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FOR IMMEDIATE RELEASE

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Construction Begins on Mosaic Student Housing Project at Former Church and Apartment Site Near UIUC Engineering Campus

CHAMPAIGN, IL – Construction is now underway on Mosaic, a new 283-unit and 371-bed student housing community at 401 S. Wright Street, marking the next chapter for a site familiar to the Champaign-Urbana community. The project replaces the former University Place Christian Church building and an attached student apartment structure, both of which were demolished as part of the redevelopment.

The property has been the subject of local attention recently as plans have moved forward to redevelop the site. Mosaic represents a significant reinvestment in the area, transforming a long-recognized site into a modern residential community designed to serve the evolving needs of today's University of Illinois students while enhancing the surrounding neighborhood.

Mosaic will feature elevated amenities including a sky lounge, outdoor terrace, fitness center, collaboration and study areas, and a landscaped courtyard. The community will be professionally managed by Smile Student Living, Fairlawn's best-in-class student housing affiliate known for delivering top-tier resident experiences throughout the UIUC market. Development and delivery of the project are led by Fairlawn, which has a consistent track record of completing projects on schedule. Most recently, Fairlawn successfully delivered 608 Chalmers and 404 Clark, both completed on-time and fully leased in August 2025.

The project is designed by Mode 3 Architecture and is being constructed by Wells and Wells Construction, teams with extensive experience delivering student housing projects for Fairlawn at UIUC. Construction financing is provided by Wintrust Commercial Real Estate and Associated Bank.

"Mosaic builds on Fairlawn's extensive development track record at the University of Illinois, which is not only one of the premier public universities in the country but home to one of the nation's top engineering programs. Our team has delivered multiple successful projects adjacent to the campus, and we are proud to continue that momentum with a community that elevates the student experience while reflecting our standards of quality and care," said Jason Barickman, Chief Investment Officer, Fairlawn.

Why the Name "Mosaic"

The name Mosaic pays tribute to the groundbreaking Mosaic web browser developed at UIUC, the first widely adopted multimedia browser that helped shape the modern internet. That spirit of innovation reflects the project's location next to UIUC's renowned Engineering Campus. The name also speaks to the idea of a mosaic itself: distinct elements forming a unified whole. Mosaic brings together private residences, shared amenities, and the energy of the surrounding campus to create a vibrant and connected student community.

An architectural rendering of Mosaic is provided with this release, depicting the building's Wright Street façade and main entrance from the intersection of Wright Street and Stoughton Street, looking southwest.

Project Highlights

- Located at 401 S. Wright Street, Champaign, IL on an approximately 1.5 acre site
- 283 units and 371 beds adjacent to UIUC's Engineering Campus
- Construction has begun
- First student move-ins planned for August 2027
- Amenities include sky lounge, outdoor terrace, fitness center, study areas, and onsite management
- Professionally managed by Smile Student Living, Fairlawn's student housing affiliate
- Designed by Mode 3 Architecture
- General contractor is Wells and Wells Construction
- Construction financing provided by Wintrust Commercial Real Estate and Associated Bank

About Fairlawn

Fairlawn is a vertically integrated multifamily real estate investment, management, and development firm based in Chicago and Champaign, IL, with roughly 5,750 units and \$875 million in assets under management. More than 2,000 of these units – totaling over 4,000 beds – are dedicated to student housing, reflecting the company's expertise in creating high-quality, amenity-rich communities for university markets. With ambitious plans for continued growth, Fairlawn is focused on expanding its portfolio across Illinois, Indiana, Kentucky, and other targeted Midwest markets. For additional information about Fairlawn, please visit Fairlawn.com.

About Smile

Smile Student Living is Fairlawn's best-in-class student housing management affiliate, overseeing more than 4,000 beds strategically located near the University of Illinois Urbana-Champaign campus. Smile is recognized for its resident-first approach, operational excellence, and dedication to elevating the student living experience.

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