

SALE

Multifamily Opportunity

2002-2004 RAINBOW AVENUE

Bloomington, IL 61704

PRESENTED BY:

CARRIE TINUCCI-TROLL

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Discover a rare opportunity to acquire a well-positioned 24-unit multifamily property located at 2002-2004 Rainbow Avenue in the heart of Bloomington, IL. Centrally located and just minutes from major employers, shopping centers, universities, and local attractions, this property offers both strong current cash flow and significant upside potential.

The unit mix includes a combination of renovated apartments currently achieving premium rental rates, alongside non-renovated units renting at \$100-\$300 below market, creating a clear and immediate value-add opportunity for investors. Renovated units feature modern finishes, updated kitchens and baths, and upgraded flooring, setting the standard for future renovations and rent increases.

With strong rental demand in the area and continued growth in Bloomington's housing market, this property represents an ideal investment for multifamily investors seeking a mix of stability and potential.

PROPERTY HIGHLIGHTS

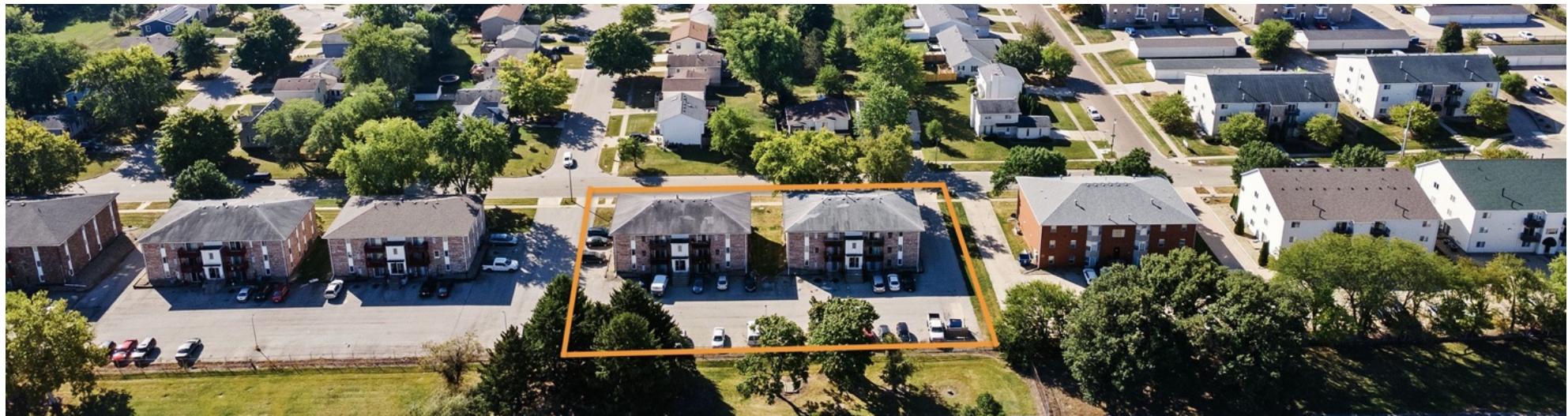
- Centrally located
- Significant upside potential

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IMMEDIATE INCOME GROWTH

With a mix of renovated units achieving premium rental rates and non-renovated units renting at \$100-300 below market rate, Rainbow Ave offers new owners the immediate opportunity to increase total revenue. By continuing to renovate units and adjust rents to meet the current market conditions, new owners can achieve annual boosts of income while increasing the property's overall condition.



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CENTRAL LOCATION TO AREA ATTRACTIONS



Rainbow Ave's prime, centralized location offers unmatched convenience, with easy access to dining, shopping, major employers, and popular area attractions. For investors, this means strong rental demand, lower vacancy rates, and the potential for long-term appreciation. For tenants, the proximity to everyday essentials and entertainment options enhances their quality of life, thus making the property not just a place to live, but a hub for work, leisure, and community. This winning combination supports both stable occupancy and attractive returns.

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CITY INFORMATION - BLOOMINGTON-NORMAL

BLOOMINGTON-NORMAL, IL

- Prime Location: Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- Innovative Manufacturing: Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- Population: The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- Insurance Industry Leaders: Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- Educational Institutions: The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.

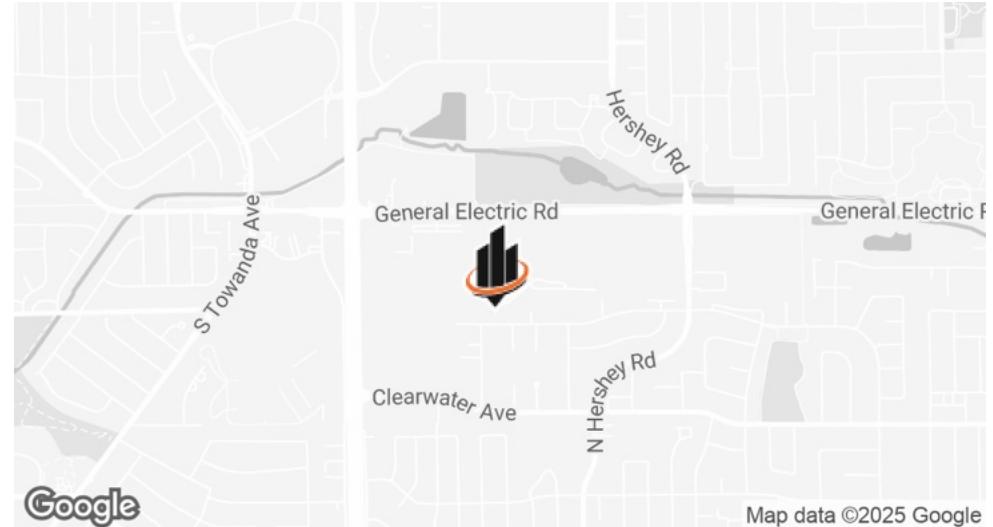


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PROPERTY SUMMARY



Map data ©2025 Google

OFFERING SUMMARY

SALE PRICE:	\$1,575,000
NUMBER OF UNITS:	24
LOT SIZE:	0.83 Acres
BUILDING SIZE:	20,250 SF
NOI:	\$111,886.70
CAP RATE:	7.1%
OCCUPANCY RATE:	96%

PROPERTY DESCRIPTION

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UNIT MIX SUMMARY

UNIT TYPE	COUNT	% OF TOTAL	SIZE SF	MIN RENT	MAX RENT
2 BR/1BA	22	91.70%	700 SF	\$750	\$950
2 BR/1 BA (RENO)	2	8.30%	700 SF	\$1,095	\$1,095
TOTALS/AVERAGES	24	100 %	700 SF	\$779	\$962

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2 BED/1 BATH UNITS (RENO)



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2 BED/1 BATH UNITS

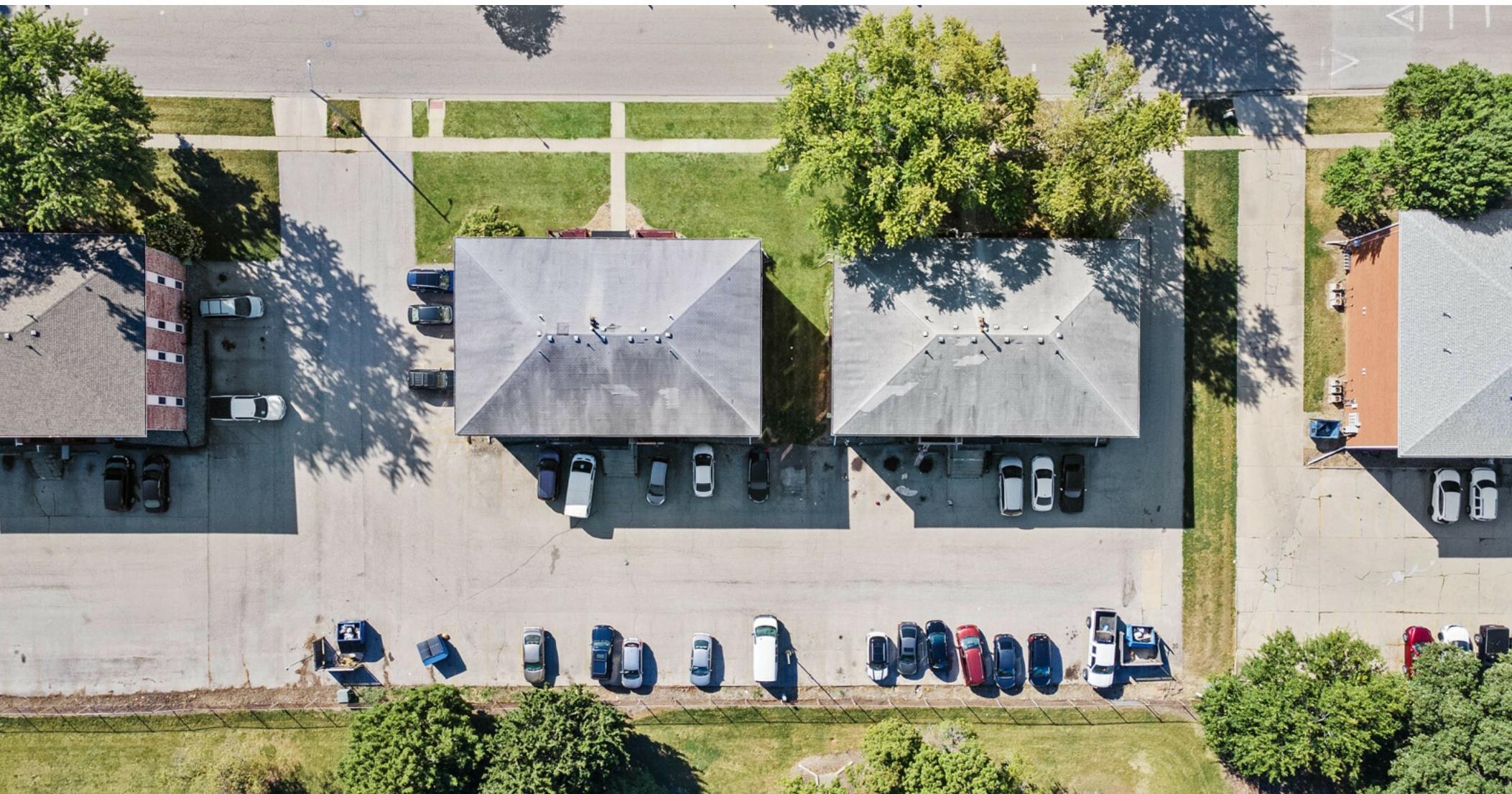


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PARCEL VIEW

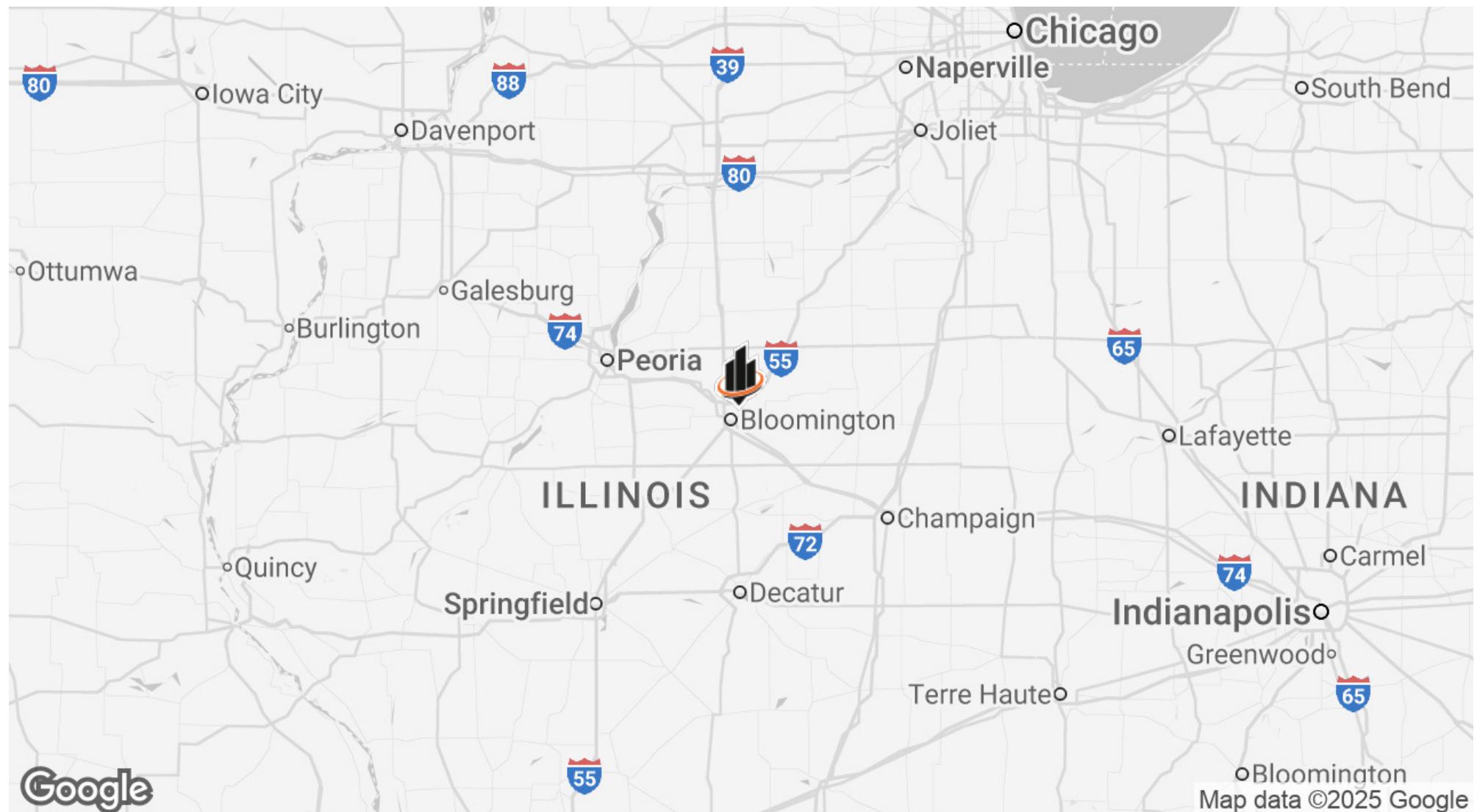


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LOCATION MAP



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RETAILER MAP



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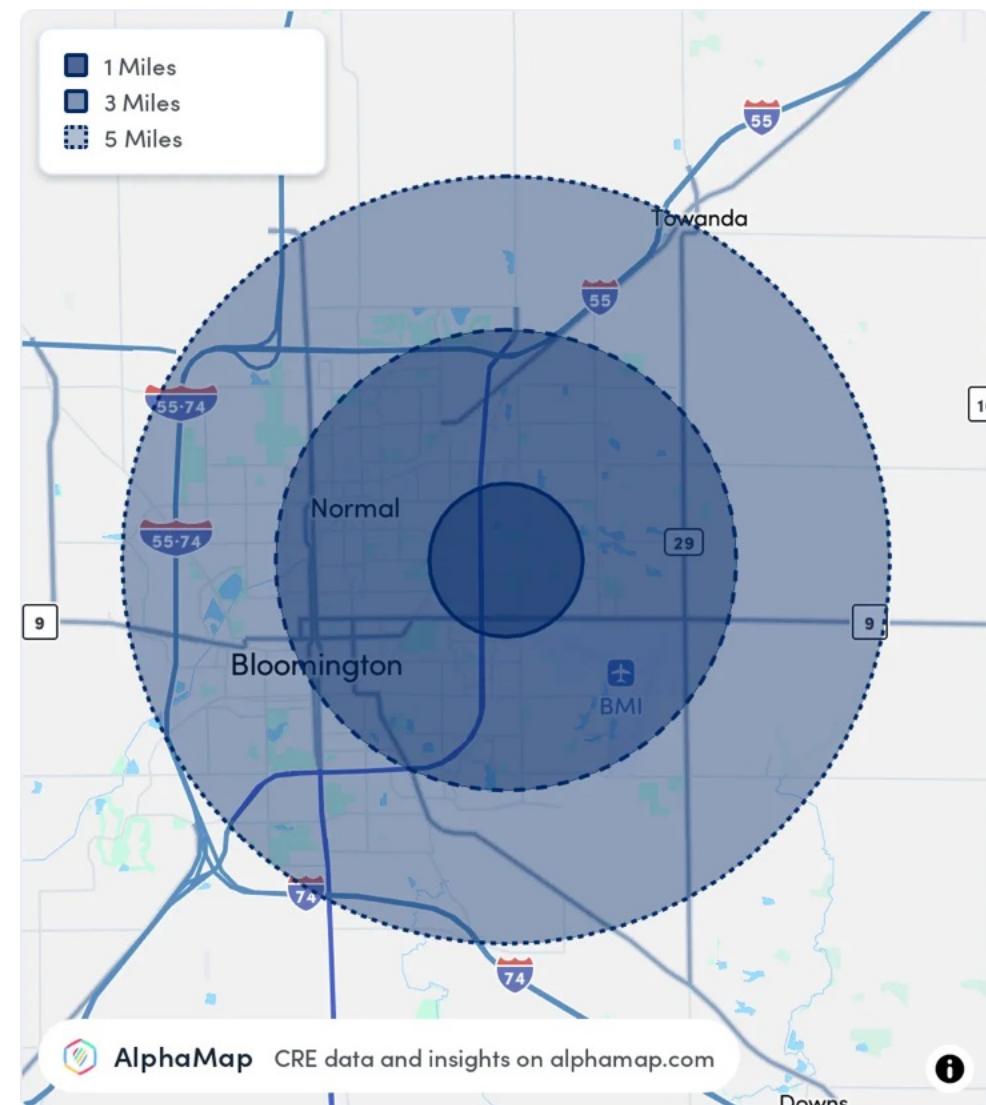
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,722	86,660	129,053
AVERAGE AGE	38	37	38
AVERAGE AGE (MALE)	37	36	37
AVERAGE AGE (FEMALE)	39	38	39
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,733	35,083	53,288
PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$99,681	\$105,394	\$100,151
AVERAGE HOUSE VALUE	\$227,781	\$261,237	\$241,107
PER CAPITA INCOME	\$43,339	\$42,157	\$41,729

Map and demographics data derived from AlphaMap



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ADVISOR BIO



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Advisor

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PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field. Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office, multifamily, retail, and land sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's Secretary. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie is in the process of obtaining her CCIM designation and was also a recipient of the Crexi Platinum Broker Award in 2022.

SVN | Core 3

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