

RECEIVERSHIP SALE: URBANA MULTI-FAMILY PORTFOLIO

Silver Street Multi-Family Portfolio
1302, 1304, 1305, & 1401 Silver Street & 2018 Fletcher Street
Urbana, IL 61801



Approximation Only.
Refer to Survey.

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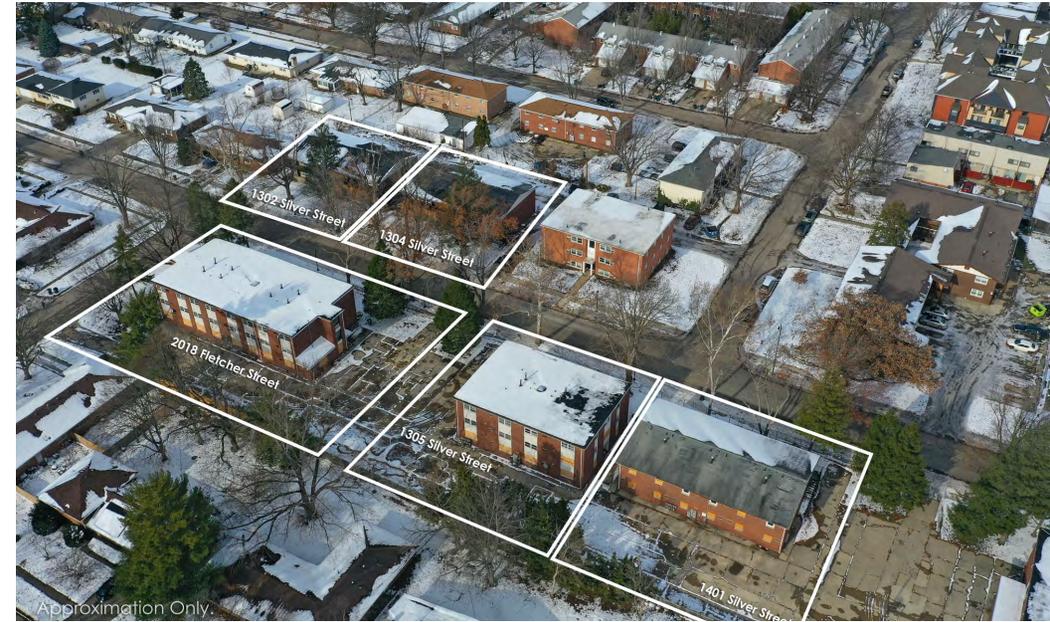
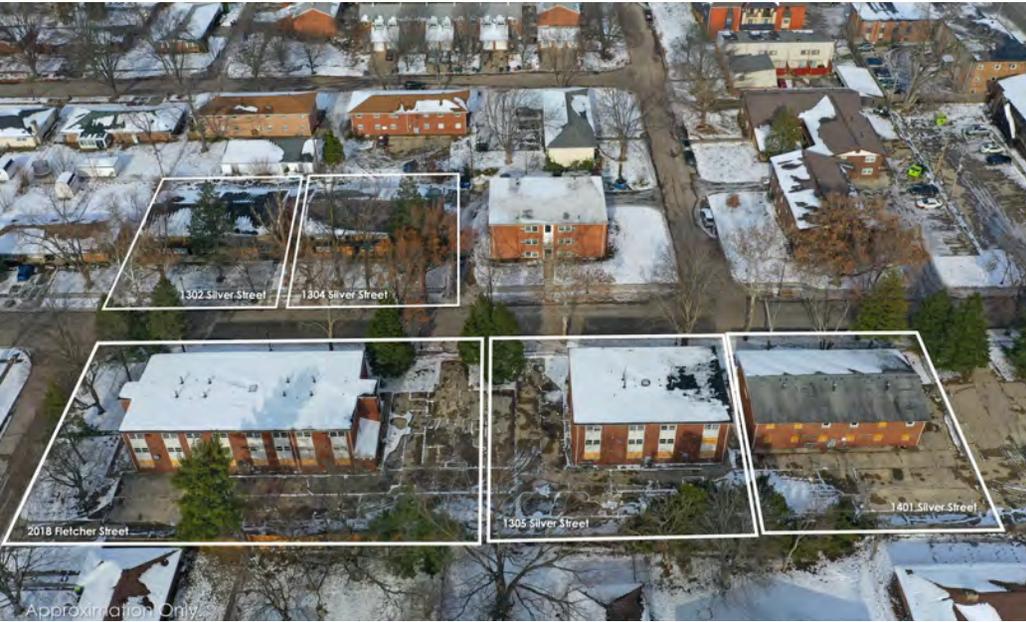
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PROPERTY INFORMATION



Offering Summary

Auction Date:	4/13 - 4/15
Starting Bid:	\$600,000
Number of Units:	71
Occupancy:	9.86%
Unit Mix:	57 1 BR / 1 BA & 14 2 BR / 1 BA
Portfolio Size:	45,572 SF
Lot Size:	1.58 Acres
Year Built/Renovated:	1969/2023
Zoning:	R-5
Parking:	84 Spaces

Property Overview

The Silver Street Portfolio is a five-building multifamily portfolio located in Urbana, Illinois. The portfolio consists of 71 units across approximately 45,572 square feet. The buildings were originally constructed in 1969, underwent partial renovations in 2023, and are situated on five (5) parcels totaling approximately 1.58 acres. The Portfolio includes a mix of two and three story buildings featuring predominantly one-bedroom units with select two-bedroom units, featuring an efficient and desirable unit mix. Unit sizes range from approximately 525 to 785 square feet. The Properties are supported by ample on-site parking with a total of 84 parking spaces. While the Portfolio benefits from a strong location and recent capital improvements, it currently exhibits deferred maintenance and operational upside, presenting an opportunity for investors to complete remaining improvements, enhance operations, and drive long-term value through stabilization.

Property Highlights

- Five-building portfolio totaling 71 units over five (5) buildings - Motivated Seller
- Located in Urbana, Illinois, adjacent to the University of Illinois Urbana-Champaign, a major demand driver with enrollment exceeding 55,000 students
- Clear value-add opportunity via renovations and stabilizations to enhance cash flow and increase ROI

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MULTIFAMILY PROPERTY FOR SALE

PROPERTY SUMMARY



1302 Silver Street

Building Size:	6,500 SF
Residential Units:	12
Occupancy:	41.67%
Unit Mix:	1 BR / 1 BA
Lot Size:	0.26
Year Built:	1969
Parking:	12 Spaces
APN:	93-21-21-181-018



1304 Silver Street

Building Size:	6,500 SF
Residential Units:	12
Occupancy:	16.67%
Unit Mix:	1 BR / 1 BA
Lot Size:	0.26
Year Built:	1969
Parking:	12 Spaces
APN:	93-21-21-181-019

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MULTIFAMILY PROPERTY FOR SALE

PROPERTY SUMMARY



1305 Silver Street

Building Size:	10,050 SF
Residential Units:	12
Occupancy:	0%
Unit Mix:	2 BR / 1 BA
Lot Size:	0.26
Year Built:	1969
Parking:	15 Spaces
APN:	93-21-21-183-002



1401 Silver Street

Building Size:	6,268 SF
Residential Units:	11
Occupancy:	0%
Unit Mix:	10 1 BR / 1 BA & One (1) 2 BR / 1 BA
Lot Size:	0.26
Year Built:	1969
Parking:	15 Spaces
APN:	93-21-21-183-003

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MULTIFAMILY PROPERTY FOR SALE

PROPERTY SUMMARY



2018 Fletcher Street

Building Size:	16,254 SF
Residential Units:	24
Occupancy:	0%
Unit Mix:	23 1 BR / 1 BA & One (1) 1 BR / 1 BA
Lot Size:	0.54
Year Built:	1969
Parking:	30 Spaces
APN:	93-21-21-183-001



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LOCATION INFORMATION

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LOCATION DESCRIPTION



Location Description

The Properties are all located on the same block along Silver Street in Urbana, Champaign County, Illinois. Urbana is the county seat with a population of more than 38,000 residents. The Portfolio is strategically positioned just over one (1) mile south of downtown Urbana and approximately one (1) mile southeast of the University of Illinois Urbana-Champaign campus, a major economic and demand driver with enrollment exceeding 55,000 students. The Properties benefit from strong regional connectivity, located just over two (2) miles southwest of Interstate-74, a major east-west transportation corridor connecting Davenport, Iowa to Cincinnati, Ohio and serving key Midwest markets including Peoria, Bloomington, Champaign, and Indianapolis. The surrounding area is anchored by a dense mix of national and regional retailers including Meijer, Walgreens, CVS/Pharmacy, Dollar Tree, Planet Fitness, Carter's Furniture, Sherwin-Williams, Advance Auto Parts, AutoZone, Starbucks, Culver's, Burger King, Domino's Pizza, and many other local and national retailers.

Urbana benefits from a stable and resilient multifamily market supported by the University of Illinois Urbana-Champaign, which drives consistent housing demand from students, faculty, and university staff. The market is further strengthened by employment tied to healthcare, research, and technology sectors, including Carle Health and university-affiliated institutions, creating a diversified renter base beyond traditional student housing. Multifamily fundamentals in Urbana are characterized by steady occupancy, limited new supply relative to demand, and rental rates that remain affordable compared to larger metropolitan areas. These dynamics position the market to deliver durable cash flow and long-term investment stability.

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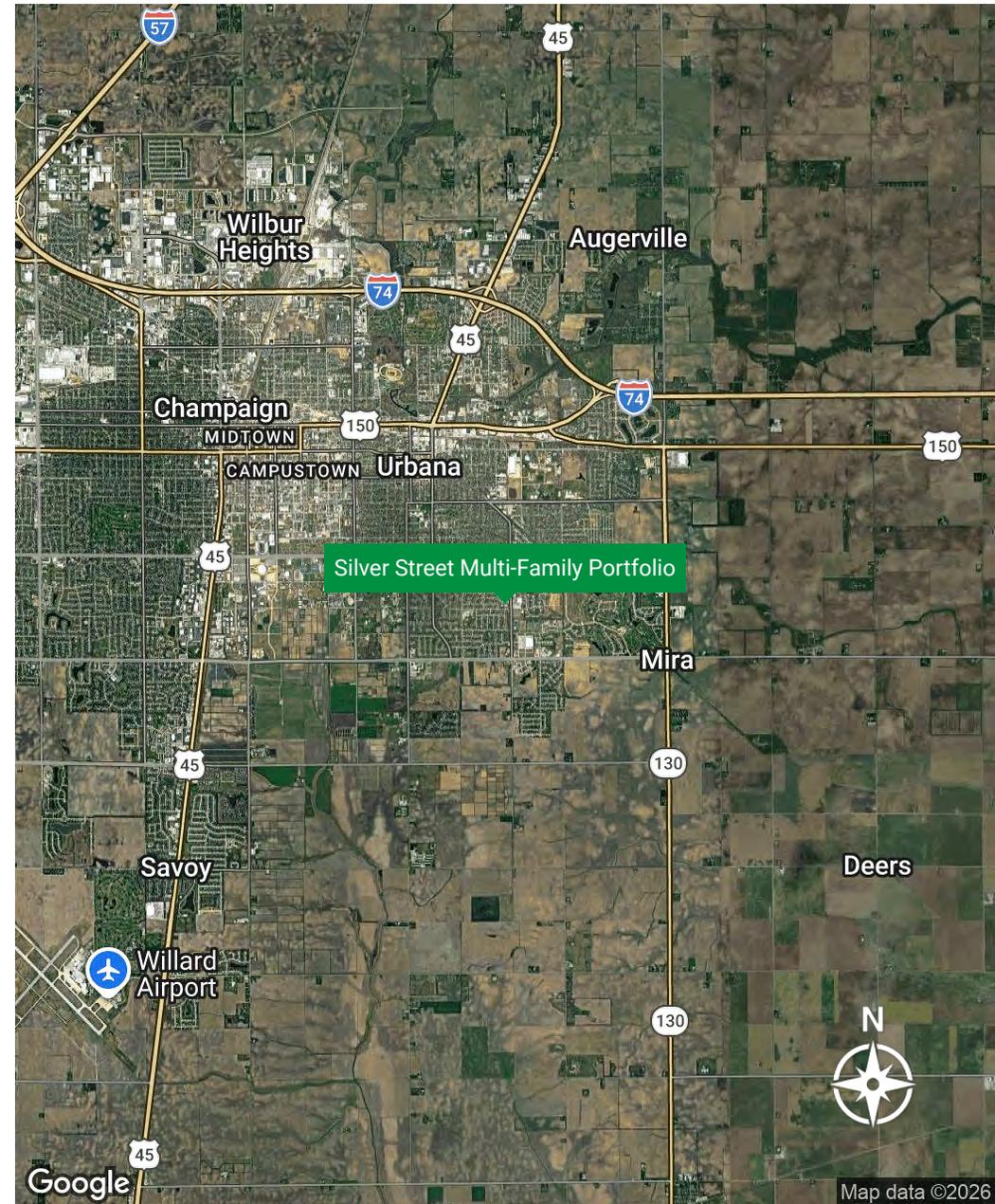
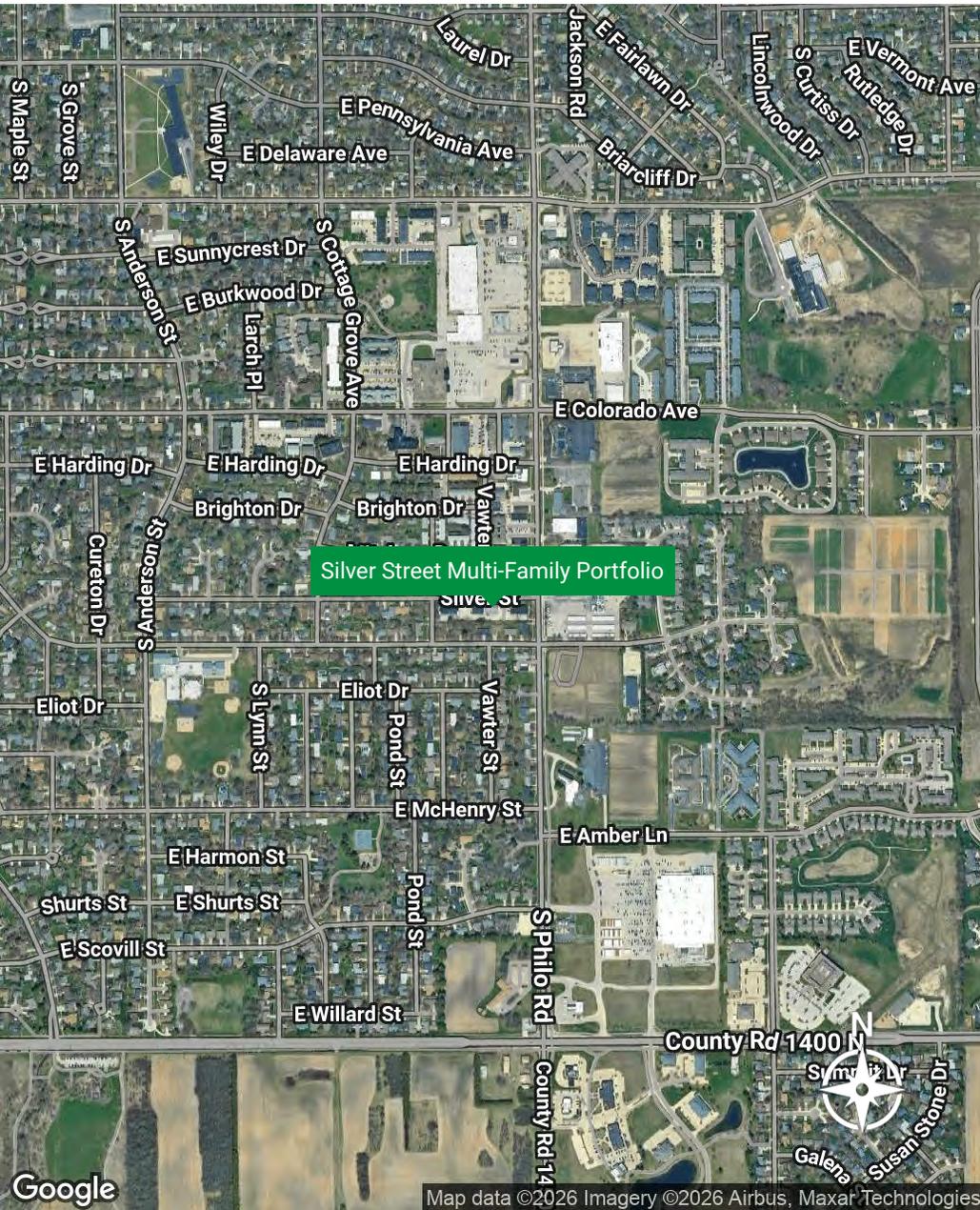
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MULTIFAMILY PROPERTY FOR SALE

LOCATION MAP



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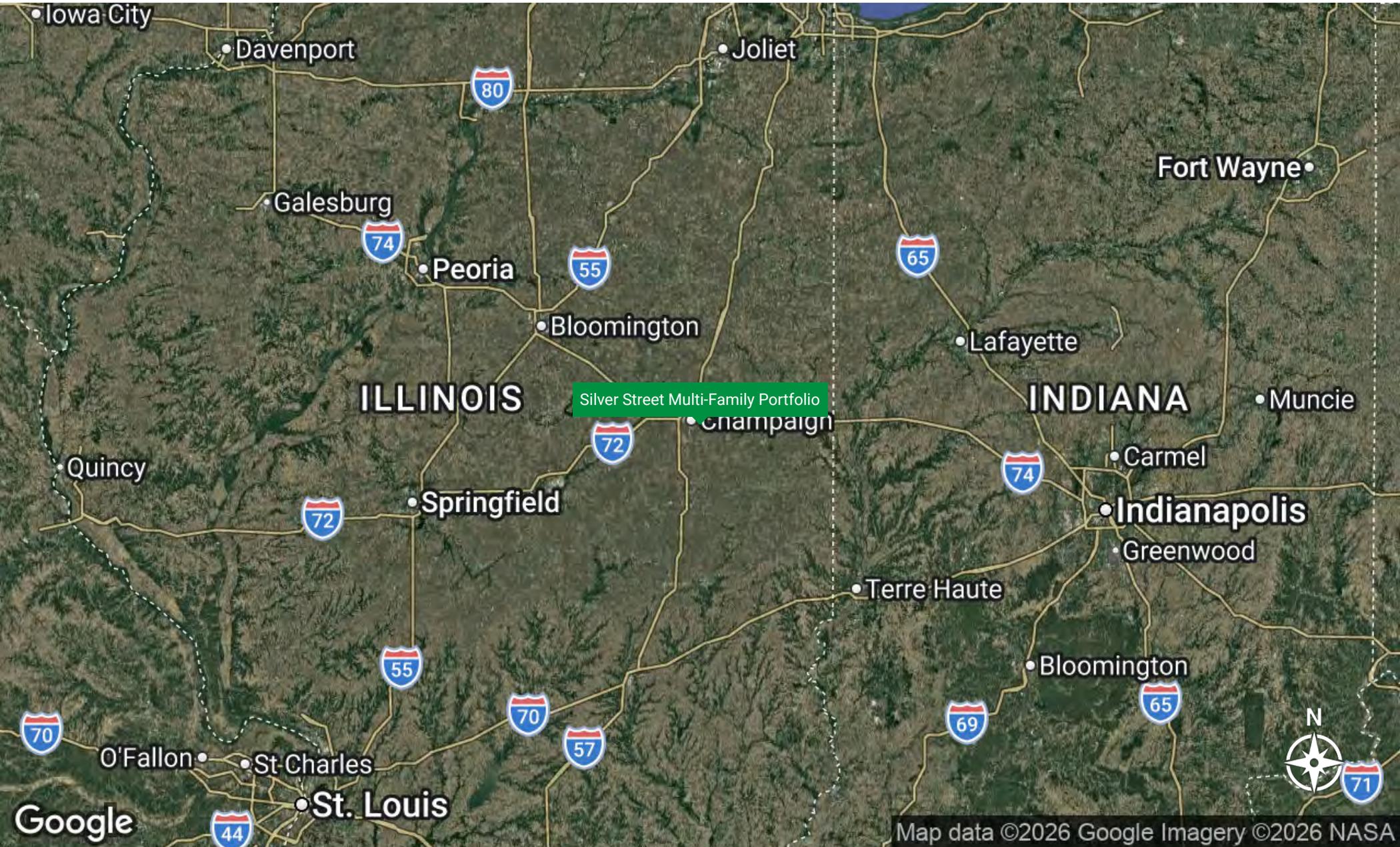
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MULTIFAMILY PROPERTY FOR SALE

AERIAL MAP



Silver Street Multi-Family Portfolio

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MULTIFAMILY PROPERTY FOR SALE

RETAILER MAP



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DEMOGRAPHICS

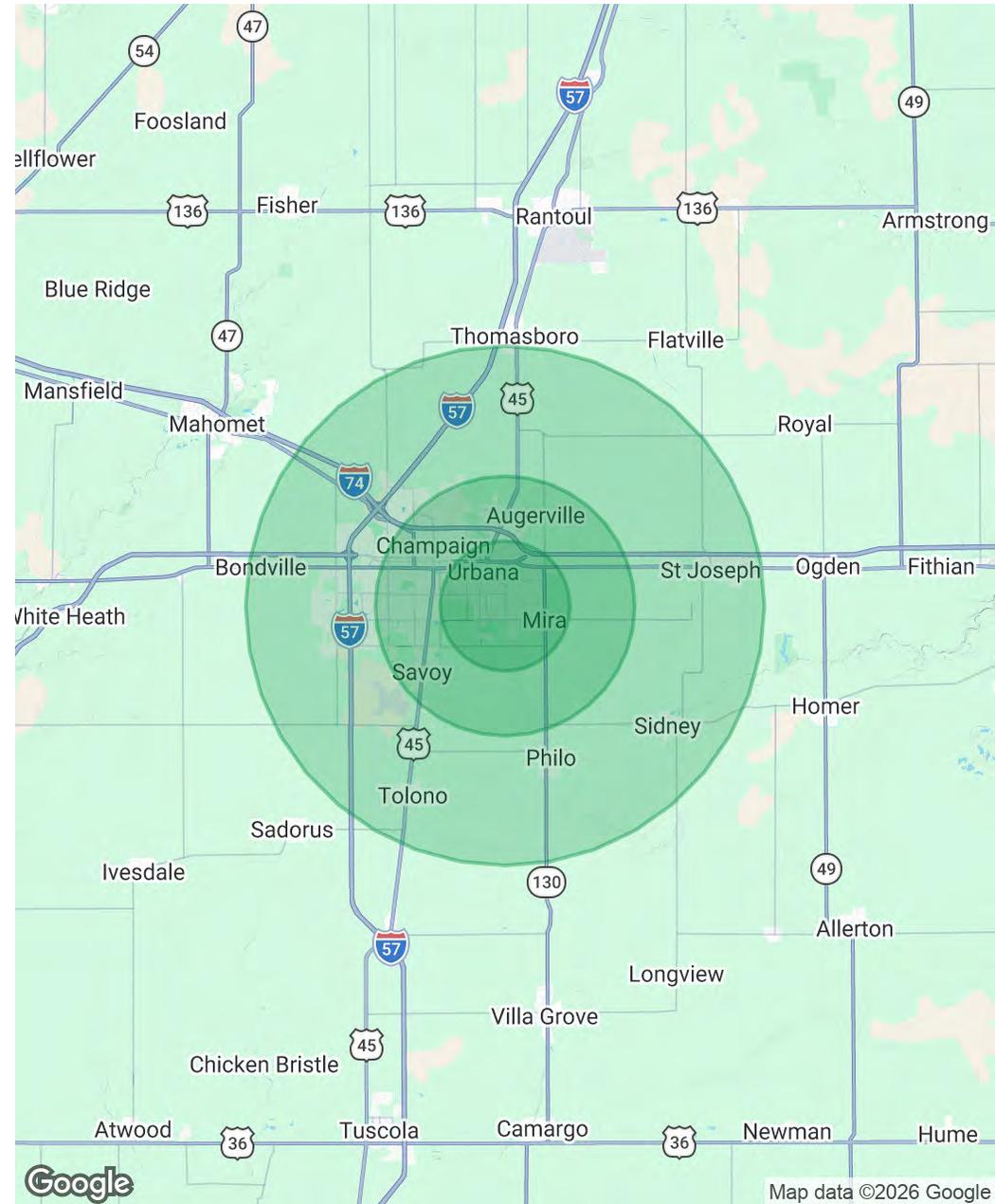
MULTIFAMILY PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	40,186	113,525	165,793
Average Age	35	34	36
Average Age (Male)	34	33	35
Average Age (Female)	35	35	37

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	15,935	47,483	69,006
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$74,422	\$73,273	\$84,155
Average House Value	\$216,140	\$191,564	\$207,922

Demographics data derived from AlphaMap



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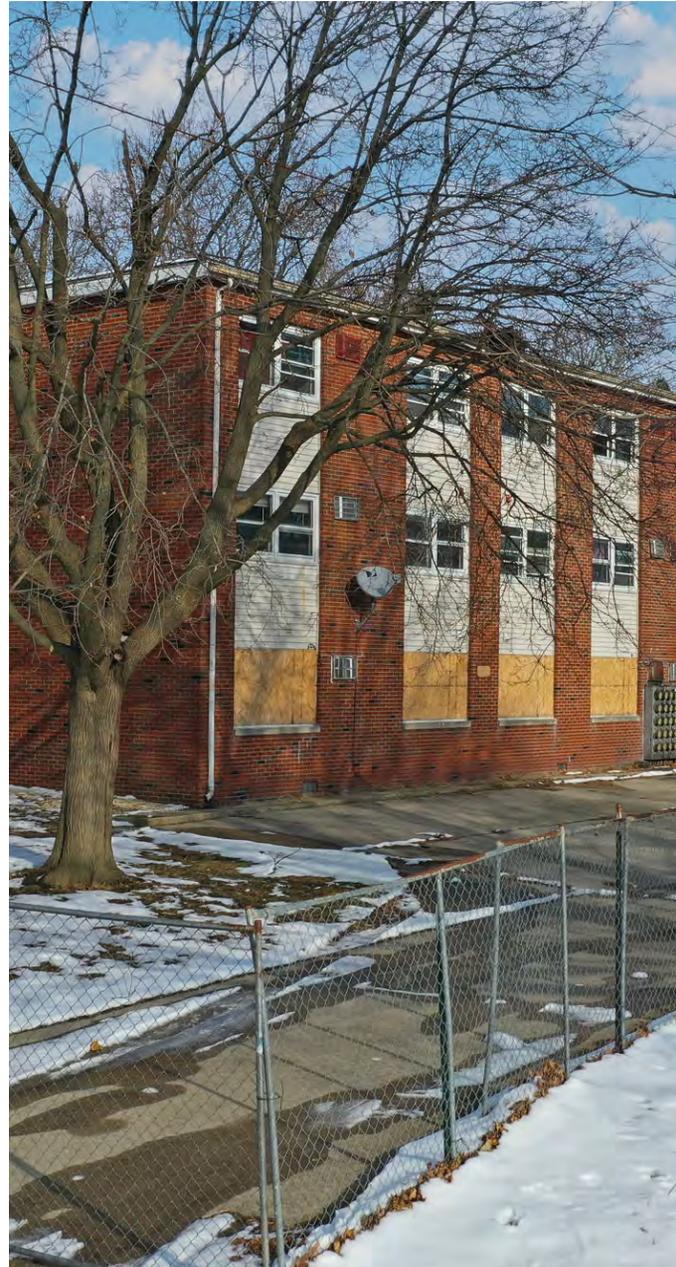
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