



McCOLLY BENNETT
COMMERCIAL *advantage*



210
- 280 Tedmark Ct.

*210 Tedmark Ct.
Kankakee, IL 60901*

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PROPERTY INFO:

- ◆ **PURCHASE PRICE:**
\$3,899,000.00
- ◆ **PROPERTY ADDRESS:**
*210 TEDMARK CT.
KANKAKEE, IL 60901*
- ◆ **PROPERTY SIZE:**
58 UNITS
- ◆ **LAND SIZE:**
2.36 ACRES

210
-
280
TEDMARK
CT.

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

INVESTMENT SUMMARY

Seven building multifamily portfolio in Kankakee, IL at a purchase price of \$3,899,000 equal to \$67,225 per unit. All buildings are adjacent with ample owned parking.

Recently removed from IDHA Program, so no rental restrictions in place!

PROPERTY OVERVIEW - 58 Total Units Across Seven Buildings - 43 units are 2 bedroom/1 bath, 10 units are 1 bedroom/1 bath, 4 units are 3 bedroom/1.5 bath, and one unit is an efficiency unit. 210 Tedmark Ct. - 12 units 220 Tedmark Ct. - 4 units 230 Tedmark Ct. - 4 units 240 Tedmark Ct. - 8 units 2755 Cooper Dr. - 12 units 2779 Cooper Dr. - 12 units 280 Tedmark Ct. - 6 units.

GREAT INVESTMENT OPPORTUNITY - CALL TODAY!

210
- 280 Tedmark Ct.

Kankakee IL 60901



Also, with the IHDA expiration, this would be an opportune time for the buyer to incorporate RUBS (Ratio Utility Billing System) for additional value add income!

PROPERTY OVERVIEW

58 Total Units Across Seven Buildings

- 210 Tedmark Ct. - 12 units
- 220 Tedmark Ct. - 4 units
- 230 Tedmark Ct. - 4 units
- 240 Tedmark Ct. - 8 units
- 2755 Cooper Dr. - 12 units
- 2779 Cooper Dr. - 12 units
- 280 Tedmark Ct. - 6 units

- Efficiency - 1
- 1 Bed / 1 Bath - 10
- 2 Bed / 1 Bath - 43
- 3 Bed / 1.5 Bath - 4

THE OPPORTUNITY

Significant Rent Upside

Current effective rents range from \$750 - \$1,200 across 1BR, 2BR, and 3BR units (rent roll as of 12/2/25), while renovated market comparables typically support much higher rents - \$200 - \$450 /unit/mo. rent lift potential.

VACANCY AS BUILT-IN UPSIDE

Portfolio wide occupancy is 74.1% - a direct result of IHDA constraints. A market-rate operator can quickly backfill vacant units at market rents.

RESETTING THE RENT ROLL

Many units show below market legacy rents, delinquency and pending turnovers - ideal for resetting the tenant base and improving collections.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





Multi Family 5+ MLS #: **12013807** List Price: **\$3,899,000**
 Status: **PCHG** List Date: **02/10/2026** Orig List Price: **\$4,350,000**
 Area: **4507** List Dt Rec: **02/10/2026** Sold Price:
 Address: **210 - 280 Tedmark Ct , Kankakee, IL 60901**
 Directions: **East on Court St., south on Hillcrest, east on Cooper Dr. to Tedmark. Properties on east side of street.**
 Sold by:
 Closed Date: Contract:
 Off Mkt: Financing: Mkt. Time (Lst./Tot.): **112/112**
 Year Built: **1974** Blt Before 78: **Yes** Concessions:
 Dimensions: **115 200 X 450** CTGF:
 Unincorporated: **No** Township: **Aroma**
 Zoning Type: **Multi-Family** List Price Per SF: **\$0** County: **Kankakee**
 Actual Zoning: **R-3** PIN #: **12170310602500** Sold Price Per SF: **\$0**
 Multiple PINs: **No**
 Relist:

Remarks: FOR SALE - KANKAKEE - 58 UNIT APARTMENT COMPLEX - Seven building multifamily portfolio in Kankakee, IL at a purchase price of \$3,899,000 equal to \$67,225 per unit. All buildings are adjacent with ample owned parking. Recently removed from IDHA Program, so no rental restrictions in place! PROPERTY OVERVIEW - 58 Total Units Across Seven Buildings - 43 units are 2 bedroom/1 bath, 10 units are 1 bedroom/1 bath, 4 units are 3 bedroom/1.5 bath, and one unit is an efficiency unit. 210 Tedmark Ct. - 12 units 220 Tedmark Ct. - 4 units 230 Tedmark Ct. - 4 units 240 Tedmark Ct. - 8 units 2755 Cooper Dr. - 12 units 2779 Cooper Dr. - 12 units 280 Tedmark Ct. - 6 units - GREAT INVESTMENT OPPORTUNITY - CALL TODAY!

Acreage: **2.36** Lot SF: **102802** Lot Size Source: **Listing Agent** Total Bldg SF: Total # Units: **58** # Stories: **3**
 Basement: # Dishwashers: # Washers: # Dryers: Wash/Dry Leased: # Ranges:
 # Parking Spaces: **75** # Disposals: # Refrigerators: # Fireplaces: # Window AC: Last Lease Exp:

Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)
Type 1	10	4	1	1	750-950
Type 2	43	5	2	1	850-1000
Type 3	4	6	3	1.1	1100-1200
Type 4	1	3	0	1	750-750
Type 5	0	0	0		0
Type 6	0	0	0		0
Type 7	0	0	0		0

Age: **36-50 Years**
 Type Ownership:
 Frontage/Access: **City Street**
 Current Use: **Residential-Multi-Family**
 Potential Use: **Residential-Multi-Family**
 Client Needs:
 Client Will:
 Known Encumbrances: **None Known**
 Amenities: **Curbs and Gutters, Sidewalks**
 Monthly Assmt Incl:
 Owner's Assoc: **No**
 Conversion:
 Deconversion:
 Building Unit Info:

Type of Multi-Family: **Corridor-Exterior Entrance**
 Location:
 Construction: **Wood Frame**
 Exterior: **Vinyl Siding, Brick**
 Foundation: **Concrete**
 Roof Structure: **Mansard**
 Roof Coverings: **Fiberglass**
 Misc. Outside: **Balcony/ies**
 Indoor Parking:
 Outdoor Parking: **51-100 Spaces**
 Parking Ratio:
 Bsmt Desc:
 Misc. Inside:

Air Cond: **Wall Sleeve**
 Electricity: **Circuit Breakers**
 Fire Protection:
 Heat/Ventilation: **Electric, Gas**
 Utilities To Site: **Sanitary Sewer to Site, Water-Community**
 Tenancy Type: **Variable**
 Tenant Pays: **Electric, Heat, Varies by Tenant**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Possession:
 Sale Terms:
 Backup Info:

Gross Rental Income: **\$480,000** Total Monthly Income: **\$40,000** Total Annual Income: **\$46,800**
 Gross Rental Multiplier: **9** Tax Amount: **\$17,260.36** Tax Year: **2024**
 Total Annual Exps: **\$0** Expense Source:
 Annual Net Operating Income: **\$0** Net Oper Income Year: **2025**
 Janitor Expense (\$/src): **\$0/** Fuel Expense (\$/src): **\$0/**
 Water Expense (\$/src): **\$0/** Trash Expense (\$/src): **\$0/**
 Repairs/Decor Expense (\$/src): **\$0/** Manager Expense (\$/src): **/**
 Other Expense (\$/src): **\$0/**
 Operating Expense Includes:

Broker Private Remarks:
 Does seller agree to display on VOW?: **Yes** Remarks on Internet?: **Yes** Addr on Internet?: **Yes**
 VOW AVM: **Yes** VOW Comments/Reviews: **Yes** Lock Box: **Sentrilock (Located at Front)**
 Does seller agree to display online / Comments on IDX?: **Yes / Yes**
 Listing Type: **Exclusive Right to Sell** Information: **24-Hr Notice Required**
 Cont. to Show?: Expiration Date: **01/11/2027**
 Showing Inst: **Call LA** Broker Owned/Interest: **Yes**
 Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
 List Broker: **Buck Tamblyn (940284) / bucktamblyn@mccolly.com**
 CoList Broker: More Agent Contact Info:

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

Hill Crest Apartments

58 Units

1 - Efficiency

10 - 1 Bed/1 Bath

43 - 2 Bed/1 Bath

4 - 3 Bed/1.5 Bath



29 Heritage Drive, Bourbonnais, IL 60914 815.929.9381

www.mccolly.com

Income	Actual - 2025	Market Rate Proforma
2025 Yearly Rental Income	\$ 505,478.00	\$ 744,000.00
Minus 7% Vacancy	N/A	\$ 52,080.00
Effective Gross Income	\$ 505,478.00	\$ 691,920.00
Expenses		
Property Taxes	\$ 17,260.00	\$ 34,500.00
Insurance (Estimated)	\$ 21,540.00	\$ 21,540.00
Management (8%)	\$ 40,438.24	\$ 55,353.60
Grass/Snow/Landscape	\$ 17,178.00	\$ 17,178.00
Maint./Repairs/Cleaning	\$ 64,106.00	\$ 76,927.00
Utilities	\$ 111,560.00	\$ 133,827.00
Total Expenses	\$ 272,082.24	\$ 339,325.60
Effective Gross Yearly Income	\$ 505,478.00	\$ 691,920.00
Minus Expenses	\$ 272,082.24	\$ 339,325.60
Net Income Per Year	\$ 233,395.76	\$ 352,594.40
Price per Unit	\$ 68,965.00	
Cap Rate @ \$4 Mil.	0.06	0.09

CURRENT INCOME

ADDRESS	UNIT	MO. RENT	YEARLY RENT	BD/BA
210 Tedmark	Apt 1	\$ 900.00	\$ 10,800.00	2/1
	Apt 2	\$ 900.00	\$ 10,800.00	2/1
	Apt 3	\$ 900.00	\$ 10,800.00	2/1
	Apt 4	\$ 900.00	\$ 10,800.00	2/1
	Apt 5	\$ 850.00	\$ 10,200.00	2/1
	Apt 6	\$ 900.00	\$ 10,800.00	2/1
	Apt 7	\$ 900.00	\$ 10,800.00	2/1
	Apt 8			2/1
	Apt 9	\$ 900.00	\$ 10,800.00	2/1
	Apt 10			2/1
	Apt 11	\$ 875.00	\$ 10,500.00	2/1
	Apt 12	\$ 900.00	\$ 10,800.00	2/1
220 Tedmark	Apt 1	\$ 950.00	\$ 11,400.00	3/1.5
	Apt 2	\$ 1,200.00	\$ 14,400.00	3/1.5
	Apt 3	\$ 1,100.00	\$ 13,200.00	3/105
	Apt 4	\$ 1,200.00	\$ 14,400.00	3/1.5
230 Tedmark	Apt 1	\$ 825.00	\$ 9,900.00	1/1
	Apt 2	\$ 750.00	\$ 9,000.00	1/1
	Apt 3	\$ 850.00	\$ 10,200.00	1/1
	Apt 4			1/1
240 Tedmark	Apt 1	\$ 750.00	\$ 9,000.00	1/1
	Apt 2	\$ 750.00	\$ 9,000.00	1/1
	Apt 3			0/1
	Apt 4	\$ 940.00	\$ 11,280.00	1/1
	Apt 5			2/1
	Apt 6	\$ 950.00	\$ 11,400.00	2/1
	Apt 7	\$ 950.00	\$ 11,400.00	2/1
	Apt 8	\$ 925.00	\$ 11,100.00	2/1
280 Tedmark	Apt 1			2/1
	Apt 2	\$ 1,000.00	\$ 12,000.00	2/1
	Apt 3			2/1
	Apt 4	\$ 990.00	\$ 11,880.00	2/1

	Apt 5			2/1
	Apt 6	\$ 990.00	\$ 11,880.00	2/1
2755 Cooper Dr	Apt 1	\$ 950.00	\$ 11,400.00	2/1
	Apt 2	\$ 850.00	\$ 10,200.00	1/1
	Apt 3	\$ 900.00	\$ 10,800.00	2/1
	Apt 4	\$ 850.00	\$ 10,200.00	2/1
	Apt 5			1/1
	Apt 6	\$ 850.00	\$ 10,200.00	2/1
	Apt 7	\$ 850.00	\$ 10,200.00	2/1
	Apt 8	\$ 875.00	\$ 10,500.00	1/1
	Apt 9	\$ 650.00	\$ 7,800.00	2/1
	Apt 10	\$ 950.00	\$ 11,400.00	2/1
	Apt 11	\$ 850.00	\$ 10,200.00	2/1
	Apt 12			2/1
2779 Cooper Dr	Apt 1	\$ 875.00	\$ 10,500.00	2/1
	Apt 2	\$ 950.00	\$ 11,400.00	2/1
	Apt 3			2/1
	Apt 4	\$ 500.00	\$ 6,000.00	2/1
	Apt 5	\$ 900.00	\$ 10,800.00	2/1
	Apt 6			2/1
	Apt 7	\$ 900.00	\$ 10,800.00	2/1
	Apt 8	\$ 900.00	\$ 10,800.00	2/1
	Apt 9	\$ 800.00	\$ 9,600.00	2/1
	Apt 10			2/1
	Apt 11	\$ 900.00	\$ 10,800.00	2/1
	Apt 12	\$ 850.00	\$ 10,200.00	2/1
TOTAL		\$ 40,195.00	\$ 482,340.00	

TOTALS	1	Efficiency
	10	1/1
	43	2/1
	4	3/1.5
UNITS	58	

22% Vacancy

Cash Flow Analysis Worksheet-With Financing

*Pro-Forma
 at Market
 Rate*

1. *\$\$\$ Apt(1) - \$700/mo*
2. *1 bed/1 bath (10) - 950.00*
3. *2 bed/1 bath (43) - 1100.00*
4. *3 bed/1.5 bath (4) - 1300.00*

Property Name	Proforma 68 Unit Complex	Acquisition Price	\$4,350,000
Location	East Kankakee	Plus Acquisition Costs	\$87,000
Type of Property	Residential	Plus Loan Costs	\$60,000
Size of Property (sf/units)	58 Units	Minus Mortgages	\$3,000,000
Purpose of Analysis	Projection	Equals Initial Investment	\$1,497,000
Prepared by	Buck Tambllyn		
Date Prepared	January 8, 2026		

Amount	MORTGAGE DATA			COST RECOVERY DATA			BASIS DATA		
	1st Mortgage	2nd Mortgage	Improvements	Value	C. R. Method	SL	Acquisition Price	SL	Acquisition Costs
Interest Rate	3.000,000		\$3,350,000		7.00%	27.5	\$4,350,000		\$87,000
Amortization Period	20				Useful Life	1-Jan			\$4,437,000
Loan Term	5				In Service Date	31-Dec			
Payments/Year	12				Date of Sale	3.636%			
Periodic Payment	\$23,258.97				11.5 Months % age				
Annual Debt Service	\$279,108								
Loan Fees/Costs	\$60,000								

TAXABLE INCOME

End of Year	1	2	3	4	5	6	7	8	9	10
1 POTENTIAL RENTAL INCOME	\$744,000	\$766,320	\$789,310	\$812,989	\$837,379	\$862,500	\$888,375			
2 -Vacancy & Credit Losses	\$59,520	\$61,306	\$55,252	\$56,909	\$58,616	\$60,375				
3 EFFECTIVE RENTAL INCOME	\$684,480	\$705,014	\$734,058	\$756,080	\$778,762	\$802,125	\$828,375			
4 +Other Income (collectible)										
5 GROSS OPERATING INCOME	\$684,480	\$705,014	\$734,058	\$756,080	\$778,762	\$802,125	\$828,375			
6 TOTAL OPERATING EXPENSES	\$239,568	\$246,755	\$256,920	\$264,628	\$272,567	\$280,744	\$289,931			
7 NET OPERATING INCOME	\$444,912	\$458,259	\$477,138	\$491,452	\$506,195	\$521,381	\$538,444			
8 -Interest-First Mortgage	\$207,739	\$202,580	\$197,048	\$191,116	\$184,755	\$177,934				
9 -Interest-Second Mortgage										
10 -Cost Recovery-Improvements	\$116,748	\$121,808	\$121,806	\$121,806	\$121,806	\$116,748				
11 -Cost Recovery--Personal Property										
12 -Loan Costs Amortization	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000					
13 -										
14 -										
15 REAL ESTATE TAXABLE INCOME	\$108,425	\$121,873	\$146,284	\$166,530	\$187,635	\$226,699	\$266,959			
16 Tax Liability (Savings) at 30.0%	\$32,527	\$36,562	\$43,885	\$49,959	\$56,290	\$68,010				

CASH FLOW

17 NET OPERATING INCOME (LINE 8)	\$444,912	\$458,259	\$477,138	\$491,452	\$506,195	\$521,381				
18 -Annual Debt Service	\$279,108	\$279,108	\$279,108	\$279,108	\$279,108					
19 -										
20 -										
21 -										
22 CASH FLOW BEFORE TAXES	\$165,804	\$179,152	\$198,030	\$212,344	\$227,088	\$521,381	\$68,010			
23 -Tax Liability (Savings) (Line 16)	\$32,527	\$36,562	\$43,885	\$49,959	\$56,290	\$68,010				
24 CASH FLOW AFTER TAXES	\$133,277	\$142,590	\$154,145	\$162,385	\$170,797	\$453,371				



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Month Sale Worksheet-With Financing MORTGAGE BALANCES

End of Year:	1	2	3	4	5	6	7	8	9	10
Principal Balance - 1st Mortgage	\$2,928,632	\$2,852,104	\$2,770,044	\$2,682,052	\$2,587,699					
Principal Balance - 2nd Mortgage										
TOTAL UNPAID BALANCE	\$2,928,632	\$2,852,104	\$2,770,044	\$2,682,052	\$2,587,699					

LCULATION OF SALE PROCEEDS

END OF YEAR	1	2	3	4	5	6	7	8	9	10
PROJECTED SALES PRICE (Rounded to nearest 000)						\$7,218,000				

LCULATION OF ADJUSTED BASIS

Basis at Acquisition						\$4,437,000				
+Capital Additions										
-Cost Recovery (Depreciation) Taken						\$720,720				
-Basis in Partial Sales										
=Adjusted Basis at Sale						\$3,716,280				

LCULATION OF CAPITAL GAIN ON SALE

Sale Price						\$7,218,000				
-Costs of Sale						\$72,180				
-Adjusted Basis at Sale (Line 5)						\$3,716,280				
=Gain or (Loss)						\$3,429,540				
-Straight Line Cost Recovery (limited to gain)						\$720,720				
-Suspended Losses										
=Capital Gain from Appreciation						\$2,708,820				

MS TAXED AS ORDINARY INCOME

Unamortized Loan Fees/Costs (negative)										
+ Ordinary Taxable Income										

LCULATION OF SALE PROCEEDS

Sale Price						\$7,218,000				
Cost of Sale						\$72,180				
-Participation Payments on Sale										
-Mortgage Balance(s)										
+Balance of Funded Reserves										
= SALE PROCEEDS BEFORE TAX						\$7,145,820				
-Tax (Savings) on Ordinary Income (Line 22 x 30.0%)										
-Tax on Cost Recovery Recapture (Line 17 x 25%)						\$180,180				
-Tax on Capital Gain (Line 19 x 20%)						\$541,764				
= SALE PROCEEDS AFTER TAX						\$6,423,876				



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Legend

Input Cells

Formula Cells

Description Cells

NPV And IRR-With Financing

Before Tax		After Tax	
EOY	\$	EOY	\$
0	(\$1,497,000)	0	(\$1,497,000)
1	\$165,804	1	\$133,277
2	\$179,152	2	\$142,590
3	\$198,030	3	\$154,145
4	\$212,344	4	\$162,385
5	\$227,088	5	\$170,797
6	\$521,381 +	6	\$453,371 +
	\$7,145,820		\$6,423,876

IRR = 38.12% IRR = 34.40%

NPV @ 38.12% = NPV @ 34.40% =



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Cost of Funds And Leverage Impact Before and After Tax Cost of Funds

Loan Information		Non-discounted Loan		Discounted Loan	
		EOP	\$	EOP	\$
Loan Amount	\$3,000,000				
Interest Rate	7.00%				
Amortization Period	20	1	(\$3,000,000)	1	(\$2,940,000)
Payments Per Year	12		\$23,258.97		\$23,258.97
Discount Points	\$60,000				
Projected Holding Period	6	72	\$23,258.97 +	72	\$23,258.97 +
			\$2,486,525		\$2,486,525
			Before Tax Cost = 7.00%		Before Tax Cost = 7.45%

$$\text{Before Tax Cost of Funds } 7.45\% \times (1 - \text{Tax Rate}) = \text{After Tax Cost of Funds } 5.21\%$$

Relationship Between Cost of Funds and Property Yield

	Cost of Funds	Property Yield
Before Tax	7.45%	17.31%
After Tax	5.21%	13.64%

Effective Tax Rate and Yield Change

	Mortgage Portfolio	Real Estate Without Financing	Real Estate With Financing
Before Tax Yield	17.31%	17.31%	38.12%
After Tax Yield	12.12%	13.64%	34.40%
Effective Tax Rate	30%	21%	10%



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Capital Accumulation With Financing

Total Capital to Invest = \$2,375,000

EOY	\$				
0	(\$1,497,000)			(\$878,000)	
1	\$133,277				
2	\$142,590	+	\$133,277 =	\$275,867	
3	\$154,145		+	\$275,867 =	\$430,011
4	\$162,385			\$430,011 =	\$592,397
5	\$170,797			+ \$592,397 =	\$763,194
6	\$453,371	+	\$6,423,876	+ \$763,194 =	\$7,640,441

IRR = 34.40%

Capital Accumulation = \$8,518,441

Total Capital Invested

\$2,375,000

6 Years

\$8,518,441

Capital Accumulation

Annual After Tax Compound Growth Rate of Capital

23.72%

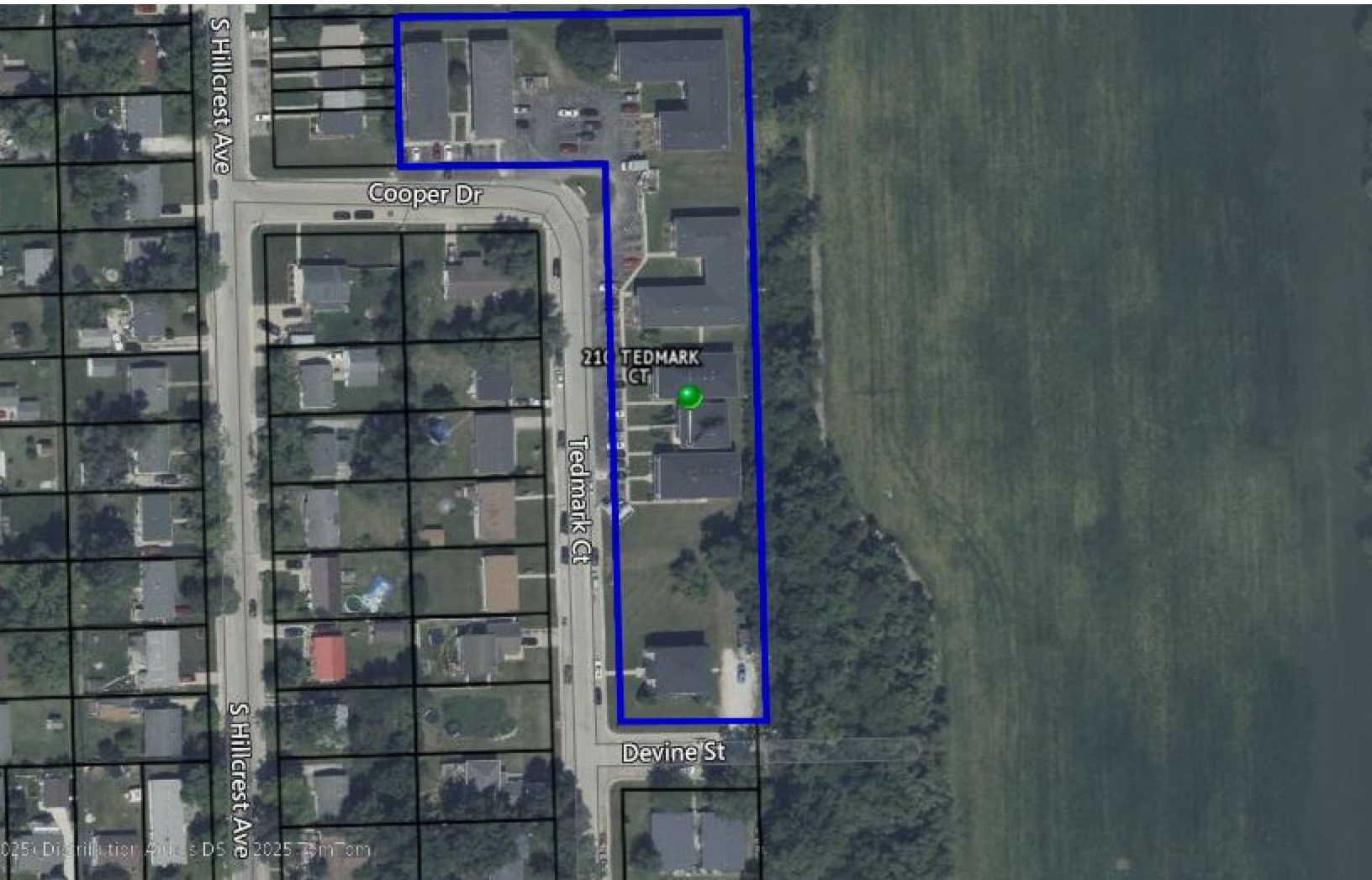


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Summary

Measures of Investment Performance

	Without Financing	With Financing
Before Tax IRR	17.31%	38.12%
After Tax IRR	13.64%	34.40%
After Tax Capital Accumulation	\$6,607,628	\$8,518,441
After Tax Annual Growth Rate of Capital	18.59%	23.72%



210 TEDMARK CT KANKAKEE, IL 60901

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	170339	PANEL	0377E
PANEL DATE	January 20, 2010	MAP NUMBER	17091C0377E

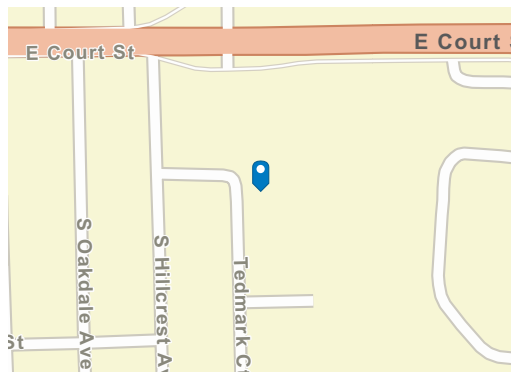
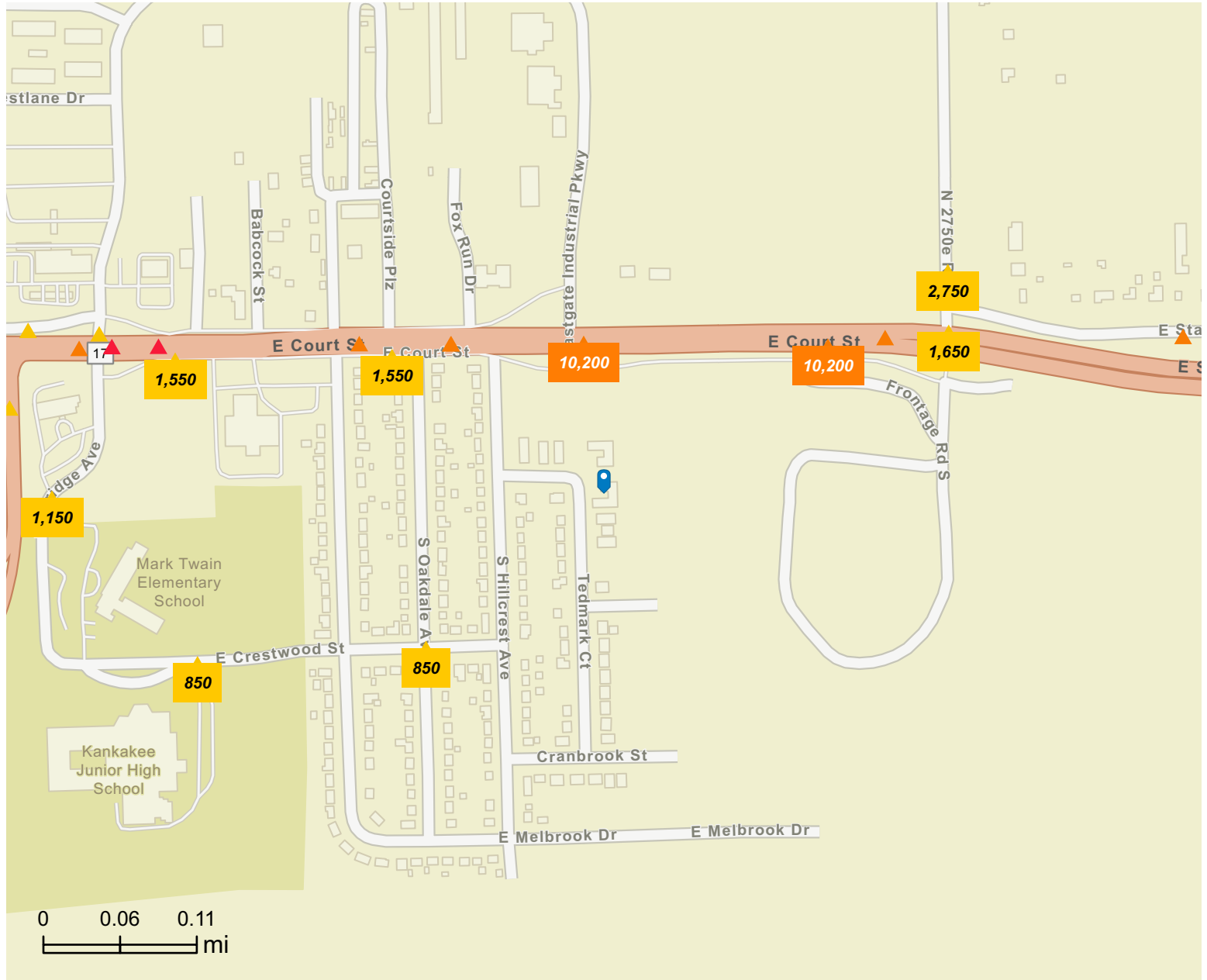


Traffic Count Map - Close Up

210 Tedmark Ct, Kankakee, Illinois, 60901

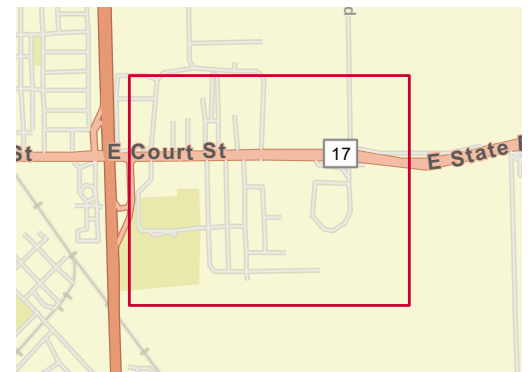


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

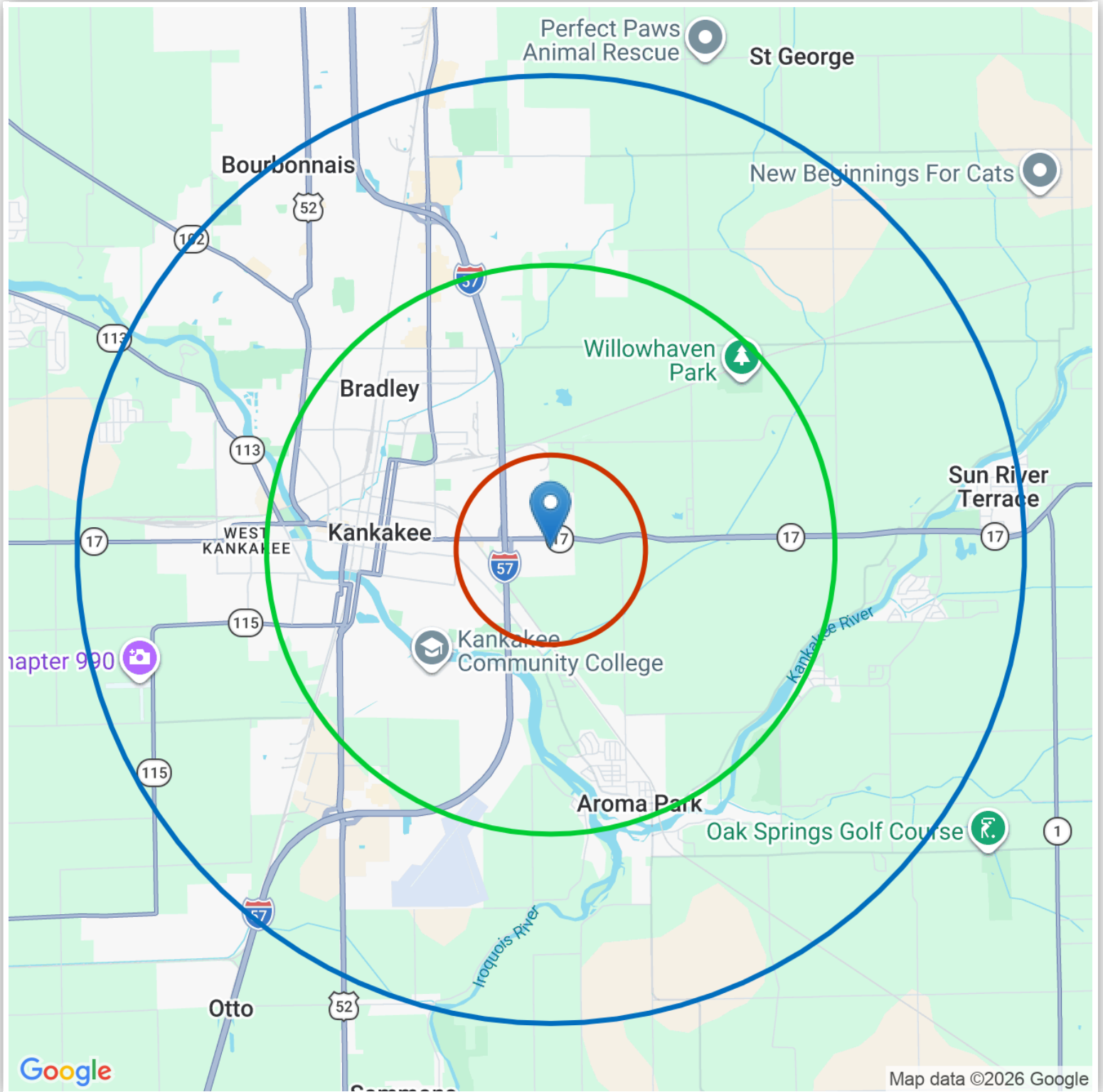


Source: Traffic Counts (2025)

210 - 280 Tedmark Ct.

210 Tedmark Ct., Kankakee, IL, 60901

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



Buck Tamblin, CCIM

McColly Bennett Real Estate
Phone: (815) 549-4201
License: 475.131086
Email: bucktamblin@mccolly.com
http://bucktamblin.mccolly.com/
29 Heritage Drive, Bourbonnais IL 60914



KEY FACTS

3,162
Population

38.2 Median Age

2.35
Average Household Size

1,342
Total Households

EDUCATION

17.08%
No High School Diploma

3.71%
High School Graduate

22.4%
Some College

10.25%
Bachelor's/ Grad

BUSINESS

82
Total Businesses

1,191
Total Employees

EMPLOYMENT

258
Manufacturing Employees

174
Retail Trade Employees

108
Eating & Drinking Employees

34
Finance/Ins/Real Estate Emp

6.6% Unemployment Rate

INCOME

\$35,922
Median Household Income

\$24,486
Per Capita Income

\$20,723
Median Net Worth

Households by Income

The largest group : < \$15,000 (29.71%) ■

The smallest group : \$200,000+ (2.76%) ■

Indicator	Value(%)	
< \$15,000	29.71	<div style="width: 29.71%;"></div>
\$15,000 - \$24,999	7.3	<div style="width: 7.3%;"></div>
\$25,000 - \$34,999	12.43	<div style="width: 12.43%;"></div>
\$35,000 - \$49,999	7.15	<div style="width: 7.15%;"></div>
\$50,000 - \$74,999	18.09	<div style="width: 18.09%;"></div>
\$75,000 - \$99,999	11.54	<div style="width: 11.54%;"></div>
\$100,000 - \$149,999	7.52	<div style="width: 7.52%;"></div>
\$150,000 - \$199,999	3.5	<div style="width: 3.5%;"></div>
\$200,000+	2.76	<div style="width: 2.76%;"></div>



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KEY FACTS

30,271

Population

37.7 Median Age

2.44

Average Household Size

12,235

Total Households

EDUCATION

9.74%

No High School Diploma

5.66%

High School Graduate

23.2%

Some College

7.13%

Bachelor's/ Grad

BUSINESS

1,265

Total Businesses

19,197

Total Employees

EMPLOYMENT

2,818

Retail Trade Employees

2,926

Manufacturing Employees

907

Eating & Drinking Employees

1,448

Finance/Ins/Real Estate Emp

6.8%

Unemployment Rate



\$50,770

Median Household Income

INCOME



\$26,909

Per Capita Income



\$65,727

Median Net Worth

Households by Income

The largest group : < \$15,000 (18.22%) ■

The smallest group : \$200,000+ (2.57%) ■

Indicator	Value(%)	
< \$15,000	18.22	■
\$15,000 - \$24,999	8.84	■
\$25,000 - \$34,999	11.48	■
\$35,000 - \$49,999	10.63	■
\$50,000 - \$74,999	17.97	■
\$75,000 - \$99,999	10.62	■
\$100,000 - \$149,999	14.3	■
\$150,000 - \$199,999	5.37	■
\$200,000+	2.57	■



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KEY FACTS

60,949

Population

37.7 Median Age

2.43

Average Household Size

24,012

Total Households

EDUCATION

6.53%

No High School Diploma

8.68%

High School Graduate

22.16%

Some College

11.84%

Bachelor's/ Grad

BUSINESS



2,518

Total Businesses



40,785

Total Employees

EMPLOYMENT

8,007

Retail Trade Employees

4,238

Manufacturing Employees

2,952

Eating & Drinking Employees

3,308

Finance/Ins/Real Estate Emp

5.7%

Unemployment Rate



\$64,189

Median Household Income

INCOME



\$33,856

Per Capita Income



\$144,462

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.22%) ■

The smallest group : \$200,000+ (5.61%) ■

Indicator	Value(%)	
< \$15,000	12.85	■
\$15,000 - \$24,999	6.5	■
\$25,000 - \$34,999	9.33	■
\$35,000 - \$49,999	10.12	■
\$50,000 - \$74,999	17.12	■
\$75,000 - \$99,999	10.67	■
\$100,000 - \$149,999	19.22	■
\$150,000 - \$199,999	8.59	■
\$200,000+	5.61	■



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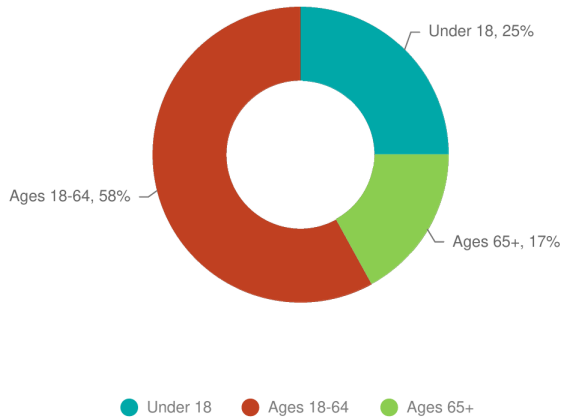
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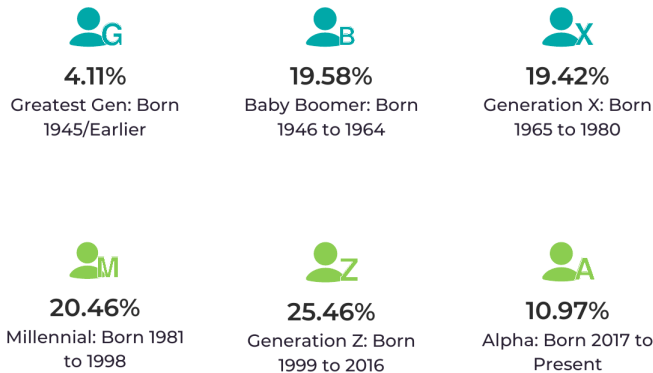
POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

3,162 Population	1,343 Households	38.2 Median Age
2.35 Avg Size Household	\$35,922 Median Household Income	\$132,547 Median Home Value
34 Wealth Index	91 Housing Affordability	78.9 Diversity Index

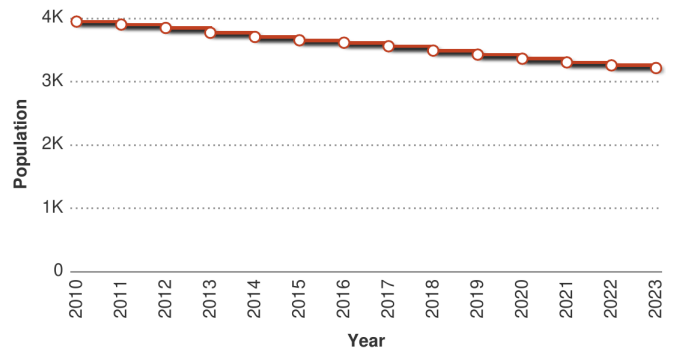
POPULATION BY AGE



POPULATION BY GENERATION



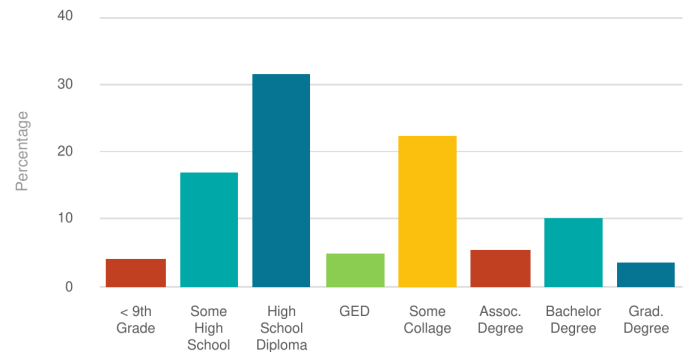
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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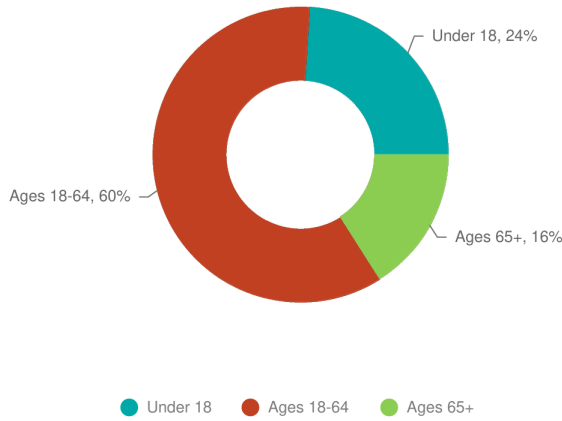
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POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

30,271 Population	12,008 Households	37.7 Median Age
2.44 Avg Size Household	\$50,770 Median Household Income	\$139,615 Median Home Value
48 Wealth Index	122 Housing Affordability	77.5 Diversity Index

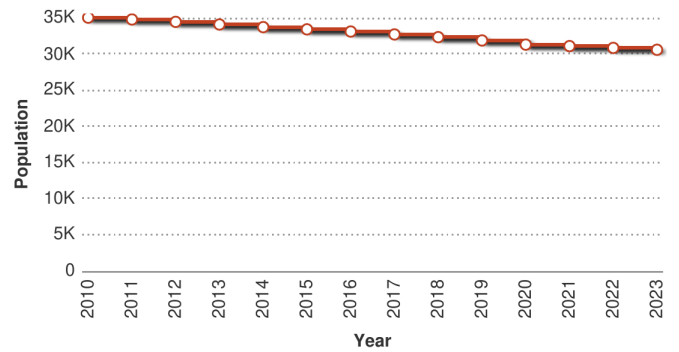
POPULATION BY AGE



POPULATION BY GENERATION

3.93% Greatest Gen: Born 1945/Earlier	18.39% Baby Boomer: Born 1946 to 1964	19.37% Generation X: Born 1965 to 1980
24.09% Millennial: Born 1981 to 1998	23.64% Generation Z: Born 1999 to 2016	10.57% Alpha: Born 2017 to Present

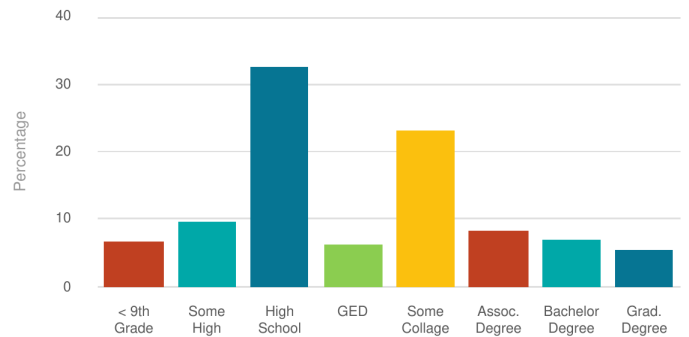
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

60,949

Population

23,724

Households

37.7

Median Age

2.43

Avg Size Household

\$64,189

Median Household Income

\$191,967

Median Home Value

71

Wealth Index

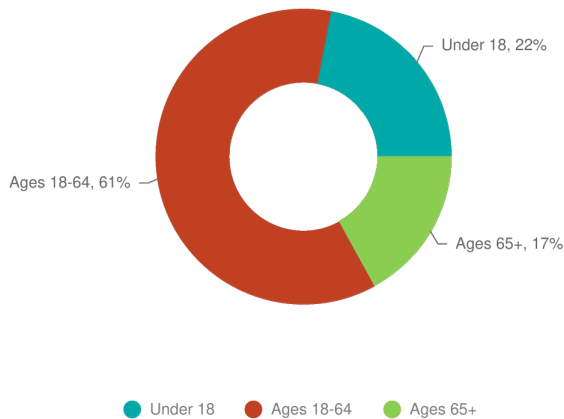
112

Housing Affordability

68.2

Diversity Index

POPULATION BY AGE



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.55%

2024-2029
Forecasted
Growth Rate

-0.57%



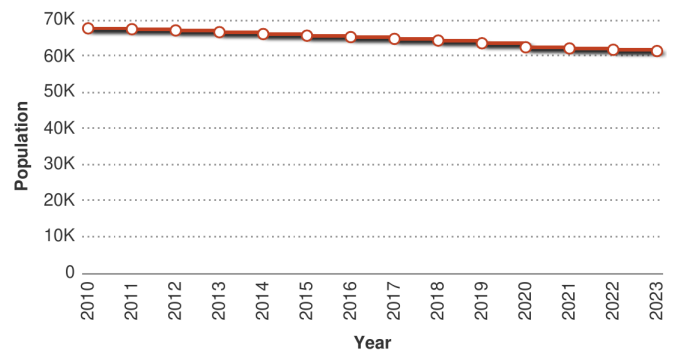
Household
Population

56,314



Population
Density

759



DAYTIME POPULATION



66,409

2024 Total Daytime Population



33,794

2024 Daytime Pop: Residents



32,615

2024 Daytime Pop: Workers



846

2024 Daytime Pop Density

POPULATION BY GENERATION



4.53%

Greatest Gen: Born
1945/Earlier



18.98%

Baby Boomer: Born
1946 to 1964



18.66%

Generation X: Born
1965 to 1980



23.06%

Millennial: Born 1981
to 1998



24.91%

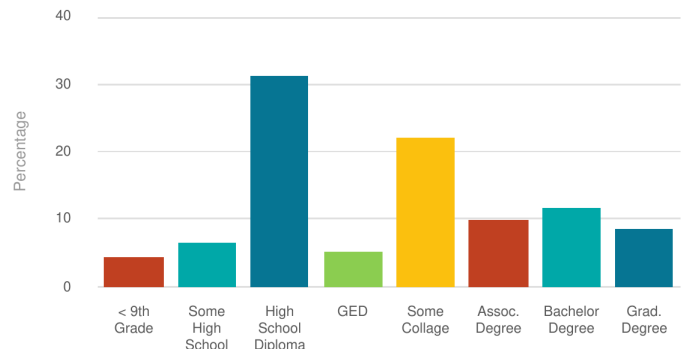
Generation Z: Born
1999 to 2016



9.87%

Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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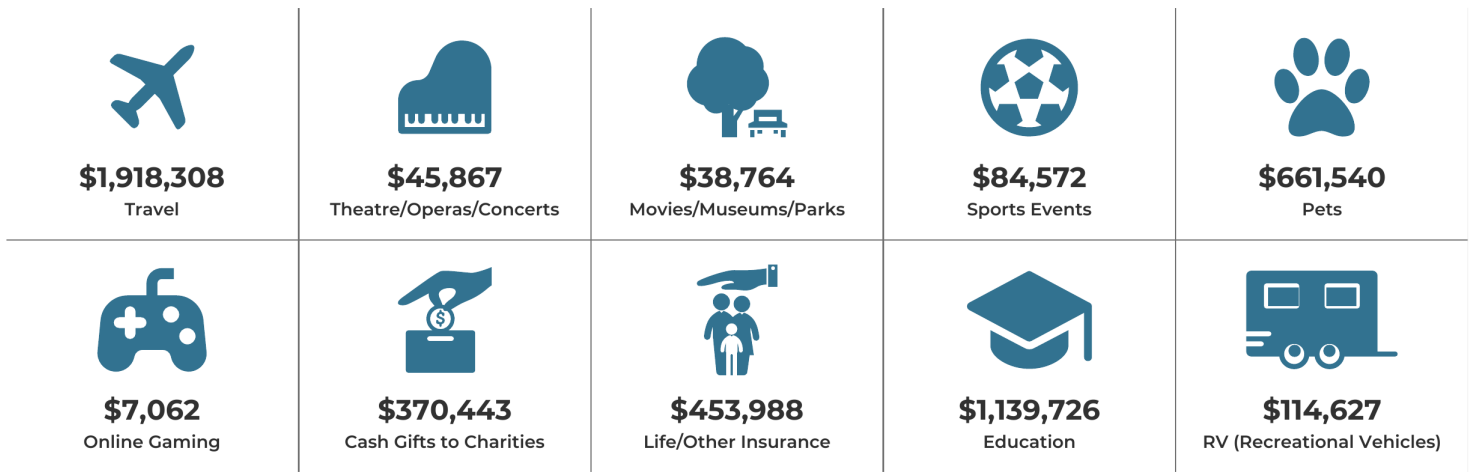


Lifestyle and Tapestry Segmentation Infographic

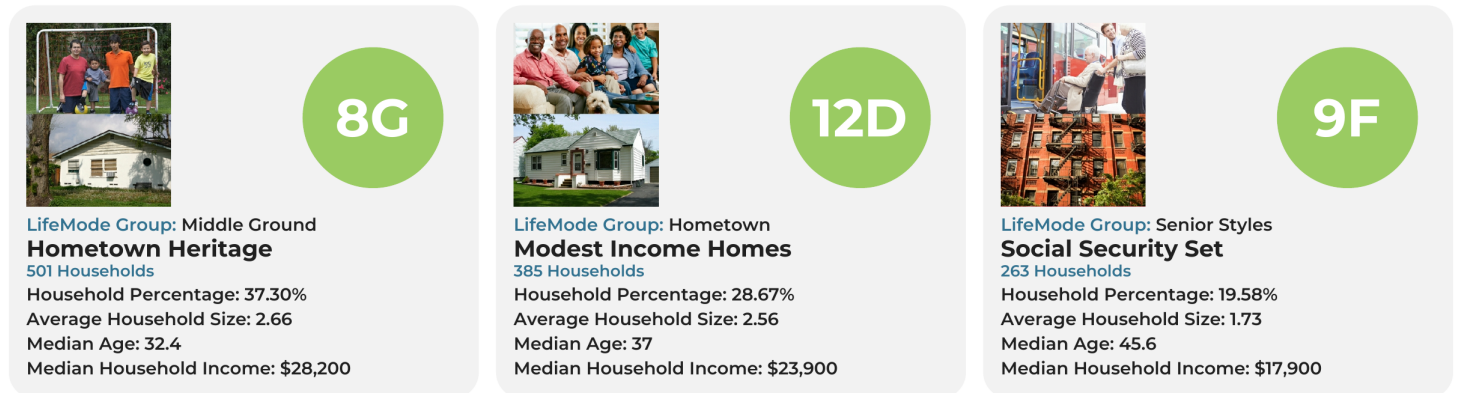
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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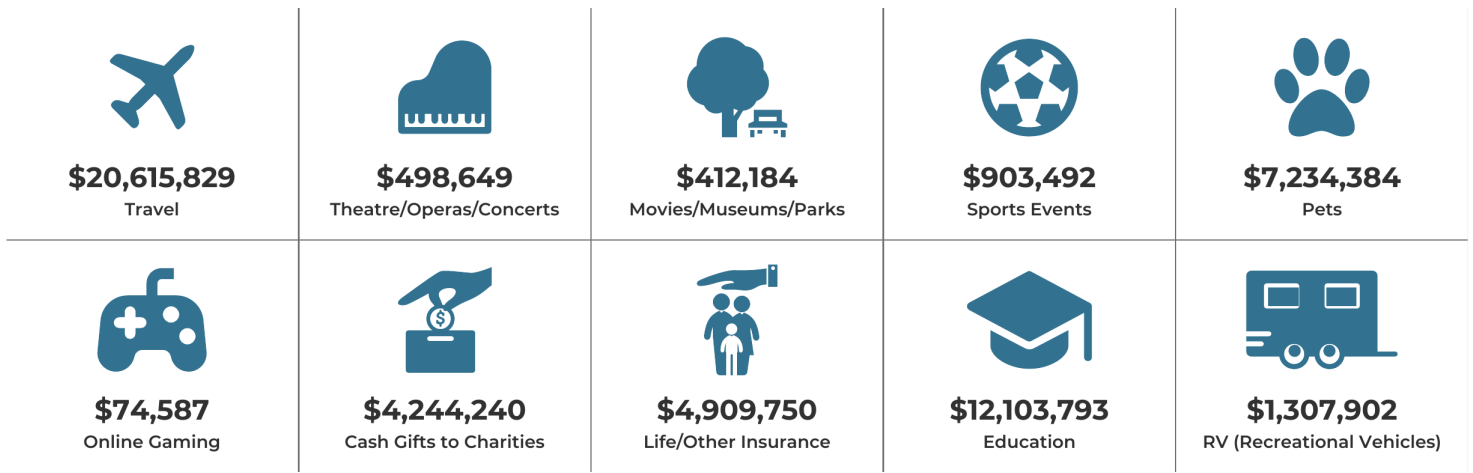


Lifestyle and Tapestry Segmentation Infographic

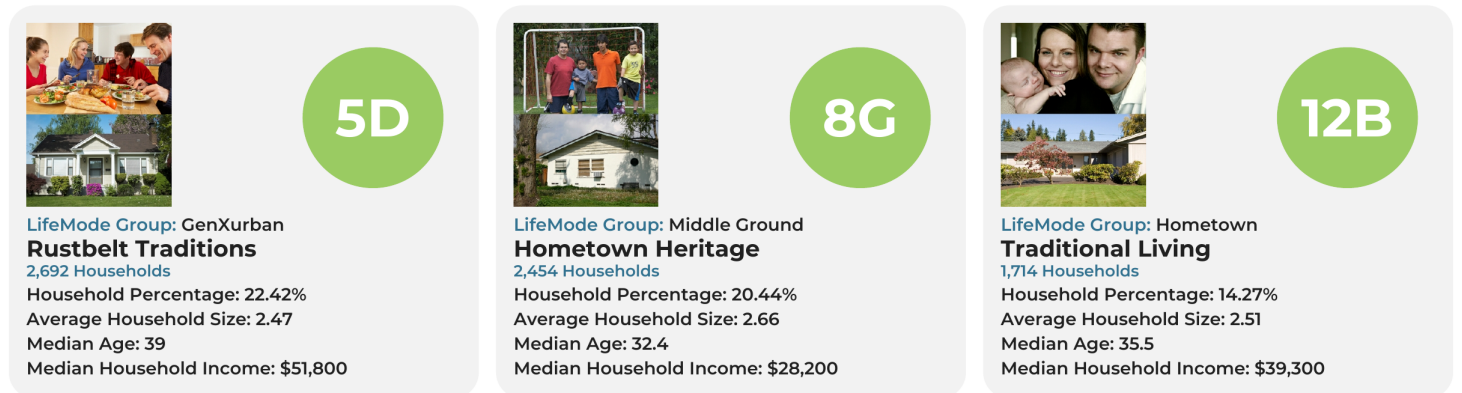
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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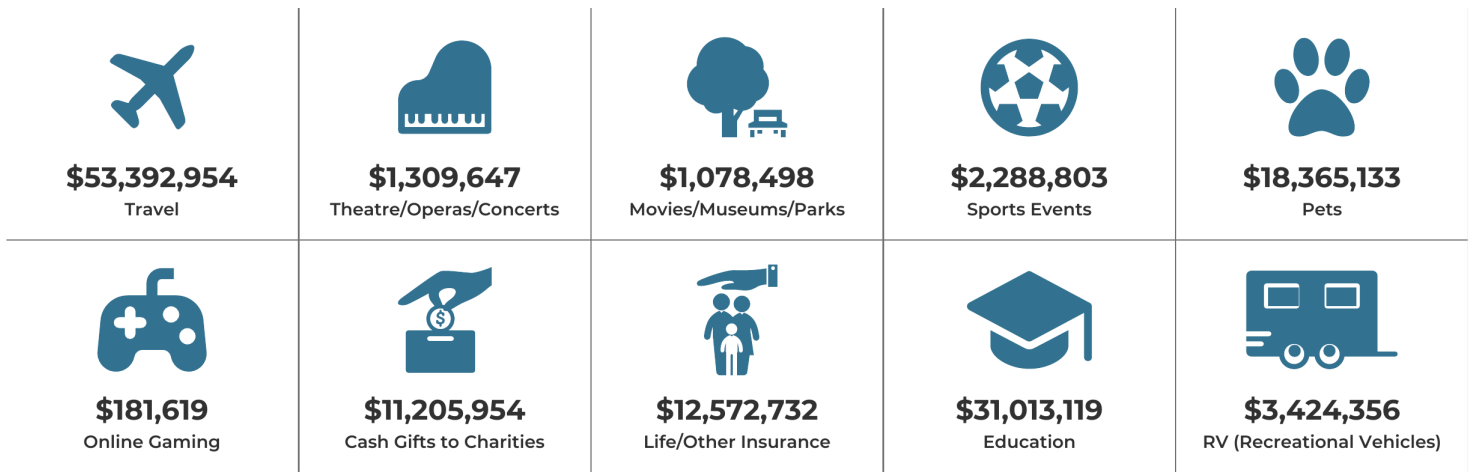
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | |

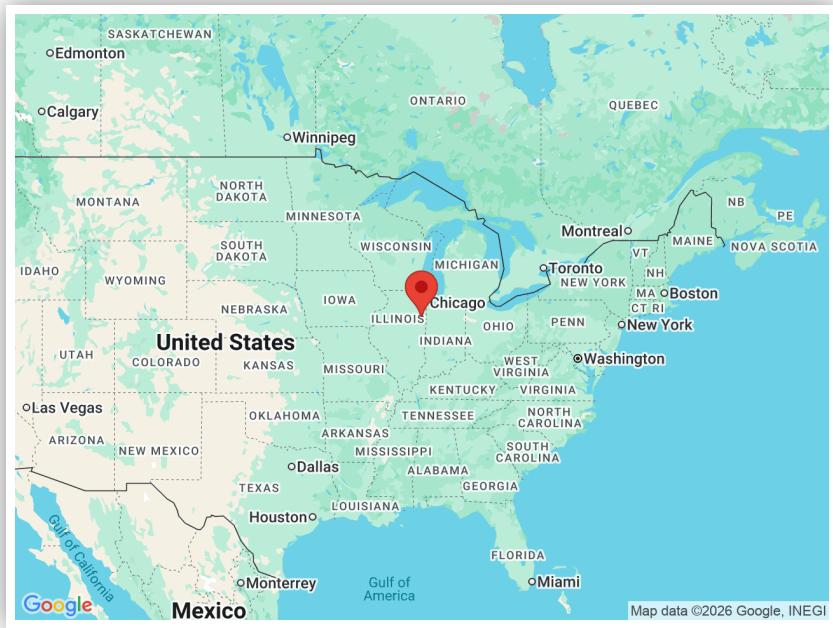
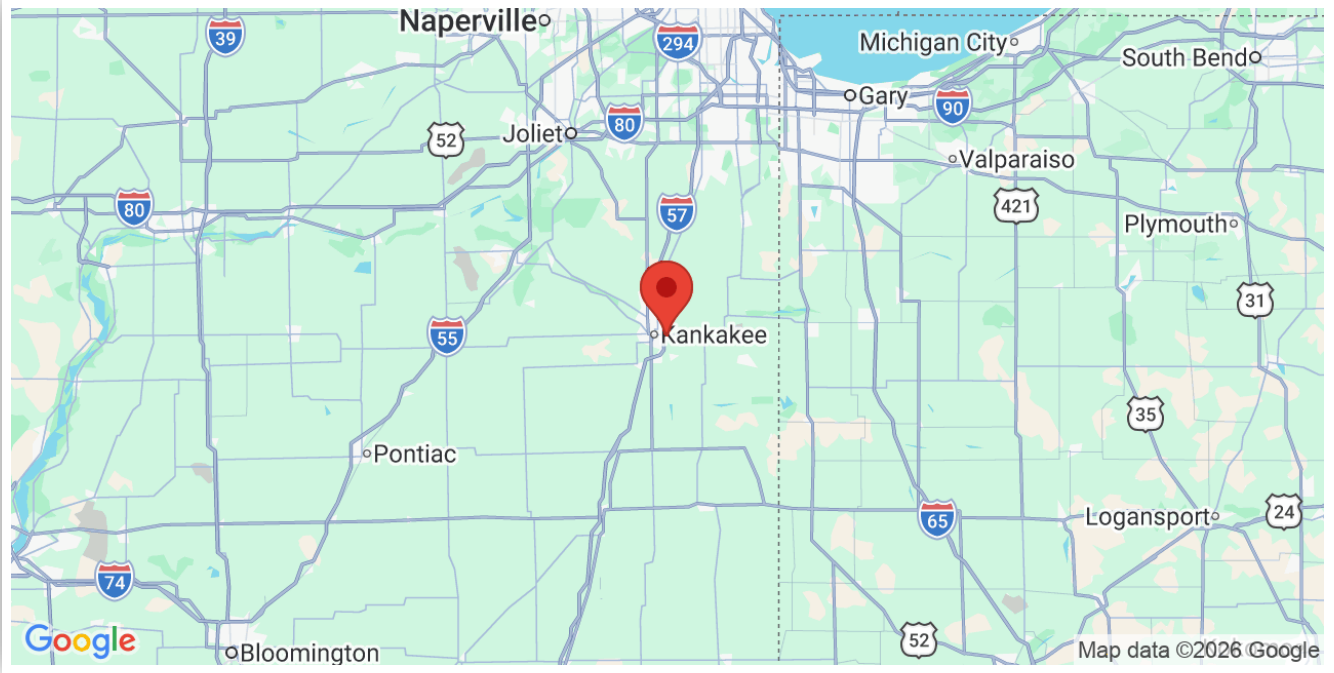


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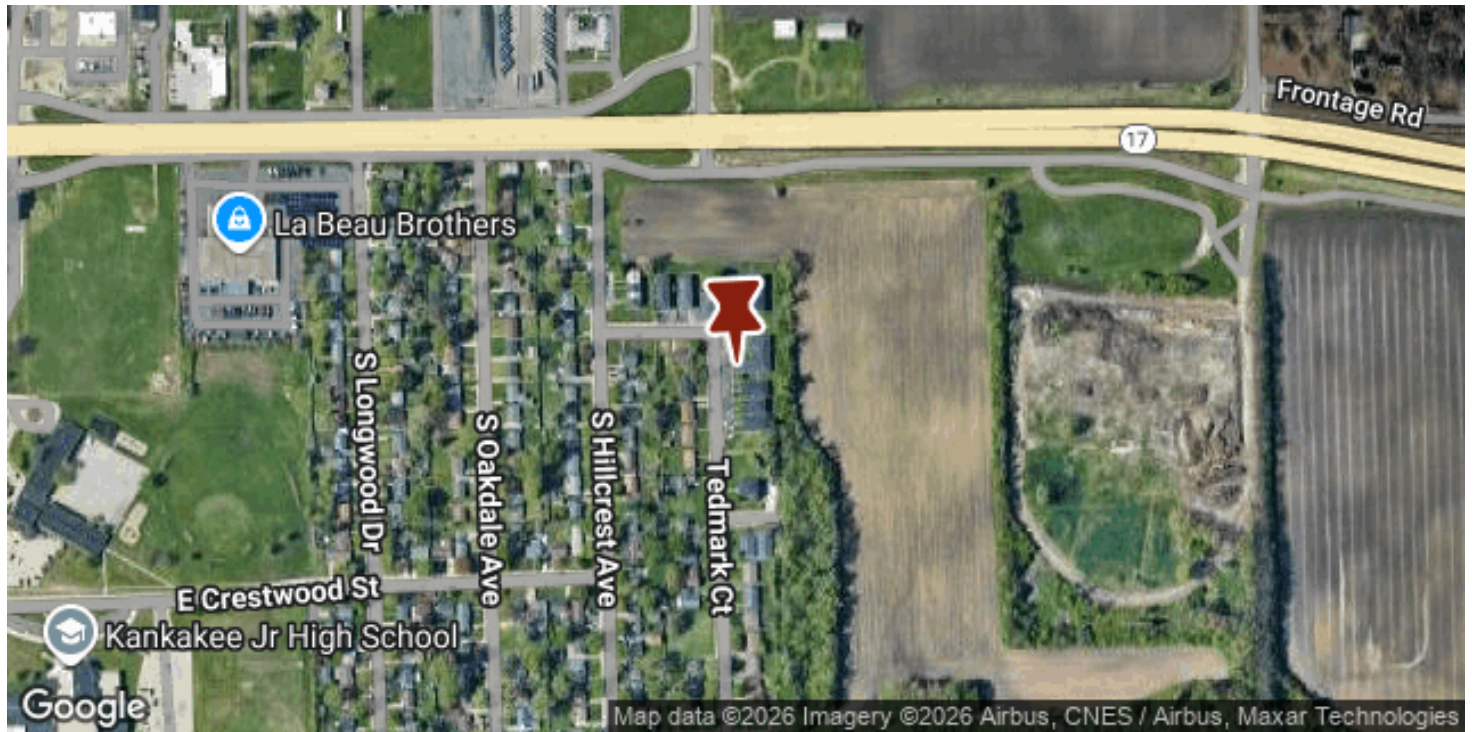


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