

MULTIFAMILY PROPERTY FOR SALE

Metamora Apartments

517 E MONROE STREET, METAMORA, IL 61548

Marcus & Millichap



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Activity ID #ZAH0370357

**517 E MONROE STREET,
METAMORA, IL 61548**

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METAMORA, IL 61548**

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OFFERING SUMMARY

517 E Monroe Street, Metamora, IL 61548



Listing Price
\$700,066



Cap Rate
7.12%



of Units
8

FINANCIAL

Listing Price	\$700,066
Down Payment	30% / \$210,020
NOI	\$49,810
Cap Rate	7.12%
Total Return	8.08%
Price/SF	\$106.07
Rent/SF (Monthly)	\$1.08
Rent/SF (Annually)	\$12.92
Price/Unit	\$87,508

OPERATIONAL

Gross SF	6,600 SF
Rentable SF	6,600 SF
# of Units	8
Lot Size	1.46 Acres (63,597 SF)
Occupancy	100%
Year Built/Renovated	1967/2022



PROPERTY DETAILS

517 E Monroe Street, Metamora, IL 61548

Investment Overview

Marcus & Millichap is pleased to present the unique multifamily and RV park investment opportunity located at 517 E Monroe Street in Metamora, Illinois. The property consists of three apartment buildings paired with an adjacent lot currently utilized as an RV park, creating a diversified income-producing asset with multiple revenue streams. The RV park is designed to accommodate up to 40 recreational vehicles. The park generates annual rent of \$480 per RV, providing investors with an additional source of recurring income alongside the apartment rental revenue. Current ownership has made meaningful capital improvements to the property, including substantial plumbing upgrades within one of the apartment buildings. These investments help reduce future maintenance requirements, improve the overall condition of the asset, and position the property for continued stable operations. The combination of completed capital improvements and a diversified income stream make this an attractive investment for buyers seeking dependable cash flow with the potential for long-term value appreciation.

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PROPERTY HIGHLIGHTS

- **Diversified Investment Featuring Three Apartment Buildings and an Adjacent RV Park**
- **RV Park Accommodates Up to 40 Sites, Providing an Additional Recurring Income Stream**
- **Recent Capital Improvements Including Significant Plumbing Upgrades**
- **Multiple Revenue Streams Supporting Stable Cash Flow and Future Appreciation**

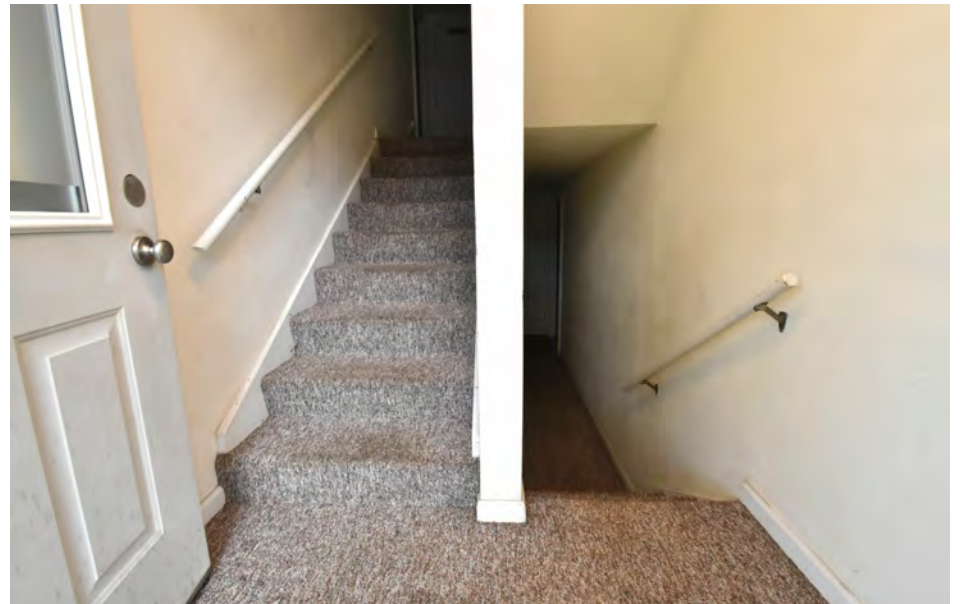
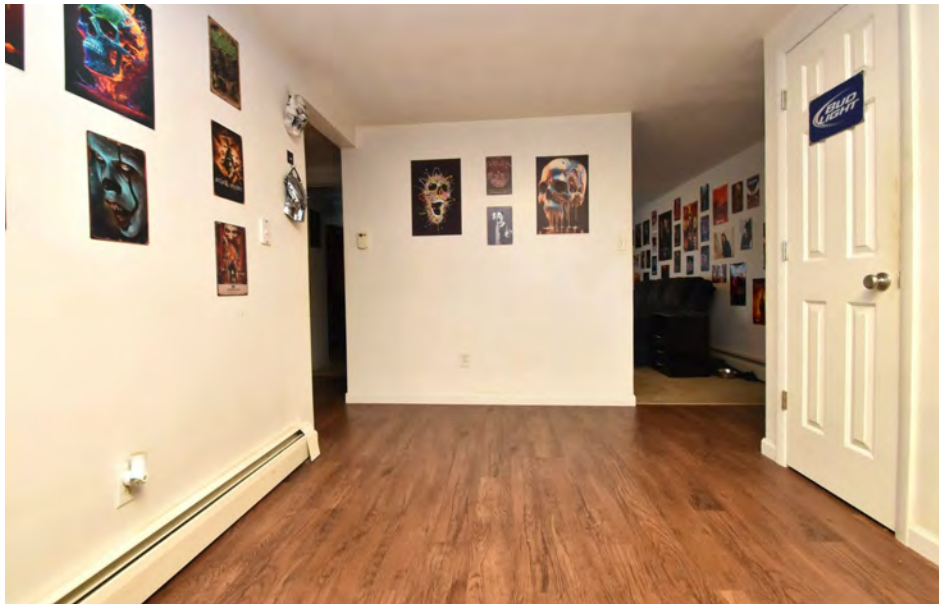
INTERIOR PHOTOS

517 E Monroe Street, Metamora, IL 61548



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INTERIOR PHOTOS

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EXTERIOR PHOTOS

517 E Monroe Street, Metamora, IL 61548



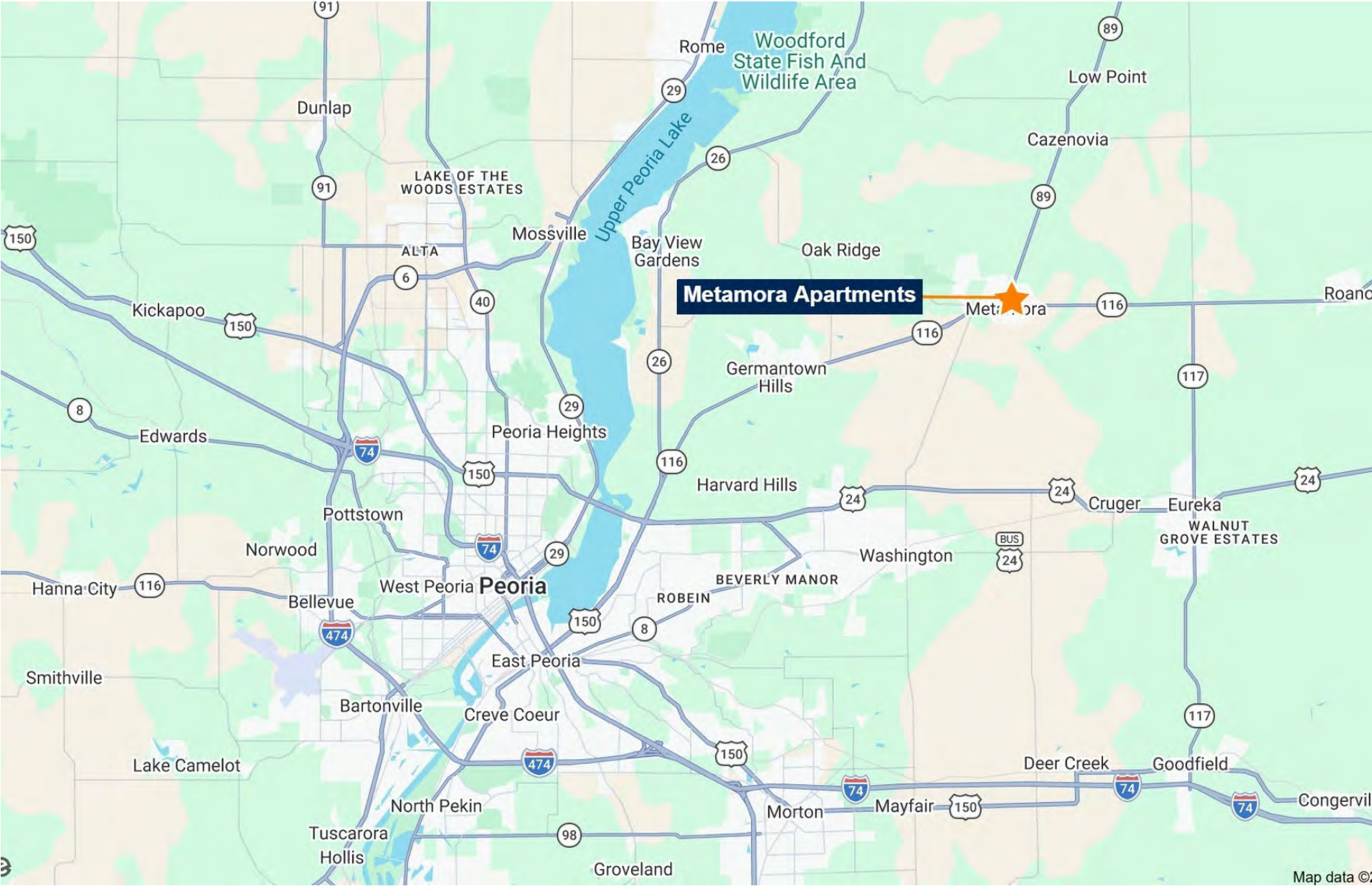
EXTERIOR PHOTOS

517 E Monroe Street, Metamora, IL 61548



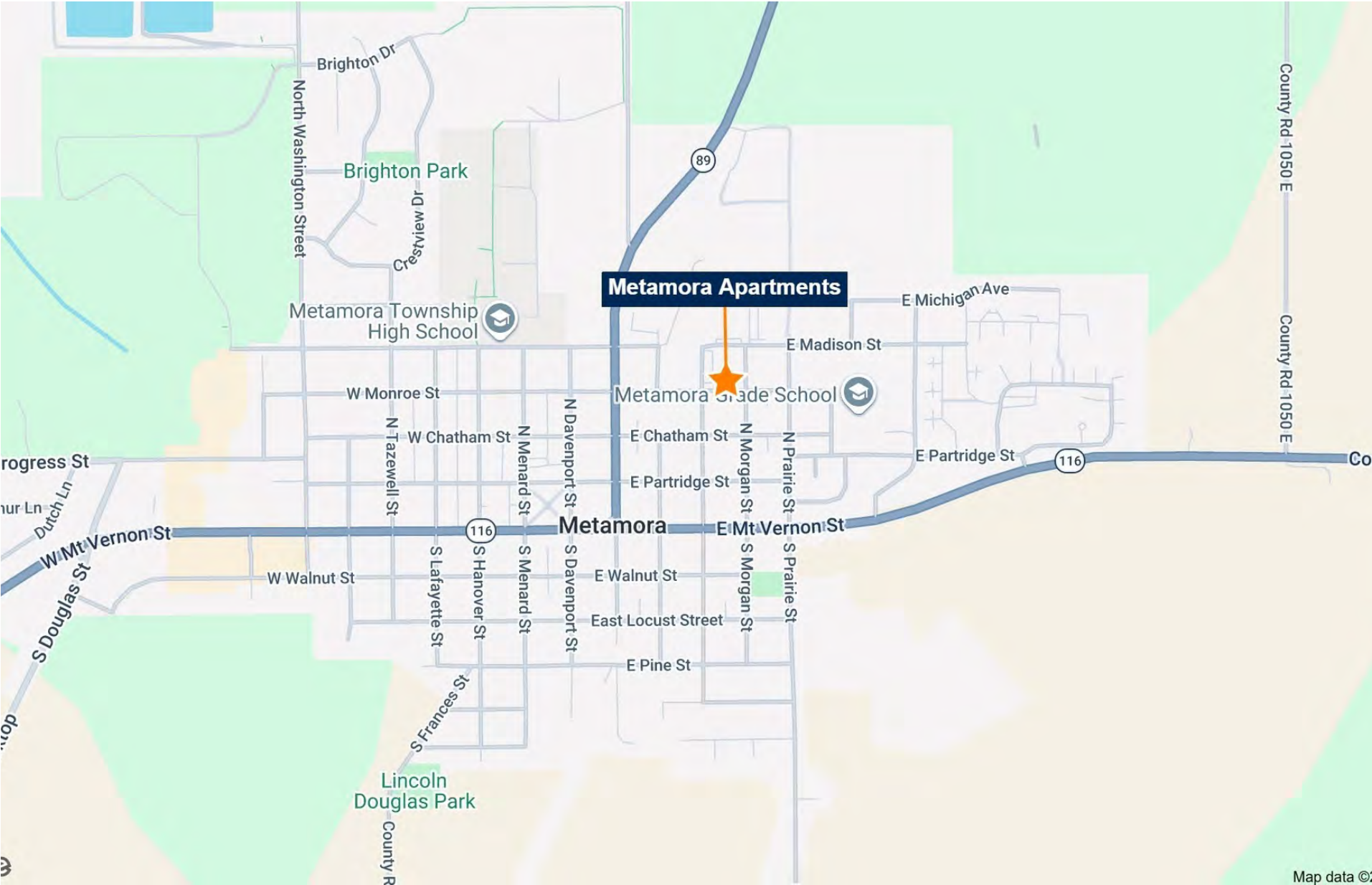
REGIONAL MAP

517 E Monroe Street, Metamora, IL 61548



LOCAL MAP

517 E Monroe Street, Metamora, IL 61548



Map data ©

PARCEL MAP

517 E Monroe Street, Metamora, IL 61548



SEC. 2

METAMORA APARTMENTS

Financial Analysis

• Financial Details

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FINANCIAL DETAILS

517 E Monroe Street, Metamora, IL 61548

As of August 2026

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT / MONTH	CURRENT RENT / SF/ MONTH	POTENTIAL RENT / MONTH	POTENTIAL RENT / SF/ MONTH
407-B	1 Bed / 1 Bath	800	\$800	\$1.00	\$800	\$1.00
519-B	1 Bed / 1 Bath	800	\$725	\$0.91	\$800	\$1.00
517-D	2 Bed / 1 Bath	800	\$890	\$1.11	\$900	\$1.13
517-B	2 Bed / 1 Bath	800	\$850	\$1.06	\$900	\$1.13
519-A	2 Bed / 1 Bath	800	\$850	\$1.06	\$900	\$1.13
517-A	2 Bed / 1 Bath	800	\$800	\$1.00	\$900	\$1.13
517-C	2 Bed / 1 Bath	800	\$800	\$1.00	\$900	\$1.13
407-A	3 Bed / 1 Bath	1,000	\$1,200	\$1.20	\$1,200	\$1.20
Total		6,600	\$6,915	\$1.05	\$7,300	\$1.11

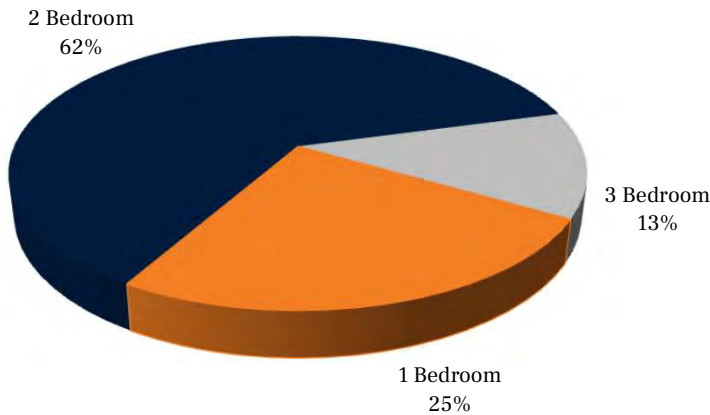
FINANCIAL DETAILS

517 E Monroe Street, Metamora, IL 61548

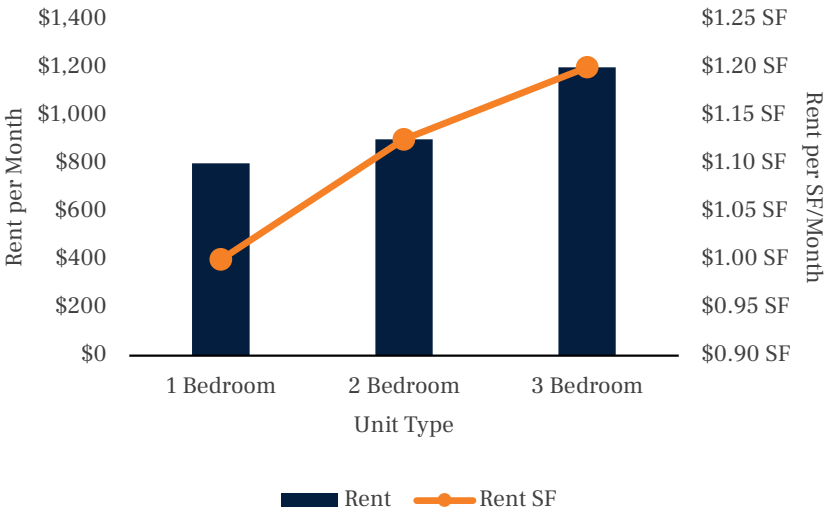
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	CURRENT			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	2	800	\$725 - \$800	\$763	\$0.95	\$1,525	\$800	\$1.00	\$1,600
2 Bed / 1 Bath	5	800	\$800 - \$890	\$838	\$1.05	\$4,190	\$900	\$1.13	\$4,500
3 Bed / 1 Bath	1	1,000	\$1,200 - \$1,200	\$1,200	\$1.20	\$1,200	\$1,200	\$1.20	\$1,200
TOTALS/WEIGHTED AVERAGES	8	825		\$864	\$1.05	\$6,915	\$913	\$1.11	\$7,300

GROSS ANNUALIZED RENTS	\$82,980	\$87,600
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Unit Distribution



Unit Rent



FINANCIAL DETAILS

517 E Monroe Street, Metamora, IL 61548

INCOME	Broker Current		Broker Pro Forma		PER UNIT	PER SF
Rental Income						
Gross Potential Rent	87,600		87,600		10,950	13.27
Loss / Gain to Lease	(2,310)	2.6%	0	0.0%	0	0.00
Gross Current Rent	85,290		87,600		10,950	13.27
Physical Vacancy	(2,559)	3.0%	(2,628)	3.0%	(329)	(0.40)
TOTAL VACANCY	(\$2,559)	3.0%	(\$2,628)	3.0%	(\$329)	(\$0)
Effective Rental Income	82,731		84,972		10,622	12.87
Other Income						
RV Parking	6,720		6,720		840	1.02
Utility Fee's	7,560		7,560		945	1.15
Application/Misc Fee's	500		500		63	0.08
TOTAL OTHER INCOME	\$14,780		\$14,780		\$1,848	\$2.24
EFFECTIVE GROSS INCOME	\$97,511		\$99,752		\$12,469	\$15.11
EXPENSES	Broker Current		Broker Pro Forma		PER UNIT	PER SF
Real Estate Taxes	9,666		11,116		1,389	1.68
Insurance	4,400		4,840		605	0.73
Utilities - Electric	9,129		9,129		1,141	1.38
Utilities - Water & Sewer	2,918		2,918		365	0.44
Trash Removal	900		900		113	0.14
Repairs & Maintenance	3,219		3,219		402	0.49
Cleaning & Decorating	1,200		1,200		150	0.18
Lawn/Snow	6,000		6,000		750	0.91
Contract Labor / Payroll	4,000		4,000		500	0.61
Supplies / Materials	905		905		113	0.14
Management Fee	5,363	5.5%	4,988	5.0%	623	0.76
TOTAL EXPENSES	\$47,701		\$49,215		\$6,152	\$7.46
EXPENSES AS % OF EGI	48.9%		49.3%			
NET OPERATING INCOME	\$49,810		\$50,537		\$6,317	\$7.66

FINANCIAL DETAILS

517 E Monroe Street, Metamora, IL 61548

SUMMARY

Price	\$700,066	
Down Payment	\$210,020	30%
Number of Units	8	
Price Per Unit	\$87,508	
Price Per SqFt	\$106.07	
Rentable SqFt	6,600	
Lot Size	1.46 Acres	
Year Built/Renovated	1967/2022	

RETURNS

	Broker Current	Broker Pro Forma
CAP Rate	7.12%	7.22%
GRM	8.21	7.99
Cash-on-Cash	4.37%	4.72%
Debt Coverage Ratio	1.23	1.24

FINANCING

	1st Loan
Loan Amount	\$490,046
Loan Type	New
Interest Rate	6.75%
Amortization	25 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	1 Bedroom	800	\$763	\$800
5	2 Bedroom	800	\$838	\$900
1	3 Bedroom	1,000	\$1,200	\$1,200

OPERATING DATA

INCOME

		Broker Current		Broker Pro Forma
Gross Scheduled Rent		\$85,290		\$87,600
Less: Vacancy/Deductions	3.0%	\$2,559	3.0%	\$2,628
Total Effective Rental Income		\$82,731		\$84,972
Other Income		\$14,780		\$14,780
Effective Gross Income		\$97,511		\$99,752
Less: Expenses	48.9%	\$47,701	49.3%	\$49,215
Net Operating Income		\$49,810		\$50,537
Cash Flow		\$49,810		\$50,537
Debt Service		\$40,629		\$40,629
Net Cash Flow	4.37%	\$9,181	4.72%	\$9,907
Principal Reduction		\$7,789		\$7,789
TOTAL RETURN	8.08%	\$16,970	8.43%	\$17,697

EXPENSES

	Broker Current	Broker Pro Forma
Real Estate Taxes	\$9,666	\$11,116
Insurance	\$4,400	\$4,840
Utilities - Electric	\$9,129	\$9,129
Utilities - Water & Sewer	\$2,918	\$2,918
Trash Removal	\$900	\$900
Repairs & Maintenance	\$3,219	\$3,219
Cleaning & Decorating	\$1,200	\$1,200
Lawn/Snow	\$6,000	\$6,000
Contract Labor / Payroll	\$4,000	\$4,000
Supplies / Materials	\$905	\$905
Management Fee	\$5,363	\$4,988
TOTAL EXPENSES	\$47,701	\$49,215
Expenses/Unit	\$5,963	\$6,152
Expenses/SF	\$7.23	\$7.46

SEC. 3

METAMORA APARTMENTS

Market Overview

- Market Overview
- Demographics

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MARKET OVERVIEW

517 E Monroe Street, Metamora, IL 61548



Metamora, Illinois

The investment property is in Metamora, Illinois, a highly desirable residential community in Woodford County. The area boasts strong investment appeal thanks to its strong quality of life and convenient access to economic centers located throughout the Greater Peoria and Chicago metropolitan areas. Situated approximately 15 miles northeast of Downtown Peoria, proximity to Illinois Route 116 and Interstate 74 provides locals with efficient connectivity to Bloomington-Normal, Chicago and the broader Central Illinois region. Additionally, the regional economy is anchored by a diverse mix of healthcare, education, manufacturing, and government employers that provide a dependable source of high-quality employment for area residents. The area's demographics further support long-term multifamily investment fundamentals. The five-mile median household income measures \$109,481, approximately 40 percent higher than the U.S. median, providing residents with significant purchasing power while supporting stable apartment occupancy. Likewise, over 22 percent of residents are age 65 or older, contributing to demand for a variety of housing options, including low-maintenance rental units. Offering an affluent renter base and proximity to the largest employment centers in Central Illinois, Metamora offers an attractive environment for long-term multifamily investment.

Highlights

- Affluent Community with Median Household Income Approximately 40 Percent Above the U.S. Average
- Convenient Access to Peoria and Major Central Illinois Employment Centers
- Diverse Regional Economy Anchored by Healthcare, Education, Manufacturing, and Government Employers
- Strong Multifamily Demand Supported by an Aging Population and High Resident Purchasing Power

DEMOGRAPHICS

517 E Monroe Street, Metamora, IL 61548

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	2,461	4,554	6,180
2025 Estimate			
Total Population	2,466	4,560	6,188
2020 Census			
Total Population	2,547	4,662	6,313
2010 Census			
Total Population	2,406	4,399	6,142
Daytime Population			
2025 Estimate	2,972	4,897	5,883
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,025	1,763	2,358
2025 Estimate			
Total Households	1,023	1,760	2,354
Average (Mean) Household Size	2.4	2.5	2.5
2020 Census			
Total Households	1,020	1,756	2,348
2010 Census			
Total Households	1,009	1,687	2,275
Growth 2025-2030	0.2%	0.2%	0.2%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	1,151	1,926	2,562
2025 Estimate	1,149	1,923	2,557
Owner Occupied	799	1,479	2,052
Renter Occupied	188	270	327
Vacant	126	163	204
Persons in Units			
2025 Estimate Total Occupied Units	1,023	1,760	2,354
1 Person Units	32.6%	27.1%	25.2%
2 Person Units	35.4%	35.6%	37.5%
3 Person Units	12.3%	13.8%	13.6%
4 Person Units	10.9%	13.0%	13.4%
5 Person Units	5.4%	7.1%	7.3%
6+ Person Units	3.2%	3.4%	2.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.7%	13.1%	15.0%
\$150,000-\$199,999	11.6%	13.5%	12.6%
\$100,000-\$149,999	28.4%	26.4%	26.0%
\$75,000-\$99,999	12.1%	12.5%	12.2%
\$50,000-\$74,999	14.6%	13.3%	13.3%
\$35,000-\$49,999	9.1%	7.7%	7.5%
\$25,000-\$34,999	4.6%	5.2%	5.4%
\$15,000-\$24,999	5.2%	3.8%	3.8%
Under \$15,000	5.6%	4.6%	4.2%
Average Household Income	\$112,986	\$127,639	\$130,820
Median Household Income	\$98,800	\$109,918	\$109,481
Per Capita Income	\$44,994	\$48,574	\$50,150
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	2,466	4,560	6,188
Under 20	24.2%	26.9%	26.7%
20 to 34 Years	14.4%	14.9%	14.8%
35 to 39 Years	5.1%	6.0%	6.2%
40 to 49 Years	10.9%	12.9%	13.1%
50 to 64 Years	15.3%	15.9%	17.0%
Age 65+	30.0%	23.3%	22.1%
Median Age	46.0	42.0	42.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,758	3,115	4,231
Elementary (0-8)	1.5%	1.4%	1.2%
Some High School (9-11)	2.1%	2.0%	3.0%
High School Graduate (12)	22.5%	22.7%	23.8%
Some College (13-15)	21.4%	20.6%	20.4%
Associate Degree Only	9.8%	9.1%	9.1%
Bachelor's Degree Only	27.1%	28.8%	27.2%
Graduate Degree	15.6%	15.4%	15.3%
Population by Gender			
2025 Estimate Total Population	2,466	4,560	6,188
Male Population	47.5%	48.9%	49.3%
Female Population	52.5%	51.1%	50.7%

DEMOGRAPHICS

517 E Monroe Street, Metamora, IL 61548



POPULATION

In 2025, the population in your selected geography is 6,188. The population has changed by 0.75 percent since 2010. It is estimated that the population in your area will be 6,180 five years from now, which represents a change of -0.1 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 43.0, compared with the U.S. average, which is 40.0. The population density in your area is 79 people per square mile.



HOUSEHOLDS

There are currently 2,354 households in your selected geography. The number of households has changed by 3.47 percent since 2010. It is estimated that the number of households in your area will be 2,358 five years from now, which represents a change of 0.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$109,481, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 70.06 percent since 2010. It is estimated that the median household income in your area will be \$130,905 five years from now, which represents a change of 19.6 percent from the current year.

The current year per capita income in your area is \$50,150, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$130,820, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 3,207 people in your selected area were employed. The 2010 Census revealed that 65.3 of employees are in white-collar occupations in this geography, and 21.8 are in blue-collar occupations. In 2025, unemployment in this area was 1.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$269,965 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 1,899.00 owner-occupied housing units and 377.00 renter-occupied housing units in your area.



EDUCATION

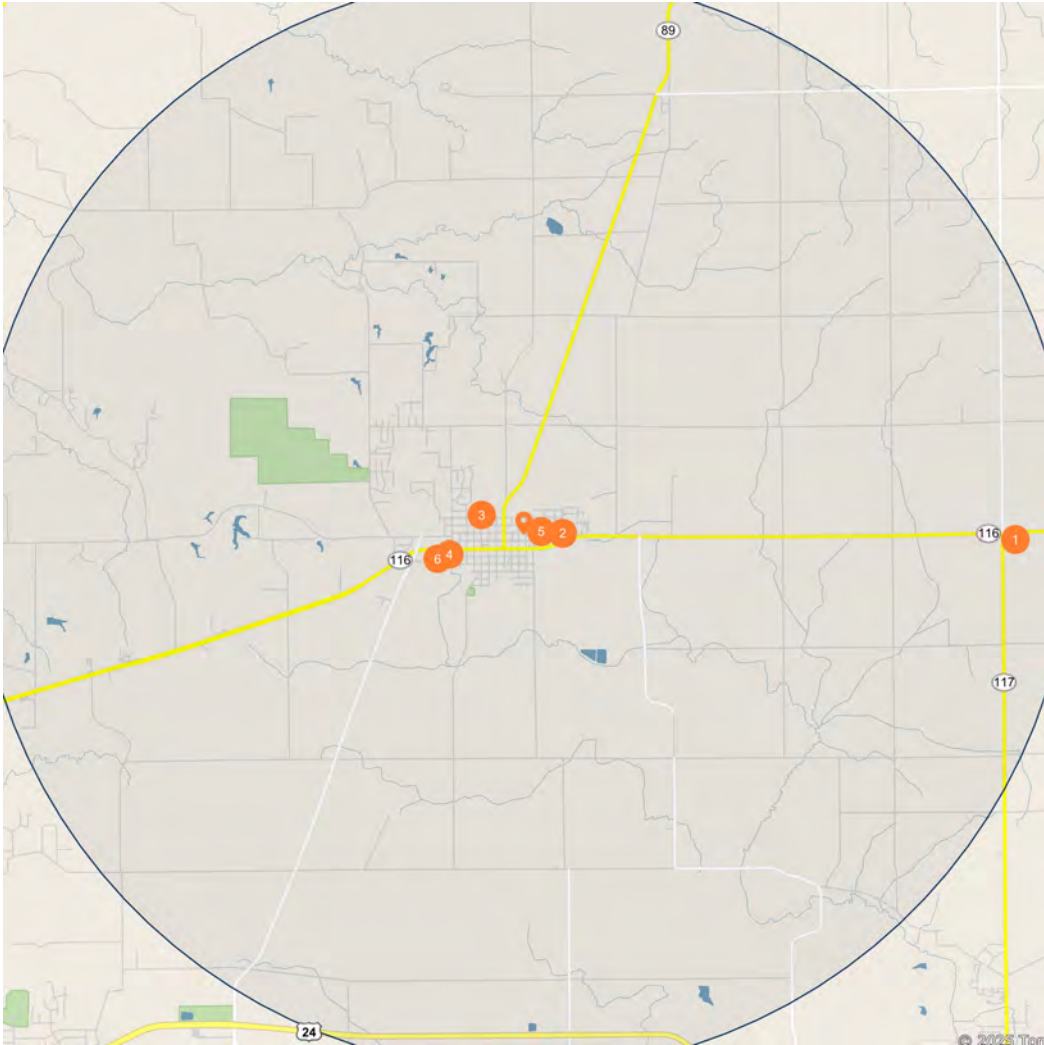
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 41.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.8 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

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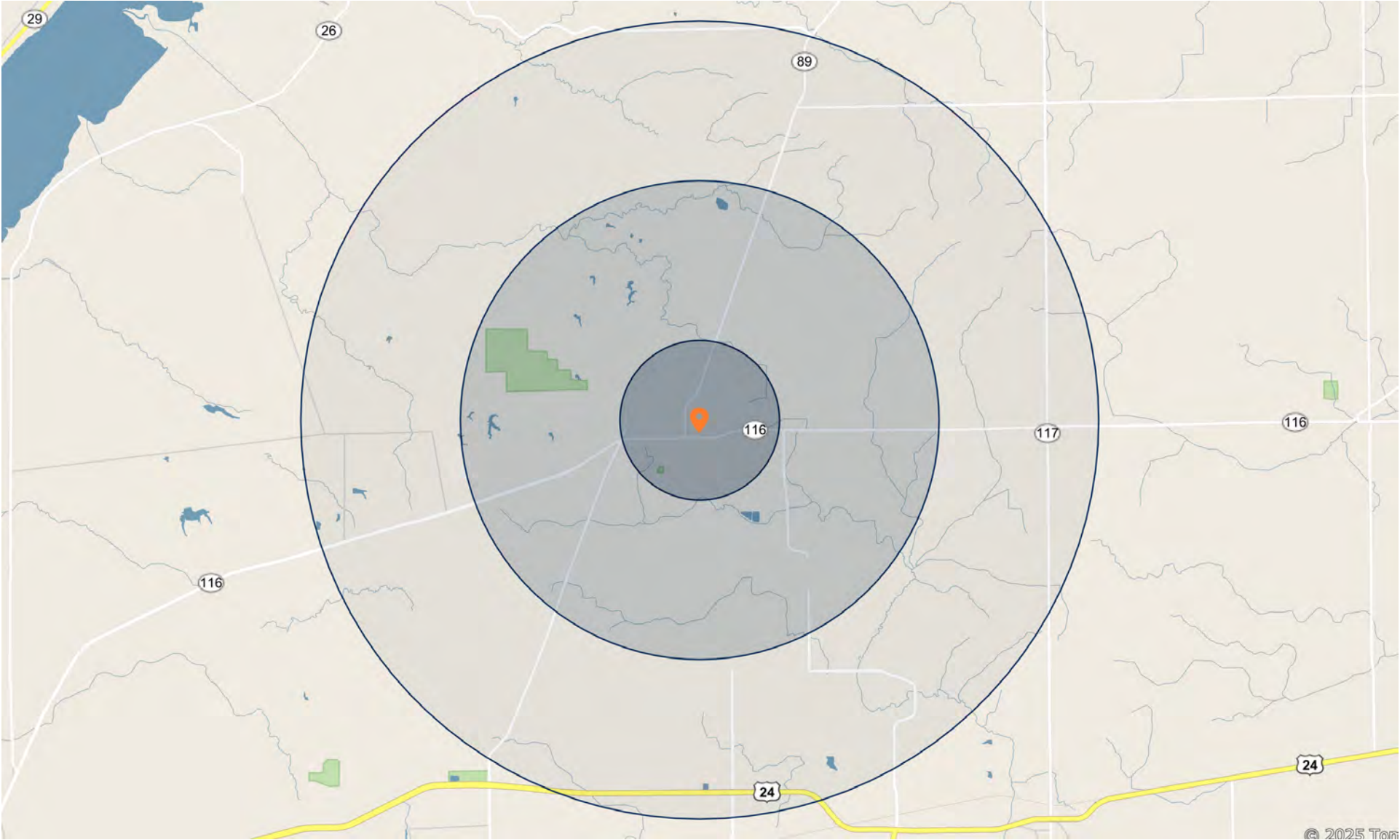
Major Employers

Employees

1	Parsons Company Inc-	270
2	Metamora Community Nursing Hm-SNYDER VILLAGE	200
3	Metamora Twnship High Schl Dst-Metamora Highschool	120
4	Kirby Foods Inc-IGA	118
5	Metamora Cmnty Cnsld Schl Dst-Metamora Grade School	78
6	Woodford Cnty Spcial Edcatn As-Bright Beginnings of Woodford	75

DEMOGRAPHICS

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