



**McCOLLY BENNETT**  
**COMMERCIAL *advantage***



**210**  
**- 280 Tedmark Ct.**

*210 Tedmark Ct.*  
*Kankakee, IL 60901*

Contact:

**Buck Tamblyn**

**CCIM**

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## PROPERTY INFO:

- **PURCHASE PRICE:**  
*\$3,999,000.00*
- **PROPERTY ADDRESS:**  
*210 TEDMARK CT.  
KANKAKEE, IL 60901*
- **PROPERTY SIZE:**  
*58 UNITS*
- **LAND SIZE:**  
*2.36 ACRES*

**210**  
-  
**280**  
**TEDMARK**  
**CT.**

### COMPANY DISCLAIMER

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# PROPERTY OVERVIEW

## INVESTMENT SUMMARY

This seller is offering the Tedmark & Cooper Apartment Complex, a 58-unit, seven building multifamily portfolio in Kankakee, IL at a purchase price of \$3,999,000 equal to \$68,965 per unit.

The property has been operating under IHDA regulations, with extended use requirements ending December 2025, creating a rare and immediate market rate conversion opportunity.

With rents well below rental market rate, above normal vacancy and turnover constrained by compliance rules, the portfolio is perfectly positioned for a new owner to execute a high impact value add strategy and unlock substantial NOI growth.

**210**  
**- 280 Tedmark Ct.**  
*Kankakee IL 60901*



## 210 - 280 Tedmark Ct.

210 Tedmark Ct.

PROPERTY DETAILS

Also, with the IHDA expiration, this would be an opportune time for the buyer to incorporate RUBS (Ratio Utility Billing System) for additional value add income!

### **PROPERTY OVERVIEW**

#### 58 Total Units Across Seven Buildings

- 210 Tedmark Ct. - 12 units
- 220 Tedmark Ct. - 4 units
- 230 Tedmark Ct. - 4 units
- 240 Tedmark Ct. - 8 units
- 2755 Cooper Dr. - 12 units
- 2779 Cooper Dr. - 12 units
- 280 Tedmark Ct. - 6 units

- Efficiency - 1
- 1 Bed / 1 Bath - 10
- 2 Bed / 1 Bath - 43
- 3 Bed / 1.5 Bath - 4

### **THE OPPORTUNITY**

#### **Significant Rent Upside**

Current effective rents range from \$750 - \$1,200 across 1BR, 2BR, and 3BR units (rent roll as of 12/2/25), while renovated market comparables typically support much higher rents - \$200 - \$450 /unit/mo. rent lift potential.

#### **VACANCY AS BUILT-IN UPSIDE**

Portfolio wide occupancy is 74.1% - a direct result of IHDA constraints. A market-rate operator can quickly backfill vacant units at market rents.

#### **RESETTING THE RENT ROLL**

Many units show below market legacy rents, delinquency and pending turnovers - ideal for resetting the tenant base and improving collections.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS





**Multi Family 5+**      MLS #: **12013807**      List Price: **\$3,999,000**  
 Status: **PCHG**      List Date: **02/10/2026**      Orig List Price: **\$4,350,000**  
 Area: **4507**      List Dt Rec: **02/10/2026**      Sold Price:  
 Address: **210 - 280 Tedmark Ct , Kankakee, IL 60901**  
 Directions: **East on Court St., south on Hillcrest, east on Cooper Dr. to Tedmark. Properties on east side of street.**  
 Sold by:  
 Closed Date:      Contract:      Rented Price:  
 Off Mkt:      Financing:      Mkt. Time (Lst./Tot.): **43/43**  
 Year Built: **1974**      Blt Before 78: **Yes**      Concessions:  
 Dimensions: **115 200 X 450**      CTGF:  
 Unincorporated: **No**      Township: **Aroma**  
 County: **Kankakee**  
 Zoning Type: **Multi-Family**      List Price Per SF: **\$0**      Sold Price Per SF: **\$0**  
 Actual Zoning: **R-3**      PIN #: **12170310602500**      Multiple PINs: **No**  
 Relist:  
 Mobility Score: - **?**

Remarks: **FOR SALE - KANKAKEE - 58 UNIT APARTMENT COMPLEX - This seller is offering the Tedmark & Cooper Apartment Complex, a 58-unit, seven building multifamily portfolio in Kankakee, IL at a purchase price of \$3,999,000 equal to \$68,965 per unit. The property has been operating under IHDA regulations, with extended use requirements, that ended December 2025, creating a rare and immediate market rate conversion opportunity. With rents below market rate, above normal vacancy and turnover constrained by compliance rules, the portfolio is positioned for a new owner to execute a high impact value add strategy and unlock substantial NOI growth. Also, with the IHDA expiration, this would be an opportune time for the buyer to incorporate RUBS (Ratio Utility Billing System) for additional value add income! PROPERTY OVERVIEW 58 Total Units Across Seven Buildings 210 Tedmark Ct. - 12 units 220 Tedmark Ct. - 4 units 230 Tedmark Ct. - 4 units 240 Tedmark Ct. - 8 units 2755 Cooper Dr. - 12 units 2779 Cooper Dr. - 12 units 280 Tedmark Ct. - 6 units - GREAT INVESTMENT OPPORTUNITY - CALL TODAY!**

Acreage: <b>2.36</b>	Lot SF: <b>102802</b>	Lot Size Source: <b>Listing Agent</b>	Total Bldg SF:	Total # Units: <b>58</b>	# Stories: <b>3</b>
Basement:	# Dishwashers:	# Washers:	# Dryers:	Wash/Dry Leased:	# Ranges:
# Parking Spaces: <b>75</b>	# Disposals:	# Refrigerators:	# Fireplaces:	# Window AC:	Last Lease Exp:
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	10	4	1	1	750-950
Type 2	43	5	2	1	850-1000
Type 3	4	6	3	1.1	1100-1200
Type 4	1	3	0	1	750-750
Type 5	0	0	0		0
Type 6	0	0	0		0
Type 7	0	0	0		0

Age: **36-50 Years**  
 Type Ownership:  
 Frontage/Access: **City Street**  
 Current Use: **Residential-Multi-Family**  
 Potential Use: **Residential-Multi-Family**  
 Client Needs:  
 Client Will:  
 Known Encumbrances: **None Known**  
 Amenities: **Curbs and Gutters, Sidewalks**  
 Monthly Assmt Incl:  
 Owner's Assoc: **No**  
 Conversion:  
 Deconversion:  
 Building Unit Info:

Type of Multi-Family: **Corridor-Exterior Entrance**  
 Location:  
 Construction: **Wood Frame**  
 Exterior: **Vinyl Siding, Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Mansard**  
 Roof Coverings: **Fiberglass**  
 Misc. Outside: **Balcony/ies**  
 Indoor Parking:  
 Outdoor Parking: **51-100 Spaces**  
 Parking Ratio:  
 Bsmt Desc:  
 Misc. Inside:

Air Cond: **Wall Sleeve**  
 Electricity: **Circuit Breakers**  
 Fire Protection:  
 Heat/Ventilation: **Electric, Gas**  
 Utilities To Site: **Sanitary Sewer to Site, Water-Community**  
 Tenancy Type: **Variable**  
 Tenant Pays: **Electric, Heat, Varies by Tenant**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Possession:  
 Sale Terms:  
 Backup Info:

Gross Rental Income: <b>\$480,000</b>	Total Monthly Income: <b>\$40,000</b>	Total Annual Income: <b>\$46,800</b>
Gross Rental Multiplier: <b>9</b>	Tax Amount: <b>17,260.36</b>	Tax Year: <b>2024</b>
Total Annual Exps: <b>\$0</b>	Expense Source:	Expense Year:
Annual Net Operating Income: <b>\$0</b>	Net Oper Income Year: <b>2025</b>	Cap Rate:
Janitor Expense (\$/src): <b>\$0/</b>	Fuel Expense (\$/src): <b>\$0/</b>	Electricity Expense (\$/src): <b>\$0/</b>
Water Expense (\$/src): <b>\$0/</b>	Trash Expense (\$/src): <b>\$0/</b>	Insurance Expense (\$/src): <b>\$0/</b>
Repairs/Decor Expense (\$/src): <b>\$0/</b>	Manager Expense (\$/src): <b>/</b>	Other Expense (\$/src): <b>\$0/</b>

Operating Expense Includes:  
 Broker Private Remarks:  
 Does seller agree to display on VOW?: **Yes**      Remarks on Internet?: **Yes**      Addr on Internet?: **Yes**  
 VOW AVM: **Yes**      VOW Comments/Reviews: **Yes**      Lock Box: **Sentrilock (Located at Front)**  
 Does seller agree to display online?: **Yes**  
 Listing Type: **Exclusive Right to Sell**      Information: **24-Hr Notice Required**  
 Cont. to Show?:      Expiration Date: **01/11/2027**  
 Showing Inst: **Call LA**      Broker Owned/Interest: **Yes**  
 Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**  
 List Broker: **Jay Tamblin (940284) / (815) 549-4301 / bucktamblin@mccolly.com**  
 CoList Broker:      More Agent Contact Info:

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Hill Crest Apartments

58 Units

1 - Efficiency

10 - 1 Bed/1 Bath

43 - 2 Bed/1 Bath

4 - 3 Bed/1.5 Bath



29 Heritage Drive, Bourbonnais, IL 60914 815.929.9381

www.mccolly.com

<u>Income</u>	<u>Actual - 2025</u>	<u>Market Rate Proforma</u>
2025 Yearly Rental Income	\$ 505,478.00	\$ 744,000.00
Minus 7% Vacancy	N/A	\$ 52,080.00
Effective Gross Income	\$ 505,478.00	\$ 691,920.00
<u>Expenses</u>		
Property Taxes	\$ 17,260.00	\$ 34,500.00
Insurance (Estimated)	\$ 21,540.00	\$ 21,540.00
Management (8%)	\$ 40,438.24	\$ 55,353.60
Grass/Snow/Landscape	\$ 17,178.00	\$ 17,178.00
Maint./Repairs/Cleaning	\$ 64,106.00	\$ 76,927.00
Utilities	\$ 111,560.00	\$ 133,827.00
Total Expenses	\$ 272,082.24	\$ 339,325.60
Effective Gross Yearly Income	\$ 505,478.00	\$ 691,920.00
Minus Expenses	\$ 272,082.24	\$ 339,325.60
Net Income Per Year	\$ 233,395.76	\$ 352,594.40
Price per Unit	\$ 68,965.00	
Cap Rate @ \$4 Mil.	0.06	0.09

**CURRENT INCOME**

ADDRESS	UNIT	MO. RENT	YEARLY RENT	BD/BA
210 Tedmark	Apt 1	\$ 900.00	\$ 10,800.00	2/1
	Apt 2	\$ 900.00	\$ 10,800.00	2/1
	Apt 3	\$ 900.00	\$ 10,800.00	2/1
	Apt 4	\$ 900.00	\$ 10,800.00	2/1
	Apt 5	\$ 850.00	\$ 10,200.00	2/1
	Apt 6	\$ 900.00	\$ 10,800.00	2/1
	Apt 7	\$ 900.00	\$ 10,800.00	2/1
	Apt 8			2/1
	Apt 9	\$ 900.00	\$ 10,800.00	2/1
	Apt 10			2/1
	Apt 11	\$ 875.00	\$ 10,500.00	2/1
	Apt 12	\$ 900.00	\$ 10,800.00	2/1
220 Tedmark	Apt 1	\$ 950.00	\$ 11,400.00	3/1.5
	Apt 2	\$ 1,200.00	\$ 14,400.00	3/1.5
	Apt 3	\$ 1,100.00	\$ 13,200.00	3/105
	Apt 4	\$ 1,200.00	\$ 14,400.00	3/1.5
230 Tedmark	Apt 1	\$ 825.00	\$ 9,900.00	1/1
	Apt 2	\$ 750.00	\$ 9,000.00	1/1
	Apt 3	\$ 850.00	\$ 10,200.00	1/1
	Apt 4			1/1
240 Tedmark	Apt 1	\$ 750.00	\$ 9,000.00	1/1
	Apt 2	\$ 750.00	\$ 9,000.00	1/1
	Apt 3			0/1
	Apt 4	\$ 940.00	\$ 11,280.00	1/1
	Apt 5			2/1
	Apt 6	\$ 950.00	\$ 11,400.00	2/1
	Apt 7	\$ 950.00	\$ 11,400.00	2/1
	Apt 8	\$ 925.00	\$ 11,100.00	2/1
280 Tedmark	Apt 1			2/1
	Apt 2	\$ 1,000.00	\$ 12,000.00	2/1
	Apt 3			2/1
	Apt 4	\$ 990.00	\$ 11,880.00	2/1

	Apt 5			2/1
	Apt 6	\$ 990.00	\$ 11,880.00	2/1
2755 Cooper Dr	Apt 1	\$ 950.00	\$ 11,400.00	2/1
	Apt 2	\$ 850.00	\$ 10,200.00	1/1
	Apt 3	\$ 900.00	\$ 10,800.00	2/1
	Apt 4	\$ 850.00	\$ 10,200.00	2/1
	Apt 5			1/1
	Apt 6	\$ 850.00	\$ 10,200.00	2/1
	Apt 7	\$ 850.00	\$ 10,200.00	2/1
	Apt 8	\$ 875.00	\$ 10,500.00	1/1
	Apt 9	\$ 650.00	\$ 7,800.00	2/1
	Apt 10	\$ 950.00	\$ 11,400.00	2/1
	Apt 11	\$ 850.00	\$ 10,200.00	2/1
	Apt 12			2/1
2779 Cooper Dr	Apt 1	\$ 875.00	\$ 10,500.00	2/1
	Apt 2	\$ 950.00	\$ 11,400.00	2/1
	Apt 3			2/1
	Apt 4	\$ 500.00	\$ 6,000.00	2/1
	Apt 5	\$ 900.00	\$ 10,800.00	2/1
	Apt 6			2/1
	Apt 7	\$ 900.00	\$ 10,800.00	2/1
	Apt 8	\$ 900.00	\$ 10,800.00	2/1
	Apt 9	\$ 800.00	\$ 9,600.00	2/1
	Apt 10			2/1
	Apt 11	\$ 900.00	\$ 10,800.00	2/1
	Apt 12	\$ 850.00	\$ 10,200.00	2/1
<b>TOTAL</b>		<b>\$ 40,195.00</b>	<b>\$ 482,340.00</b>	

<b>TOTALS</b>	<b>1</b>	<b>Efficiency</b>
	<b>10</b>	<b>1/1</b>
	<b>43</b>	<b>2/1</b>
	<b>4</b>	<b>3/1.5</b>
<b>UNITS</b>	<b>58</b>	

**22% Vacancy**

### Cash Flow Analysis Worksheet-With Financing

Property Name	Proforma 58 Unit Complex	Acquisition Price	\$4,350,000
Location	East Kankakee	Plus Acquisition Costs	\$87,000
Type of Property	Residential	Plus Loan Costs	\$60,000
Size of Property (sf/units)	58 Units	Minus Mortgages	\$3,000,000
Purpose of Analysis	Projection	Equals Initial Investment	\$1,497,000
Prepared by	Buck Tambllyn		
Date Prepared	January 8, 2026		

**Pro-Forma  
out Market  
Rate**

1. Eff. Apt (1) - 700/mo  
2. 1 bed / 1 bath (10) - 950.00  
3. 2 bed / 1 bath (43) - 1100.00  
4. 3 bed / 1.5 bath (4) - 1300.00

	MORTGAGE DATA			COST RECOVERY DATA			BASIS DATA		
	1st Mortgage	2nd Mortgage	Improvements	Value	Personal Property	Acquisition Price	SL	Acquisition Costs	Total Acquisition Basis
Amount	\$3,000,000		\$3,350,000					\$4,350,000	
Interest Rate	7.00%			C. R. Method	SL			\$87,000	
Amortization Period	20			Useful Life	27.5			\$60,375	
Loan Term	5			In Service Date	1-Jan			\$602,125	
Payments/Year	12			Date of Sale	31-Dec			\$802,125	
Periodic Payment	\$23,258.97			12 Months % age	3.6386%			\$888,375	
Annual Debt Service	\$279,108			11.5 Months % age	3.485%			\$888,375	
Loan Fees/Costs	\$60,000							\$310,931	
								\$577,444	
								\$177,934	
								\$116,748	
								\$12,000	
								\$166,530	
								\$49,959	
								\$226,699	
								\$68,010	

### TAXABLE INCOME

End of Year	1	2	3	4	5	6	7	8	9	10
1 POTENTIAL RENTAL INCOME	\$744,000	\$766,320	\$789,310	\$812,989	\$837,379	\$862,500	\$888,375			
2 -Vacancy & Credit Losses	\$59,520	\$61,306	\$55,252	\$56,909	\$58,616	\$60,375				
3 EFFECTIVE RENTAL INCOME	\$684,480	\$705,014	\$734,058	\$756,080	\$778,762	\$802,125	\$888,375			
4 +Other Income (collectible)										
5 GROSS OPERATING INCOME	\$684,480	\$705,014	\$734,058	\$756,080	\$778,762	\$802,125	\$888,375			
6 TOTAL OPERATING EXPENSES	\$239,568	\$246,755	\$256,920	\$264,628	\$272,567	\$280,744	\$310,931			
7 NET OPERATING INCOME	\$444,912	\$458,259	\$477,138	\$491,452	\$506,195	\$521,381	\$577,444			
8 -Interest-First Mortgage	\$207,739	\$202,560	\$197,048	\$191,116	\$184,755	\$177,934				
9 -Interest-Second Mortgage										
10 -Cost Recovery-Improvements	\$116,748	\$121,806	\$121,806	\$121,806	\$121,806	\$121,806				
11 -Cost Recovery-Personal Property										
12 -Loan Costs Amortization	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000				
13 -										
14 -										
15 REAL ESTATE TAXABLE INCOME	\$108,425	\$121,873	\$146,284	\$166,530	\$187,635	\$226,699				
16 Tax Liability (Savings) at 30.0%	\$32,527	\$36,562	\$43,885	\$49,959	\$56,290	\$68,010				

### CASH FLOW

17 NET OPERATING INCOME (LINE 8)	\$444,912	\$458,259	\$477,138	\$491,452	\$506,195	\$521,381				
18 -Annual Debt Service	\$279,108	\$279,108	\$279,108	\$279,108	\$279,108	\$279,108				
19 -										
20 -										
21 -										
22 CASH FLOW BEFORE TAXES	\$165,804	\$179,152	\$198,030	\$212,344	\$227,088	\$252,381				
23 -Tax Liability (Savings) (Line 16)	\$32,527	\$36,562	\$43,885	\$49,959	\$56,290	\$68,010				
24 CASH FLOW AFTER TAXES	\$133,277	\$142,590	\$154,145	\$162,385	\$170,797	\$453,371				





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Legend

Input Cells

Formula Cells

Description Cells

## NPV And IRR-With Financing

Before Tax		After Tax	
EOY	\$	EOY	\$
0	(\$1,497,000)	0	(\$1,497,000)
1	\$165,804	1	\$133,277
2	\$179,152	2	\$142,590
3	\$198,030	3	\$154,145
4	\$212,344	4	\$162,385
5	\$227,088	5	\$170,797
6	\$521,381 +	6	\$453,371 +
	\$7,145,820		\$6,423,876

IRR =	38.12%	IRR =	34.40%
NPV @	38.12%	NPV @	34.40%



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## Cost of Funds And Leverage Impact Before and After Tax Cost of Funds

Loan Information		Non-discounted Loan	Discounted Loan
		EOP	EOP
Loan Amount	\$3,000,000	\$	\$
Interest Rate	7.00%	(\$3,000,000)	(\$2,940,000)
Amortization Period	20	\$23,258.97	\$23,258.97
Payments Per Year	12		
Discount Points	\$60,000		
Projected Holding Period	6		
		1	72
		\$23,258.97 + \$2,486,525	\$23,258.97 + \$2,486,525
		Before Tax Cost = 7.00%	Before Tax Cost = 7.45%
		Before Tax Cost of Funds x (1-Tax Rate) = After Tax Cost of Funds	
		7.45% x 70.00% = 5.21%	

### Relationship Between Cost of Funds and Property Yield

	Cost of Funds	Property Yield
Before Tax	7.45%	17.31%
After Tax	5.21%	13.64%
		132%
		162%

### Effective Tax Rate and Yield Change

Before Tax Yield	Mortgage Portfolio	Real Estate Without Financing	Real Estate With Financing
12.12%	17.31%	17.31%	38.12%
After Tax Yield	12.12%	13.64%	34.40%
Effective Tax Rate	30%	21%	10%
			120%
			152%



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## Capital Accumulation With Financing

Total Capital to Invest = \$2,375,000

EOY	\$				
0	(\$1,497,000)				
1	\$133,277				
2	\$142,590	+	\$133,277	=	\$275,867
3	\$154,145				\$275,867
4	\$162,385				\$430,011
5	\$170,797				\$592,397
6	\$453,371	+	\$8,423,878		\$763,194
					+
					\$763,194
					=
					\$7,640,441

IRR = 34.40%

Total Capital Invested

\$2,375,000

6 Years

\$8,518,441

Capital Accumulation

Capital Accumulation = \$8,518,441

Annual After Tax Compound Growth Rate of Capital

23.72%



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## Summary

### *Measures of Investment Performance*

	Without Financing	With Financing
Before Tax IRR	17.31%	38.12%
After Tax IRR	13.64%	34.40%
After Tax Capital Accumulation	\$6,607,628	\$8,518,441
After Tax Annual Growth Rate of Capital	18.59%	23.72%



210 TEDMARK CT KANKAKEE, IL 60901

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	170339	PANEL	0377E
PANEL DATE	January 20, 2010	MAP NUMBER	17091C0377E

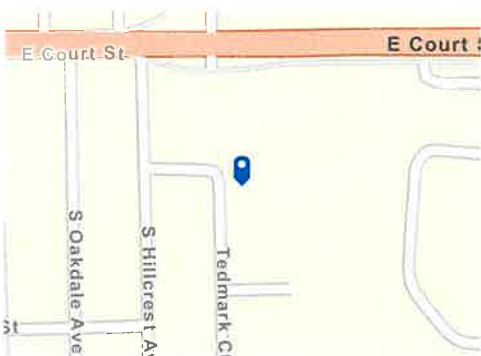


# Traffic Count Map - Close Up

210 Tedmark Ct, Kankakee, Illinois, 60901



Rings: 1, 3, 5 mile radii

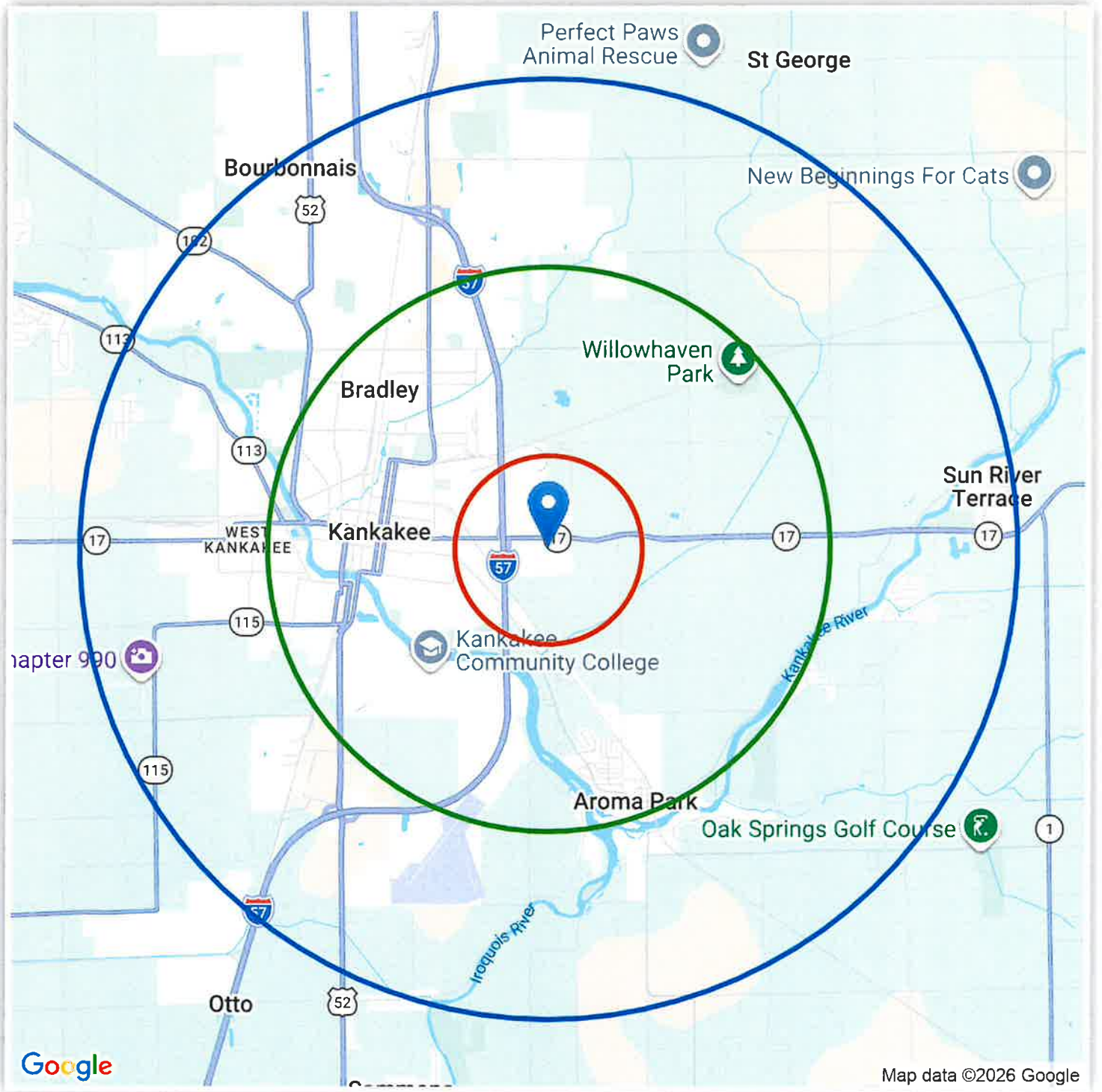


## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



**Source:** Traffic Counts (2025)



Buck Tamblin, CCIM

McColly Bennett Real Estate  
Phone: (815) 549-4301  
License: 475 131859  
Email: bucktamblin@mccolly.com  
http://bucktamblin.mccolly.com/  
29 Heritage Drive, Bourbonnais, IL 60914

**KEY FACTS**

**3,162**  
Population

**38.2** Median Age



**2.35**  
Average Household Size

**1,342**  
Total Households

**EDUCATION**



**17.08%**  
No High School Diploma



**3.71%**  
High School Graduate



**22.4%**  
Some College

**10.25%**  
Bachelor's/ Grad

**BUSINESS**



**EMPLOYMENT**

**258**  
Manufacturing Employees

**174**  
Retail Trade Employees

**108**  
Eating & Drinking Employees

**34**  
Finance/Ins/Real Estate Emp

**6.6%** Unemployment Rate

**\$35,922**  
Median Household Income

**Households by Income**

The largest group : < \$15,000 (29.71%) ■  
 The smallest group : \$200,000+ (2.76%) ■

**\$24,486**  
Per Capita Income

Indicator	Value(%)	
< \$15,000	29.71	<div style="width: 29.71%;"></div>
\$15,000 - \$24,999	7.3	<div style="width: 7.3%;"></div>
\$25,000 - \$34,999	12.43	<div style="width: 12.43%;"></div>
\$35,000 - \$49,999	7.15	<div style="width: 7.15%;"></div>
\$50,000 - \$74,999	18.09	<div style="width: 18.09%;"></div>
\$75,000 - \$99,999	11.54	<div style="width: 11.54%;"></div>
\$100,000 - \$149,999	7.52	<div style="width: 7.52%;"></div>
\$150,000 - \$199,999	3.5	<div style="width: 3.5%;"></div>
\$200,000+	2.76	<div style="width: 2.76%;"></div>

**\$20,723**  
Median Net Worth



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**KEY FACTS**

**30,271**  
Population

**37.7** Median Age

**2.44**  
Average Household Size

**12,235**  
Total Households

**EDUCATION**

**9.74%**  
No High School Diploma

**5.66%**  
High School Graduate

**23.2%**  
Some College

**7.13%**  
Bachelor's/ Grad

**BUSINESS**

**1,265**  
Total Businesses

**19,197**  
Total Employees

**EMPLOYMENT**

**2,926**  
Manufacturing Employees

**2,818**  
Retail Trade Employees

**907**  
Eating & Drinking Employees

**1,448**  
Finance/Ins/Real Estate Emp

**6.8%** Unemployment Rate

**INCOME**

**\$50,770**  
Median Household Income

**\$26,909**  
Per Capita Income

**\$65,727**  
Median Net Worth

**Households by Income**

The largest group : < \$15,000 (18.22%)  
 The smallest group : \$200,000+ (2.57%)

Indicator	Value(%)	
< \$15,000	18.22	<div style="width: 18.22%;"></div>
\$15,000 - \$24,999	8.84	<div style="width: 8.84%;"></div>
\$25,000 - \$34,999	11.48	<div style="width: 11.48%;"></div>
\$35,000 - \$49,999	10.63	<div style="width: 10.63%;"></div>
\$50,000 - \$74,999	17.97	<div style="width: 17.97%;"></div>
\$75,000 - \$99,999	10.62	<div style="width: 10.62%;"></div>
\$100,000 - \$149,999	14.3	<div style="width: 14.3%;"></div>
\$150,000 - \$199,999	5.37	<div style="width: 5.37%;"></div>
\$200,000+	2.57	<div style="width: 2.57%;"></div>



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**KEY FACTS**

**60,949**  
Population

**37.7** Median Age

**2.43**  
Average Household Size

**24,012**  
Total Households

**EDUCATION**

**6.53%**  
No High School Diploma

**8.68%**  
High School Graduate

**22.16%**  
Some College

**11.84%**  
Bachelor's/ Grad

**BUSINESS**

**2,518**  
Total Businesses

**40,785**  
Total Employees

**EMPLOYMENT**

**4,238**  
Manufacturing Employees

**8,007**  
Retail Trade Employees

**2,952**  
Eating & Drinking Employees

**3,308**  
Finance/Ins/Real Estate Emp

**5.7%** Unemployment Rate

**INCOME**

**\$64,189**  
Median Household Income

**\$33,856**  
Per Capita Income

**\$144,462**  
Median Net Worth

**Households by Income**

The largest group : \$100,000 - \$149,999 (19.22%) ■  
 The smallest group : \$200,000+ (5.61%) ■

Indicator	Value(%)	
< \$15,000	12.85	■
\$15,000 - \$24,999	6.5	■
\$25,000 - \$34,999	9.33	■
\$35,000 - \$49,999	10.12	■
\$50,000 - \$74,999	17.12	■
\$75,000 - \$99,999	10.67	■
\$100,000 - \$149,999	19.22	■
\$150,000 - \$199,999	8.59	■
\$200,000+	5.61	■



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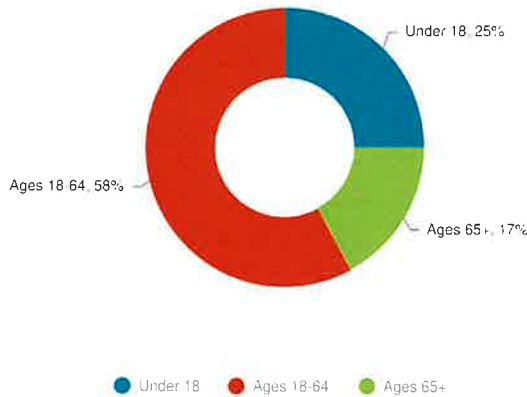
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**POPULATION TRENDS AND KEY INDICATORS**  
 1 Miles Ring

<b>3,162</b> Population	<b>1,343</b> Households	<b>38.2</b> Median Age
<b>2.35</b> Avg Size Household	<b>\$35,922</b> Median Household Income	<b>\$132,547</b> Median Home Value
<b>34</b> Wealth Index	<b>91</b> Housing Affordability	<b>78.9</b> Diversity Index

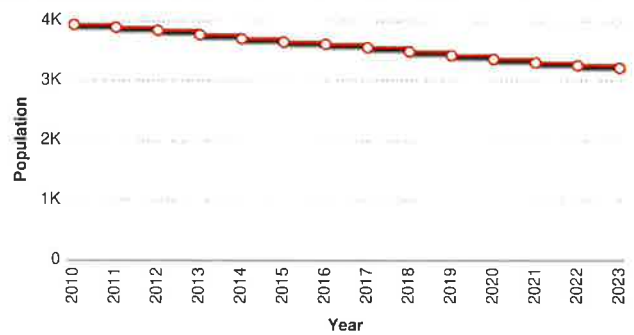
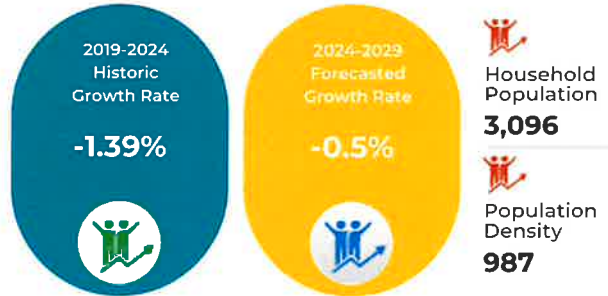
**POPULATION BY AGE**



**POPULATION BY GENERATION**

<b>4.11%</b> Greatest Gen: Born 1945/Earlier	<b>19.58%</b> Baby Boomer: Born 1946 to 1964	<b>19.42%</b> Generation X: Born 1965 to 1980
<b>20.46%</b> Millennial: Born 1981 to 1998	<b>25.46%</b> Generation Z: Born 1999 to 2016	<b>10.97%</b> Alpha: Born 2017 to Present

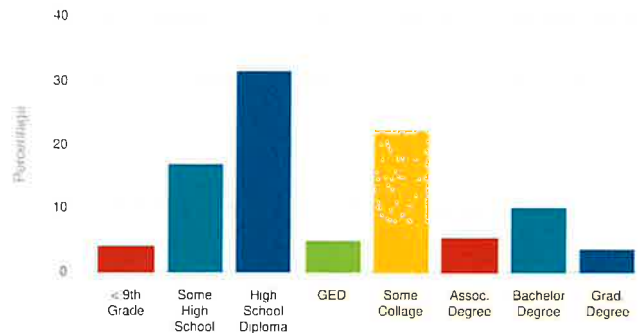
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



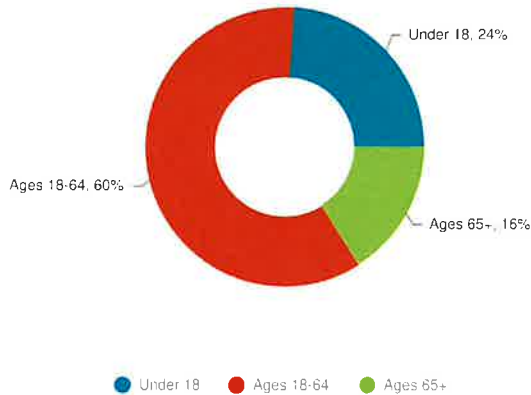
**POPULATION BY EDUCATION**



**POPULATION TRENDS AND KEY INDICATORS**  
 3 Miles Ring

<b>30,271</b> Population	<b>12,008</b> Households	<b>37.7</b> Median Age
<b>2.44</b> Avg Size Household	<b>\$50,770</b> Median Household Income	<b>\$139,615</b> Median Home Value
<b>48</b> Wealth Index	<b>122</b> Housing Affordability	<b>77.5</b> Diversity Index

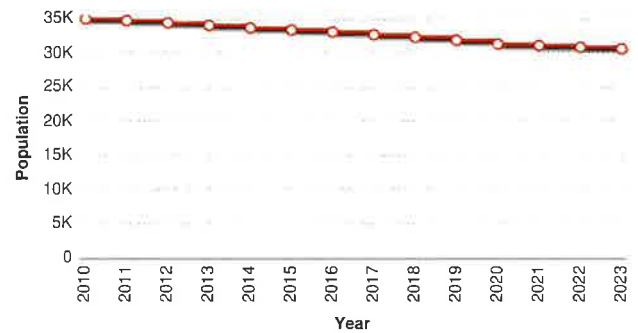
**POPULATION BY AGE**



**POPULATION BY GENERATION**

<b>3.93%</b> Greatest Gen: Born 1945/Earlier	<b>18.39%</b> Baby Boomer: Born 1946 to 1964	<b>19.37%</b> Generation X: Born 1965 to 1980
<b>24.09%</b> Millennial: Born 1981 to 1998	<b>23.64%</b> Generation Z: Born 1999 to 2016	<b>10.57%</b> Alpha: Born 2017 to Present

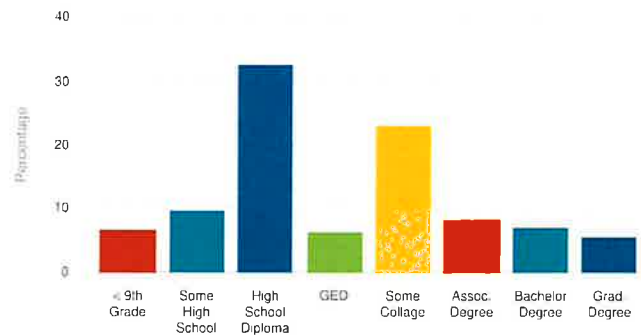
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



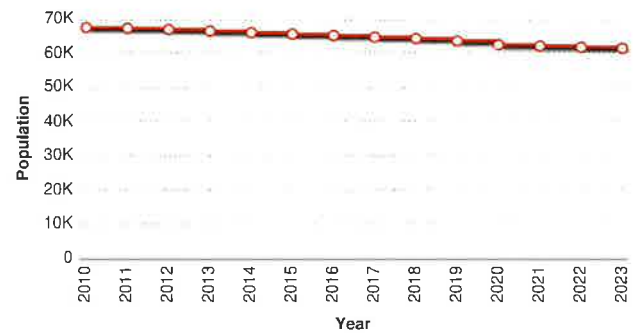
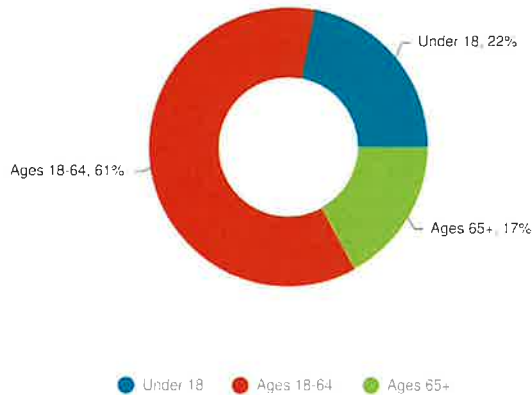
**POPULATION TRENDS AND KEY INDICATORS**  
 5 Miles Ring

<b>60,949</b> Population	<b>23,724</b> Households	<b>37.7</b> Median Age
<b>2.43</b> Avg Size Household	<b>\$64,189</b> Median Household Income	<b>\$191,967</b> Median Home Value
<b>71</b> Wealth Index	<b>112</b> Housing Affordability	<b>68.2</b> Diversity Index

**HISTORICAL & FORECAST POPULATION**



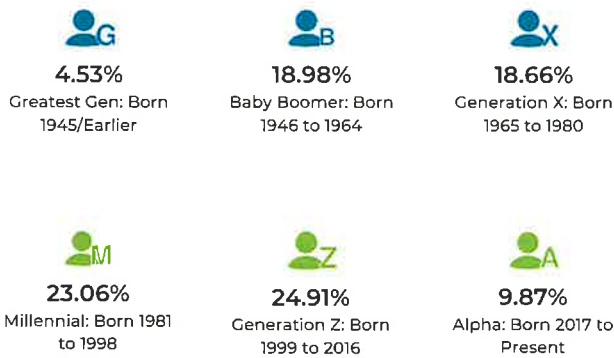
**POPULATION BY AGE**



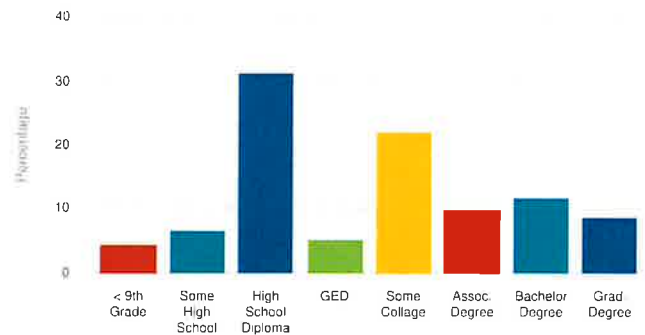
**DAYTIME POPULATION**



**POPULATION BY GENERATION**



**POPULATION BY EDUCATION**

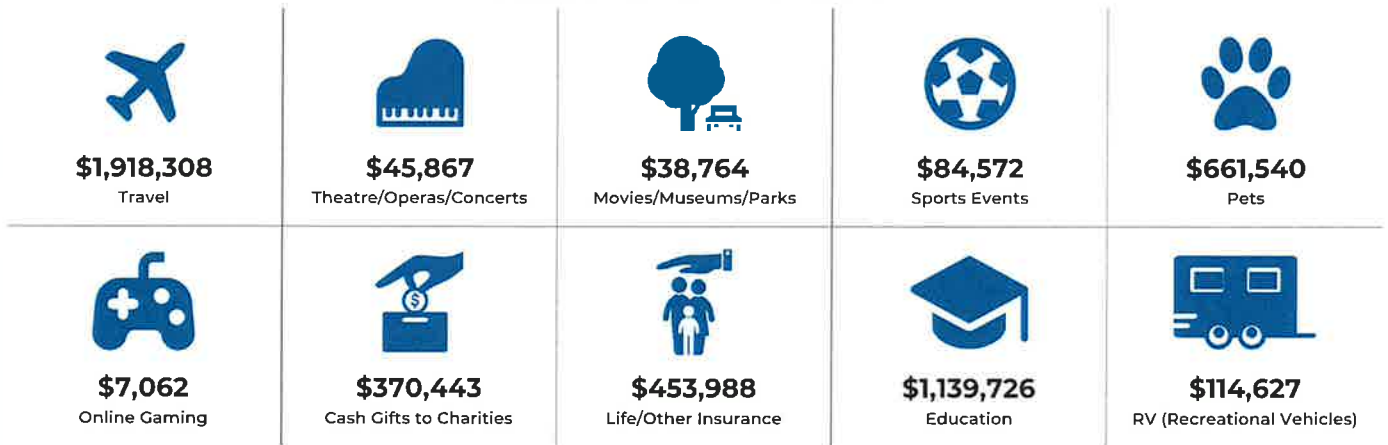


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



**8G**

**LifeMode Group: Middle Ground**  
**Hometown Heritage**  
 501 Households  
 Household Percentage: 37.30%  
 Average Household Size: 2.66  
 Median Age: 32.4  
 Median Household Income: \$28,200



**12D**

**LifeMode Group: Hometown**  
**Modest Income Homes**  
 385 Households  
 Household Percentage: 28.67%  
 Average Household Size: 2.56  
 Median Age: 37  
 Median Household Income: \$23,900



**9F**

**LifeMode Group: Senior Styles**  
**Social Security Set**  
 263 Households  
 Household Percentage: 19.58%  
 Average Household Size: 1.73  
 Median Age: 45.6  
 Median Household Income: \$17,900



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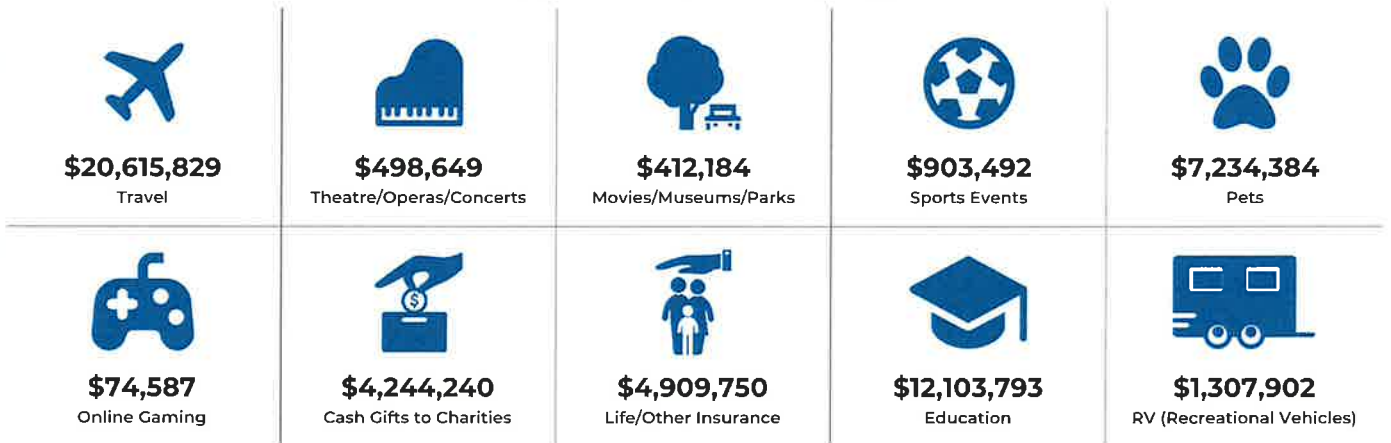


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



**5D**

**LifeMode Group: GenXurban Rustbelt Traditions**  
 2,692 Households  
 Household Percentage: 22.42%  
 Average Household Size: 2.47  
 Median Age: 39  
 Median Household Income: \$51,800



**8G**

**LifeMode Group: Middle Ground Hometown Heritage**  
 2,454 Households  
 Household Percentage: 20.44%  
 Average Household Size: 2.66  
 Median Age: 32.4  
 Median Household Income: \$28,200



**12B**

**LifeMode Group: Hometown Traditional Living**  
 1,714 Households  
 Household Percentage: 14.27%  
 Average Household Size: 2.51  
 Median Age: 35.5  
 Median Household Income: \$39,300



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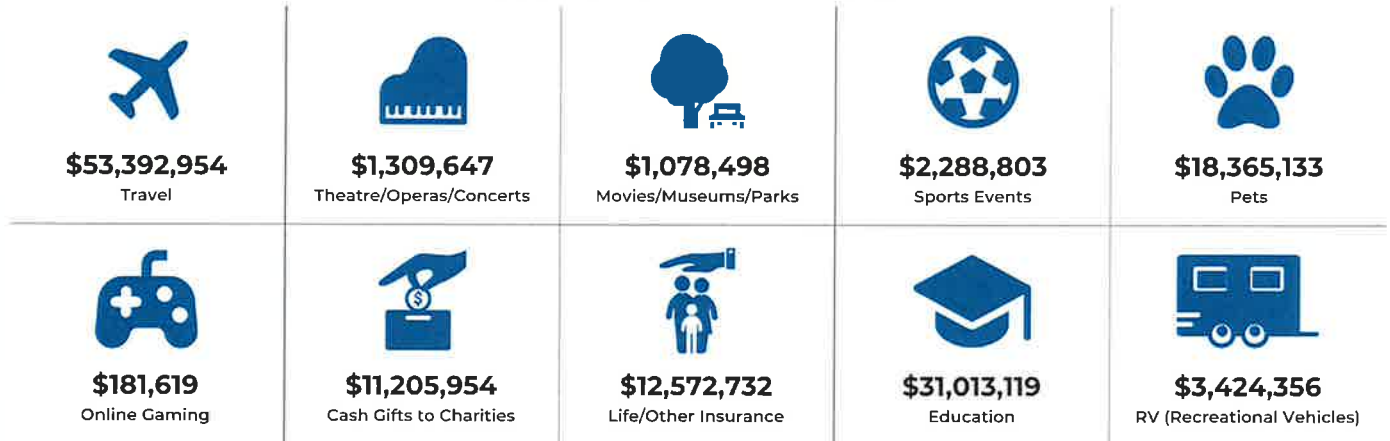


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



**LifeMode Group: GenXurban Rustbelt Traditions**  
 3,786 Households  
 Household Percentage: 15.96%  
 Average Household Size: 2.47  
 Median Age: 39  
 Median Household Income: \$51,800



**LifeMode Group: GenXurban Parks and Rec**  
 2,522 Households  
 Household Percentage: 10.63%  
 Average Household Size: 2.51  
 Median Age: 40.9  
 Median Household Income: \$60,000



**LifeMode Group: Middle Ground Hometown Heritage**  
 2,454 Households  
 Household Percentage: 10.34%  
 Average Household Size: 2.66  
 Median Age: 32.4  
 Median Household Income: \$28,200



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## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |



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**210 - 280 Tedmark Ct.**  
210 Tedmark Ct., Kankakee, IL, 60901  
AERIAL ANNOTATION MAP

**210 - 280 Tedmark Ct.**  
210 Tedmark Ct., Kankakee, IL, 60901



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