

EXCLUSIVE NEW OFFERING



LOCATION	Central/Southern Illinois
UNITS	129
COMMUNITIES	Three
LIHTC COVERAGE	98% (127/129)
CURRENT NOI	\$105K
CURRENT GPR	\$704K
OCCUPANCY	93%
TARGET POPULATION	Mixed



ILLINOIS LIHTC PORTFOLIO

The Illinois LIHTC Portfolio provides an investor the exciting opportunity to acquire 129 LIHTC units in Illinois. The offering includes the fee-simple sale of three communities; one in Shelbyville, Flora, and Benton. The sites are scattered from the central to the southern part of the state. The towns are near major cities including Springfield, IL, and Carbondale, IL.

The three-community portfolio provides a balanced mix of family and senior designated communities, offering an assortment of unit sizes ranging from one- to three-bedrooms. Each project was built using low-income housing tax credits and placed in service in between 1996 -1997.

This opportunity provides a purchaser the ability to add to or immediately create scale centrally in Illinois. Current collected rents are well below market rents & Max LIHTC rents in each area, presenting upside through increased rents. This offering also provides attractive assumable debt and an appealing price per unit on the portfolio.

