

Campus Redevelopment Opportunity (In Place Income)



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

SW Corner of Green St. &
McCullough St.
Urbana, IL 61801

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Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale this single owner assemblage of four properties: 501 W. Green St., 503 W Green St., 305 S. McCullough St., and 504 W. High St.. The four parcels total 24,970 SF (0.5732 Ac) and currently have three multifamily buildings with in place income. The current structures are comprised of the following:

501 W Green St is a 1,658 SF four bedroom, 1.5 bath, dwelling that sits on 7,290 SF Lot.

503 W. Green St is a 5,410 SF 11 unit building consisting of: 3 efficiencies, 7 one bedroom apartments, 1 two bedroom apartments, and sits on 7,290 SF Lot.

305 S. McCullough St is a 1,094 SF two bedroom, 1 bath dwelling that sits on 3,100 SF Lot.

504 W. High St is a vacant lot that is currently utilized as parking for 503 W. Green St. and is a 7,290 SF Lot.

Subject property is located 3 blocks east of Lincoln Ave and 3 blocks west of Race St on West Green Street in campustown and is less than 1 mile from the University of Illinois at Urbana-Champaign Quad.

OVERVIEW

Sale Price	\$999,500.00
Total Building Size	8,162 SF
Land Size	24,970 SF
Zoning	MOR Mixed-Office Residential District R-3 Single-Family and Two-Family Residential District
PIN(s):	92-21-17-128-005, -006, -013, -014
CAP Rate:	7.22%
NOI:	\$71,867.06



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RENT ROLL

Unit	Beds	Bath	Current Rent	Lease Expiration	Proforma Rate
503 W. Green					
1	1	1	Vacant	N/A	\$625/Mo
2	1	1	\$645/Mo	8/15/21	\$645/Mo
3	Eff	1	\$425/Mo	5/31/21	\$450/Mo
4	1	1	\$695/Mo	8/10/21	\$695/Mo
5	Eff	1	Air BNB	N/A	\$400/Mo
6	Eff	1	\$495/Mo	7/31/21	\$495/Mo
7	1	1	\$695/Mo	8/5/21	\$715/Mo
8	1	1	\$425/Mo	8/15/21	\$495/Mo
9	1	1	Vacant	N/A	\$695/Mo
10	2	1	\$700/Mo	8/1/21	\$900/Mo
11	1	1	\$625/Mo	8/5/21	\$695/Mo
501 W Green	4	1.5	\$1,650/Mo	8/5/21	\$1700/Mo
305 McCullough	2	1	\$1,025/Mo	8/15/21	\$1050/Mo
504 High	N/A	N/A	Parking @ \$20/Mo	N/A	TBD

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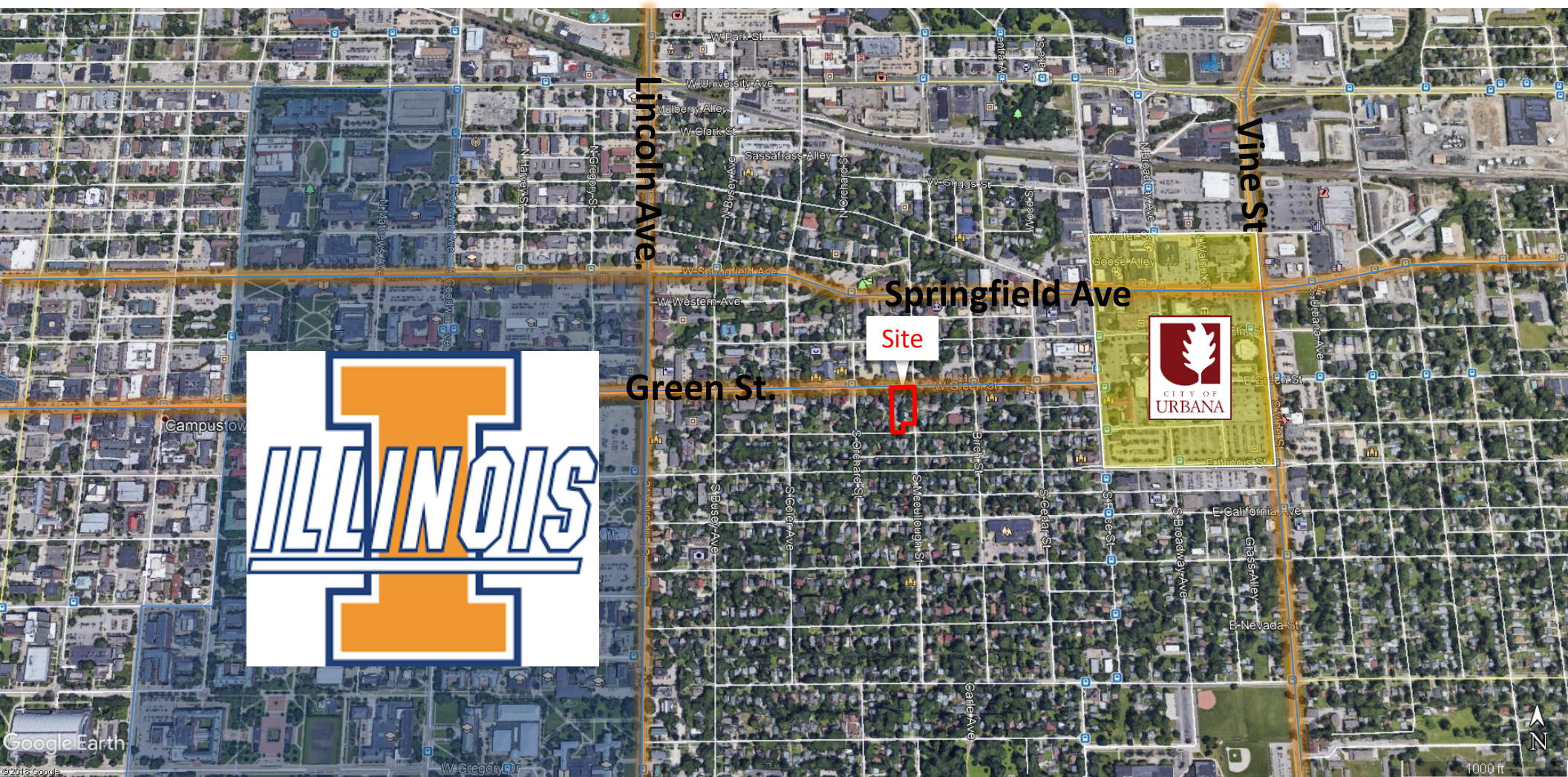


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AERIAL MAP



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CONTACT INFORMATION



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