



EXCLUSIVE NEW OFFERING



BRADLEE PARK APARTMENTS

Performance Real Estate Advisors is pleased to present a 35-unit affordable housing community known as Bradlee Park Apartments. Located in Le Roy, Illinois, the community is ideally positioned between Bloomington–Normal and Champaign–Urbana. Le Roy offers residents the charm of small-town living with convenient proximity to major employment centers, healthcare facilities, retail amenities, and higher education institutions.

The Property recently underwent a \$400K renovation highlighted by new asphalt shingling, new appliances, and HVAC upgrades. Bradlee Park Apartment’s LIHTC status ensures long-term affordability compliance, supports consistent occupancy and sustained demand in a market with limited affordable housing options. This offering presents a rare chance to acquire a well-maintained, income-restricted asset with a proven operating history and a secure position in the region’s rental housing market.

QUICK FACTS

- Located in Le Roy, IL
- Pro forma GPR: \$330K
- Pro forma NOI: \$125K
- 100% LIHTC
- 35 total units including studio, one- & two-bedroom floor plans
- Over \$400K in recent improvements
- Attached patios with privacy fence
- Washer/dryer hookups in one- and two-bedroom units
- Room for operational efficiencies and rent growth