

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE - Commercial Investment Opportunity

ADDRESS

6 Heartland Drive
Bloomington, Illinois

Price

\$1,275,000

NOI

\$86,046

Built

1998

Lot Size

0.92 Acres (40,075 sq ft)

Zoning

C-1 (Commercial)

Tax ID

21-01-151-024

Class A Office Building

10,227 sq. ft.
Fully Leased

Investment Highlights

- Net operating income (NOI) based on actual operating history
- Units B and C have been recently renovated and are leased under new agreements with scheduled rent increases during the lease terms
- Well-maintained multi-tenant office building situated on nearly one acre
- Prime professional office location surrounded by established real estate, financial, medical, and other professional service firms
- Originally owner-occupied and exceptionally maintained, reflecting pride of ownership throughout
- Conveniently located just minutes from Central Illinois Regional Airport, major shopping, restaurants, and other amenities

Laura Pritts
Designated Managing Broker
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RENT ROLL

	Sq. Ft.	Rent/SF	Annual Rent	Lease Expiration
Unit A	5,000	\$14.00	\$70,000	2/28/2030
Unit A, Basement	400	\$3.00	\$1,200	2/28/2030
Unit B	2,507	\$12.50	\$31,338	11/30/2030
Unit C	2,507	\$12.00	<u>\$30,084</u>	7/31/2031
			\$132,622	

INCOME & EXPENSE SUMMARY

Gross Rental Income	<u>\$132,622</u>
Less: Operating Expenses	
Taxes (2025 paid in 2026)	<u>\$29,880</u>
Insurance (Est.)	<u>\$3,112</u>
Electric (2025)	<u>\$2,356</u>
Gas (2025)	<u>\$691</u>
Water (2026 monthly average)	<u>\$1,440</u>
Trash (2026 monthly average)	<u>\$3,396</u>
Maintenance & Repair	<u>\$2,500</u>
Lawn/Snow	<u>\$1,701</u>
Miscellaneous (Est)	<u>\$1,500</u>
TOTAL OPERATING EXPENSES	<u>(\$46,576)</u>
NET OPERATING INCOME	<u>\$86,046</u>

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This analysis is for illustrative purposes only.



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INVESTMENT ANALYSIS

INCOME/EXPENSE (PROFORMA)

Scheduled Rental Income	\$132,622
Operating Expenses	(\$46,576)
NET OPERATING INCOME	\$86,046

INVESTMENT ANALYSIS (SHORT FORM)*

Asking Price	\$1,275,000
Initial Investment (25%)	\$318,750
Mortgage (75%)	\$956,250
Net Operating Income	\$86,046
Debt Service (6.5%, 25 yr)	\$77,480
Cash Flow Before Taxes	\$8,565
Principle Reduction (1st Year)	\$15,789

RATIOS (PROFORMA)

Cash on Cash Return	2.69%
Equity Return (including principle reduction)	7.64%
Debt Coverage Ratio	1.11
Cap Rate	6.7%

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BLOOMINGTON-NORMAL, ILLINOIS

Central Location. Strong Economy.
Smart Investment.

A thriving twin city community in the heart of Illinois, offering a business-friendly environment, a talented workforce, and an exceptional quality of life.



The best of both cities.

ONE COMMUNITY.
ENDLESS OPPORTUNITIES.



STRONG
WORKFORCE



DIVERSE
ECONOMY



STRATEGIC
LOCATION



EXCEPTIONAL
QUALITY OF LIFE

BY THE NUMBERS



170,000+
REGIONAL POPULATION



40%+
OF RESIDENTS HOLD
A BACHELOR'S DEGREE
OR HIGHER



90,000+
DAYTIME EMPLOYEES
IN THE REGION



2 HOURS
TO CHICAGO
AND ST. LOUIS

HOME TO MAJOR EMPLOYERS



AND MANY MORE BUSINESSES THAT
MAKE BLOOMINGTON-NORMAL STRONG

CONNECTED TO WHERE IT MATTERS



INTERSTATE ACCESS
I-39, I-55 & I-74



CENTRAL ILLINOIS
REGIONAL AIRPORT
Daily flights to
major hubs



RAIL SERVICE
Union Pacific



CENTRALLY LOCATED
in the heart of the Midwest

QUALITY OF LIFE THAT ATTRACTS AND RETAINS TALENT



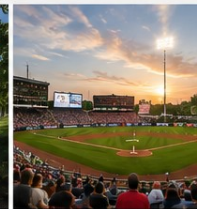
BEAUTIFUL PARKS
& RECREATION



VIBRANT DINING
& SHOPPING



ARTS, CULTURE
& ENTERTAINMENT



EXCELLENT SCHOOLS
& UNIVERSITIES



OUTSTANDING
HEALTHCARE

Why Bloomington-Normal?

Bloomington-Normal is one of Central Illinois' strongest commercial real estate markets, offering a stable economy, an educated workforce, and a strategic location at the intersection of Interstates 39, 55, and 74.

The community is anchored by major employers including State Farm, COUNTRY Financial, Rivian, Illinois State University, Carle BroMenn Medical Center, and OSF St. Joseph Medical Center, creating consistent demand for professional office space.

Investors benefit from competitive acquisition costs, attractive yields, and a diverse tenant base spanning financial services, healthcare, insurance, legal, technology, engineering, and professional services. Combined with a high quality of life, excellent transportation access, and a growing regional economy, Bloomington-Normal continues to be a desirable market for both office investment and owner-users.

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