

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 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

For more information. Contact Molly @

217-493-6200

molly@neghomes.com



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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**

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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



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



Medical Hospitals



Tech Companies

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

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

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.