



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



**210**  
- 280 Tedmark Ct.

*210 Tedmark Ct.  
Kankakee, IL 60901*

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## PROPERTY INFO:

- ◆ **PURCHASE PRICE:**  
*\$4,350,000.00*
- ◆ **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 \$4,350,000 equal to \$75,000 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*



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

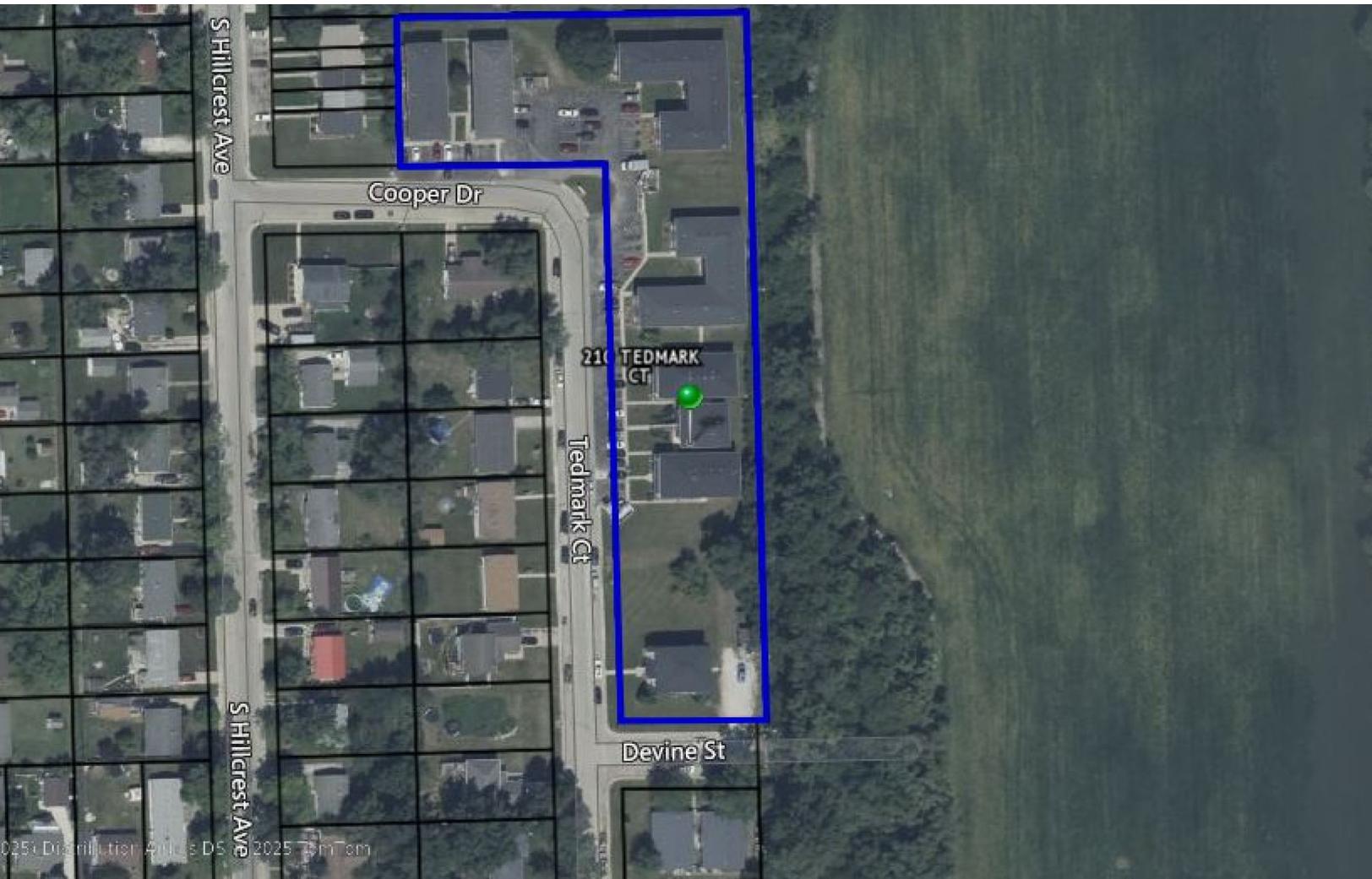


# PROPERTY PHOTOS



# PROPERTY PHOTOS





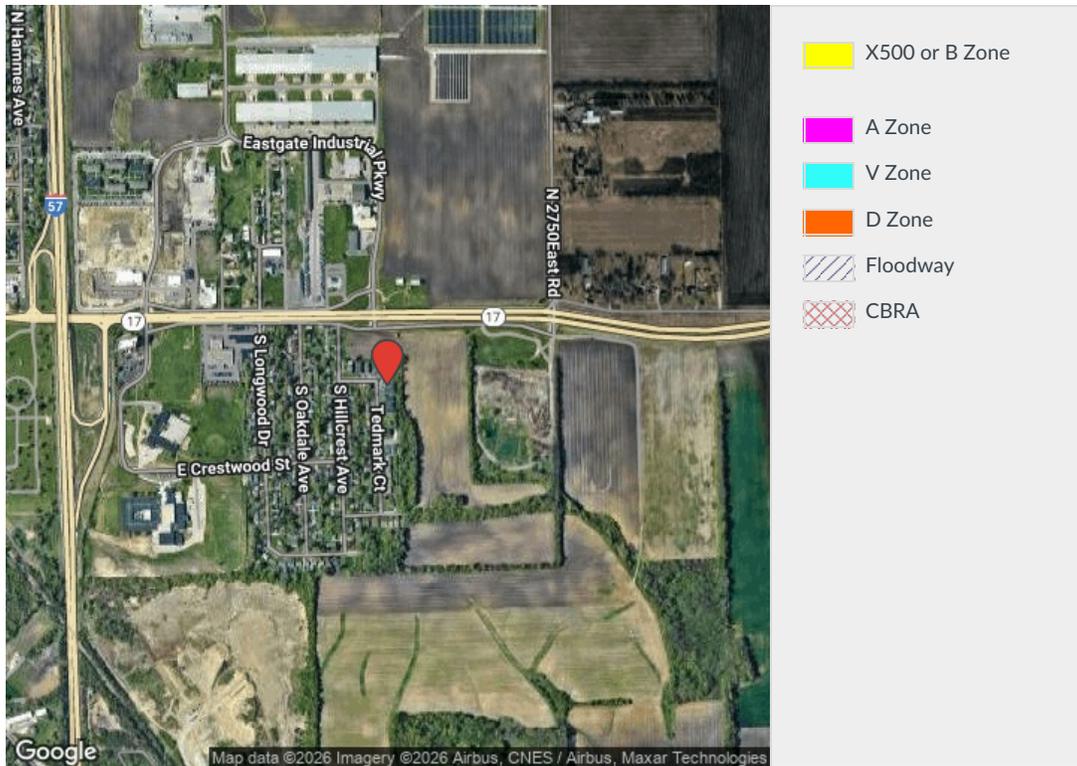
210 TEDMARK CT KANKAKEE, IL 60901

LOCATION ACCURACY: 📍 Excellent

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

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

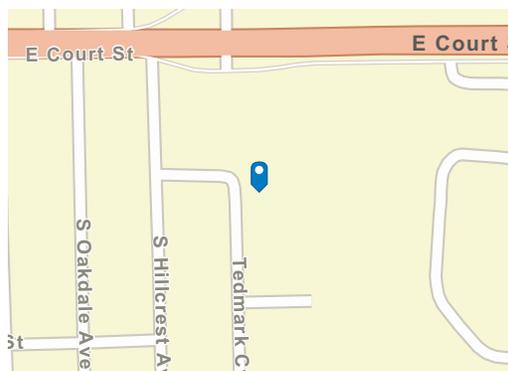
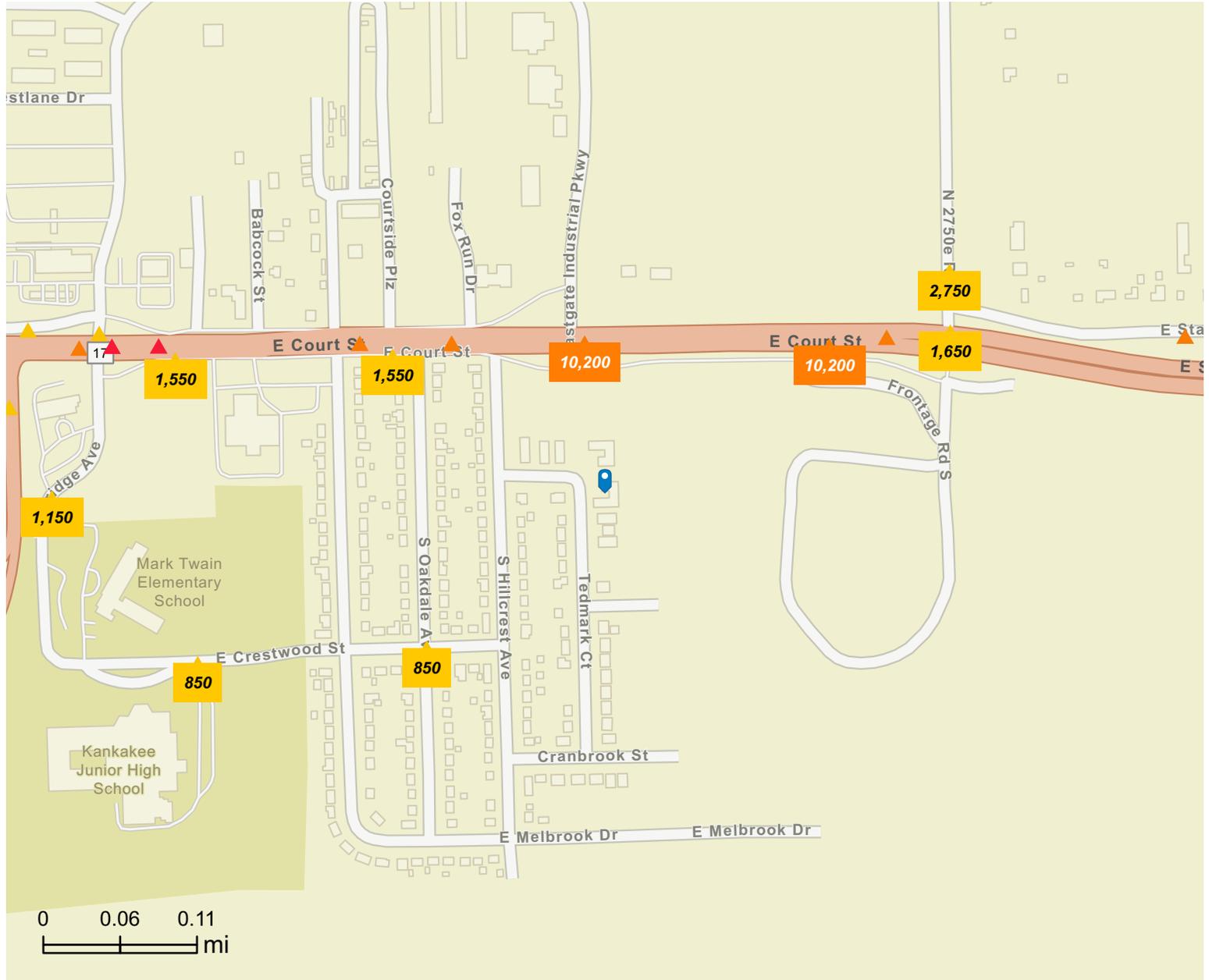


# Traffic Count Map - Close Up

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

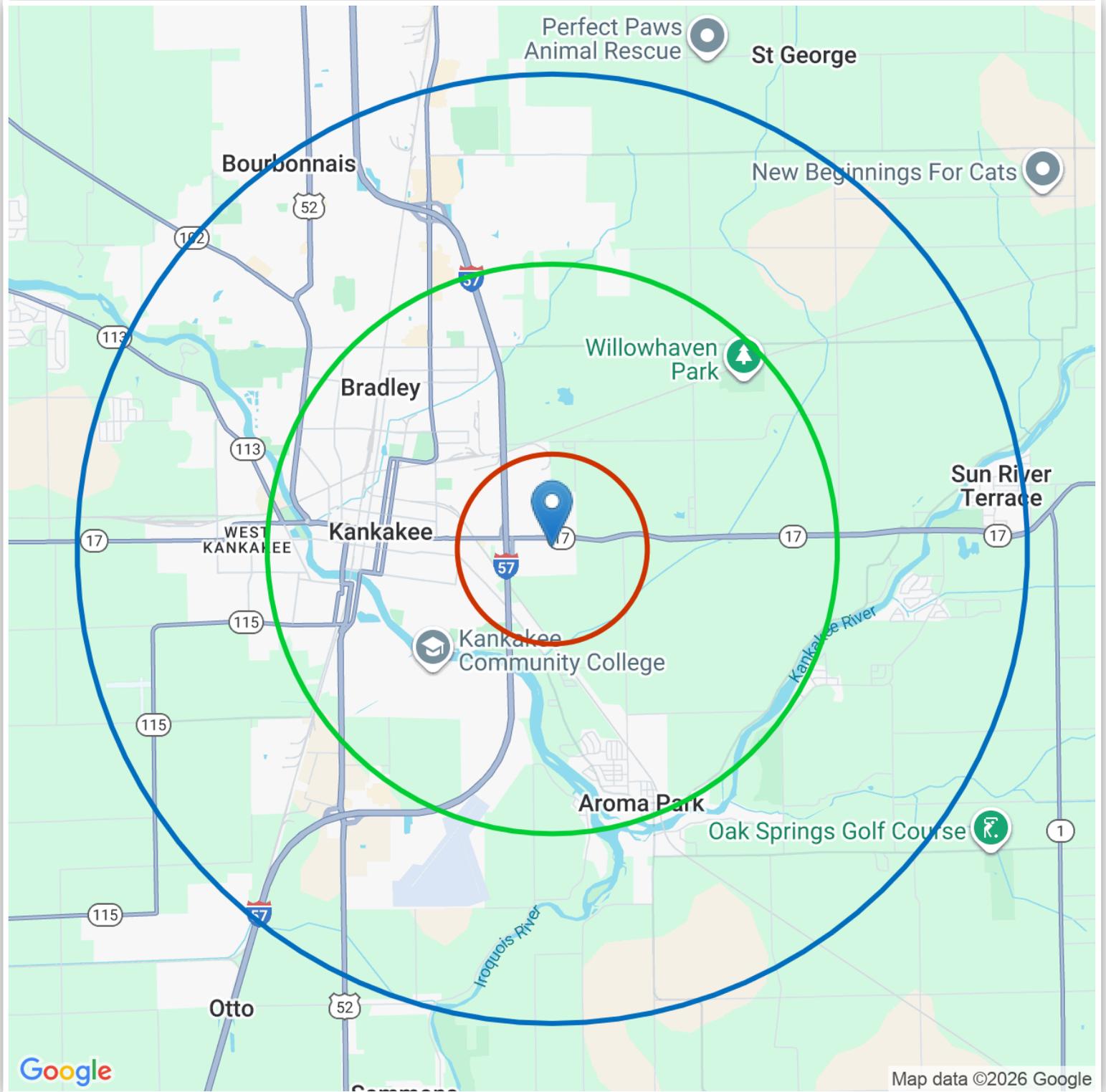


Source: Traffic Counts (2025)

**210 - 280 Tedmark Ct.**

210 Tedmark Ct., Kankakee, IL, 60901

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



Google

Map data ©2026 Google



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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

**82**  
Total Businesses

**1,191**  
Total Employees

EMPLOYMENT

**258**  
Manufacturing Employees

**174**  
Retail Trade Employees

**108**  
Eating & Drinking Employees

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

**6.6%** Unemployment Rate

INCOME

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

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

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

Households by Income

The largest group : < \$15,000 (29.71%) ■

The smallest group : \$200,000+ (2.76%) ■

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>



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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

**\$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	■
\$15,000 - \$24,999	8.84	■
\$25,000 - \$34,999	11.48	■
\$35,000 - \$49,999	10.63	■
\$50,000 - \$74,999	17.97	■
\$75,000 - \$99,999	10.62	■
\$100,000 - \$149,999	14.3	■
\$150,000 - \$199,999	5.37	■
\$200,000+	2.57	■



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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

8,007

Retail Trade Employees

4,238

Manufacturing Employees

2,952

Eating & Drinking Employees

3,308

Finance/Ins/Real Estate Emp

5.7%

Unemployment Rate



\$64,189

Median Household Income

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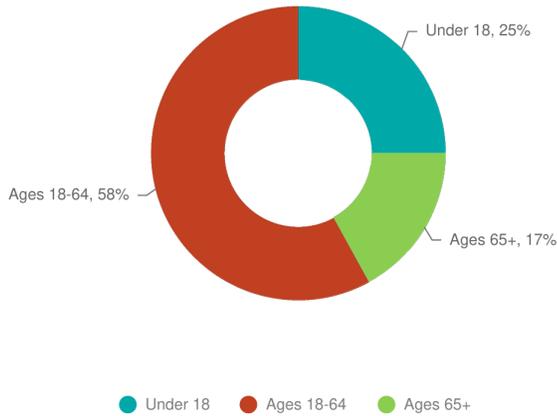
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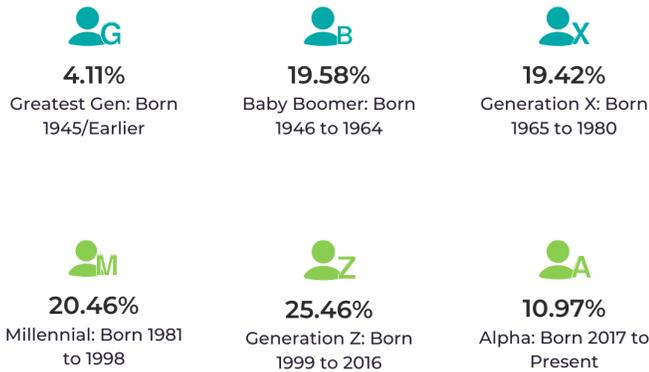
**POPULATION TRENDS AND KEY INDICATORS**  
1 Miles Ring

<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

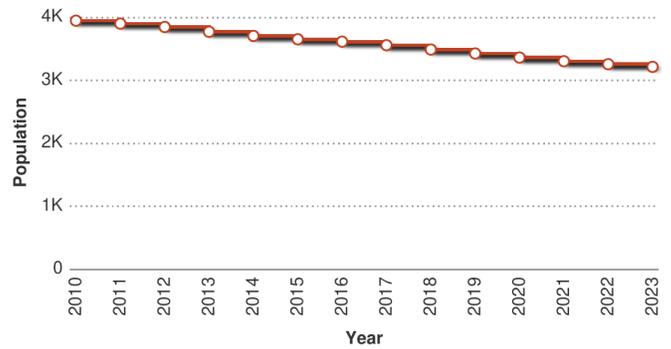
**POPULATION BY AGE**



**POPULATION BY GENERATION**



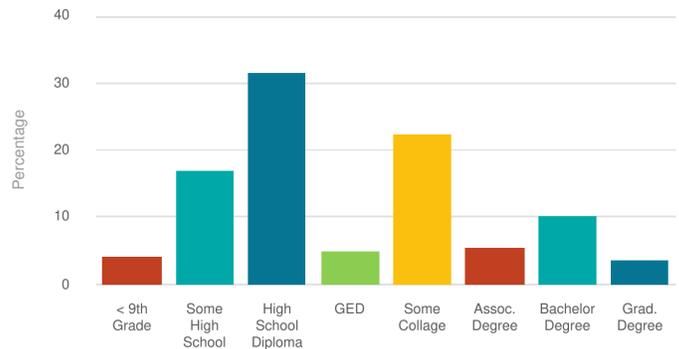
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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

**30,271**

Population

**12,008**

Households

**37.7**

Median Age

**2.44**

Avg Size Household

**\$50,770**

Median Household Income

**\$139,615**

Median Home Value

**48**

Wealth Index

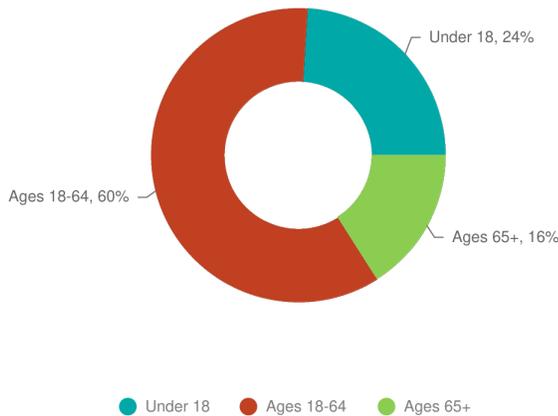
**122**

Housing Affordability

**77.5**

Diversity Index

**POPULATION BY AGE**



**HISTORICAL & FORECAST POPULATION**

2019-2024  
Historic  
Growth Rate

**-0.8%**

2024-2029  
Forecasted  
Growth Rate

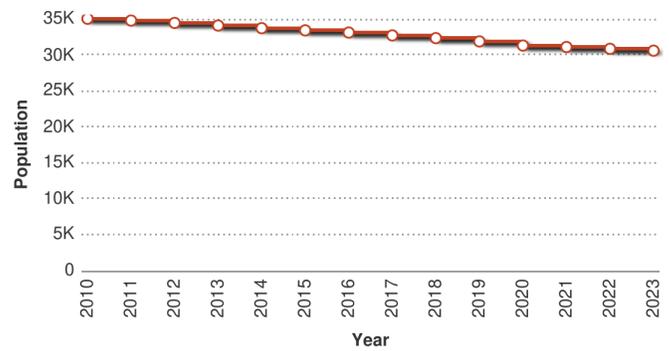
**-0.68%**



Household  
Population  
**28,491**



Population  
Density  
**1,041**



**DAYTIME POPULATION**



**34,573**

2024 Total Daytime Population



**17,450**

2024 Daytime Pop: Residents



**17,123**

2024 Daytime Pop: Workers



**1,223**

2024 Daytime Pop Density

**POPULATION BY GENERATION**



**3.93%**

Greatest Gen: Born  
1945/Earlier



**18.39%**

Baby Boomer: Born  
1946 to 1964



**19.37%**

Generation X: Born  
1965 to 1980



**24.09%**

Millennial: Born 1981  
to 1998



**23.64%**

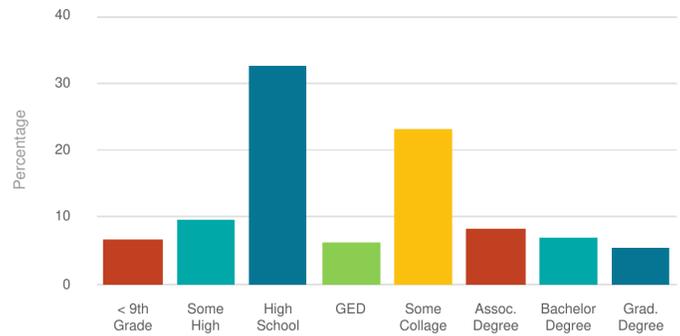
Generation Z: Born  
1999 to 2016



**10.57%**

Alpha: Born 2017 to  
Present

**POPULATION BY EDUCATION**



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

**60,949**

Population

**23,724**

Households

**37.7**

Median Age

**2.43**

Avg Size Household

**\$64,189**

Median Household Income

**\$191,967**

Median Home Value

**71**

Wealth Index

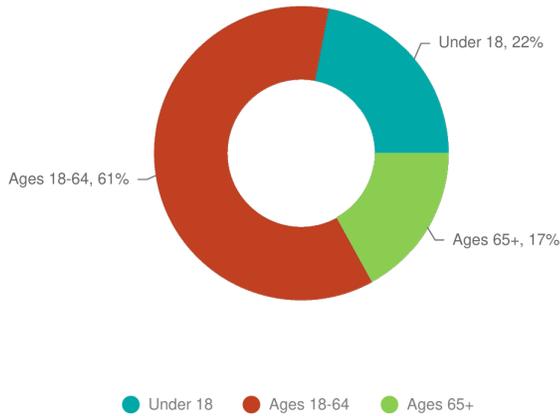
**112**

Housing Affordability

**68.2**

Diversity Index

**POPULATION BY AGE**



**HISTORICAL & FORECAST POPULATION**

2019-2024  
Historic  
Growth Rate

**-0.55%**

2024-2029  
Forecasted  
Growth Rate

**-0.57%**



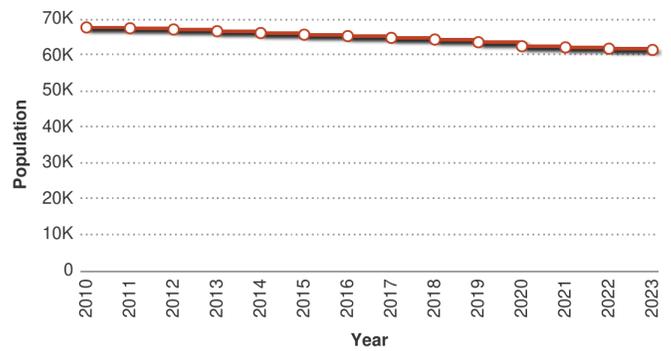
Household  
Population

**56,314**



Population  
Density

**759**



**DAYTIME POPULATION**



**66,409**

2024 Total Daytime Population



**33,794**

2024 Daytime Pop: Residents



**32,615**

2024 Daytime Pop: Workers



**846**

2024 Daytime Pop Density

**POPULATION BY GENERATION**



**4.53%**

Greatest Gen: Born  
1945/Earlier



**18.98%**

Baby Boomer: Born  
1946 to 1964



**18.66%**

Generation X: Born  
1965 to 1980



**23.06%**

Millennial: Born 1981  
to 1998



**24.91%**

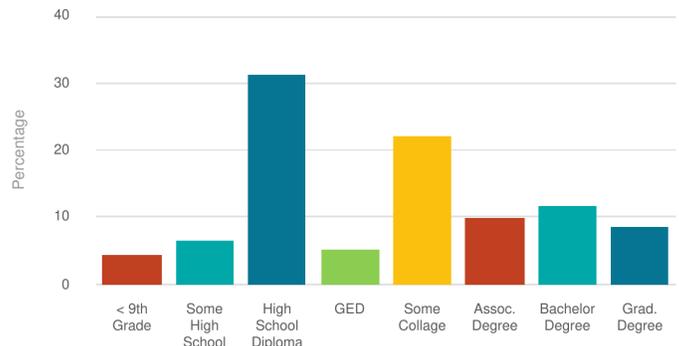
Generation Z: Born  
1999 to 2016



**9.87%**

Alpha: Born 2017 to  
Present

**POPULATION BY EDUCATION**



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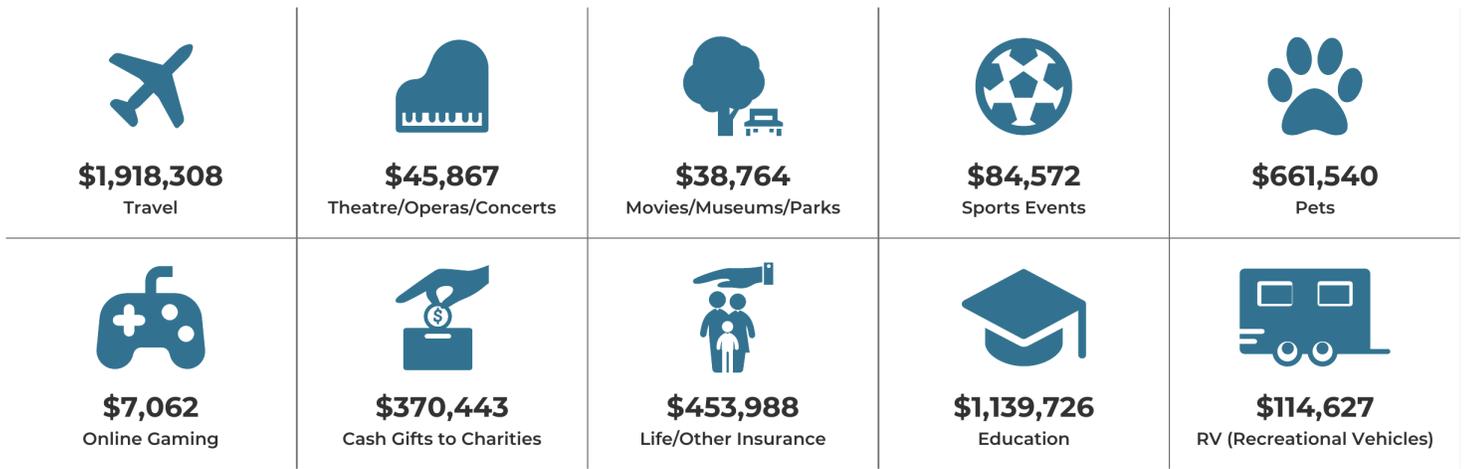


# Lifestyle and Tapestry Segmentation Infographic

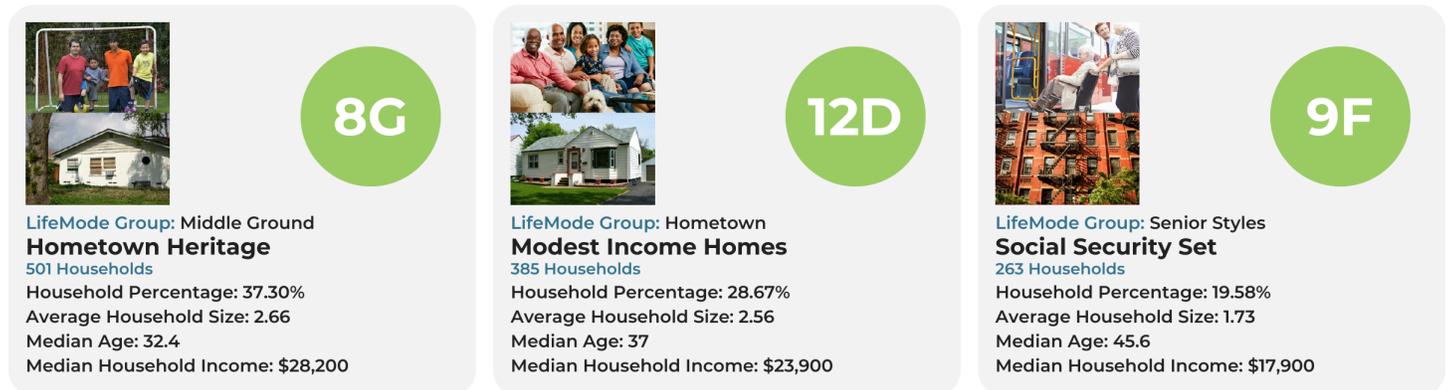
## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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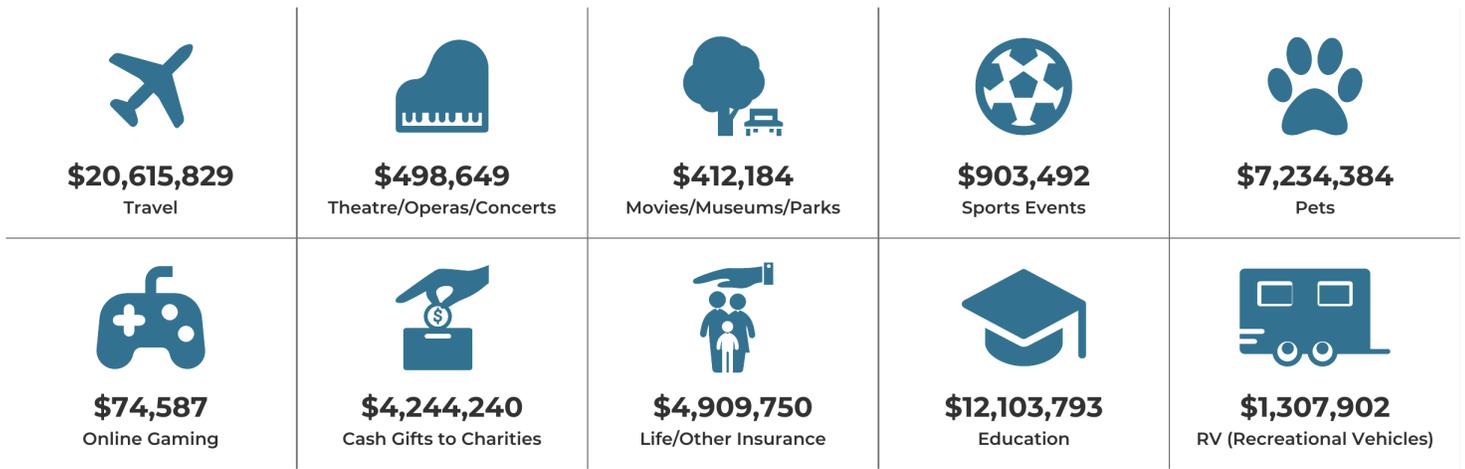


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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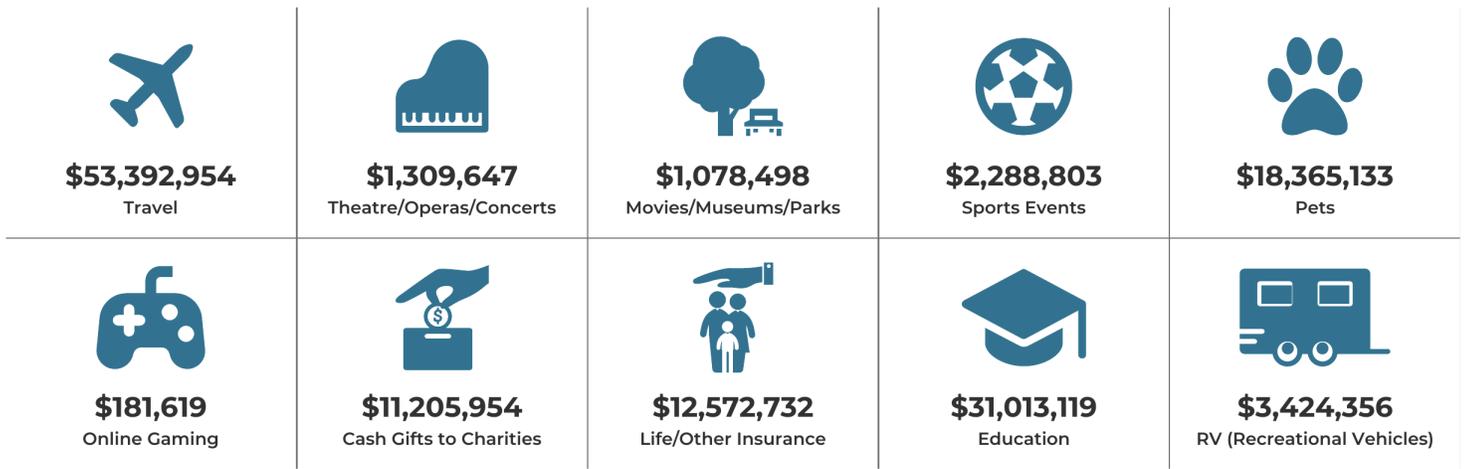


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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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.

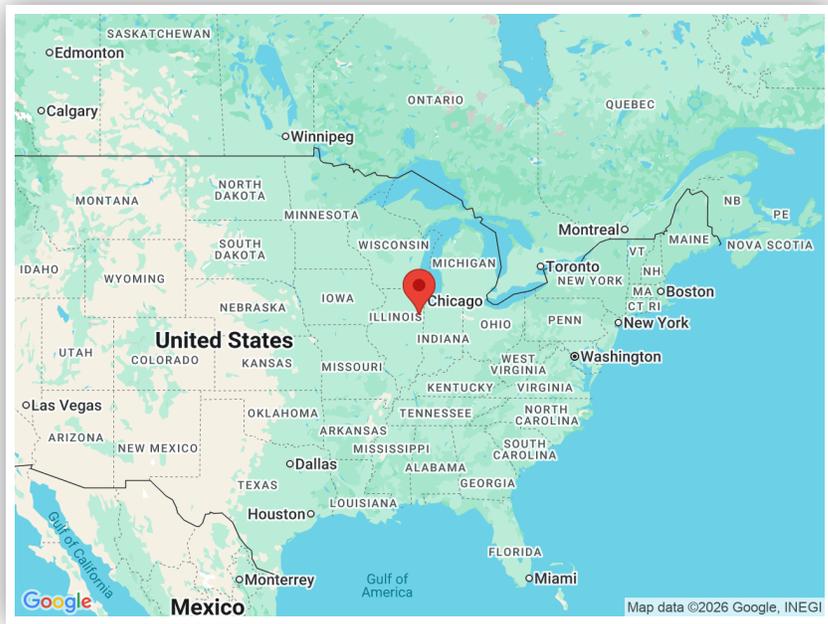
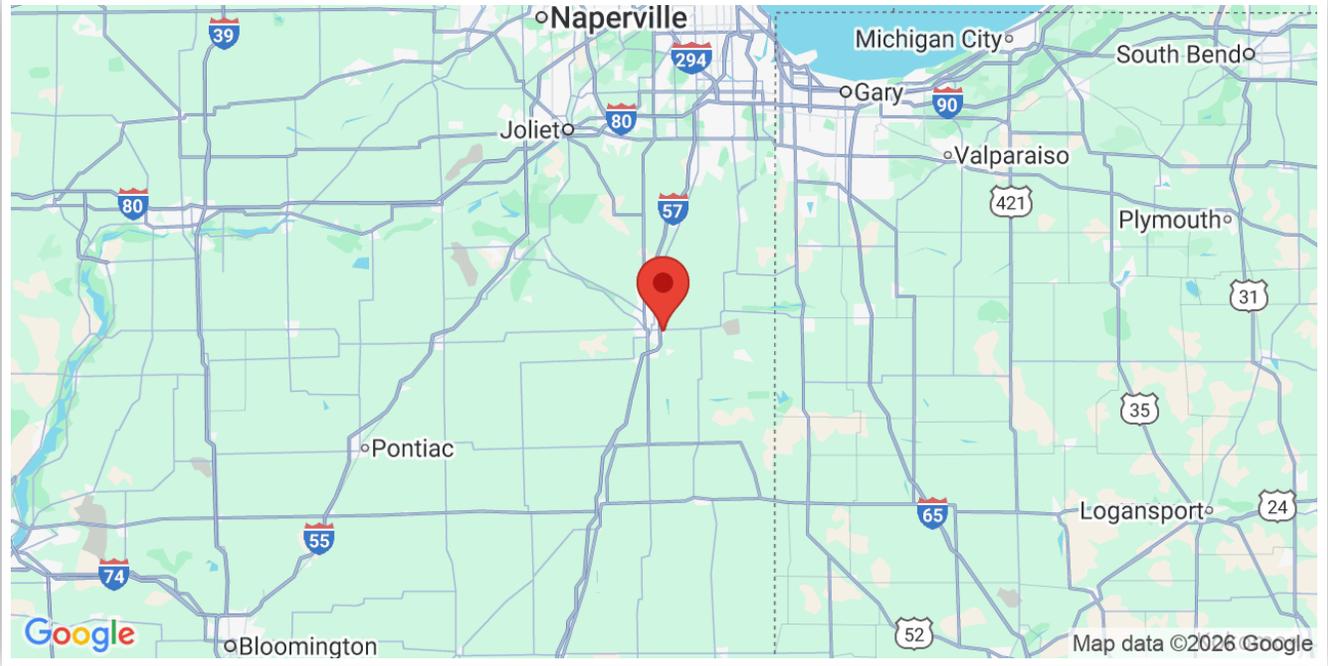
- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | 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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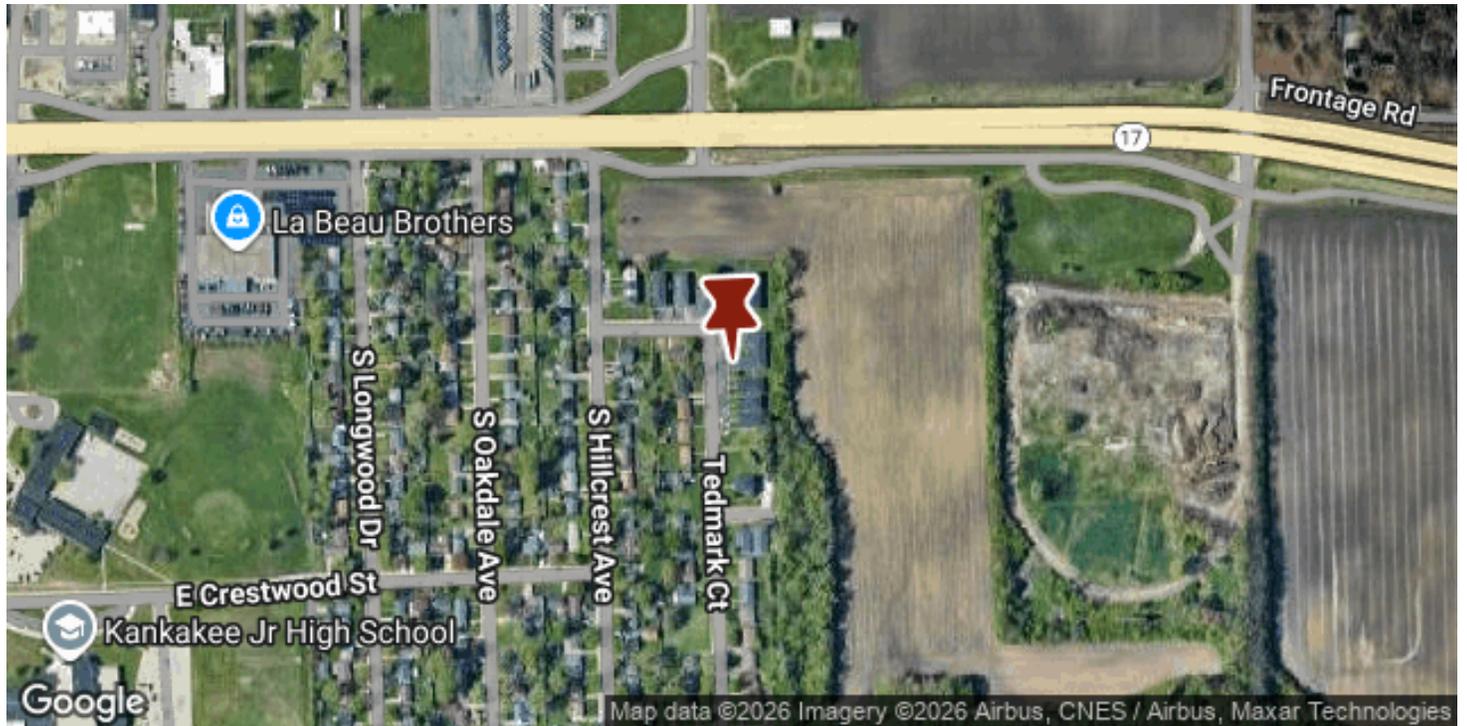


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