 14.5:1  | 5.0:1   |
| SOUTH EAST    | X      | 1.0 ft | 2.1 ft | 0.2 ft | 10.5:1  | 5.0:1   |
| SOUTH WEST    | X      | 1.0 ft | 3.3 ft | 0.2 ft | 16.5:1  | 5.0:1   |

| Schedule |       |          |                   |                                     |              |                 |  |                   |         |
|----------|-------|----------|-------------------|-------------------------------------|--------------|-----------------|--|-------------------|---------|
| Symbol   | Label | Quantity | Manufacturer      | Catalog Number                      | Number Lamps | Lumens Per Lamp | Description  | Light Loss Factor | Wattage |
| em       | C3    | 160      | Lithonia Lighting | DSKXW2 LED 20C 530 30K T3M MVOLT    | 1            | 4044            | DSKXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 530mA DRIVER, 3000K LED, TYPE 3 MEDIUM OPTIC            | 0.9               | 36      |
| em       | D3    | 22       | Lithonia Lighting | DSKXW1 LED 10C 350 30K T3M MVOLT HS | 1            | 1110            | DSKXW1 LED WITH 10 LED LIGHT ENGINE, 10 LED, 350mA DRIVER, 3000K, HS 350mA WITH HOUSE-SIDE SHIELDS | 0.9               | 13.5    |
| ○        | P01   | 5        | AMERILUX LLC      | DPS-x0.2M.14.30.600M                | 1            | 8300            | Formed black aluminum housing, clear on board optic enclosure                                      | 1                 | 49      |
| □        | I33   | 13       | BEACON            | VP-ST-1-36L-39-4K7-3-BC             | 1            | 4477            | Viper Strike w/ Type III Clear Acrylic 168 Optic Lens & Black Backlight Control Shroud             | 0.9               | 45.5    |
| □        | I34   | 3        | BEACON            | VP-ST-1-36L-39-4K7-4F-BC            | 1            | 4829            | Viper Strike w/ Type IV-F Clear Acrylic 168  | 0.9               | 45.4    |
| □        | I56Q  | 5        | BEACON            | VP-ST-1-36L-55-4K7-50M              | 1            | 7472            | Viper w/ Type V-Square-Medium, Clear   | 0.9               | 56.8    |



**PRELIMINARY DATES**  
OCT. 16, 2024  
NOV. 15, 2024  
MAY 30, 2025

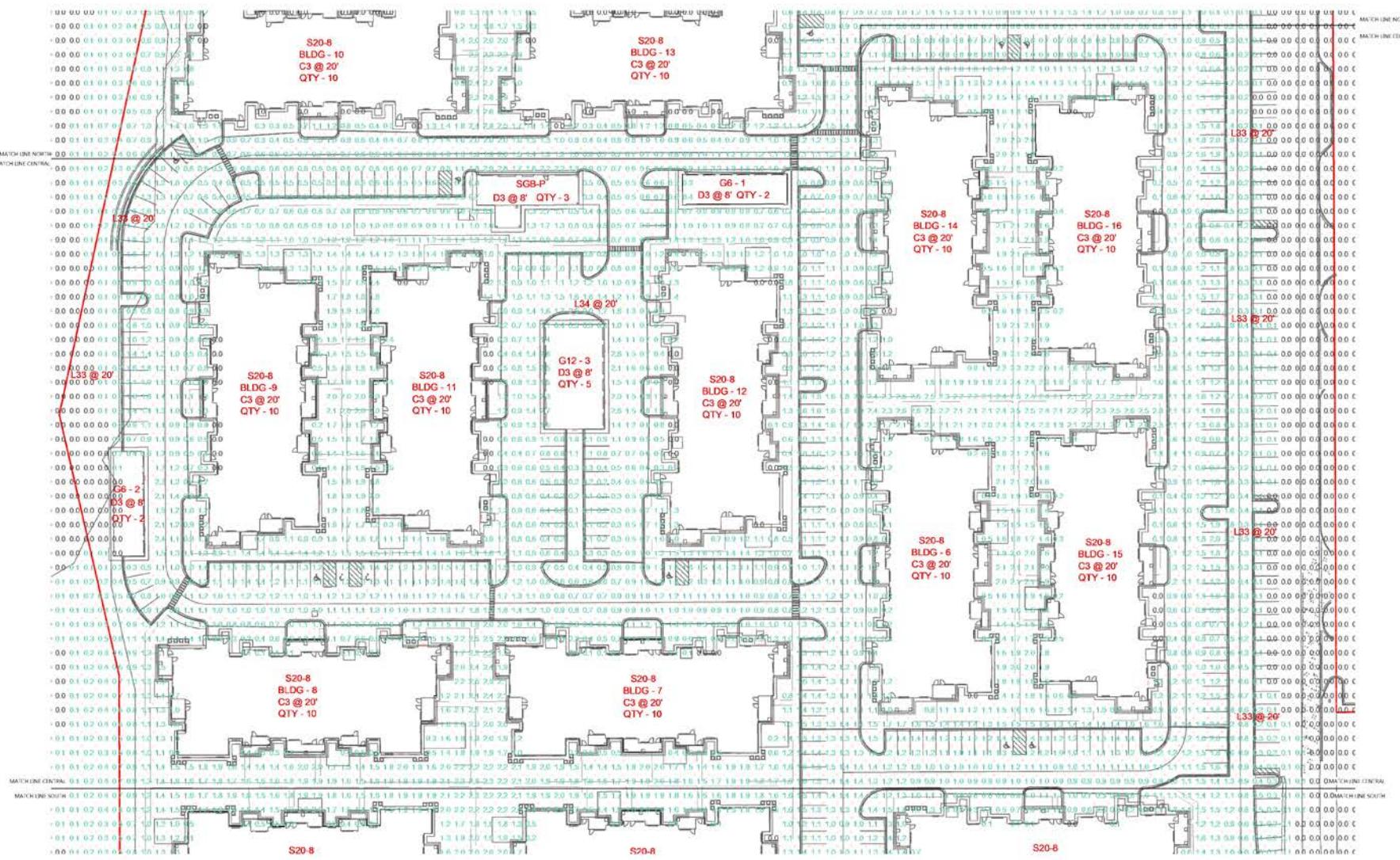
**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
240127900

**SHEET NUMBER**  
**E102A**

**NTAL**  
PROPERTIES

## PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA SUBDIVISION



**NORTH** SITE PLAN PHOTOMETRIC - CENTRAL  
 SCALE: 12' = 1'-4"

PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA - CENTRAL



PROJECT INFORMATION

FINAL PLAN FOR LOT 1  
OF SPRINGS AT AURORA  
SUBDIVISION

PROFESSIONAL SEAL

**PRELIMINARY DATES**

|               |               |
|---------------|---------------|
| OCT. 16, 2024 | NOV. 15, 2024 |
| MAY 30, 2025  |               |

JOB NUMBER

SHEET NUMBER

NTAL  
PROPERTIES

## PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA SUBDIVISION

**SITE PLAN - PHOTOMETRIC - SOUTH**

PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA - SOUTH

PROJECT INFORMATION

FINAL PLAN FOR LOT 1  
OF SPRINGS AT AURORA  
SUBDIVISION

---

PROFESSIONAL SEAL

|                      |               |
|----------------------|---------------|
| PRELIMINARY DATES    |               |
| Oct. 16, 2024        | Nov. 15, 2024 |
| May 30, 2025         |               |
| NOT FOR CONSTRUCTION |               |
| DB NUMBER            |               |
| 240127900            |               |
| SHEET NUMBER         |               |
| E102C                |               |

NTAL  
PROPERTIES



Questions?

**CONTINENTAL**  
PROPERTIES



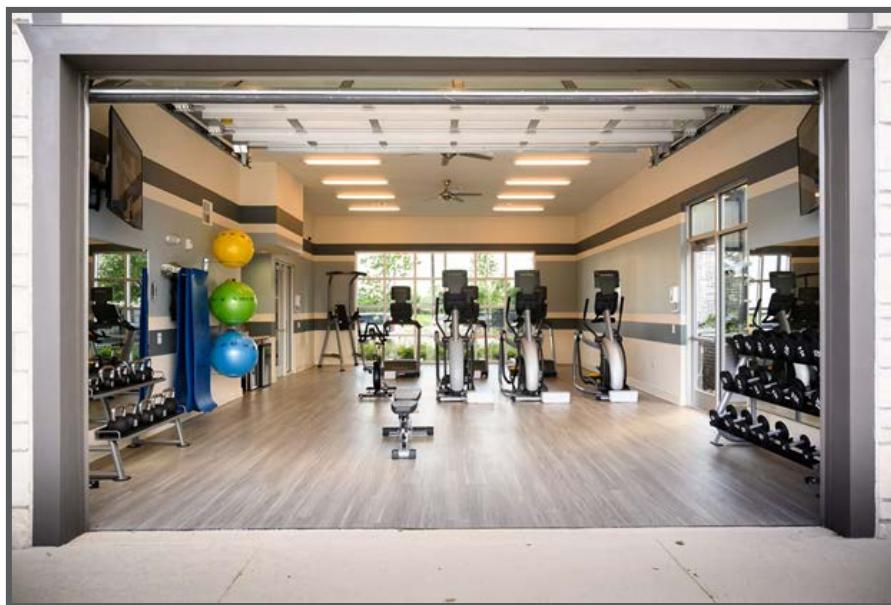
Springs Photograph- Midwest

CONTINENTAL  
PROPERTIES

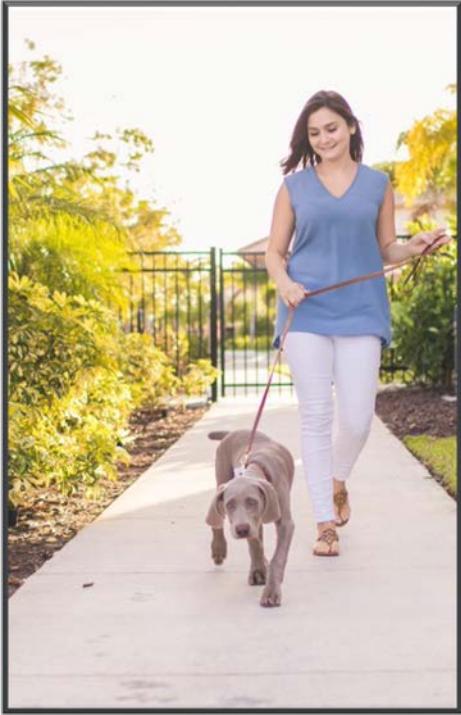
# Community Amenities

## Clubhouse

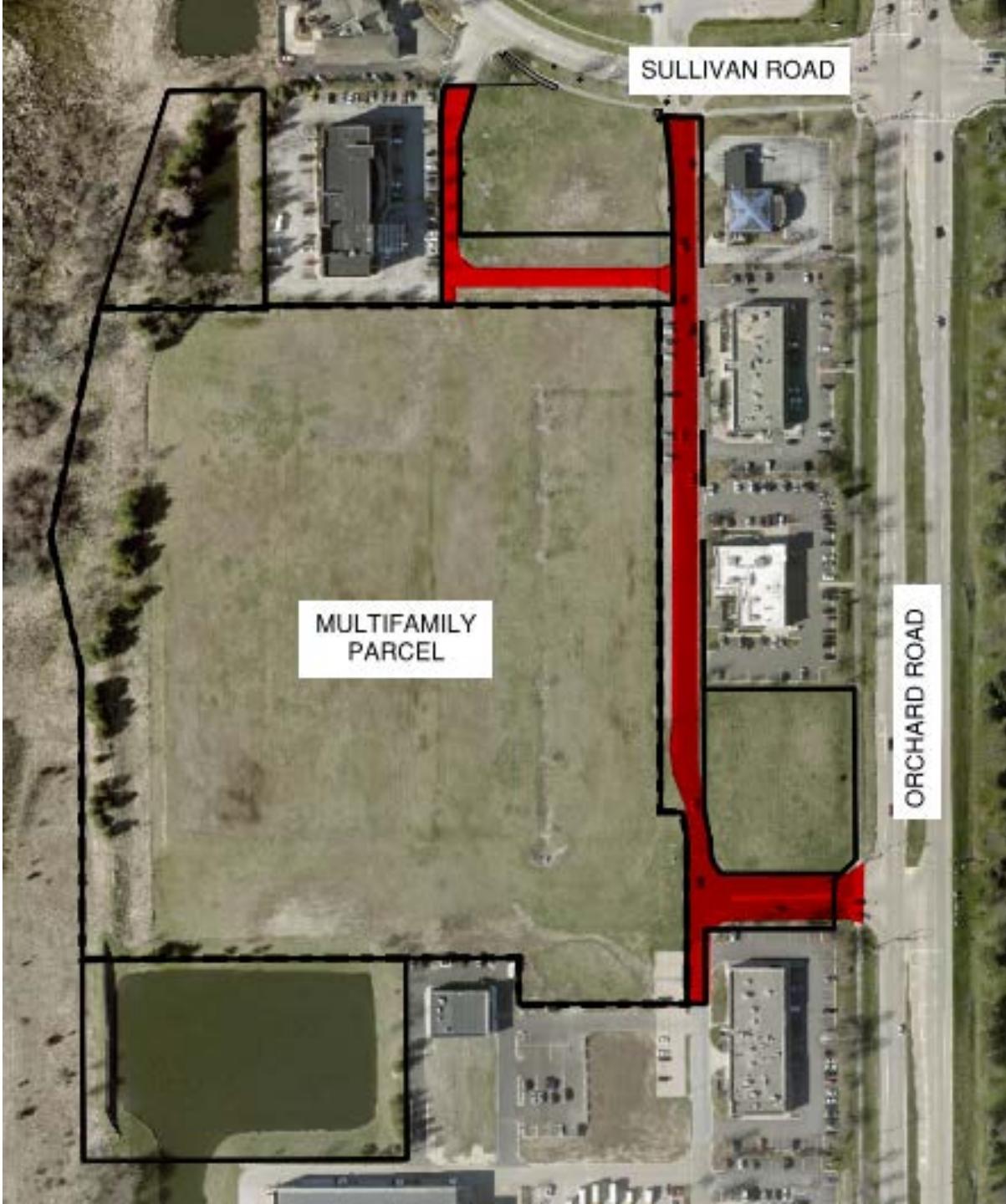
- Resort Style Pool
- Outdoor Patio & Grill Area
- Click Café with Wifi Throughout
- Demonstration style kitchen
- 24 Hour Fitness Center



# Community Amenities



- **Fenced Pet Playgrounds**
- **Car Care Center** provides car wash station, dog wash station, and maintenance storage
- **Outdoor Grilling & Seating Areas**



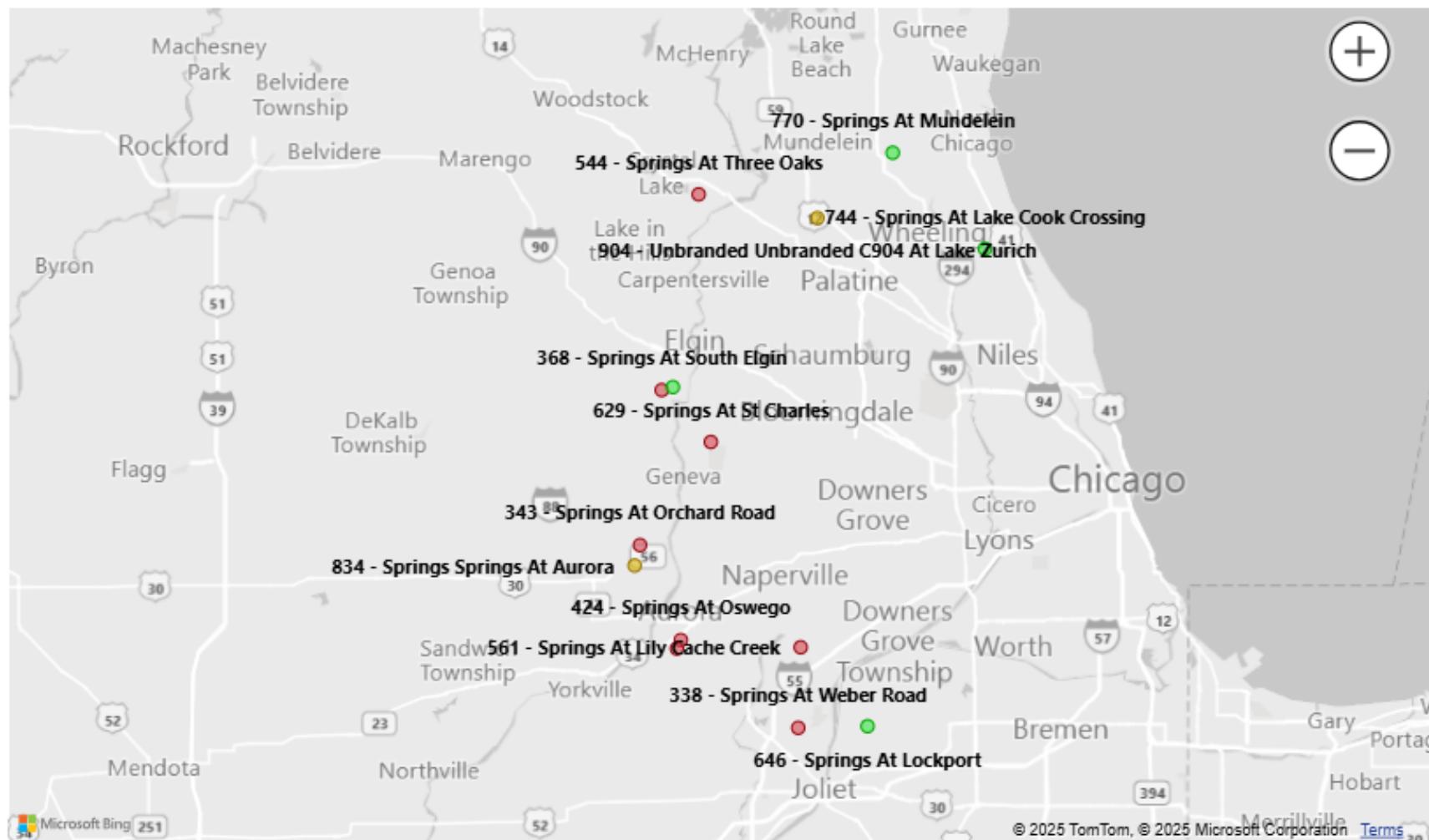
# ORCHARD ROAD VEHICULAR ACCESS

- VEHICULAR ACCESS FOR COMMERCIAL BUSINESSES REMAINS UNCHANGED FROM EXISTING CONDITIONS



## Portfolio & Pipeline

**Project Status** ● Under Development ● Under Construction ● Stabilized



| Community Name                          | Total Homes  | Year Built | Project Status     |
|---|--------------|------------|--------------------|
| Authentix South Elgin                   | 336          | 2024       | Under Construction |
| Avanterra Wolf's Crossing               | 149          | 2021       | Stabilized         |
| Springs At Lake Cook Crossing           | 254          | 2024       | Under Construction |
| Springs At Lily Cache Creek             | 320          | 2021       | Stabilized         |
| Springs At Lockport                     | 320          | 2023       | Under Construction |
| Springs At Mundelein                    | 147          | 2024       | Under Construction |
| Springs At Orchard Road                 | 300          | 2015       | Stabilized         |
| Springs At Oswego                       | 280          | 2018       | Stabilized         |
| Springs At South Elgin                  | 300          | 2017       | Stabilized         |
| Springs At St Charles                   | 320          | 2022       | Stabilized         |
| Springs At Three Oaks                   | 280          | 2020       | Stabilized         |
| Springs At Weber Road                   | 292          | 2015       | Stabilized         |
| Springs Springs At Aurora               | 320          | 2025       | Under Development  |
| Unbranded Unbranded C904 At Lake Zurich | 232          | 2026       | Under Development  |
| <b>Total</b>                            | <b>3,850</b> |            |                    |

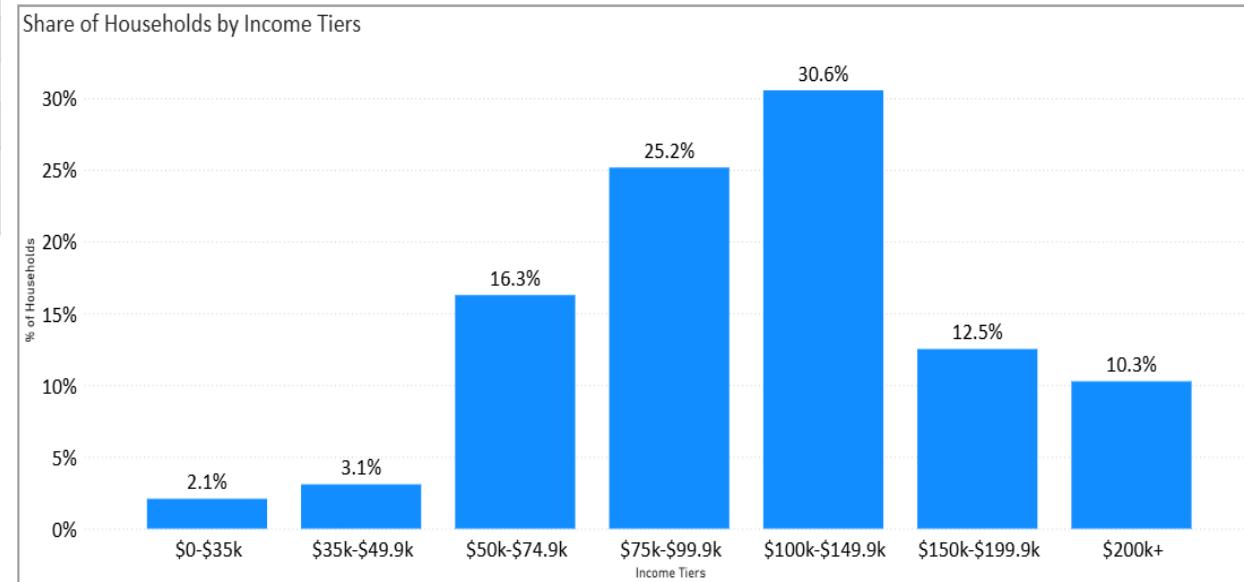
| Total Communities |                  |
|-------------------|------------------|
|                   | 14               |
| Springs           | All 3 Story<br>0 |
| 11                | Avanterra<br>1   |
| Authentix         | Acquired MF<br>0 |
| 1                 |                  |

# Continental's IL Development Portfolio Map



# Resident Demographics by Age & Income

| Community Name              | 0-4          | 5-19         | 20-34         | 35-49         | 50-64         | 65+           | Total                       |
|-----------------------------|--------------|--------------|---------------|---------------|---------------|---------------|-----------------------------|
| Avanterra Wolf's Crossing   | 0.09%        | 0.46%        | 1.66%         | 2.74%         | 2.05%         | 1.38%         | 0.51% <b>8.90%</b>          |
| Sixteen30                   | 0.14%        | 0.16%        | 1.08%         | 3.04%         | 1.31%         | 0.42%         | 0.23% <b>6.39%</b>          |
| Springs At Lily Cache Creek | 0.12%        | 0.23%        | 1.43%         | 5.56%         | 3.18%         | 2.03%         | 0.71% <b>13.26%</b>         |
| Springs At Orchard Road     |              | 0.14%        | 0.90%         | 6.37%         | 1.85%         | 1.57%         | 1.13% <b>11.95%</b>         |
| Springs At Oswego           | 0.14%        | 0.16%        | 1.36%         | 4.87%         | 2.47%         | 1.80%         | 0.97% <b>11.76%</b>         |
| Springs At South Elgin      |              | 0.16%        | 1.29%         | 5.81%         | 2.49%         | 1.87%         | 0.99% <b>12.62%</b>         |
| Springs At St Charles       |              | 0.25%        | 1.04%         | 7.01%         | 2.01%         | 1.75%         | 0.69% <b>12.75%</b>         |
| Springs At Three Oaks       | 0.02%        | 0.02%        | 0.92%         | 5.35%         | 1.80%         | 1.61%         | 1.01% <b>10.75%</b>         |
| Springs At Weber Road       | 0.05%        | 0.16%        | 1.48%         | 5.03%         | 2.26%         | 1.82%         | 0.83% <b>11.62%</b>         |
| <b>Total</b>                | <b>0.55%</b> | <b>1.75%</b> | <b>11.16%</b> | <b>45.78%</b> | <b>19.42%</b> | <b>14.25%</b> | <b>7.08%</b> <b>100.00%</b> |



## Estimated Annual Spending by Residents

Continental Properties (Aurora, IL)

Kane County, IL

July 14, 2025

|  | Avg. Annual<br>Expenditure |
|--|----------------------------|
| Apparel and Services                                   | \$ 2,775                   |
| Computer   | \$ 302                     |
| Entertainment & Recreation                             | \$ 4,633                   |
| Financial  | \$ 4,162                   |
| Food   | \$ 13,702                  |
| Health   | \$ 835                     |
| Home   | \$ 29,051                  |
| Household Furnishings and Equipment                    | \$ 2,107                   |
| Household Operations                                   | \$ 2,557                   |
| Insurance  | \$ 11,157                  |
| Transportation   | \$ 8,986                   |
| Travel   | \$ 3,323                   |
| <b>Total Average Annual Expenditures per Household</b> | <b>\$ 83,592</b>           |

| <b>LESS "Homeowner Expenses"</b>                               |            |                   |
|--|------------|-------------------|
| Mortgage Payment and Basics (11)                               | \$         | 16,007            |
| Maintenance and Remodeling Services                            | \$         | 5,415             |
| Maintenance and Remodeling Materials (12)                      | \$         | 946               |
| Lawn and Garden (16)   | \$         | 766               |
| <b>Subtotal</b>  | <b>\$</b>  | <b>23,135</b>     |
| <br><b>Subtotal - Annual Expenditures per Renter Household</b> |            |                   |
| <b>Excluding Rent</b>  |            |                   |
| Average monthly rent at Springs                                | \$         | 2,052             |
| Plus Average Annual Rent                                       | \$         | 24,624            |
| <b>Total Annual Expenditures per Springs Household</b>         | <b>\$</b>  | <b>85,081</b>     |
| <br>Total Apartment Homes in Springs Community                 |            |                   |
| <b>Total Households (95% occupancy)</b>                        | <b>320</b> |                   |
| <b>Total Residents (avg. household size of 1.9)</b>            | <b>304</b> |                   |
| <b>Total Annual Expenditures by Springs Households</b>         | <b>\$</b>  | <b>25,900,000</b> |

Source: Continental Properties analysis, ESRI 2025 "Retail Goods and Services Expenditures" report

Aurora Anticipated Resident Spending



# Parking Breakdowns

Provided:

Multi-Family Lot Surface Stalls = 398 Stalls

Attached Garages = 128

Detached Garages = 48

Maintenance Garage = 1

Total On-Site Parking Provided = 575 Stalls

Multi-Family Lot Parking Ratio = 1.80

Apron Stalls = 48

Multi-Family Lot Parking Ratio (Including Apron) = 1.95

Attached Garage Tandem Stalls = 32 (Not included in calcs)

# PEDESTRIAN CIRCULATION

- 2.05 MILES +/- OF PEDESTRIAN PATHS

# Community Amenities

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## DESIGNED FOR CONVENIENT CAREFREE LIVING

- Spacious Clubhouse
- 24-hour Fitness Center
- Coffee Bar
- Pergola's w/ Outdoor Grilling Area
- Resort-style Pool With Spacious Sun Deck
- Courtyard Walkways
- Car Care Center
- EV Capable Parking Stalls
- Outdoor Gas Firepit & Seating
- Energy Efficient Appliances
- Pet Wash Station
- Leash Free Pet Parks
- Above and Beyond Resident Services
  - Handyman Services
  - Professional On-site Management Team
  - Convenient 24-7 Maintenance Response
  - 30-Day Pledge



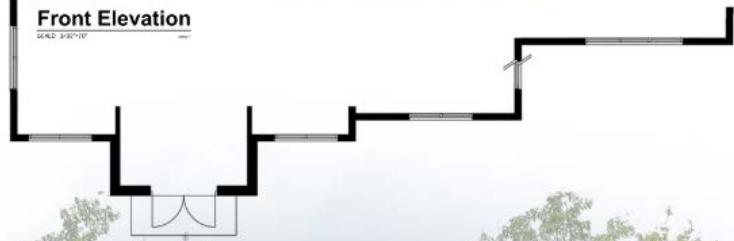


## Community Info

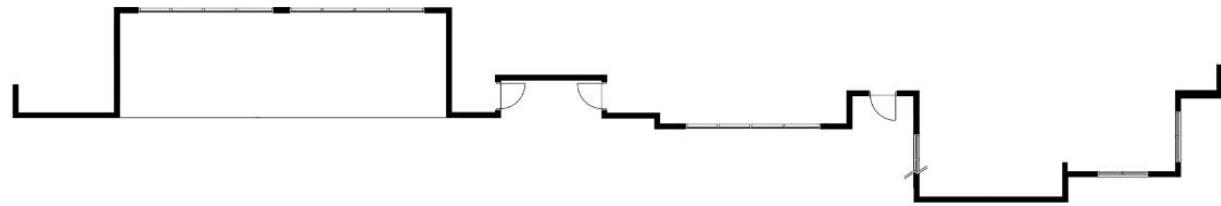
- High quality, 2 Story Garden Style housing
- Ground Level Direct-entry homes & a community feel
- Continental owns and manages and operates our communities



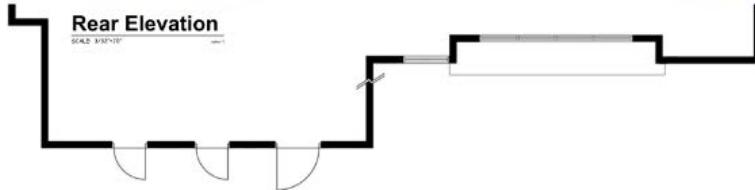
### Front Elevation



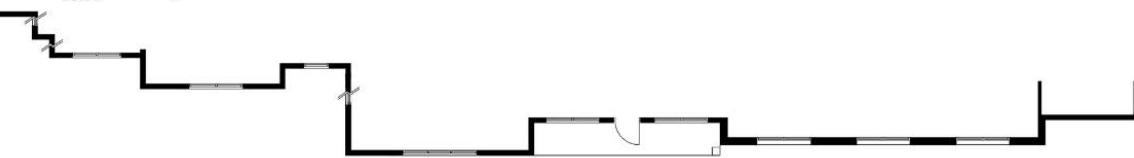
## **Left Elevation**



### **Rear Elevation**

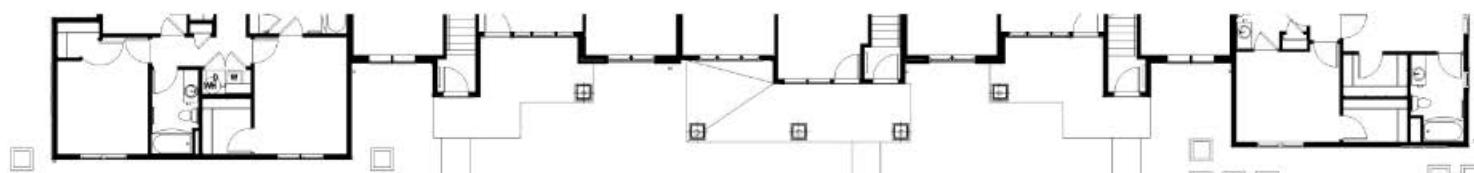
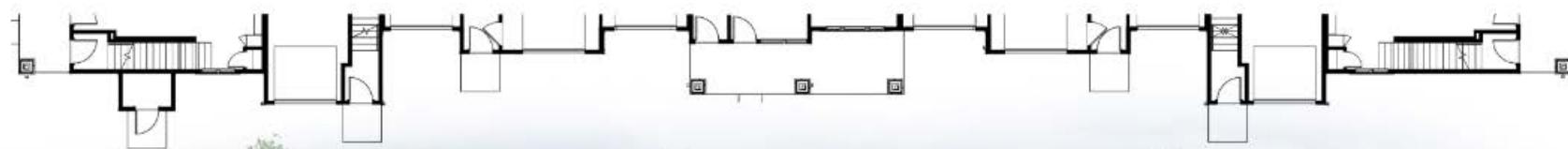


## Right Elevation



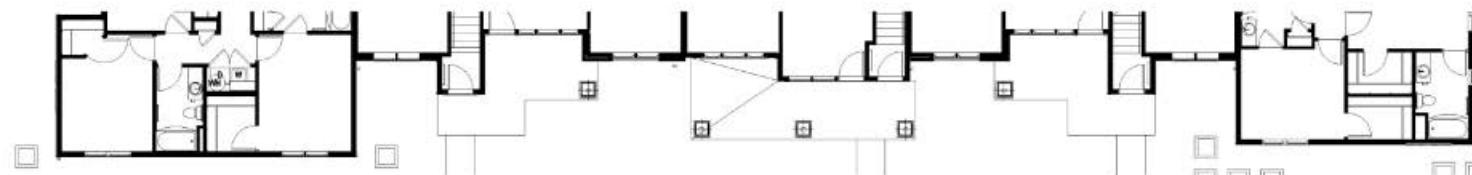
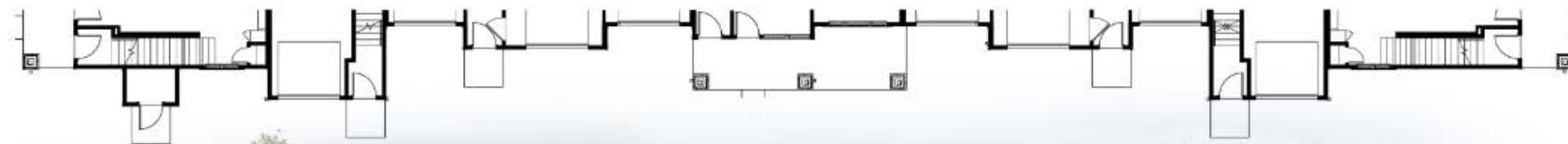
# Clubhouse Elevations

**CONTINENTAL**  
PROPERTIES



Multi-Family Elevations - Color Scheme A

CONTINENTAL  
PROPERTIES



Multi-Family Elevations - Color Scheme B

CONTINENTAL  
PROPERTIES



# Multi-Family Side Elevations



COLOR SCHEME C ENHANCES COLOR SCHEME A WITH ADDITIONAL BRICK ON LEFT (EAST) FAÇADE



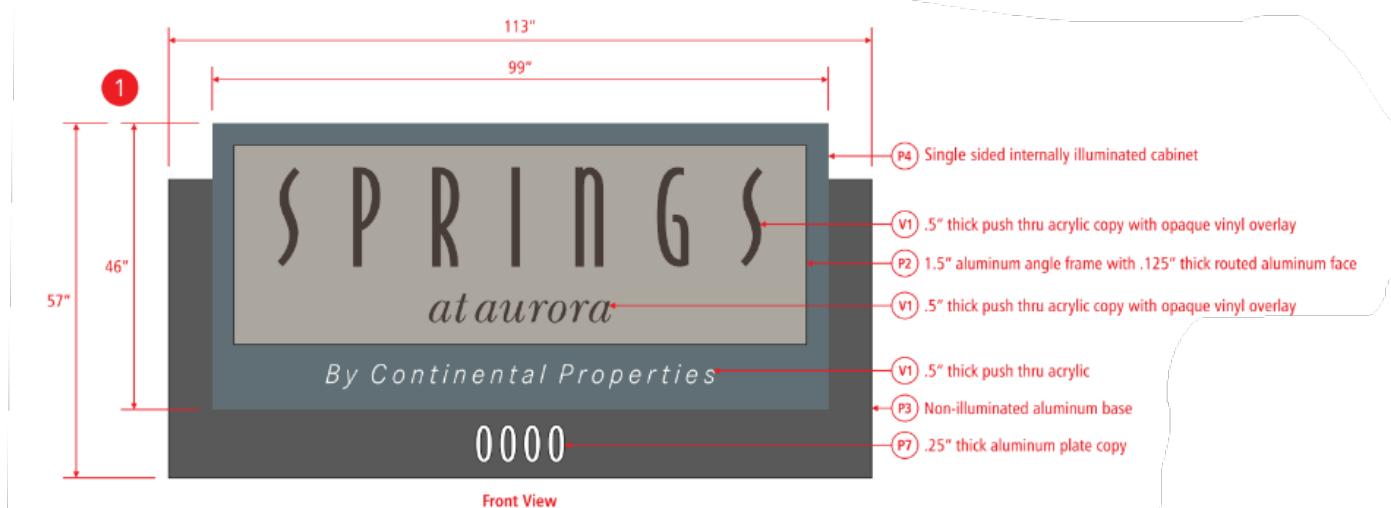
COLOR SCHEME D ENHANCES COLOR SCHEME B WITH ADDITIONAL BRICK ON FRONT (EAST) FAÇADE



COLOR SCHEME E ENHANCES COLOR SCHEME A WITH ADDITIONAL BRICK ON FRONT (EAST) FACADE



# Accessory Building Typical Elevations



# Proposed Signage

CONTINENTAL  
PROPERTIES



Clubhouse Photograph – Springs at St. Charles



3-D Photorealistic Rendering – Springs at Aurora

CONTINENTAL  
PROPERTIES



Springs Photograph- Midwest

CONTINENTAL  
PROPERTIES



Springs Photograph- Midwest

CONTINENTAL  
PROPERTIES



## CONCLUSION

- Resident Spending to spur economic development in Aurora and support retail vibrancy.
- Provide variety of housing options to support market demand in the City of Aurora.
- Attract young professional residents with significant disposable incomes.

Questions?