

Champaign, IL Investment Portfolio

2108 & 2402 W Springfield Ave Champaign, IL 61821















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DISCLOSURE: 2108 W Springfield Avenue and 2402 W Springfield Avenue are owned by Illinois licensed real estate brokers.



PORTFOLIO OVERVIEW

Purchase Price	\$1,535,000
Cap Rate	7.89%
Net Operating Income	\$121,182
Gross Leasable Area	20,296 SF
Year Built	1970/1984
Total Lot Size	+/- 81,218 SF

INVESTMENT HIGHLIGHTS

- 100% Occupied Portfolio
- Strong Historical Occupancy
- Home to a Major Big 10 University
- Ideal Value Add Opportunity
- Strong Retail Corridor

THE OFFERING

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale a portfolio investment containing 2108 West Springfield Avenue and 2402 - 2416 West Springfield Avenue, in Champaign, Illinois. The portfolio is located just west of the intersection of Mattis Avenue and Springfield Avenue, which boasts combined average annual daily traffic counts of nearly 40,000 vehicles per day.

The portfolio is extremely well situated between highgrowth residential subdivisions in west Champaign, and major commercial developments and the University of Illinois campus to the east.

The portfolio is also strategically located immediately south of Interstate 72, which provides additional access to Interstate 57 and Interstate 74.

Parkland College (18,000+ student & 700+ faculty and staff), and Kraft Heinz (1,000+ employees) lie just north of the site – Kraft Heinz completed a 730,000 SF expansion in 2013, showing their commitment to the area and Parkland College completed a \$35 million renovation to their student union in 2014.



AERIAL PHOTO





2018 ACTUAL INCOME STATEMENT

			
GROSS INCOME	2108 W Springfield	2402 W Springfield	Total
Base Rent	\$54,960	\$136,535	\$191,495
Real Estate Tax Reimbursement	0	17,494	17,494
Insurance Reimbursement	0	3,620	3,620
CAM Reimbursement	0	4,110	4,110
Other Reimbursement	327	4,074	4,401
Total Gross Income	\$55,287	\$165,833	\$221,120
OPERATING EXPENSES	2108 W Springfield	2402 W Springfield	Total
Repair/Maintenance	10,910*	7,253	18,163
HVAC Inspection	1,707	780	2,487
HVAC Repair	557	5,807	6,364
Lawn Care	1,407	3,259	4,666
Snow Removal	6,180	6,850	13,030
Hauling/Trash	1,008	0	1,008
Electric/Gas	487	3,860	4,347
Water	0	0	0
Sanitary Sewer	661	1,519	2,180
Real Estate Taxes	8,666	29,157	37,823
Insurance	2,430	6,230	8,660
Lease Fees	1,210	0	1,210
Total Operating Expenses	\$35,223	\$6 4 ,715	\$99,938
NET OPERATING INCOME	\$20,064	\$101,118	\$121,182



PORTFOLIO RENT ROLL

	Tenant	SF Leased	Annual Rent	Reimbursements	Total Rent	Least Start	Lease Exp.
	State Farm	953	\$7,740	\$528	\$8,268	1979	8/31/2024
	WSB	795	\$7,950	\$514	\$8,464	2019	1/31/2021
2108	Cheryl Smith, CPA	1,134	\$10,152	\$583	\$10,735	2001	9/30/2021
	Felmley-Dickerson	1,477	\$13,260	\$864	\$14,124	4/28/2017	4/30/2021
	Sherry's Hair	1,370	\$12,720	\$870	\$13,590	1970	12/31/2020
	SUBTOTAL	5,729 SF	\$51,822	\$3,359	\$55,181		
	Hoosier Care	7,842	\$62,736	\$23,522	\$86,258	1998	6/30/2021
	J&P Hair	1,000	\$9,000	\$2,613	\$11,613	1984	1/31/2023
2402	Tower Loan	1,850	\$18,000	-	\$18,000	1/20/2013	4/30/2023
	Maligaya's	1,200	\$11,640	\$264	\$11,904	2007	M-T-M
	Beauty Systems	2,675	\$34,775	-	\$34,775	1/17/2005	6/30/2020
	SUBTOTAL	14,567 SF	\$136,151	\$26,399	\$162,550		
	TOTAL	20,296	\$187,973	\$29,758	\$217,731		



TENANT REIMBURSEMENT BREAKDOWN

	Tenant	Annual UCSD	Annual Hauling	Annual HVAC Contract	Annual Snow Removal	Annual Real Estate Taxes	Annual Insurance	Total Annual Reimbursements
	State Farm	\$126	\$162	\$240	-	-	-	\$528
	WSB	\$102	\$131	\$281	-	-	-	\$514
2108	Cheryl E Smith, CPA	\$150	\$193	\$240	-	-	-	\$583
	Felmley- Dickerson	\$156	\$396	\$312	-	-	-	\$864
	Sherry's Hair	\$178	\$230	\$462	-	-	-	\$870
	SUBTOTAL	\$712	\$1,112	\$1,535				\$3,359
2402	Hoosier Care	\$820	-	-	\$3,699	\$15,745	\$3,258	\$23,522
	J&P Hair	\$91	-	-	\$411	\$1,749	\$362	\$2,613
	Tower Loan	-	-	-	-	-	-	-
	Maligaya's	-	-	\$264	-	-	-	\$264
	Beauty Systems	-	-	-	-	-	-	-
	SUBTOTAL	\$911	-	\$264	\$4,110	\$17,494	\$3,620	\$26,399
	TOTAL	\$1,623	\$1,112	\$1,799	\$4,110	\$17,494	\$3,620	\$29,758



2108 W SPRINGFIELD AVE



 GLA
 5,729 SF

 Lot Size
 +/- 21,300 SF

 Year Built
 1970

 PIN
 41-20-10-451-015

 Zoning
 Commercial General

 NOI
 \$35,751.00

2108 West Springfield Avenue was built in 1970 and features an ideal mix of professional office and service-based tenants that are highly complimentary. The building benefits from a long history of occupancy, and the tenants have collectively shared over 113 years of success at this location:

Tom Cox (State Farm): 41 Years

Cheryl E. Smith, CPA: 19 Years

Sherry's Hair: 50 Years

World System Builder: 1 Year

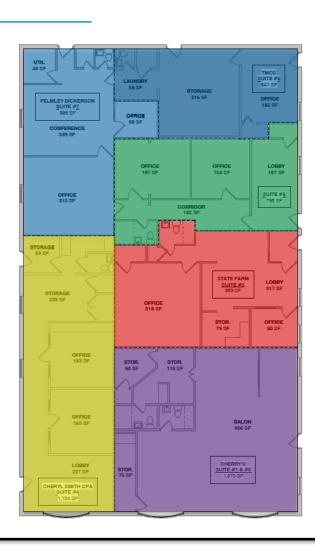
Felmley-Dickerson: 2.5 Years

The smaller office sizes, highly functional floor plan, and the site's proximity to many popular restaurants and other amenities make it a great location for a wide spectrum of professional office and service-based retail uses.



BUILDING PLAN





Felmley-Dickerson

WSB

State Farm

Sherry's Hair

Cheryl Smith CPA

Springfield Avenue – 16,900 AADT

*Not to scale



RENT ROLL – 2108 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Annual Reimbursement*	Total Annual Rent
9/1/2013 to 8/31/2016	\$7,140	\$960	\$8,100
9/1/2016 to 8/31/2018	\$7,500	\$960	\$8,460
9/1/2018 to 8/31/2020	\$7,740	\$528	\$8,268
9/1/2020 to 8/31/2022	\$7,980	\$528	\$8,508
9/1/2020 to 8/31/2024	\$8,100	\$528	\$8,628
Option Term Dates			
9/1/2024 to 8/31/2026	\$8,220	\$528	\$8,748
9/1/2026 to 8/31/2028	\$8,340	\$528	\$8,868
	\$8,340	\$528	\$8,868

^{*}Annual reimbursements are expected to adjust in option years and in future based on costs.

TENANT OVERVIEW

State Farm is a leading insurance and financial services company, comprised of over 65,000 employees and 18,000 agents. The company's core business platform is State Farm Mutual Automobile Insurance Company, with corporate headquarters located in Bloomington, Illinois.

State Farm was ranked 36th in the 2018 Fortune 500.

LEASE ABSTRACT – STATE FARM



Tenant	State Farm/Tom Cox
Lease Type	Modified Gross
Property Address	2108 W Springfield Champaign, IL
Leased Premises	953 SF
Term Commences	September 1, 2013
Term Expiration	August 31, 2024
Primary Term	11 Years
Options	Two, 2-year options
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Roof & Structure	Landlord
Real Estate Taxes	Landlord
Insurance	Landlord
Utilities	Tenant
HVAC Service Contract	Tenant Reimbursement
Trash/Hauling	Tenant Reimbursement
UCSD	Tenant Reimbursement



RENT ROLL - 2108 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Annual Reimbursement*	Total Annual Rent
2/1/2019 to 1/31/2020	\$7,950	\$514	\$8,464
2/1/2020 to 1/31/2021	\$7,950	\$514	\$8,464

^{*}Annual reimbursements are expected to adjust in option years and in future based on costs.

TENANT OVERVIEW

World System Builder is a community of financial professionals on a mission to deliver the best financial education and revolutionize the financial service industry through a reliable, build-able system.

LEASE ABSTRACT – WSB



Tenant	World System Builder/Marciano Mondala
Lease Type	Modified Gross
Property Address	2108 W Springfield Champaign, IL
Leased Premises	795 SF
Term Commences	February1, 2019
Term Expiration	January 31, 2021
Primary Term	1 Year
Options	None
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Roof & Structure	Landlord
Real Estate Taxes	Landlord
Insurance	Landlord
Utilities	Tenant
HVAC Service Contract	Tenant Reimbursement
Trash/Hauling	Tenant Reimbursement
UCSD	Tenant Reimbursement



RENT ROLL – 2108 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Annual Reimbursement	Total Annual Rent
10/1/2016 to 9/30/2018	\$9,600	\$1,080	\$10,680
Option Term Dates			
10/1/2018 to 9/30/2019	\$10,152	\$583	\$10,735
10/1/2018 to 9/30/2019	\$10,152	\$583	\$10,735
10/1/2019 to 9/30/2021	\$10,152	\$583	\$10,735

TENANT OVERVIEW

Cheryl E. Smith, CPA is a local Certified Public Accountant with a long, successful track record in her field, and has been in business at her current location for 16 years.

LEASE ABSTRACT - CHERYL E SMITH, CPA

Tenant	Cheryl E. Smith
Lease Type	Modified Gross
Property Address	2108 W Springfield Champaign, IL
Leased Premises	1,134 SF
Term Commences	October 1, 2016
Term Expiration	September 30, 2021
Primary Term	2 Year
Options	None
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Roof & Structure	Landlord
Real Estate Taxes	Landlord
Insurance	Landlord
Utilities	Tenant
HVAC Service Contract	Tenant Reimbursement
Trash/Hauling	Tenant Reimbursement
UCSD	Tenant Reimbursement



RENT ROLL – 2108 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Annual Reimbursement*	Total Annual Rent
5/1/2017 to 5/31/2017	\$0	-	-
6/1/2017 to 2/17/2019	\$7,800	\$564	\$8,364
2/18/2019 to 4/30/2021	\$13,260	\$864	\$14,124
Option Term Dates			
5/1/2021 to 4/30/2023	\$14,280	\$864	\$15,144

TENANT OVERVIEW

Felmley-Dickerson Co. is a general contracting firm that has been in operation for over 70 years. The company has helped shape the face of central Illinois creating architectural wonders including the University of Illinois' Assembly Hall (State Farm Center), and a multitude of professional offices throughout the region.

LEASE ABSTRACT – FELMLEY-DICKERSON **F**



Tenant	Felmley-Dickerson Company, Inc.
Lease Type	Modified Gross
Property Address	2108 W Springfield Champaign, IL
Leased Premises	1,477 SF
Term Commences	May 1, 2017
Term Expiration	April 30, 2021
Primary Term	2 Years
Options	One, 2-year option
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Roof & Structure	Landlord
Real Estate Taxes	Landlord
Insurance	Landlord
Utilities	Tenant
HVAC Service Contract	Tenant Reimbursement
Trash/Hauling	Tenant Reimbursement
UCSD	Tenant Reimbursement

^{*}Annual reimbursements are expected to adjust in option years and in future based on costs.



RENT ROLL – 2108 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Annual Reimbursement*	Total Annual Rent
9/1/2016 to 8/31/2017	\$12,360	\$1,320	\$13,680
Option Term Dates			
9/1/2017 to 12/31/2020	\$12,720	\$870	\$13,590

TENANT OVERVIEW

Locally owned and operated, Sherry's Shear Hair Designs has been serving the Champaign, IL area for 30 years with a full-service beauty salon, specializing in providing exceptional hair care to men, women and children of all ages.

LEASE ABSTRACT - SHERRY'S HAIR



Tenant	Sherry's Hair/Sharon Pettigrew
Lease Type	Modified Gross
Property Address	2108 W Springfield Champaign, IL
Leased Premises	1,370 SF
Term Commences	September 1, 2016
Term Expiration	December 31, 2020
Primary Term	3 Years
Options	None
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Roof & Structure	Landlord
Real Estate Taxes	Landlord
Insurance	Landlord
Utilities	Tenant
HVAC Service Contract	Tenant Reimbursement
Trash/Hauling	Tenant Reimbursement
UCSD	Tenant Reimbursement

^{*}Annual reimbursements are expected to adjust in option years and in future based on costs.



2402 - 2416 W SPRINGFIELD AVENUE



GLA	14,567 SF
Lot Size	+/- 59,918 SF
Year Built	1984
PIN	41-20-10-300-009
Zoning	Commercial General
NOI	\$106,556.00

2402 - 2416 West Springfield Avenue; better known as Stoneybrook Plaza, was constructed in 1984 and also features an extremely long combined rental history of 93 years, and a solid roster of successful retail, office and service tenants:

Swann Special Care Center: 22 Years

J&P Hair Salon: 36 Years

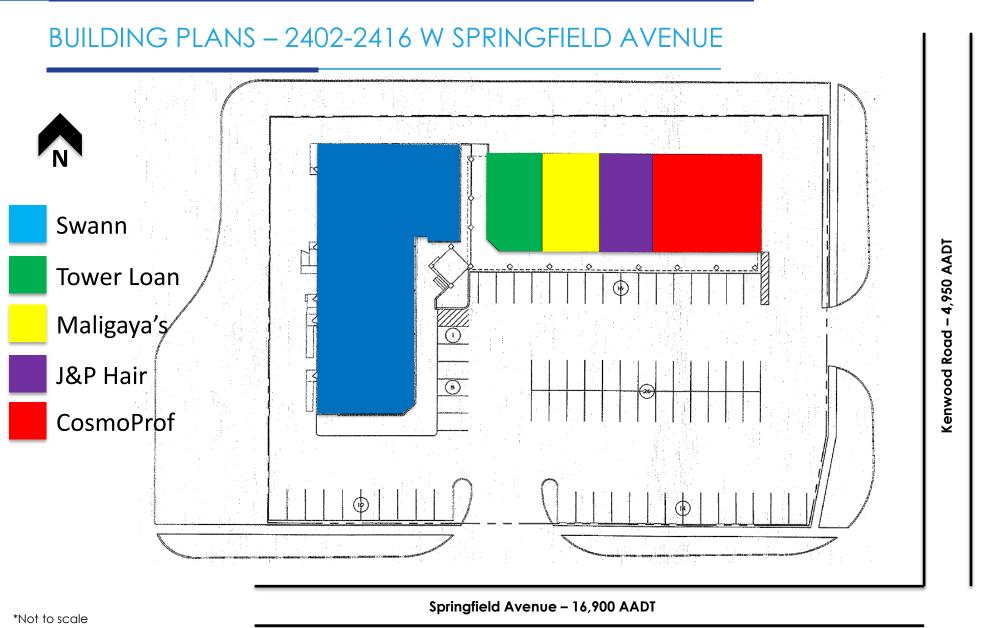
CosmoProf (Beauty Systems): 15 years

Maligaya's: 13 Years

Tower Loan: 7 Years

The subject property provides excellent pylon and tenant-space signage, and benefits from strong visibility from Springfield Avenue, abundant parking, and easy ingress/egress to the shopping center.







RENT ROLL - 2416 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Annual Reimbursement	Total Annual Rent
7/1/19 – 6/30/21	\$62,736	\$23,522	\$86,258

TENANT OVERVIEW

Swann Special Care Center, a non-profit organization located in Champaign, Illinois, provides compassionate care for persons with severe and profound intellectual disabilities through residential nursing care programs, adult day training programs and an accredited non public school.

Quality and excellence are fundamental to their services in both residential and educational programs. The school provides year-round educational services with Individualized Educational Plans (IEPs), and Day Training Services provide high-quality training focusing on active treatment and therapeutic interventions to engage each individual in their environment.

LEASE ABSTRACT - SWANN



Tenant	Hoosier Care, Inc/Swann
Lease Type	NNN
Property Address	2416 W Springfield Champaign, IL
Leased Premises	7,842 SF
Term Commences	January 1, 2017
Term Expiration	M-T-M
Primary Term	3 Years
Options	None
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Termination	18 months notice
Roof & Structure	Landlord
Real Estate Taxes	Tenant Reimbursement
Insurance	Tenant Reimbursement
Utilities	Tenant
UCSD	Tenant Reimbursement
Snow Removal	Tenant Reimbursement



RENT ROLL – 2408 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Total Reimbursement*	Total Annual Rent
2/1/2013 to 1/31/2018	\$9,000	\$2,024	\$11,024
Option Term Dates			
2/1/2018 to 1/31/2023	\$9,000	\$2,613	\$11,613
2/1/2023 to 1/31/2028	\$9,000	\$2,613	\$11,613

^{*}Annual reimbursements are expected to adjust in option years and in future based on costs.

TENANT OVERVIEW

J & P Hair Reflections has had a successful history of operation in its current location for nearly 20 years. Their services to women, men, teens, and children include haircuts, blow-dry, colors, highlights, and perms, and eyebrow waxing.

The salon has a professional yet casual atmosphere, where children are welcome.

LEASE ABSTRACT - J&P HAIR

Tenant	J&P Hair/Phyllis M Powell
Lease Type	NNN
Property Address	2408 W Springfield Champaign, IL
Leased Premises	1,000 SF
Term Commences	February 1, 2013
Term Expiration	January 31, 2018
Primary Term	5 Years
Options	Two, 5-year options
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Roof & Structure	Landlord
Real Estate Taxes	Tenant Reimbursement
Insurance	Tenant Reimbursement
Utilities	Tenant
UCSD	Tenant Reimbursement
Snow Removal	Tenant Reimbursement



RENT ROLL – 2412 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Total Reimbursement*	Total Annual Rent
5/1/2013 to 4/30/2018	\$16,680	-	\$16,680
Option Term Dates			
5/1/2018 to 4/30/2023	\$18,000	-	\$18,000

TENANT OVERVIEW

Tower Loan, started in 1936, is today a leader in the consumer loan industry, with over 700 team members servicing over 200,000 customers. Through acquisitions and organic growth the company now operates more than 200 branch offices in Mississippi, Missouri, Illinois, Alabama, and Louisiana.

The company's headquarters are located in Flowood, Mississippi.

LEASE ABSTRACT - TOWER LOAN

Tenant	Tower Loan of Illinois, LLC
Lease Type	Modified Gross
Property Address	2412 W Springfield Champaign, IL
Leased Premises	1,850 SF
Term Commences	May 1, 2013
Term Expiration	April 30, 2018
Primary Term	5 Years
Options	One, 5-year options
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Termination	Conditional on tenant license
Roof & Structure	Landlord
Real Estate Taxes	Landlord
Insurance	Tenant Liability
Utilities	Tenant





RENT ROLL – 2410 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Total Reimbursement	Total Annual Rent
10/1/2016 to 9/30/2017	\$10,440	\$360	\$10,800
10/1/2017 to 9/30/2018	\$11,040	\$360	\$11,400
Option Term Dates			
10/1/2018 to 9/30/2019	\$11,640	\$384	\$12,024
M-T-M	\$11,640	\$264	\$12,024

TENANT OVERVIEW

Maligaya's is a locally owned and operated grocery store offering a wide variety of international foods. They provide a wide spectrum of hard to find items, including many Filipino offerings. The store has cultivated a very successful niche in the Champaign-Urbana market, and have operated from the same location for over 10 years.

LEASE ABSTRACT - MALIGAYA'S

-	
Tenant	Maligaya's Store/Eric Maligaya
Lease Type	Modified Gross
Property Address	2410 W Springfield Champaign, IL
Leased Premises	1,200 SF
Term Commences	October 1, 2016
Term Expiration	M-T-M
Primary Term	2 Years
Options	One, One-Year
ROFR/Offer	No
Sublet/Assignment	Must have LL consent
Roof & Structure	Landlord
Real Estate Taxes	Landlord
Insurance	Tenant
Utilities	Tenant
HVAC Service Contract	Tenant Reimbursement
UCSD	Tenant Reimbursement



RENT ROLL – 2404 W SPRINGFIELD AVENUE

Dates	Annual Base Rent	Annual Reimbursement*	Total Annual Rent
7/1/2015 to 6/30/2017	\$32,100	-	\$32,100
7/1/2017 to 6/30/2020	\$34,775	-	\$34,775
Option Term Dates			
7/1/2020 to 6/30/2025	\$37,450	-	\$37,450
7/1/2025 to 6/30/2030	\$40,125	-	\$40,125

TENANT OVERVIEW

CosmoProf is a brand of Beauty Systems Group Stores, a network of stores and Direct Sales Consultants that offer roughly 10,000 professionally branded products. Beauty Systems is part of Sally Beauty Holdings, a publicly traded entity with \$2.6 billion in annual sales.

Selling strictly to licensed cosmetologists, there are currently over 1,150 corporate-operated CosmoProf stores in 46 states in the US, along with locations in Canada and Puerto Rico.

BSG is owned by Sally Beauty Holdings, Inc. (NYSE: SBH).

LEASE ABSTRACT - COSMOPROF

Tenant	CosmoProf/Beauty Systems
Lease Type	Modified Gross
Property Address	2404 W Springfield Champaign, IL
Leased Premises	2,675 SF
Term Commences	July 1, 2015
Term Expiration	June 30, 2020
Primary Term	5 Years
Options	Two, 5-year options
ROFR/Offer	No
Sublet/Assignment	Parent/Subsidiary w/o consent
Roof & Structure	Landlord
Real Estate Taxes	Landlord
Insurance	Tenant Liability
Utilities	Tenant









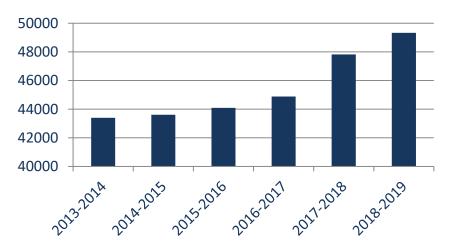
IILLINOIS

49,339 33,673 14,672 994 10,845

Total Enrollment (2018)
Undergraduate Enrollment
Graduate Enrollment
Professional Students

UIUC Enrollment

Faculty & Staff





The University of Illinois at Urbana-Champaign (UIUC) is a public research university that was founded in 1867 as a land-grant institution and is the flagship campus of the University of Illinois System.

UIUC has 16 schools and colleges and offers more than 150 undergraduate and over 100 graduate programs of study.

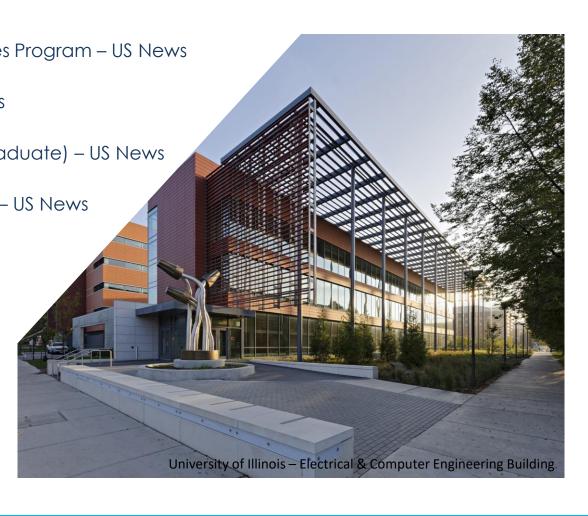
The campus covers 6,370 acres and has 651 buildings with an annual operating budget in excess of \$2B.

UIUC had \$620M in R&D expenditures in FY16 and is home to the fastest supercomputer on a university campus.



I ILLINOIS

#1 Ranked Library & Information Sciences Program – US News #2 Ranked Accounting School – US News #6 Ranked Engineering School (Undergraduate) – US News #9 Ranked Engineering School (Overall) – US News #11 Ranked Public University - Forbes #13 Ranked Public University – US News 15 Colleges and Instructional Units NCAA Athletic Teams Residence Halls





ENTERPRISE ZONE INFORMATION



The City of Champaign was awarded an Enterprise Zone by the State of Illinois which began on January 1, 2016. The goal of the Enterprise Zone is to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state by providing state and local tax incentives. Each Zone across the state is tasked with developing a set of programs to achieve this goal.

The Champaign Zone contains six programs targeting specific types of redevelopment.

These programs provide for property tax relief (from participating agencies) on post construction taxes as well as the issuance of a Building Material Sales Tax Exemption Certificate.

This certificate allows the holder to purchase materials used for permanent building improvements to be purchased sales tax free in the State of Illinois. These certificates are issued directly to the contractor or purchaser of materials by the Illinois Department of Revenue on behalf of the City and County.



VALUE ADD OPPORTUNITY

The portfolio benefits from long-term 100% occupancy and a new owner could add significant value over time by increasing rents closer to market rate – we see achievable rent increases in an as-is condition of 10% on office spaces and 15% on retail spaces. A new buyer could realize additional value and NOI by updating the building facades to bring new life to the buildings.

It's also possible for a buyer to expand the building at 2402 W Springfield Avenue and add a freestanding, drive-up ATM in the parking lot, as Springfield Avenue is a major banking corridor.

Case Study - Royal Plaza > Neil Street Commons

Royal Plaza was a tired looking center that consistently had vacancy and was difficult to lease up and had average rents of \$8.00/SF NNN. Ownership invested in a new façade, landscaping and signage, and also rebranded the shopping center to Neil Street Commons. The shopping center became 100% occupied within 6 months of the renovations and average rents increased to \$12.00/SF NNN – a 50% increase in average rents!









Before Before After After







AREA OVERVIEW

The city of Champaign is a vibrant community in central Illinois that is home to the states flagship University – the University of Illinois at Urbana-Champaign. The City of Champaign lies 134 miles south of Chicago, and is the tenth most populous city in the state of Illinois, and the fourth most populous city outside of Chicago metro. The city is also 126 miles west of Indianapolis, IN and 178 miles northeast of St. Louis, MO.

Champaign-Urbana has seen continued population growth year-after-year and grew nearly 9% between 2010 and 2017.

The area benefits from a strong healthcare industry and is served by Carle (6,000+ employees and 345-bed hospital), OSF (800+ employees and 210-bed hospital) and Christie Clinic (900+ employee multi-specialty group medical practice).

Champaign-Urbana is home to the University of Illinois, which is ranked as the #11 public university in the nation, and has nearly 50,000 students and 10,000+ faculty and staff, and Parkland College (18,000+ students and 700+ faculty & staff).

The area is also a vibrant tech community with offices for Yahoo!, Abbott Labs, ADM, Abbvie, NVIDIA, Caterpillar, Amdocs, Capital One, Grainger, Wolfram Research, Dow, and many more. The 700,000+ SF Research Park at the University of Illinois employs over 2,100 people in high-technology careers across 120+ companies.





CONTACT INFORMATION



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