



BERKSHIRE HATHAWAY
HomeServices
Central Illinois, REALTORS®



2902 Gill Street

*2902 Gill Street
Bloomington, IL 61704*

Contact:

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PROPERTY INFO:

2902 GILL STREET

PURCHASE PRICE:

\$1,350,000.00

PROPERTY ADDRESS:

*2902 GILL STREET
BLOOMINGTON, IL 61704*

YEAR BUILT:

1989

PROPERTY SIZE

22,954 SQ. FT.

LAND SIZE

67,640.00 SQ. FT.

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PROPERTY OVERVIEW

This 23,000-square-foot building offers an excellent investment opportunity. It has two suites with long-term tenants. The owner pays taxes, and the tenants pay their utilities, insurance, and maintenance. There are three overhead doors, plenty of parking, and room to add a dock in the back if needed. The building is free-span, making it cost-effective, durable, and easy to modify if needed!

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DETAILED PROPERTY DESCRIPTION



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Bloomington-Normal is located in central IL, making it just over two hours to Chicago or St.Louis. Boasting many major employers such as State Farm, Country Companies, & Rivian. Travelers can use the Amtrak Station or the Airport, & when not traveling, can enjoy many options for entertainment & dining. The Twin Cities is also home to Illinois State University, Illinois Wesleyan University, plus community college, private schools, & some of the best public schools the state has to offer. All of this provides ample opportunity for your business!

PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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KEY INVESTMENT FACTS

Fiscal Year Beginning March 2025



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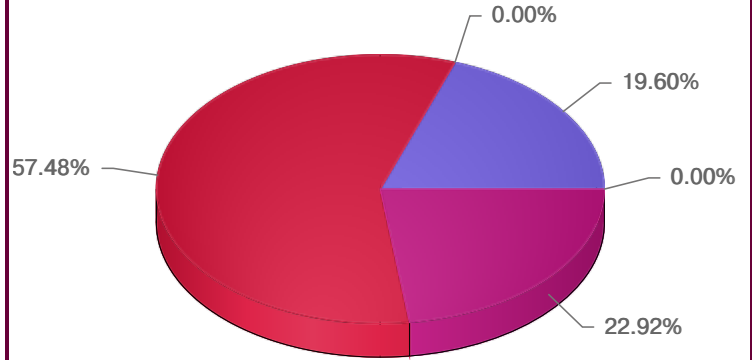


INITIAL INVESTMENT

Purchase Price	\$1,350,000
+ Acquisition Costs	\$27,000
- Mortgage(s)	\$1,080,000
+ Loan Fees Points	\$0
Initial Investment	\$297,000



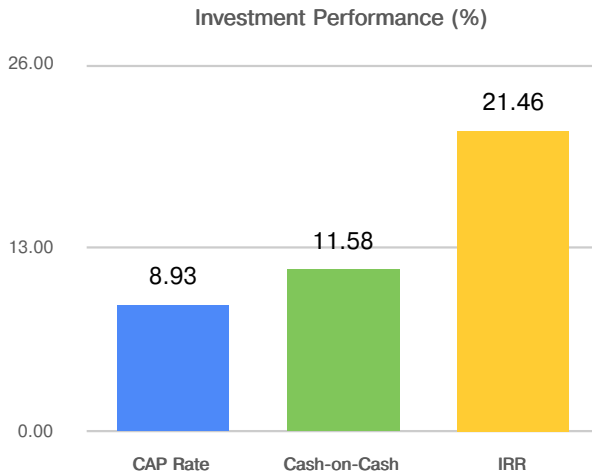
CASH FLOW



- Vacancy
- CapX / Reserves
- Expenses
- Debt Service
- Cash Flow



INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	21.46%
Acquisition CAP Rate	8.93%
Year 1 Cash-on-Cash	11.58%
Gross Rent Multiplier	9.00
Price Per Square Foot	\$58.81
Loan to Value	80.00%
Debt Service Coverage Ratio	1.40

For the Year Ending	Year 5 Feb-2030
POTENTIAL RENTAL INCOME (PRI)	\$168,826
- Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$168,826
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$168,826
- Operating Expenses	\$33,089
NET OPERATING INCOME (NOI)	\$135,737
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$86,223
CASH FLOW BEFORE TAXES	\$49,514



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1 Brickyard Dr., Bloomington 61701

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ANNUAL PERCENT CHANGE & EXPENSE RATIO

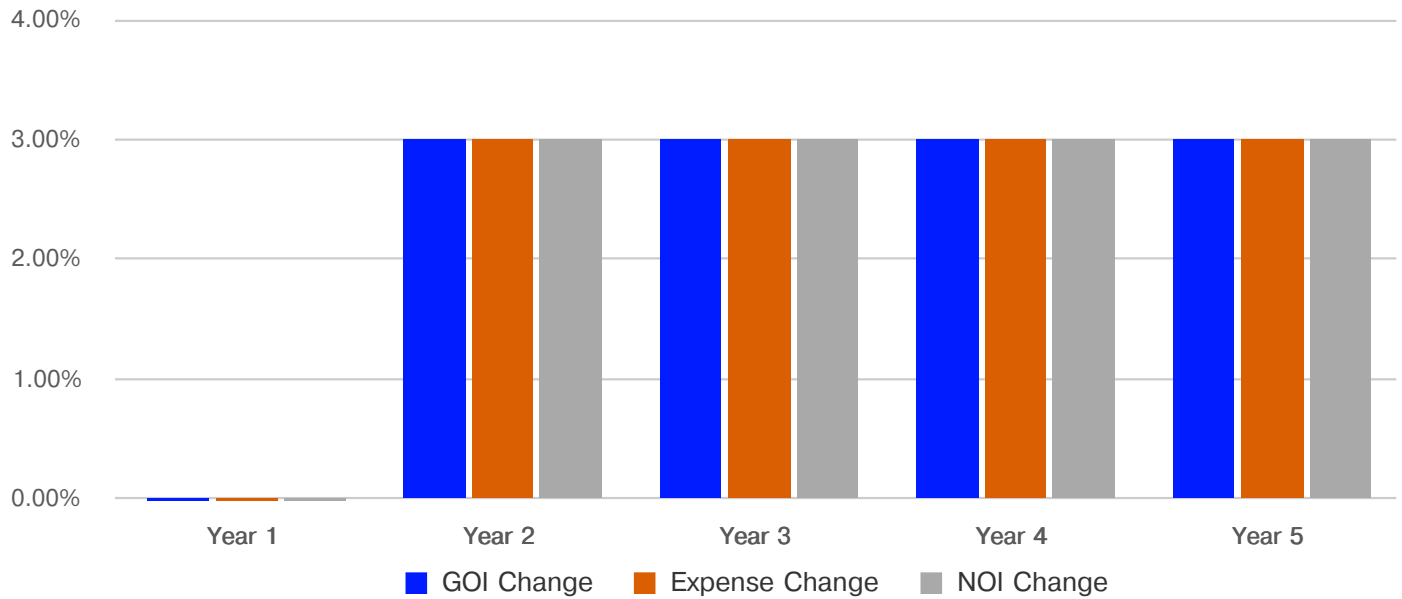
Fiscal Year Beginning March 2025



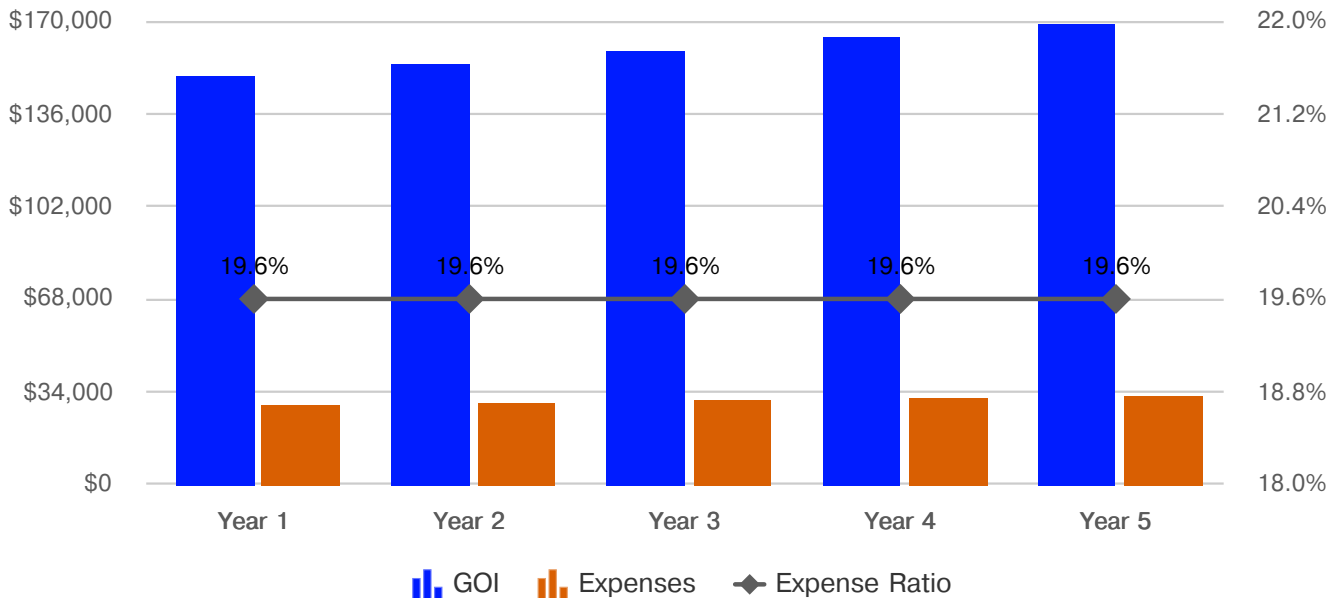
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ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



EXPENSE RATIO % OF GOI



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CASH ON CASH RETURN

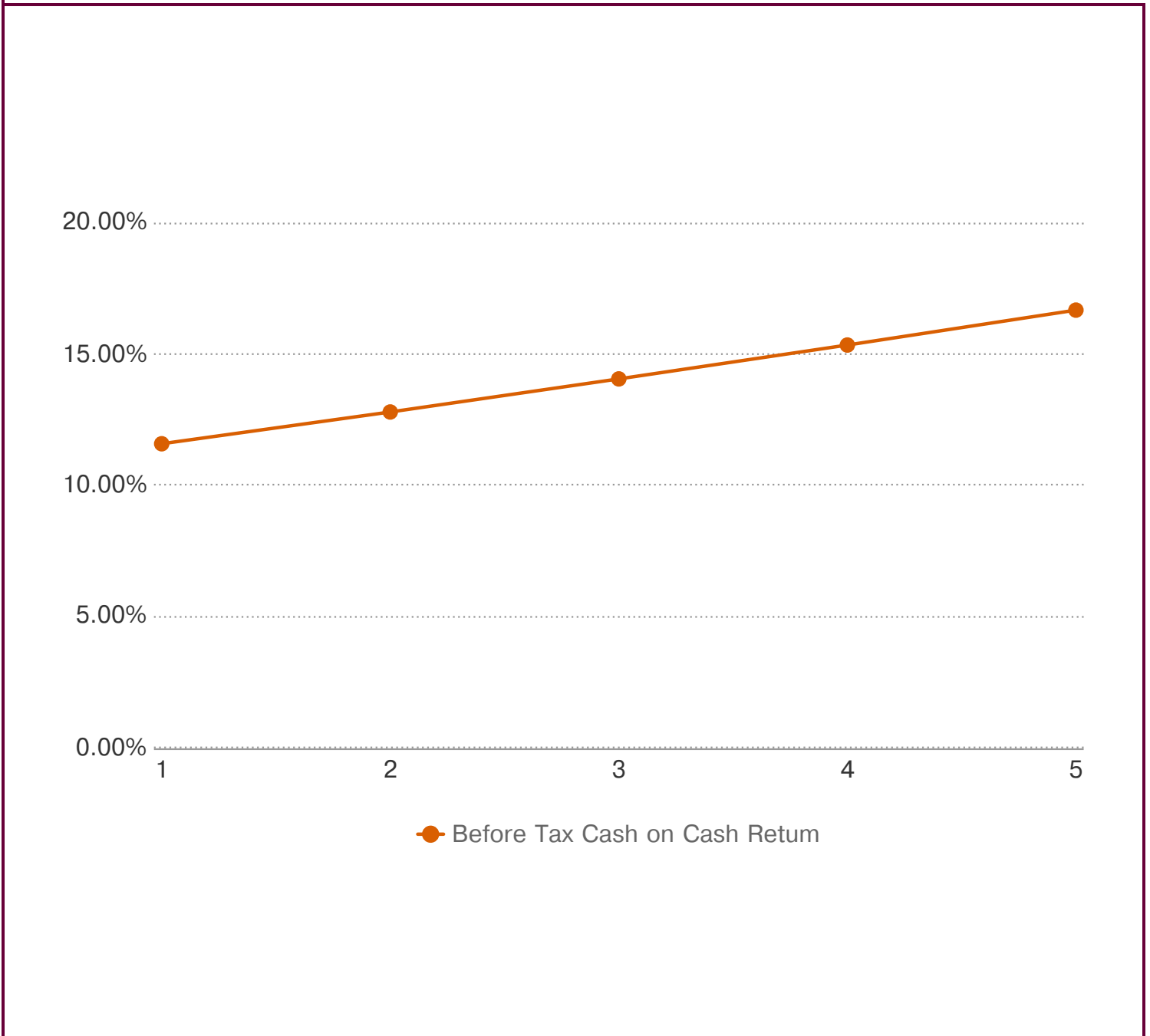
Fiscal Year Beginning March 2025



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ANNUAL CASH-ON-CASH DIVIDEND RETURN



● Before Tax Cash on Cash Return



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OPTIMAL HOLDING PERIOD

Fiscal Year Beginning March 2025

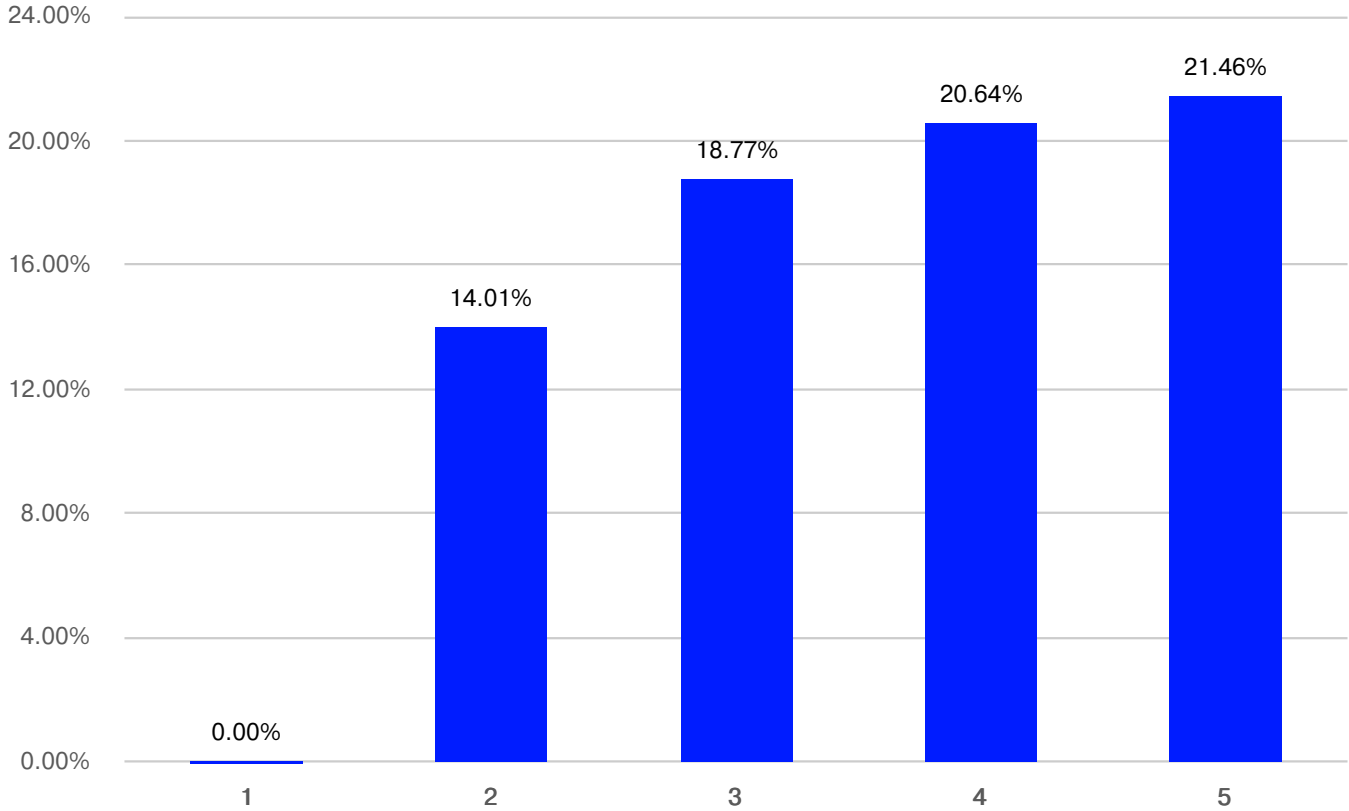


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OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	21.46%



Holding Period/Year of Sale

■ Before Tax EQUITY Yield (IRR)



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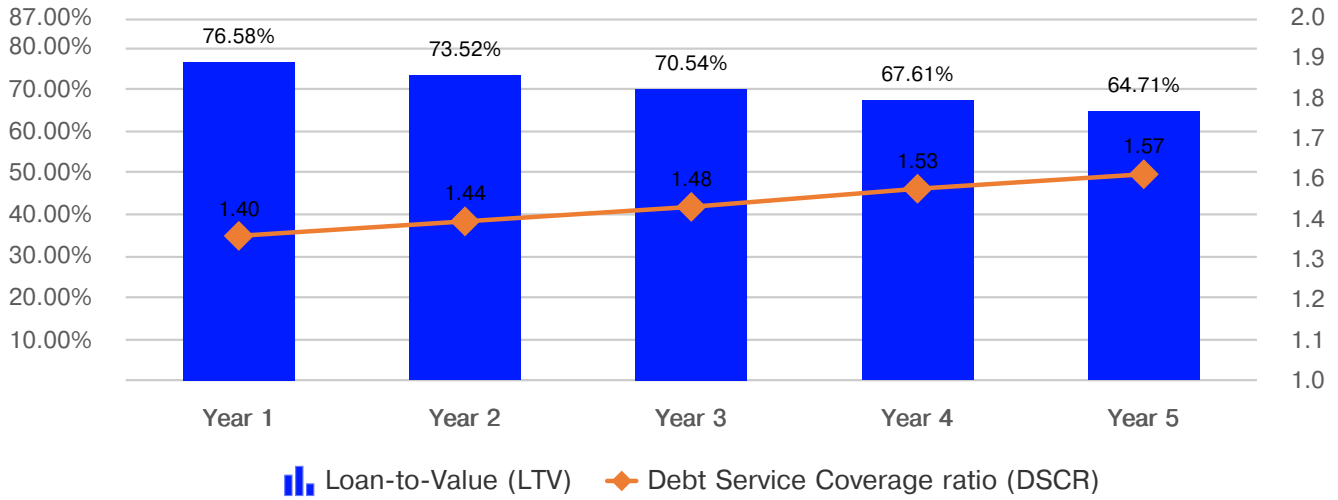
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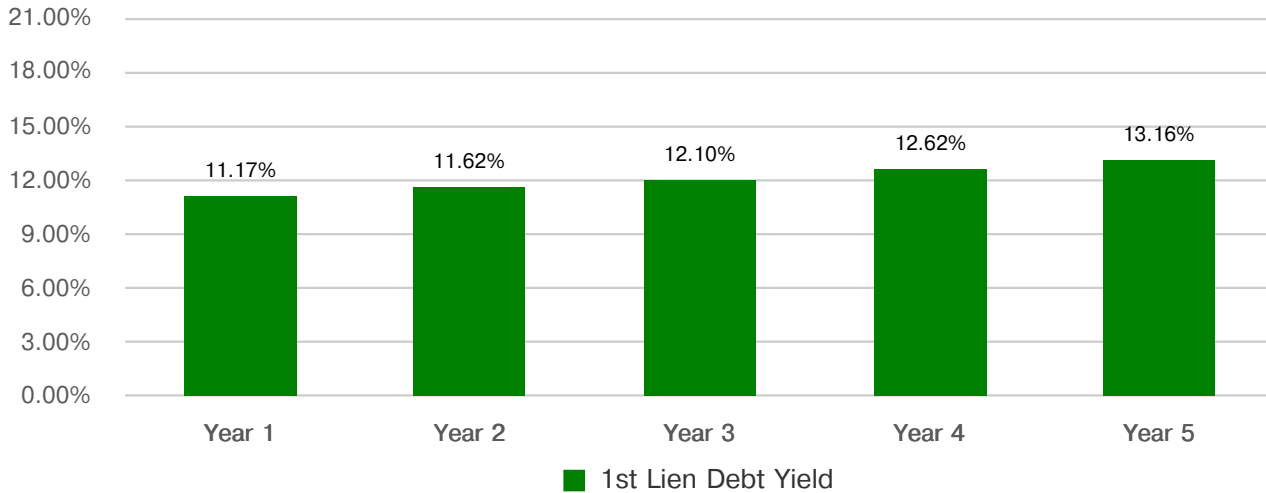


LTV & DEBT SERVICE COVERAGE RATIO (DSCR)

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



Debt Yield Ratio (DYR)



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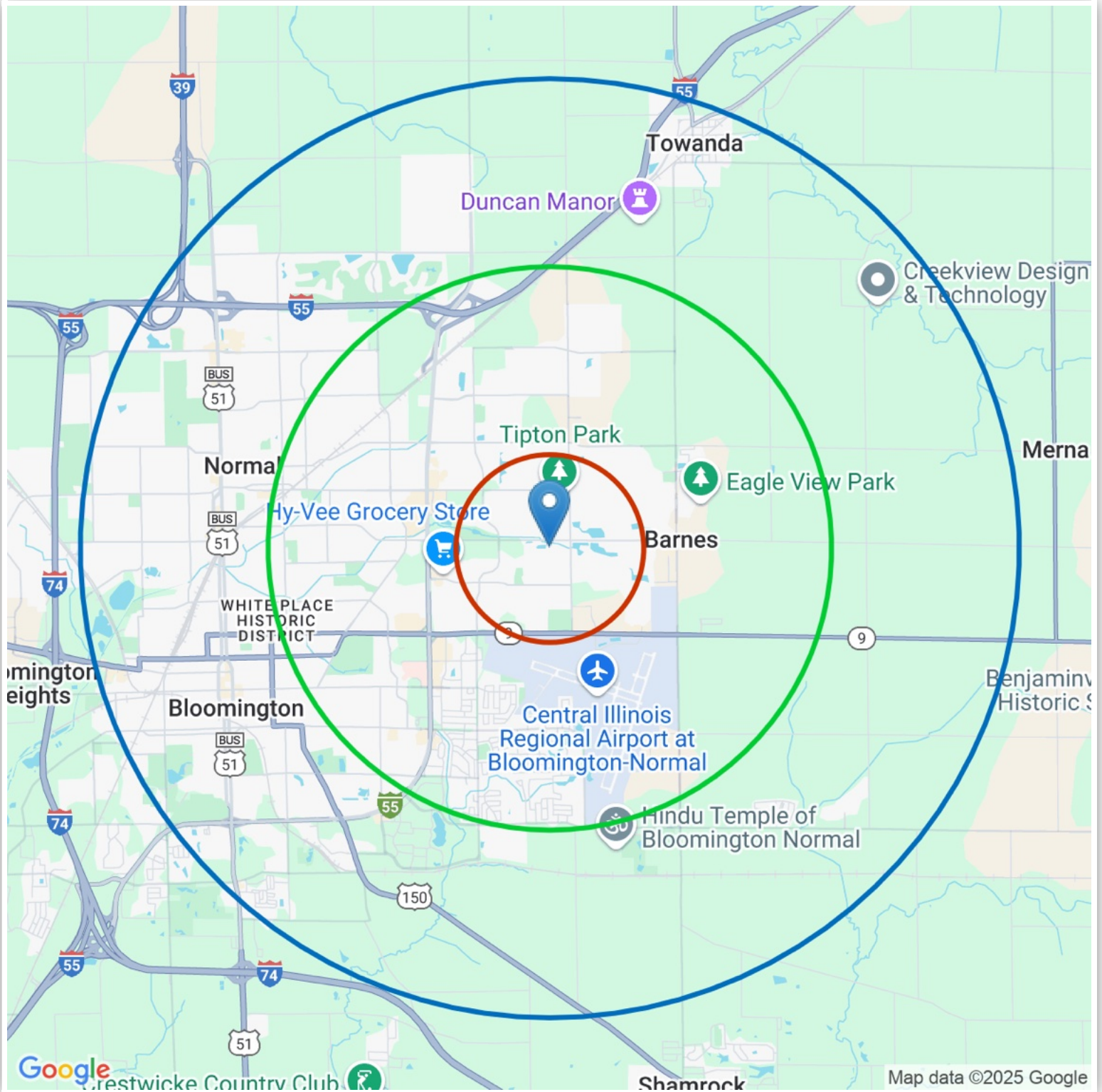
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



BERKSHIRE HATHAWAY
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KEY FACTS

11,775
Population

37.6 Median Age

2.59
Average Household Size

4,544
Total Households

EDUCATION

2.12%

No High School Diploma

23.95%

High School Graduate

12.62%

Some College

39.95%

Bachelor's/ Grad

BUSINESS

211
Total Businesses

2,538
Total Employees

EMPLOYMENT

580
Retail Trade Employees

59
Manufacturing Employees

234
Finance/Ins/Real Estate Emp

401
Eating & Drinking Employees

2.2% Unemployment Rate

\$108,547
Median Household Income

INCOME

\$57,302
Per Capita Income

\$449,443
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.63%) ■
The smallest group : < \$15,000 (2.9%) ■

Indicator	Value(%)	
< \$15,000	2.9	■
\$15,000 - \$24,999	3.78	■
\$25,000 - \$34,999	3.45	■
\$35,000 - \$49,999	5.03	■
\$50,000 - \$74,999	17.57	■
\$75,000 - \$99,999	11.99	■
\$100,000 - \$149,999	21.63	■
\$150,000 - \$199,999	14.03	■
\$200,000+	19.61	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



BERKSHIRE HATHAWAY
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KEY FACTS

56,623
Population

38 Median Age

2.35
Average Household Size

23,588
Total Households

EDUCATION

1.62%
No High School Diploma

21.9%
High School Graduate

14.19%
Some College

37.57%
Bachelor's/ Grad

BUSINESS

2,130
Total Businesses

56,033
Total Employees

EMPLOYMENT

9,557
Retail Trade Employees

582
Manufacturing Employees

25,867
Finance/Ins/Real Estate Emp

4,262
Eating & Drinking Employees

2.3% Unemployment Rate

INCOME

\$86,529
Median Household Income

\$51,247
Per Capita Income

\$302,758
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.09%) ■
The smallest group : \$15,000 - \$24,999 (4.72%) ■

Indicator	Value(%)	
< \$15,000	4.99	■
\$15,000 - \$24,999	4.72	■
\$25,000 - \$34,999	6.27	■
\$35,000 - \$49,999	7.88	■
\$50,000 - \$74,999	19.4	■
\$75,000 - \$99,999	12.73	■
\$100,000 - \$149,999	20.09	■
\$150,000 - \$199,999	10.03	■
\$200,000+	13.88	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



BERKSHIRE HATHAWAY
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KEY FACTS

122,036
Population

33.5 Median Age



2.24
Average Household Size

49,534
Total Households

EDUCATION

2.42%

No High School Diploma



17.94%

High School Graduate



16.37%

Some College



33.63%

Bachelor's/ Grad

BUSINESS



EMPLOYMENT

15,993

Retail Trade Employees

1,835

Manufacturing Employees

7,066

Eating & Drinking Employees

27,648

Finance/Ins/Real Estate Emp

3.2%

Unemployment Rate



\$70,244

Median Household Income

INCOME



\$41,867

Per Capita Income



\$164,948

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.02%) ■

The smallest group : \$15,000 - \$24,999 (6.23%) ■

Indicator	Value(%)	
< \$15,000	10.45	■
\$15,000 - \$24,999	6.23	■
\$25,000 - \$34,999	8.15	■
\$35,000 - \$49,999	8.81	■
\$50,000 - \$74,999	19.02	■
\$75,000 - \$99,999	12.84	■
\$100,000 - \$149,999	17.02	■
\$150,000 - \$199,999	7.37	■
\$200,000+	10.12	■



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)



BERKSHIRE HATHAWAY
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Community Profile



11,775

Population
Total

-0.38%

Population
Growth

2.59

Average
HH Size

37.6

Median
Age

51.4

Diversity
Index

\$108,547

Median HH
Income

\$245,823

Median Home
Value

23.69%

Under 18

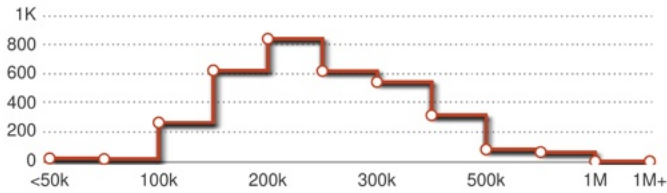
63.22%

Ages 18
to 65

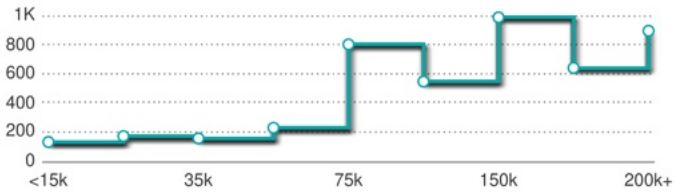
13.1%

Aged 66+

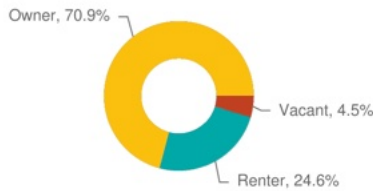
HOME VALUE



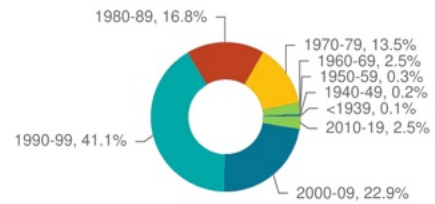
HOUSEHOLD INCOME



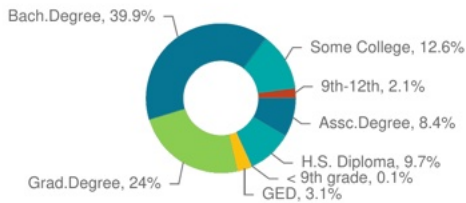
HOME OWNERSHIP



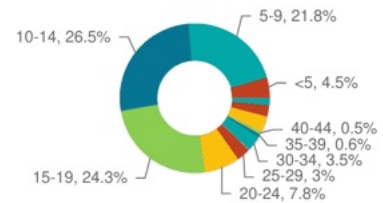
HOUSING: YEAR BUILT



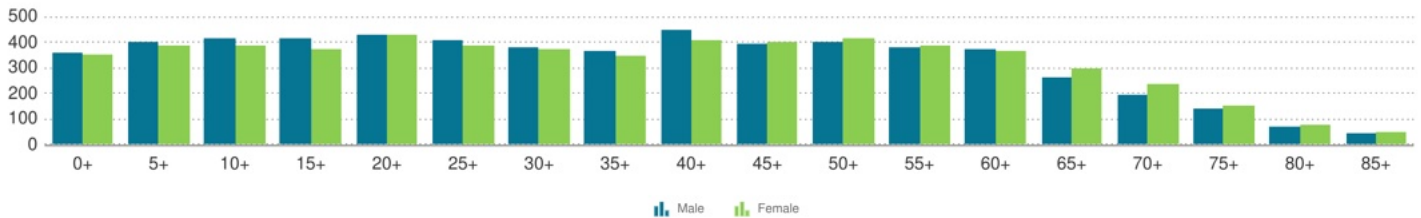
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



BERKSHIRE HATHAWAY
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Community Profile



56,623

Population
Total

-0.04%

Population
Growth

2.35

Average
HH Size

38

Median
Age

51.9

Diversity
Index

\$86,529

Median HH
Income

\$230,010

Median Home
Value

22.17%

Under 18

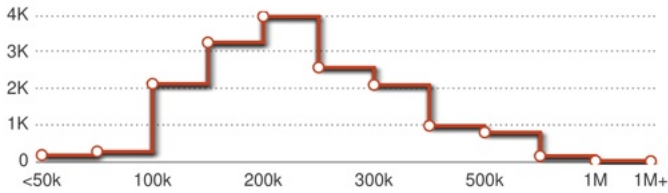
61.63%

Ages 18
to 65

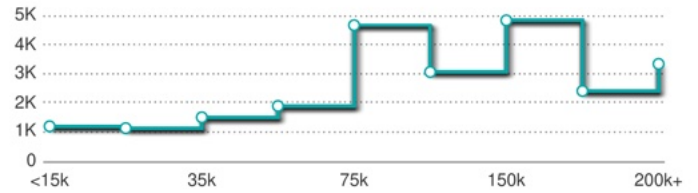
16.19%

Aged 66+

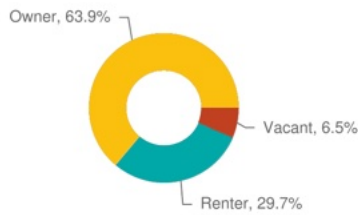
HOME VALUE



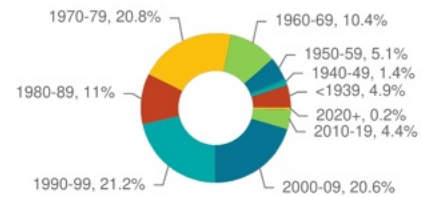
HOUSEHOLD INCOME



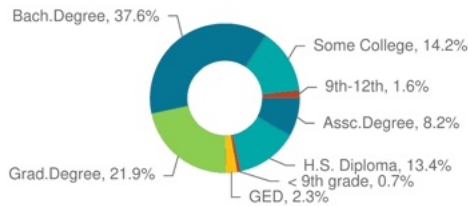
HOME OWNERSHIP



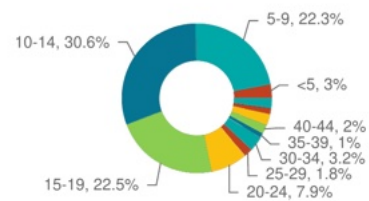
HOUSING: YEAR BUILT



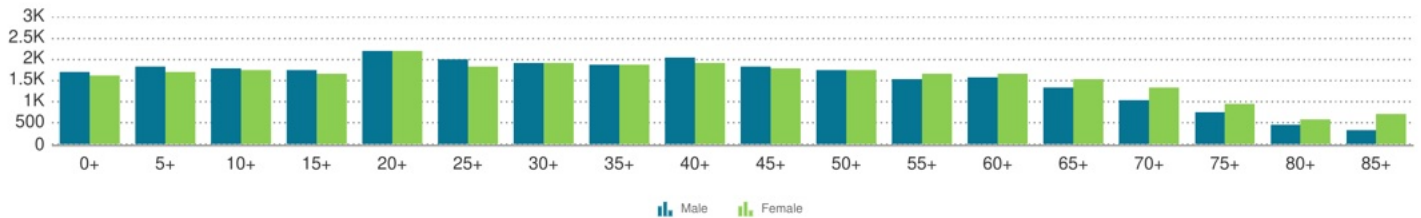
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



BERKSHIRE HATHAWAY
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Community Profile



122,036
Population
Total

0.13%
Population
Growth

2.24
Average
HH Size

33.5
Median
Age

54.1
Diversity
Index

\$70,244
Median HH
Income

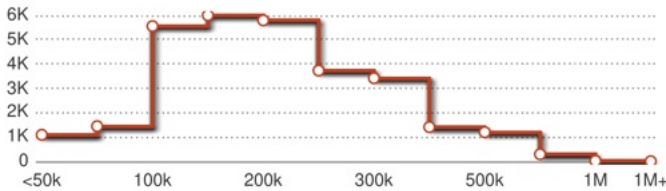
\$207,733
Median Home
Value

19.38%
Under 18

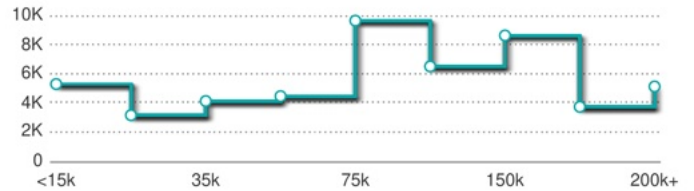
66.13%
Ages 18
to 65

14.49%
Aged 66+

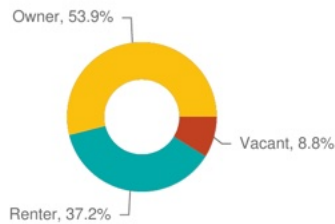
HOME VALUE



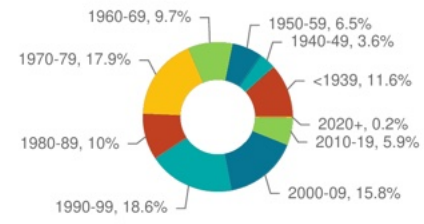
HOUSEHOLD INCOME



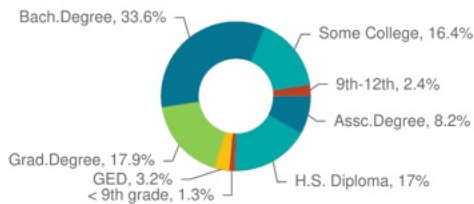
HOME OWNERSHIP



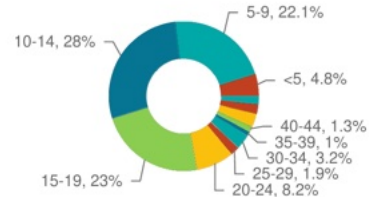
HOUSING: YEAR BUILT



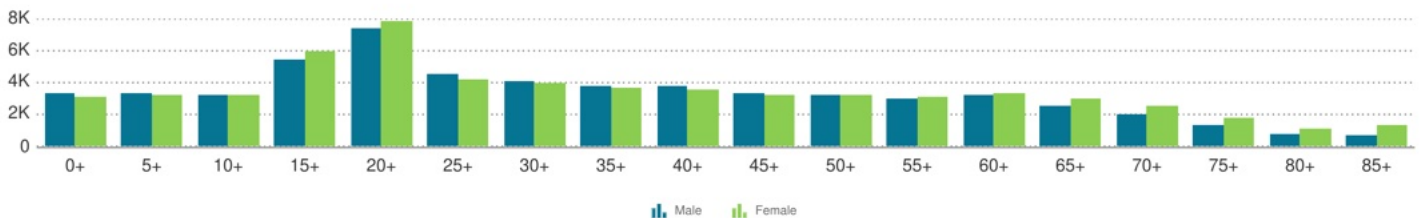
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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2902 GILL STREET

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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



BERKSHIRE HATHAWAY
HomeServices
Central Illinois, REALTORS®

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

11,775 Population	4,553 Households	37.6 Median Age
2.59 Avg Size Household	\$108,547 Median Household Income	\$245,823 Median Home Value
144 Wealth Index	146 Housing Affordability	51.4 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.38%

2024-2029
Forecasted
Growth Rate

-0.48%

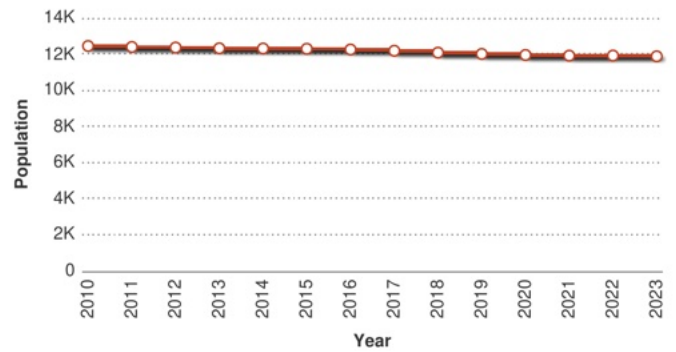
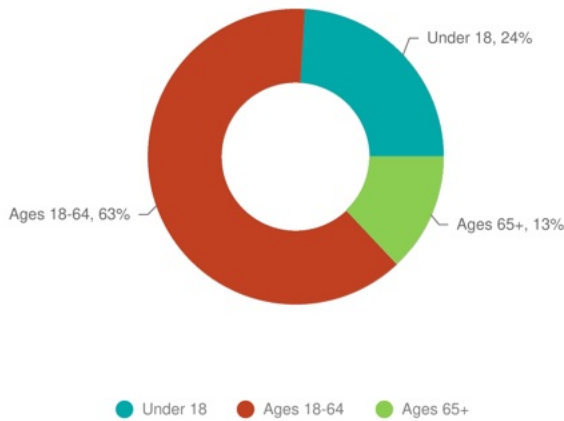
Household
Population

11,516

Population
Density

3,669

POPULATION BY AGE



DAYTIME POPULATION

8,340
2024 Total Daytime Population

5,488
2024 Daytime Pop: Residents

2,852
2024 Daytime Pop: Workers

2,657
2024 Daytime Pop Density

POPULATION BY GENERATION

2.48%
Greatest Gen: Born
1945/Earlier

16.94%
Baby Boomer: Born
1946 to 1964

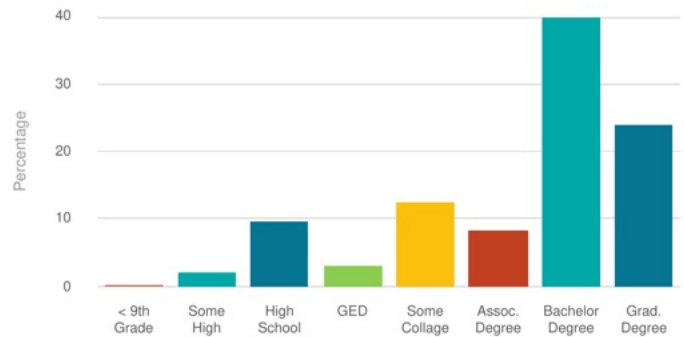
21.81%
Generation X: Born
1965 to 1980

23.81%
Millennial: Born 1981
to 1998

24.9%
Generation Z: Born
1999 to 2016

10.06%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



BERKSHIRE HATHAWAY
HomeServices
Central Illinois, REALTORS®

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

56,623

Population

23,999

Households

38

Median Age

2.35

Avg Size Household

\$86,529

Median Household
Income

\$230,010

Median Home Value

114

Wealth Index

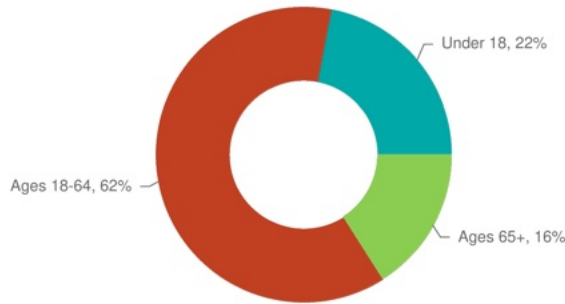
124

Housing Affordability

51.9

Diversity Index

POPULATION BY AGE



● Under 18 ● Ages 18-64 ● Ages 65+

POPULATION BY GENERATION



4.36%

Greatest Gen: Born
1945/Earlier



17.62%

Baby Boomer: Born
1946 to 1964



19.73%

Generation X: Born
1965 to 1980



24.61%

Millennial: Born 1981
to 1998



24.01%

Generation Z: Born
1999 to 2016



9.66%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.04%

2024-2029
Forecasted
Growth Rate

-0.24%



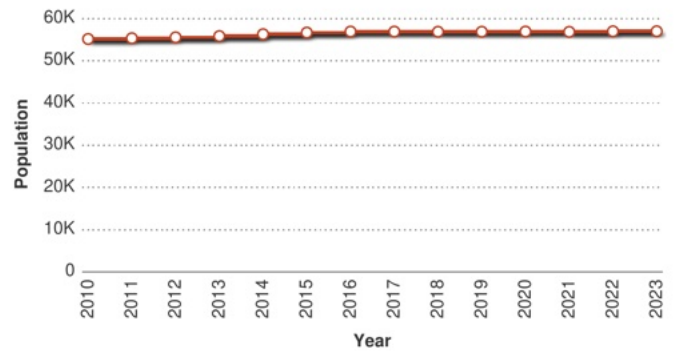
Household
Population

55,902



Population
Density

1,986



DAYTIME POPULATION



78,914

2024 Total Daytime Population



27,059

2024 Daytime Pop: Residents



51,855

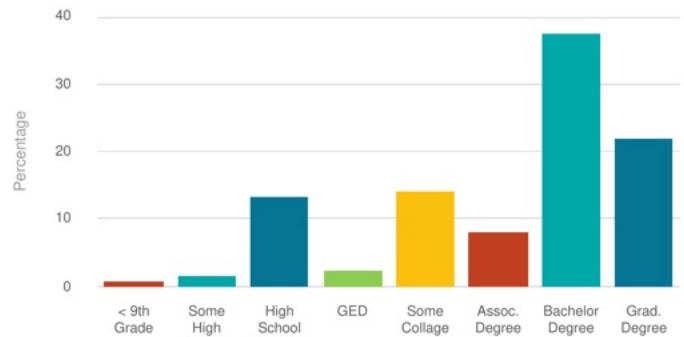
2024 Daytime Pop: Workers



2,792

2024 Daytime Pop Density

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



BERKSHIRE HATHAWAY
HomeServices
Central Illinois, REALTORS®

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

122,036

Population

50,590

Households

33.5

Median Age

2.24

Avg Size Household

\$70,244

Median Household
Income

\$207,733

Median Home Value

88

Wealth Index

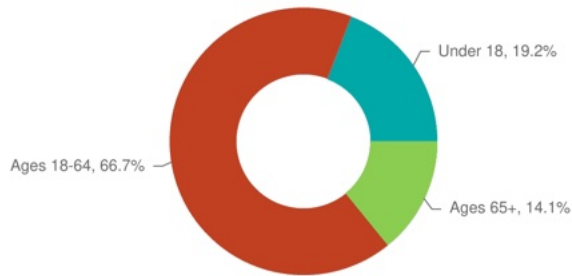
112

Housing Affordability

54.1

Diversity Index

POPULATION BY AGE



● Under 18 ● Ages 18-64 ● Ages 65+

POPULATION BY GENERATION



3.84%

Greatest Gen: Born
1945/Earlier



16.05%

Baby Boomer: Born
1946 to 1964



17.01%

Generation X: Born
1965 to 1980



23.51%

Millennial: Born 1981
to 1998



31.01%

Generation Z: Born
1999 to 2016



8.59%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.13%



2024-2029
Forecasted
Growth Rate

-0.02%



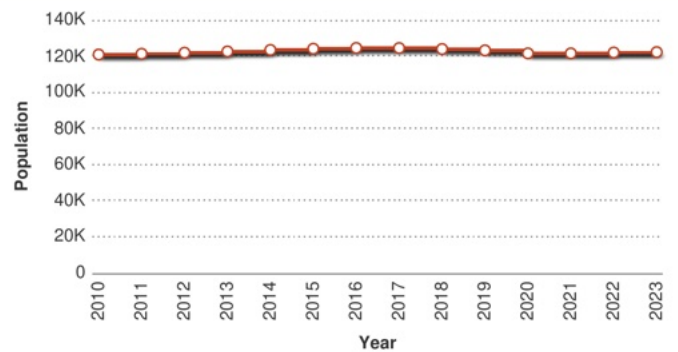
Household
Population

113,907



Population
Density

1,559



DAYTIME POPULATION



138,012

2024 Total Daytime Population



61,182

2024 Daytime Pop: Residents



76,830

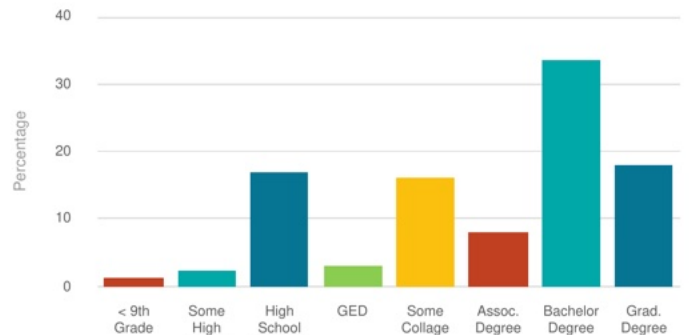
2024 Daytime Pop: Workers



1,758

2024 Daytime Pop Density

POPULATION BY EDUCATION



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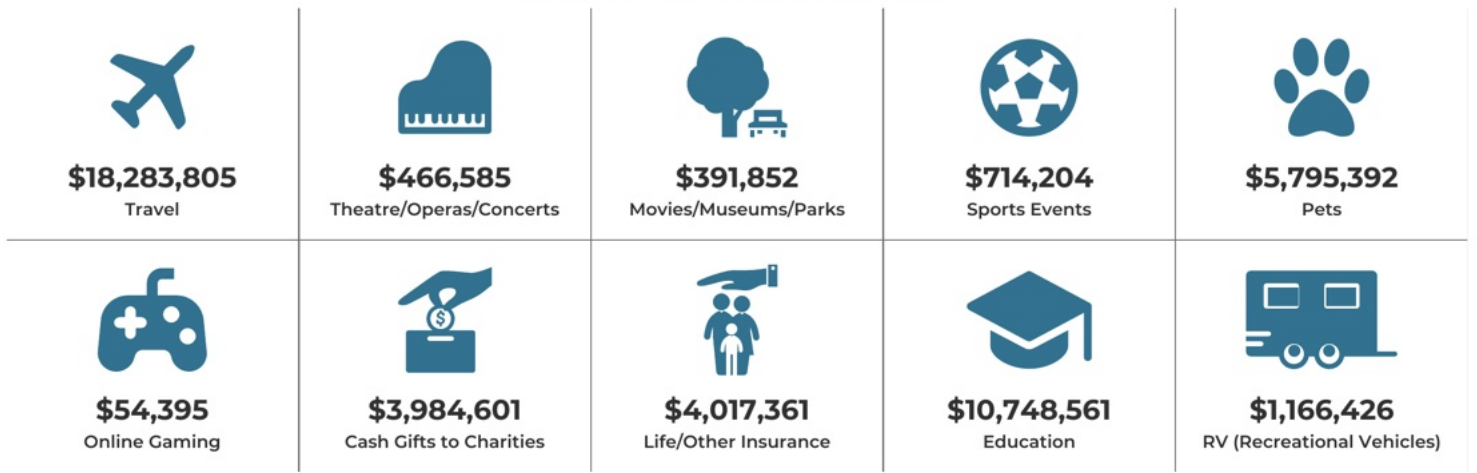


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

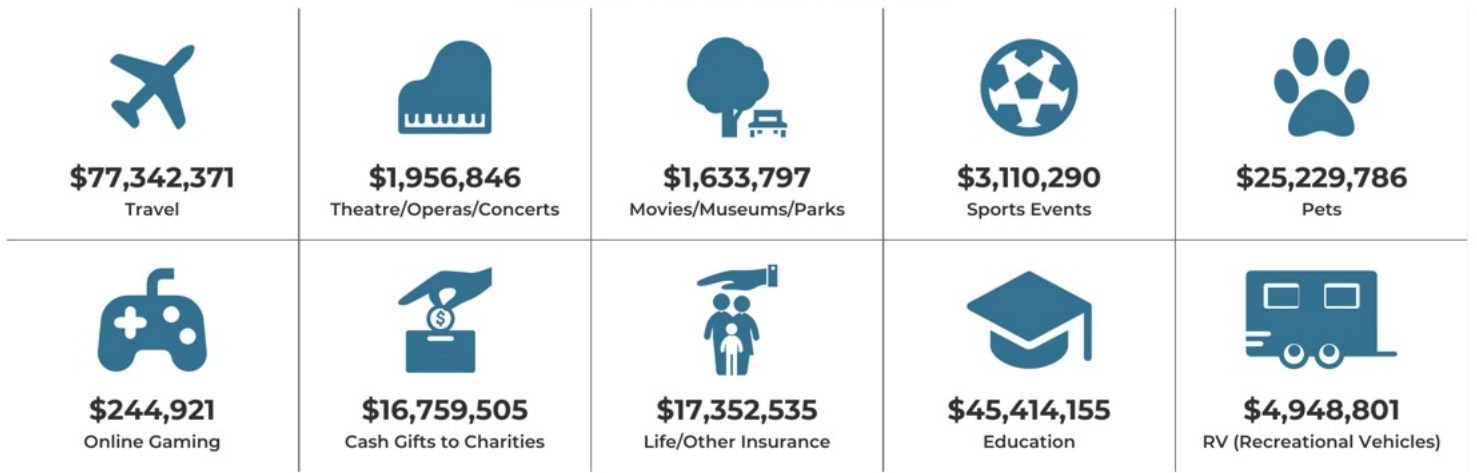


Lifestyle and Tapestry Segmentation Infographic

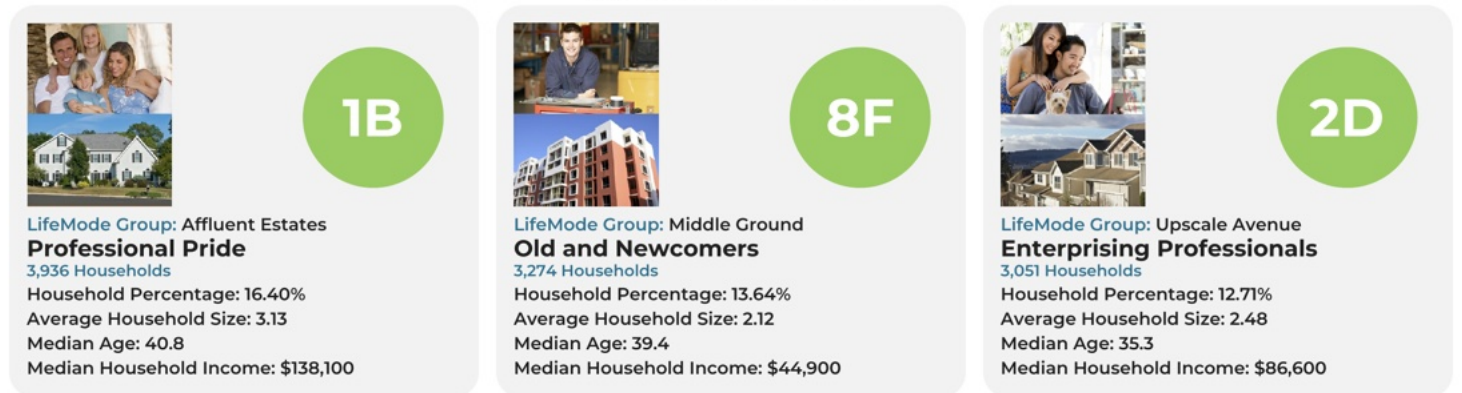
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

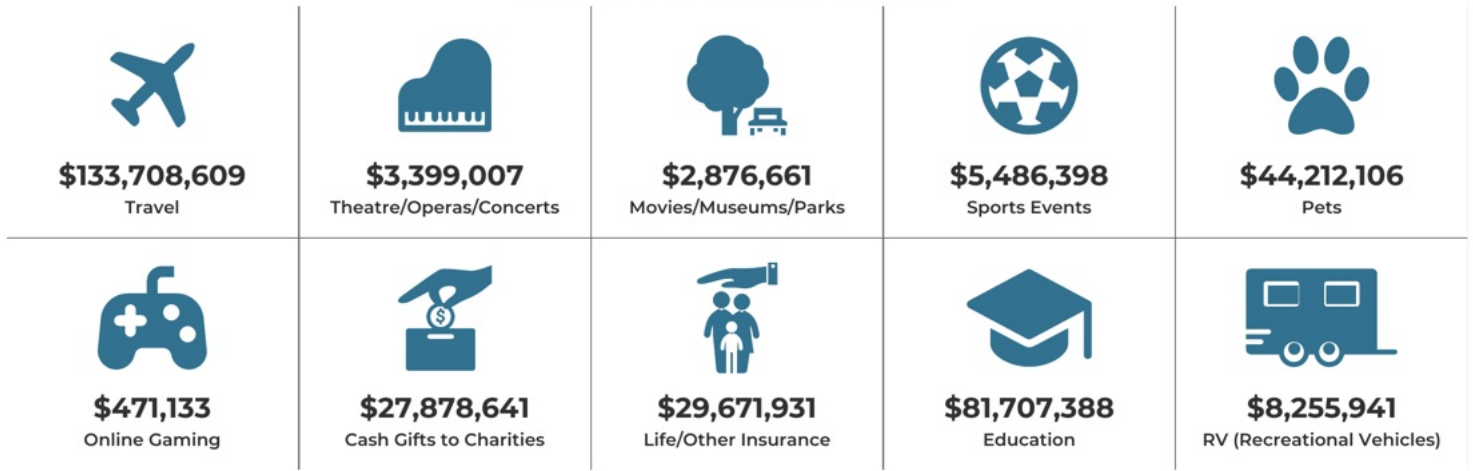


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS





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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2902 GILL STREET

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LOCATION RISK ANALYSIS



BERKSHIRE HATHAWAY
HomeServices

Central Illinois, REALTORS®

Flood Risk Analysis
FEMA Map Last Updated:1969-12-31



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Flood Hazard Designations

FEMA Map Last Updated:1969-12-31

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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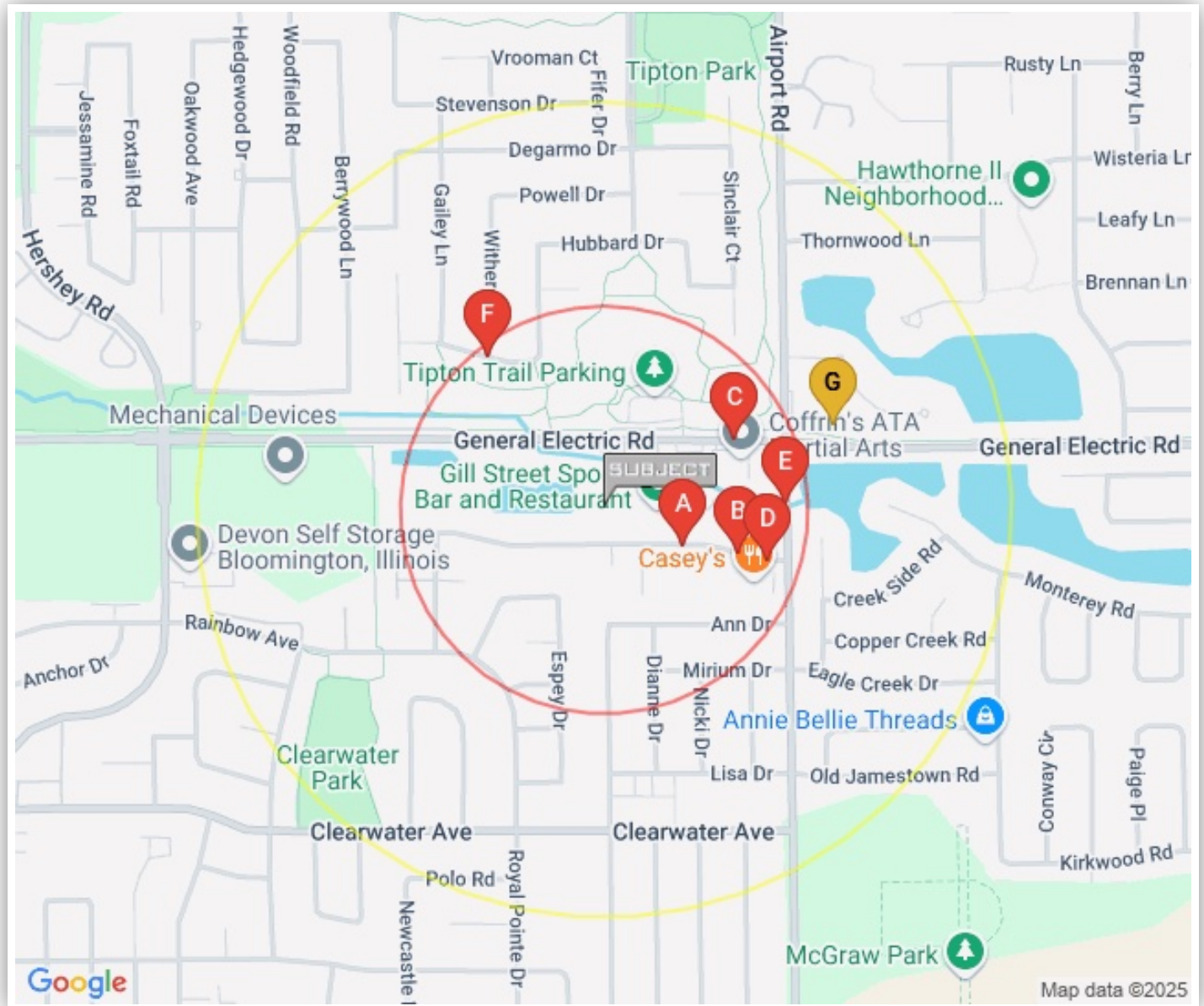
LOCATION RISK ANALYSIS



BERKSHIRE HATHAWAY HomeServices

Central Illinois, REALTORS®

ENVIRONMENTAL RISK ANALYSIS



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Locations within 0.25 mile of Subject

A MIDWEST MOLDING SOLUTIONS, INC.

Latest Update:

Site Type: Address: 3001 GILL STREET
 County: Facility Detail Report: 110070288500
 Country:

Interest Type	Source	Contact Role	Contact Name	Phone
OSHA ESTABLISHMENT	OSHA-OIS			

B AIRPORT ROAD GAS PIPELINE

Latest Update: 17-Mar-2006

Site Type: STATIONARY Address: GILL ST S TO CORNELIUS DR
 County: MCLEAN Facility Detail Report: 110018395280
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			

C STARK EXCAVATING, INC.

Latest Update: 09-Jan-2015

Site Type: STATIONARY Address: 2603 GENERAL ELECTRIC ROAD
 County: MCLEAN Facility Detail Report: 110001333254
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIR			
STATE MASTER	ACES			
AIR MINOR	AIRSAFS			

D CASEYS GENERAL STORE 1721

Latest Update: 15-Dec-2009

Site Type: STATIONARY Address: 3007 GILL ST
 County: MCLEAN Facility Detail Report: 110005796629
 Country: UNITED STATES



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Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		KIM FAIRCHILD	
UNSPECIFIED UNIVERSE	RCRAINFO		KIM FAIRCHILD	

E ONE HOUR FAMILY CLEANERS

Latest Update: 26-Jan-2012

Site Type: STATIONARY Address: 1416 AIRPORT ROAD
 County: MCLEAN Facility Detail Report: 110003061034
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		KYUNG HYUN	
UNSPECIFIED UNIVERSE	RCRAINFO		KYUNG HYUN	

F LARRY HUNDMAN

Latest Update: 17-Mar-2006

Site Type: STATIONARY Address: WITHERS LANE
 County: MCLEAN Facility Detail Report: 110018062004
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	ACES			

Locations within 0.50 mile of Subject

G BIELFELDT REALTY

Latest Update:

Site Type: STATIONARY Address: 3004 GE RD
 County: MCLEAN Facility Detail Report: 110070887397
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
AIR EMISSIONS CLASSIFICATION	EIS			



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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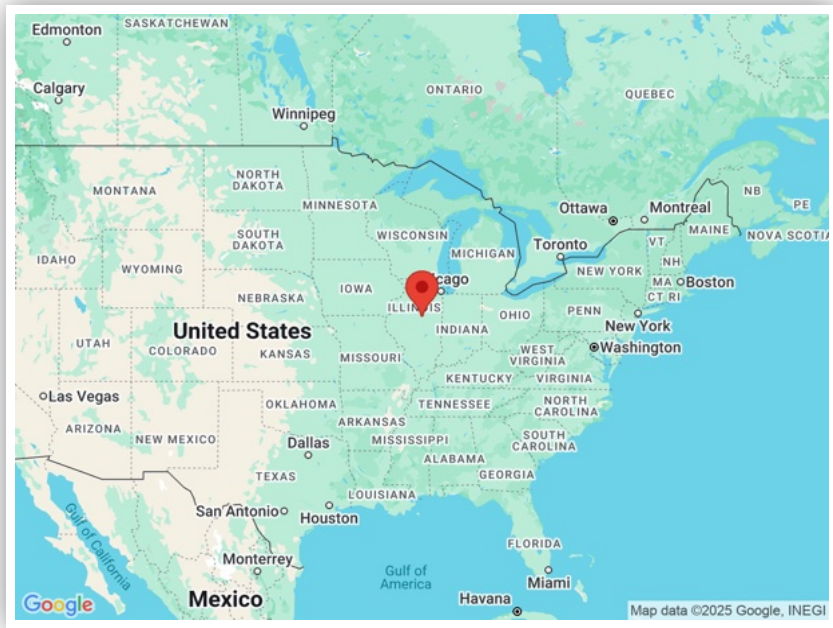
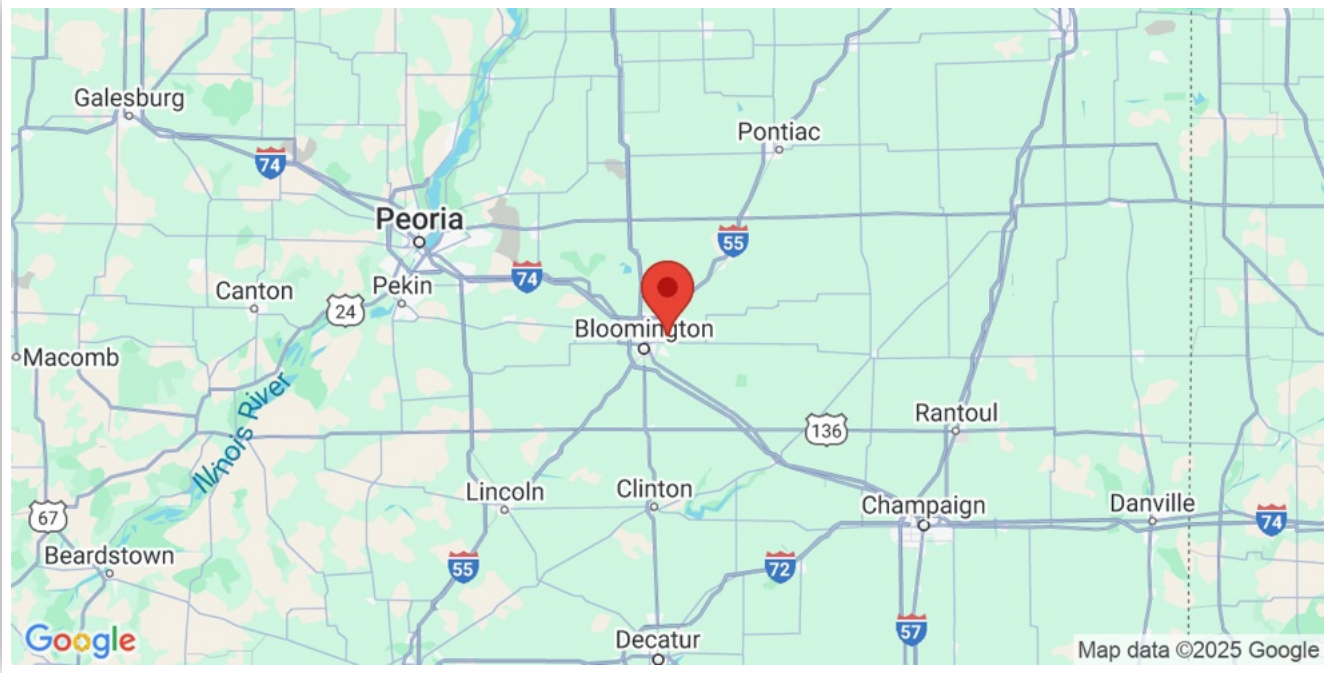
AREA LOCATION MAP



BERKSHIRE HATHAWAY
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AERIAL ANNOTATION MAP



BERKSHIRE HATHAWAY
HomeServices
Central Illinois, REALTORS®

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