

Who We Are

Sightwell is a boutique real estate development firm specializing in **adaptive reuse, small-scale mixed-use, and hospitality-driven placemaking**.

We create value by working at a scale most developers overlook: historic buildings, walkable districts, and catalytic downtown sites where story, design, and community alignment can generate outsized returns.

We don't chase volume. We pursue the **right** projects — the ones with cultural weight, real economic impact, and long-term durability.

We focus on small downtowns and emerging districts across Northern Illinois, where thoughtful scale consistently outperforms. With six stabilized assets and a proven track record across lodging and mixed-use real estate, Sightwell delivers institutional-quality outcomes at a boutique scale.



Our Investment Thesis

Sightwell invests where three forces intersect:



1. Small-Scale Mixed Use Outperforms

Historic Main Street assets stabilize faster, operate more efficiently, and deliver strong returns with lower volatility than larger speculative developments.



2. Authentic Assets Are Supply-Constrained

You can build new anywhere. You can only restore a century-old building once. Scarcity + character = long-term pricing power.



3. Hospitality Enhances Real Estate

Integrating boutique lodging into mixed-use districts increases foot traffic, drives retail performance, and creates a resilient micro-economy within the block.

Together, these forces create durable returns that are not dependent on speculative growth cycles.

What We Build

Every Sightwell project is built to feel like part of the community, not an interruption to it.

- **Mixed-Use Adaptive Reuse** (retail, lodging, residential)
- **Boutique Lodging** (urban lofts, curated suites, farmhouse conversions)
- **Main Street Infill** (two- to four-story context-driven buildings)
- **District-Scale Concepts** (multi-phase civic and cultural redevelopment)

Our Track Record

Sightwell's portfolio demonstrates the power of thoughtful scale:

- **124 Lofts (West Dundee)** — 25.3% IRR, 30% CoC
- **Sinclair Suites (West Dundee)** — 25% projected IRR, strong early stabilization
- **Kildahl House (West Dundee)** — 33% IRR, 12% CoC
- **Mixed-Use Holdings (West Dundee & Palatine)** — stable NOI and long-term performance
- **Six stabilized assets** across northern Illinois
- **Consistent occupancy strength** within boutique lodging platform

Our real estate performs because our buildings are designed to belong — and because we steward them with care.

Current Pipeline

Sightwell is advancing several high-impact projects:



**Hallmark Building
West Dundee**

Fully entitled, RDA executed. Two-story mixed use re-establishing a historic Main Street façade.



**Heritage Station
East Dundee**

A multi-phase master plan including boutique lodging, townhomes, apartments, curated retail, and a Performing Arts Center.



**Parkside Place
Clarendon Hills (JV)**

Fully entitled mixed-use infill delivering 17 luxury condominiums and premium retail. A JV partnership with Tower Real Estate

Each project reflects our commitment to thoughtful scale, community alignment, and durable long-term value.

How We Govern

Sightwell is built on institutional discipline:

- **Dedicated SPV entities** for every project
- **Quarterly reporting** with milestone, budget, and performance updates
- **Active oversight** of design, construction, and operations
- **Clear operating agreements** and capital accounting
- **Conservative underwriting + contingency planning**
- **Annual K-1 issuance** and transparent financial tracking

We treat investor capital as we treat our buildings: with stewardship, patience, and precision.

Partnering With Sightwell

If your investment philosophy values authenticity, thoughtful scale, and long-term alignment, we'd welcome a conversation

Request Investor Access

<https://sightwell.dev/partner-with-us>
or contact us directly:

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