

SALE

27-unit Springfield Multifamily Opportunity

604-614 SOUTH 4TH STREET

Springfield, IL 62703

PRESENTED BY:

CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$540,000
NUMBER OF UNITS:	27
LOT SIZE:	Approx. 0.45 Acres
BUILDING SIZE:	Approx. 26,856 SF

PROPERTY DESCRIPTION

Located in the heart of Downtown Springfield, this three-building multifamily portfolio is positioned for strong rent growth and long-term appreciation. The property includes 6 units in Building 606, 6 units in Building 610, and 15 units in Building 614.

Many unit renovations have already been started or are close to being finished, offering a head start for the next owner. Two units are currently gutted and ready for a full remodel.

This is an ideal opportunity for an experienced investor or developer looking for a value-add multifamily project with great upside potential. Based on comparable properties and management data in the area, renovated units could achieve rents between \$750 and \$900 per month. This portfolio is being offered as-is. Bring your vision and unlock the potential this property has to offer!

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EXTERIOR PHOTOS



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INTERIOR UNIT PHOTOS



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INTERIOR UNIT PHOTOS



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RENT ROLL

UNIT	BEDROOMS	BATHROOMS
606 - 1	1	1
606 - 2	1	1
606 - 3	1	1
606 - 4	1	1
606 - 5	1	1
606 - 6	1	1
610 - 1	1	1
610 - 2	1	1
610 - 3	1	1
610 - 4	1	1
610 - 5	1	1
610 - 6	1	1
614 - 1st	1	1
614 - 1st	1	1

Building 606 units are all partially renovated, in various stages of completion.

Building 610 units are all partially renovated, in various stages of completion. In this building, there are three larger units and three smaller units, however all units are 1 bed/1 bath.

Building 614 units range from being not renovated to partially renovated, to completely gutted. The 1 bed/1 bath units are all partially renovated. The studio unit renovations have not been started and two of the studios are completely gutted.

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RENT ROLL

UNIT	BEDROOMS	BATHROOMS
614 - 1st	-	1
614 - 1st	-	1
614 - 1st	-	1
614 - 2nd	1	1
614 - 2nd	1	1
614 - 2nd	-	1
614 - 2nd	-	1
614 - 2nd	-	1
614 - 3rd	1	1
614 - 3rd	1	1
614 - 3rd	-	1
614 - 3rd	-	1
614 - 3rd	-	1
TOTALS		

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RENT ROLL

UNIT	BEDROOMS	BATHROOMS
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AVERAGES

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RETAILER MAP



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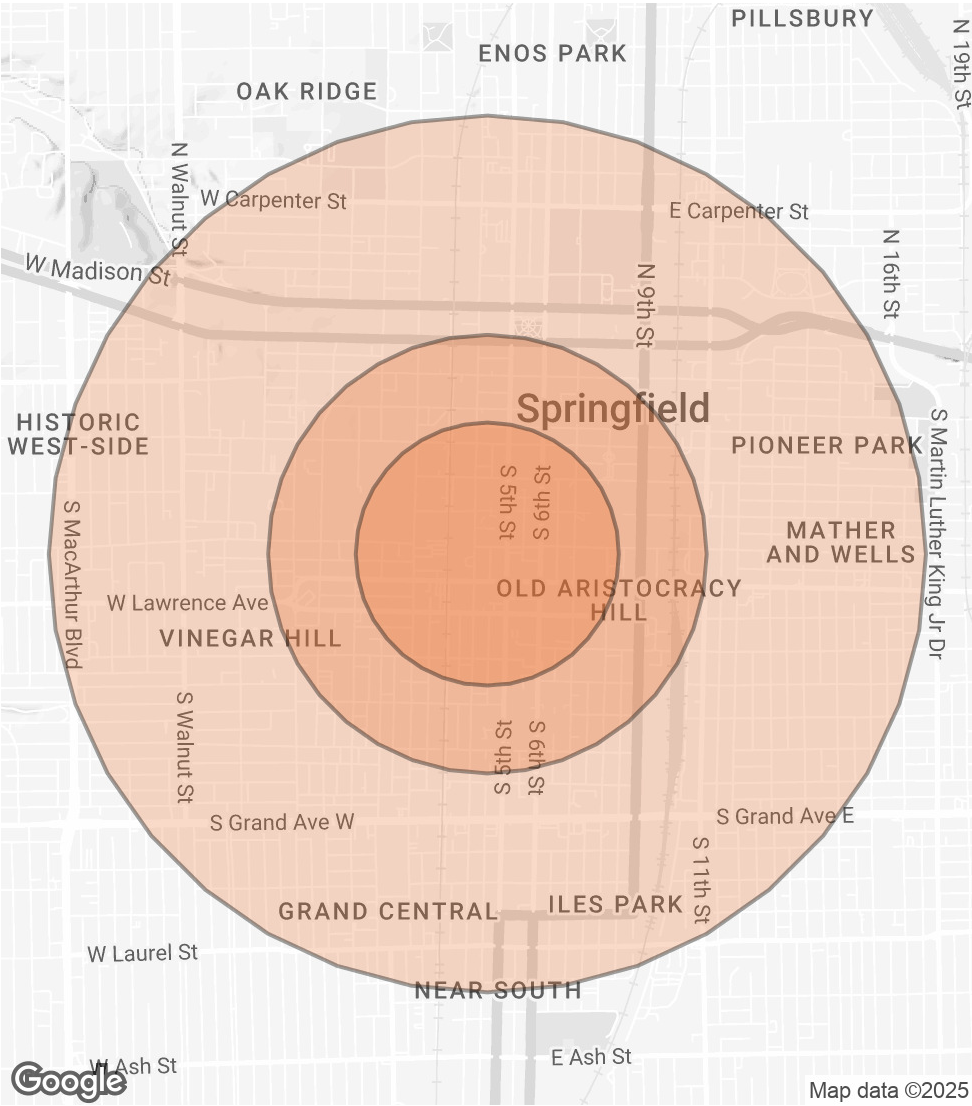
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	835	2,488	11,781
AVERAGE AGE	38	39	38
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	476	1,402	5,612
# OF PERSONS PER HH	1.8	1.8	2.1
AVERAGE HH INCOME	\$53,612	\$52,321	\$56,097
AVERAGE HOUSE VALUE	\$108,780	\$106,526	\$115,453

Demographics data derived from AlphaMap



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ADVISOR BIO



CARRIE TINUCCI-TROLL

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, teaching Spanish at the elementary level. With her strong educational background, 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 and multifamily 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 President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

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