

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR SALE: 4 Property, 9-Unit Multifamily Investment

### PRICE

\$660,000

### # OF UNITS

9 Units

### # of Properties

4 Properties

### NOI

\$56,321

### Cap Rate

8.53%

### Property Types

(3) Duplexes

(1) Triplex

### Front & Grove

Bloomington, Illinois

913 W. Grove St (Duplex)

534 W. Front St (Duplex)

905 W. Front St (Duplex)

701 W. Front St (Triplex)

### Portfolio Overview

Includes 4 properties with 9 total units. Properties are **nearly 100% occupied**, with rents at or slightly below current market rates, providing immediate income with upside potential. With strong occupancy, strategic updates, and professional management in place, this offering has both dependable income and rental growth opportunity.

- Successfully Passed All 2025 City of Bloomington Inspections
- Professionally Managed
- Many Recent Updates & Improvements
- Turn-Key, Low-Maintenance Investment

### Two Additional Packages Available

- Mulberry, Lee & Front—3 Properties, 9 Units—\$460,000
- Lee, Main & Chestnut—3 Properties, 6 Units—\$465,000
- Value Price for all three packages: \$1,495,000

**Laura Pritts**  
Designated Managing Broker  
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**913 W. Grove St.**  
Bloomington, Illinois  
**Duplex**



**913 W. Grove St.**

<b>Unit</b>	A	B
<b>Type</b>	Studio	Studio
<b>Rent</b>	\$895.00	\$975.00
<b>Expiration</b>	9/30/2026	M2M
<b>Annual Rent</b>	\$10,740	\$11,700

**Property Highlights**

- GFLA: 1,233 sq. ft.

**Recent Updates & Improvements**

- Recent Updates & Improvements
- New Flooring in both units: Sanded hardwood
- Fresh Paint in both units

**534 W. Grove St**  
Bloomington, Illinois  
**Duplex**



**534 W. Grove St.**

<b>Unit</b>	1L	2U
<b>Type</b>	2-Bed/1-Bath	2-Bed/1-Bath
<b>Rent</b>	\$800.00	\$865.00
<b>Expiration</b>	M2M	8/31/2026
<b>Annual Rent</b>	\$9,600	\$10,380

**Property Highlights**

- GFLA: 1,233 sq. ft.
- Long-term tenants
- Located close to downtown and the Colosseum
- Lower unit is handicap accessible
- Both units are large

**Recent Updates & Improvements**

- Roof replaced in 2018.



**905 W. Front St.**  
**Bloomington, Illinois**  
**Duplex**



**905 W. Front St.**

Unit	A	B
Type	3-Bed/1-Bath	2-Bed/1-Bath
Rent	\$1,350.00	\$770.00
Expiration	3/31/2026	9/30/2026
Annual Rent	\$16,200	\$9,240

**Property Highlights**

- Large first-floor unit, fully renovated in 2023 with modern finishes.
- Garage for Unit 1 included

**Recent Updates & Improvements**

- Flooring (04/22/2022)
- Flooring (01/19/2024)
- Flooring (03/15/2024)
- Lower back roof replacement (11/19/2024)
- Refrigerator (12/12/2025)

**701 W. Front St.**  
**Bloomington, Illinois**  
**Triplex**



**701 W. Front St.**

Unit	1	2	3
Type	1-Bd/1-Ba	1-Bd/1-Bath	1-Bd/1-Ba
Rent	\$710.00	\$750.00	\$735.00
Expiration	M2M	7/31/2026	M2M
Annual Rent	\$8,520	\$9,000	\$8,820

**Property Highlights**

- Longer term tenants

**Recent Updates & Improvements**

- Rebuilt front porch



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## RENT ROLL

<u>Address</u>	<u>Unit</u>	<u>Unit Mix</u>	<u>Rent</u>	<u>Lease Start</u>	<u>Lease Exp</u>
913 W. Grove Street	A	-/-	\$895.00	10/29/2025	9/30/2026
913 W. Grove Street	B	-/-	\$975.00	11/4/2024	MTM
534 W. Grove	1L	2/1.0	\$800.00	6/1/2021	MTM
534 W. Grove	2U	2/1.0	\$865.00	9/3/2025	8/31/2026
905 W. Front	A	3/1.0	\$1,350.00	3/13/2023	3/31/2026
905 W. Front	B	2/1.0	\$770.00	9/25/2025	9/30/2026
701 W. Front	1	1/1.0	\$710.00	4/1/2022	MTM
701 W. Front	2	1/1.0	\$750.00	7/28/2025	7/31/2026
701 W. Front	3	1/1.0	\$735.00	11/1/2023	MTM
<b>Total Monthly Rent</b>			<b>\$7,850.00</b>		



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## FINANCIAL SUMMARY

Rental Income:	\$7,850 per month	\$94,200
Vacancy 5%		(\$4,710)
Gross Operating Income		\$89,490
Less: Operating Expenses		
Management Fees (6%)	\$5,369	
Property Taxes	\$7,518	
Insurance	\$3,282	
Maintenance	\$3,800	
Utilities	\$6,900	
Lawn & Snow	\$4,800	
Miscellaneous	\$1,500	
Reserves		
TOTAL OPERATING EXPENSES		(\$33,169)
NET OPERATING INCOME		\$56,321
Asking Price		\$660,000
Initial Investment (25%)		\$165,000
Mortgage (75%)		\$495,000
Net Operating Income		\$56,321
Debt Service (6.75%, 25 yr)		\$41,040
Cash Flow Before Taxes		\$15,280
Principle Reduction (1st Year)		\$7,868
Cap Rate		8.53%



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## BLOOMINGTON-NORMAL MCLEAN COUNTY, ILLINOIS

The Bloomington-Normal area is a vibrant community of approx. 168,000. It is a financial, manufacturing and educational hub located in the heart of Illinois at the intersections of I-39, I-55 and I-74, and within an easy two-hour drive of Chicago, St. Louis and Indianapolis.

Bloomington-Normal is a unique market thanks to its diversified economic and educational profile. There is energy and optimism in the local culture with excellent colleges and universities like the thriving Illinois State University (approx. 21,000 students), Illinois Wesleyan University, which is a top tier private school, and Heartland Community College, a rapidly expanding community college, working closely with local employers to provide strong local talent. Home to State Farm Insurance, Country Financial, and Rivian Automotive, the Bloomington-Normal workforce exemplifies the hardworking values of the Midwest.

It is a clean, growing city with an excellent reputation, earning #2 best metro area in the nation to live, work and have fun-Smart Asset (2023); Top 10 Most Livable College Towns-Strategic (2022); #1 Happiest Cities-Zippia (2020); and #23 America's Best Small Cities-Best Cities (2020)

### Top Employers Include:

- State Farm Insurance (Headquarters): 14,000+/-
- Rivian Automotive: 9,000 +/-
- Illinois State University: 3,885 +/-
- Country Financial: 3,718 +/-
- Carle BroMenn Medical Center: 2,278 +/-
- OSF Healthcare: 1,286 +/-

Bloomington-Normal is a growing and thriving community with expanding employers. According to the Economic Development Council, the housing shortage has increased from approx. 4,300 units in May of 2022 to approx. 7,000 units currently, resulting in strong demand for rental housing with an optimistic outlook for the future.

<https://www.wglt.org/local-news/2022-05-06/new-edc-study-shows-4-300-unit-housing-shortage-in-b-n>

It's never been a better time to own multifamily investment in Bloomington-Normal!



Rivian, an electric car company, has invested more than \$1 billion in a manufacturing plant in Normal, IL. They started delivering vehicles to customers in September 2021, and currently employ approx. 7,800 locally. The arrival of Rivian has led to large investments in education including a new \$15M robotics program at Heartland Community College geared towards training electric vehicle technicians, and a new \$44M engineering program at Illinois State University.



In October 2021, Ferrero Group, the Italian chocolatier, confirmed that it will begin building its first production facility in the United States in Bloomington at a cost of \$75 million.



Laura Pritts, Designated Managing Broker

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