

## Investment Summary

# 1306 SILVER

12 unit property offered in Urbana, IL

**Offered by**

**The Nate Evans Group**



## Property Overview

# Introduction

**Asset Type: 12-Unit Multifamily**

**Apartment Building**

**Unit Mix: (11) 2 Bedroom / 1 Bathroom  
units and 1 bedroom/1 bathroom unit**

**List Price: \$875,000**

1306 Silver Street presents a compelling value-add multifamily opportunity in the heart of Urbana, Illinois. The property consists of eleven well-designed 2BR/1BA units, a unit type that remains consistently in demand across the Champaign-Urbana market. Current rents are below market, creating immediate upside through rent stabilization and light operational improvements, while still providing solid in-place cash flow from day one.

At the asking price, the property supports an advertised cap rate near 8.0% on pro forma performance, with additional upside potential as rents are brought to market levels. This offering is well-suited for both first-time multifamily investors and seasoned operators seeking stable income with clear growth potential.





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# Value-Add Highlights



**Twelve (12) spacious 2BR / 1BA units – a highly liquid and durable unit mix**

- In-place rents below market with proven market support at \$850/unit

- Immediate opportunity to increase NOI through rent optimization
- Strong rental demand driven by employment, healthcare, and university presence

**Attractive basis well below replacement cost**

- Located in an established Urbana neighborhood with long-term rental stability





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# Property Updates



- **Total roof replacement**
- **New windows**
- **New doors**

- **Updated Furnace**
- **Updated AC**
- **Brick exterior complete tuck pointing**

- **Updated kitchens**
- **Updated baths**
- **All new appliances**



# Financial Overview

## In-Place Performance

- Annual Gross Rent: \$100,104
- In-Place NOI: ~\$59,100

Pro Forma at Market Rents (\$850/unit)

- Annual Gross Rent: \$122,400
- Pro Forma NOI: ~\$69,780

## Valuation Metrics

- 8.5% Cap: ~\$820,000
- 8.0% Cap: ~\$872,000
- 7.75% Cap: ~\$900,000



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Presented by NEG

# Urbana IL Overview

Urbana is one half of the dynamic Champaign-Urbana metro, a region known for its economic stability, educated workforce, and diversified employment base. Unlike many Midwest markets, Urbana benefits from a built-in demand driver that consistently fuels housing demand regardless of broader economic cycles.

The city offers a balance of affordability, infrastructure investment, and long-term population stability, making it a highly attractive market for multifamily investment.



# Economic Drivers

**The University of Illinois Urbana-Champaign is the cornerstone of the local economy, enrolling tens of thousands of students annually and employing a substantial professional workforce.**

**This institutional presence provides long-term insulation against population decline and economic volatility, supporting steady occupancy rates and rent growth over time.**



**University of Illinois**

**University of Illinois Urbana-Champaign (UIUC)**  
– one of the top public research universities in the nation



**Medical Hospitals**

- Carle Health System – regional healthcare hub and major employer
- OSF HealthCare & Christie Clinic



**Tech Companies**

**Research Park (technology, engineering, and startup ecosystem)**

- Education, healthcare, and government sectors providing stable employment



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# Summary

**1306 Silver Street offers investors  
a rare combination of:**

- **Immediate cash flow**
- **Clear and achievable value-add upside**
- **Strong market fundamentals**
- **Durable demand driven by education and healthcare**

With below-market rents, a proven unit mix, and a location supported by one of Illinois' strongest employment engines, this asset represents a compelling long-term multifamily investment in a resilient Midwestern market.

*Offering information based on broker opinion of value and market data provided by ownership. Buyers to verify all financials and projections.*