AXIS 360
COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co

FOR SALE: 3 Property, 6-Unit Multifamily Investment

PRICE
$465,000

 # OF UNITS
6 Units

# of Properties
3 Properties

NOI
$39,837

Cap Rate
8.57%

Property Types

(3) Duplexes

(1) 3-Bed, 1-Bath

(4) 2-Bed, 1-Bath

(1) 1-Bed, 1-Bath

Lee, Main & Chestnut

Bloomington, Illinois

1410 N. Lee St
1109 S. Main St
508 E. Chestnut St

Portfolio Overview

Includes 3 properties with 6 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
- Front & Grove—4 Properties, 9 Units—$660,000
- Value Price for all three packages: $1,495,000

Laura Pritts
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1410 N. Lee St.

Bloomington, Illinois

Duplex

1410 N. Lee St.

Unit	1	2
Type	3-Bed/1-Bath	1-Bed/1-Bath
Rent	$1,325.00	$770.00
Expiration	12/31/2026	M2M
Annual Rent	$15,900	$9,240

Property Highlights

- GFLA: 1,021 sq. ft.

Recent Updates & Improvements

- Lower Unit Renovated in 2022: Brand new kitchen, granite counters, appliances, flooring, fresh paint!
- Upper Unit recently updated in 2023

1109 S. Main St

Bloomington, Illinois

Duplex

1109 S. Main Street

Unit	1	1B
Type	2-Bed/1-Bath	2-Bed/1-Bath
Rent	$990.00	$940.00
Expiration	8/31/2025	8/31/2025
Annual Rent	$11,880	$11,280

Property Highlights

- Each unit: 2 Bedrooms, 1 Bathroom
- Gas, Water, Trash and Electric paid by Tenant
- GFLA: 1,267 sq. ft.

Recent Updates & Improvements

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508 E. Chestnut
Bloomington, Illinois
Duplex

508 E. Chestnut

Unit	508	508 1/2
Type	2-Bed/1-Bath	2-Bed/1-Bath
Rent	$1,000.00	$815.00
Expiration	M2M	1/31/2027
Annual Rent	$12,000	$9,780

Property Highlights

- Each unit: 2 Bedrooms, 1 Bathroom
- Gas, Trash and Electric paid by Tenant
- GFLA: 1,121 sq. ft.

Recent Updates & Improvements

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RENT ROLL

Address	Unit	Unit Mix	Rent	Lease Start	Lease Exp
1410 N. Lee	1	3/1.0	$1,325.00	1/2/2026	12/31/2026
1410 N. Lee	2	1/1.0	$770.00	12/1/2024	11/30/2025
1109 S. Main Street	1	2/1.0	$990.00	3/14/2024	3/31/2025
1109 S. Main Street	1B	2/1.0	$940.00		
508 E. Chestnut	1/2	2/1.0	$815.00	2/1/2026	1/31/2027
508 E. Chestnut	508	2/1.0	$1,000.00	7/12/2024	---
Total Monthly Rent			**$5,840**		

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FINANCIAL SUMMARY

Rental Income:	$5,840 per month		$70,080
Vacancy 5%			($3,504)
Gross Operating Income			$66,576
Less: Operating Expenses			
Management Fees (6%)		$3,995	
Property Taxes		$6,864	
Insurance		$2,780	
Maintenance		$2,850	
Utilities		$5,150	
Lawn & Snow		$3,600	
Miscellaneous		$1,500	
Reserves			
TOTAL OPERATING EXPENSES			($26,739)
NET OPERATING INCOME			$39,837

Asking Price	$465,000
Initial Investment (25%)	$116,250
Mortgage (75%)	$348,750
Net Operating Income	$39,837
Debt Service (6.75%, 25 yr)	$28,915
Cash Flow Before Taxes	$10,923
Principle Reduction (1st Year)	$5,543
Cap Rate	8.57%

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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-Strategistico (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

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.

StateFarm™

COUNTRY FINANCIAL®

Carle BroMenn Medical Center

HEARTLAND COMMUNITY COLLEGE

ILLINOIS STATE UNIVERSITY *Illinois' first public university*

OSF HEALTHCARE

ILLINOIS WESLEYAN UNIVERSITY

FERRERO ROCHER®

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.

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