

FOR SALE

# Residential Portfolio

Decatur, Illinois

PRESENTED BY

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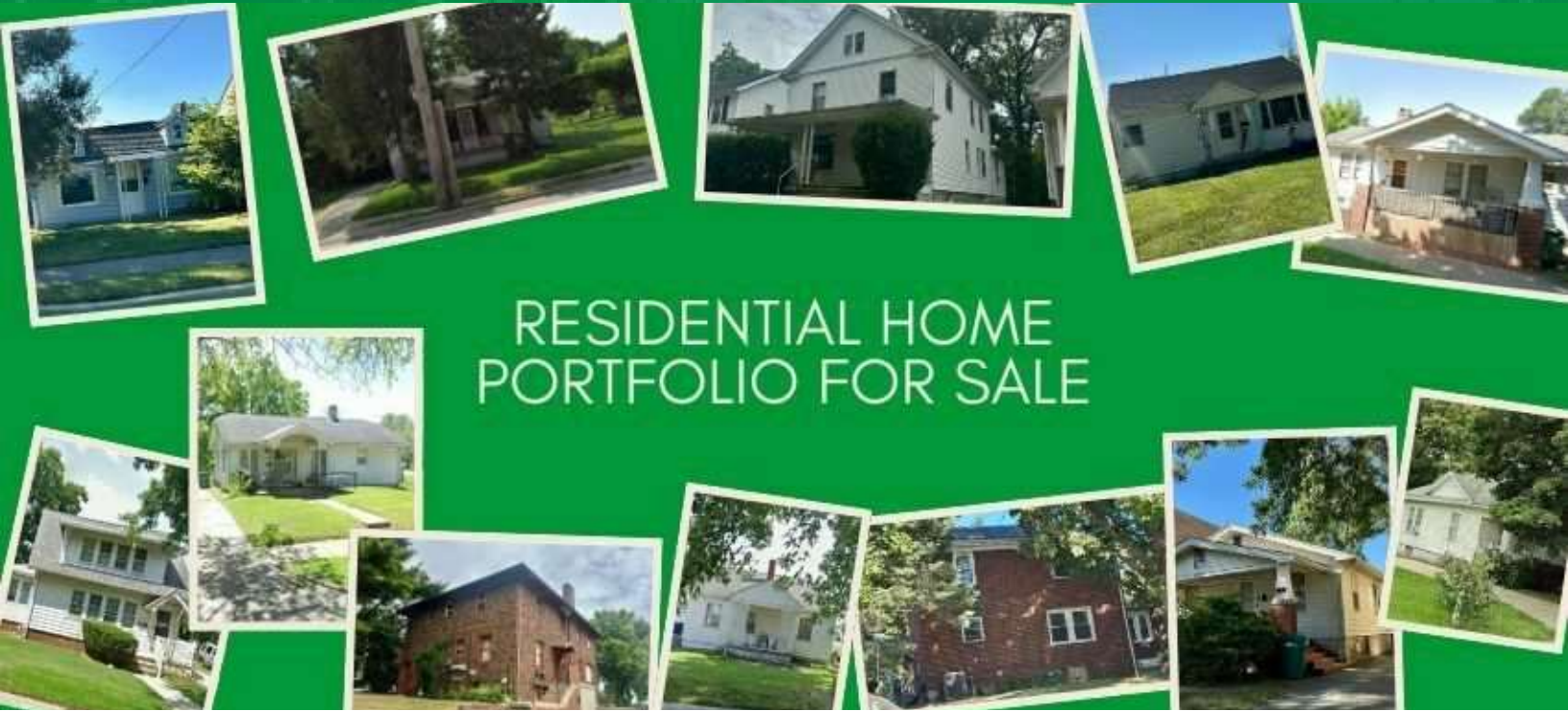
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# Residential Portfolio For Sale

Decatur, IL



## RESIDENTIAL HOME PORTFOLIO FOR SALE

### OFFERING SUMMARY

Sale Price:	\$575,000
Number Of Properties:	12
Number Of Units:	15
Price / Door:	\$38,334
Cap Rate (Estimate):	12.41%
NOI (Estimate):	\$71,339

### PROPERTY OVERVIEW

Package of 12 rental properties: 10 single-family homes, 1 duplex, and 1 tri-plex. Well-located across the city of Decatur with strong rental demand supported by local industry and healthcare employers. Stable cash flow opportunity in a proven Central Illinois market, with opportunity to increase future rental income to keep up with inflation.

### LOCATION OVERVIEW

This portfolio includes 10 single-family homes, a duplex, and a tri-plex located throughout Decatur, IL. The city is a stable Central Illinois market supported by major employers like ADM, Caterpillar, and leading healthcare providers, ensuring consistent rental demand. With affordable housing, strong workforce presence, and easy access to I-72, Decatur offers investors a reliable setting for cash flow and long-term growth.

### PROPERTY HIGHLIGHTS

- Diverse Mix of unit types spread across Decatur
- Strong Rental Demand driven by local industry & healthcare employers
- Stable Cash Flow in a proven Central Illinois market



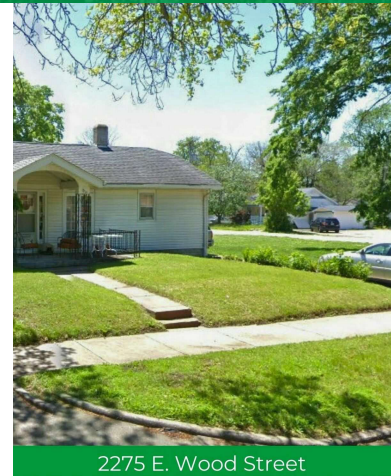
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# Property Photos

Residential Portfolio For Sale in Decatur, IL



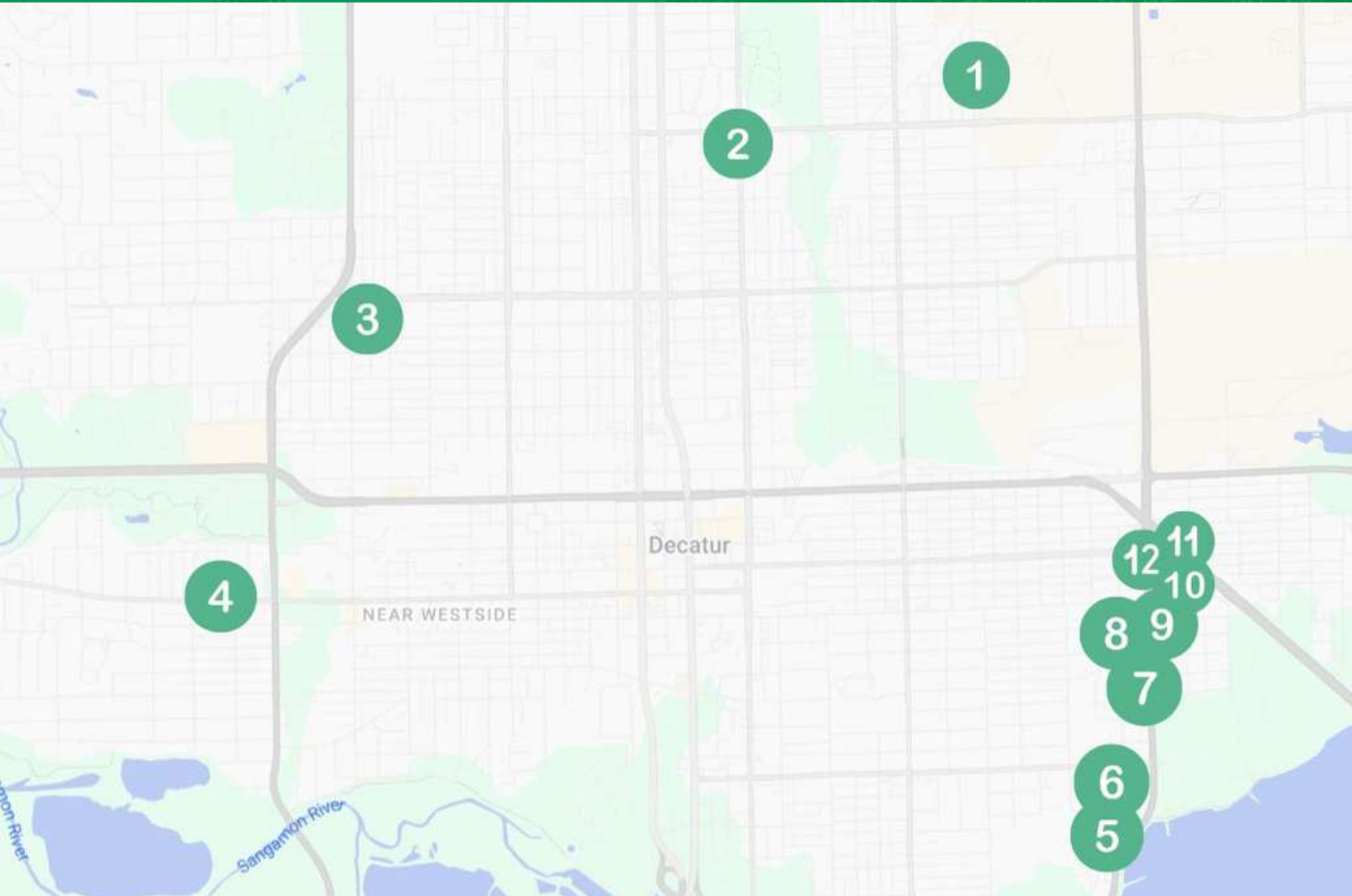
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# Property Map

Residential Portfolio For Sale in Decatur, IL



- 1: 2075 N. Woodford Street**
- 2: 1829 N. Martin Luther King Jr Drive**
- 3: 1076 W. Packard Street**
- 4: 1441 W. Wood Street**
- 5: 1146 S. 21st Street**
- 6: 1136 S. 21st Street**

- 7: 677 S. 22nd Street**
- 8: 2165 E. Decatur Street**
- 9: 335 S. 22nd Place**
- 10: 2275 E. Wood Street**
- 11: 135 S. 23rd Street**
- 12: 2270 E. Wood Street**



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# Unit Mix

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UNIT TYPE	COUNT
2 Br / 1 Ba	8
3 Br / 1 Ba	2
2 Br / 2 Ba	2
1 Br / 1 Ba	2
3 Br / 3 Ba	1
<b>TOTALS/AVERAGES</b>	<b>15</b>



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# Rent Roll

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SUITE	BEDROOMS	BATHROOMS	RENT
2075 N. Woodford Street	2	1	\$825
1829 N. Martin Luther King Drive	3	1	-
1076 W. Packard Street	3	1	\$775
1441 W. Wood Street #1	2	1	\$695
1441 W. Wood Street #2	2	2	\$799
1146 S. 21st Street #1	1	1	\$625
1146 S. 21st Street #2	2	1	\$850
1146 S. 21st Street #3	2	1	-
1136 S. 21st Street	3	3	\$950
677 S. 22nd Street	1	1	\$725
2165 E. Decatur Street	2	1	\$875
335 S. 22nd Place	2	1	\$875
2275 E. Wood Street	2	1	\$825
135 S. 23rd Street	2	1	\$850
2270 E. Wood Street	2	2	\$875
TOTALS			\$10,544

AVERAGES	\$811
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# Financial Summary - Proforma

Residential Portfolio For Sale in Decatur, IL



Price	\$575,000
Price Per Unit	\$38,334
GRM	4.54
CAP Rate	12.41%
Gross Income	\$126,528
Operating Expenses	\$55,189
Net Operating Income	\$71,339



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# Income Statement - Proforma



## INCOME SUMMARY

<b>GROSS INCOME</b>	<b>\$126,528</b>
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## EXPENSES SUMMARY

Property Taxes	\$17,231
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Operating Expenses (Est 30%)	\$37,958
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<b>OPERATING EXPENSES</b>	<b>\$55,189</b>
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<b>NET OPERATING INCOME</b>	<b>\$71,339</b>
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# 2024 Property Taxes

Residential Portfolio For Sale in Decatur, IL



2075 N. Woodford Street	\$669.80
1829 N. Martin Luther King Jr Drive	\$601.84
1076 W. Packard Street	\$776.96
1441 W. Wood Street	\$2,759.64
1146 S. 21st Street	\$3,662.06
1136 S. 21st Street	\$2,556.36
677 S. 22nd Street	\$716.26
2165 E. Decatur Street	\$1,254.22
335 S. 22nd Place	\$1,197.50
2275 E. Wood Street	\$1,300.98
135 S. 23rd Street	\$908.04
2270 E. Wood Street	\$826.92

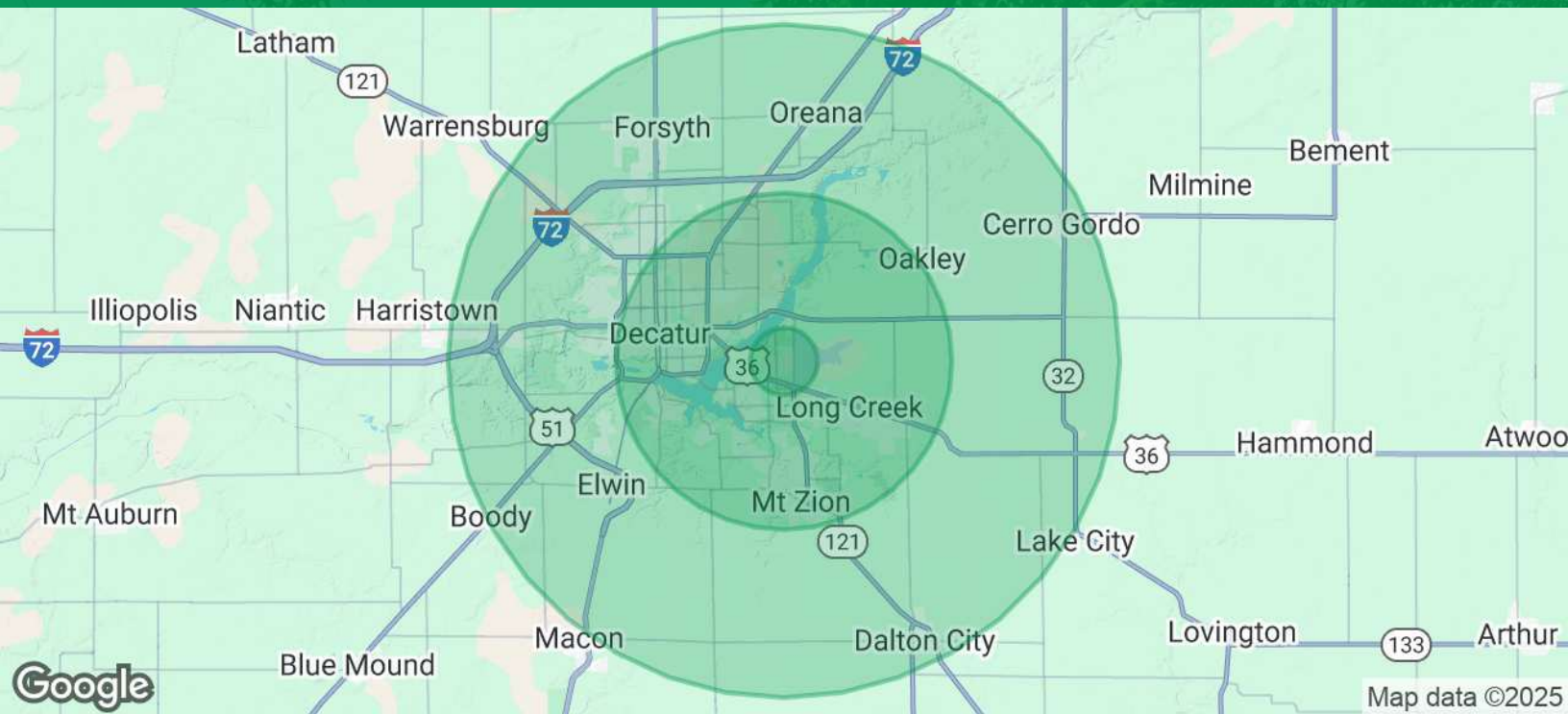


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# Decatur, IL Demographics

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,589	60,346	92,258
Average Age	49	41	42
Average Age (Male)	46	39	40
Average Age (Female)	51	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,200	25,973	39,932
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$90,767	\$67,899	\$76,301
Average House Value	\$173,738	\$130,373	\$142,414

Demographics data derived from AlphaMap



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