

SALE

Multifamily Opportunity

152 & 162 S DIPPER LN

Decatur, IL 62522



PRESENTED BY:

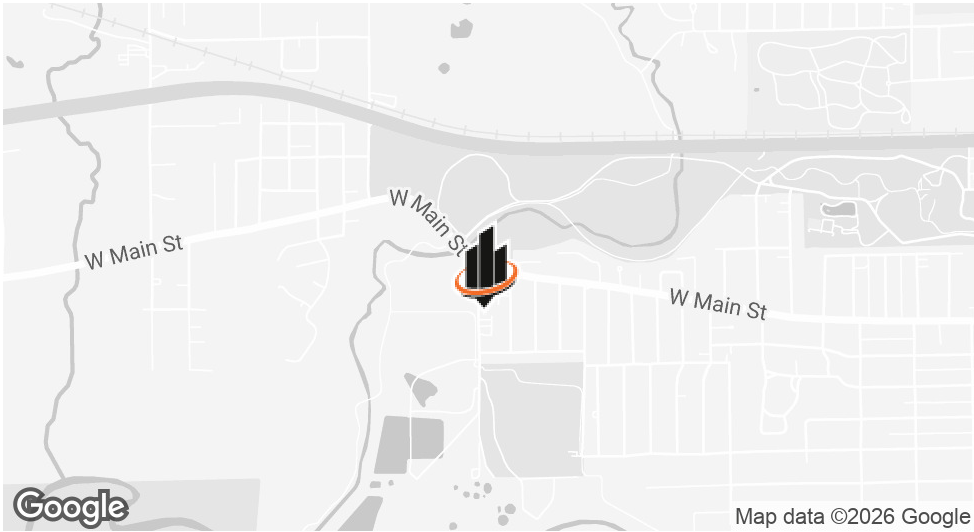
CARRIE TINUCCI-TROLL, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$700,000
BUILDING SIZE:	9,880 SF
LOT SIZE:	0.39 Acres
PRICE / SF:	\$70.85
ZONING:	R6
APN:	04-12-17-254-005; 04-12-17-254-006

PROPERTY OVERVIEW

Add to your portfolio with this 18-unit multifamily investment opportunity on the west side of Decatur, Illinois. Comprised of two buildings, one featuring 10 units and the other 8 units, this property offers a unit mix of studio, one-bedroom, and a single two-bedroom apartment. The property includes amenities such as an on-site laundry facility and dedicated off-street parking located behind the buildings. Current ownership has maintained occupancy while keeping rents at or below market rates, presenting investors with a clear opportunity to increase cash flow through strategic rent adjustments as leases renew. Additionally, vacant units are currently undergoing turnover, creating the potential for immediate income growth once the units are leased. Current ownership has also begun addressing maintenance issues, including repairs to the second-story banisters on one of the buildings. This 18-unit Decatur property offers a combination of current income, operational improvements, and future appreciation opportunities that is definitely worth a look.

PROPERTY HIGHLIGHTS

- Opportunities to increase cash flow through renovations and strategic rent adjustments
- On-site laundry and dedicated off-street parking

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UNIT PHOTOS



1 - Bedroom Unit



Kitchen



Studio Unit



Bathroom

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AERIAL VIEW



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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE START
152 - 101	1	1	\$750.00	-	-	9/1/23
152 - 102	-	1	\$750.00	-	-	4/1/26
152 - 103	-	1	\$550.00	-	-	7/1/22
152 - 104	-	1	\$750.00	-	-	12/1/25
152 - 105	1	1	\$680.00	-	-	3/13/25
152 - 201	1	1	\$750.00	-	-	7/15/25
152 - 202	-	1	\$850.00	-	-	3/16/26
152 - 203	-	1	-	\$750.00	-	-
152 - 204	1	1	\$750.00	-	-	12/1/25
152 - 205	1	1	-	\$750.00	-	-
162 - 1	1	1	\$500.00	-	-	11/1/25
162 - 2	1	1	\$625.00	-	-	4/3/26
162 - 4	1	1	\$550.00	-	-	7/1/22
162 - 5	1	1	\$750.00	-	-	12/1/22
162 - 6	1	1	-	\$750.00	-	-
162 - 7	2	2	\$600.00	-	-	7/1/22
162 - 9	1	1	-	\$750.00	-	-
162 - 10	1	1	\$775.00	-	-	4/1/25

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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE START
TOTALS			\$9,630.00	\$3,000.00	\$0.00	
AVERAGES			\$687.86	\$750.00		

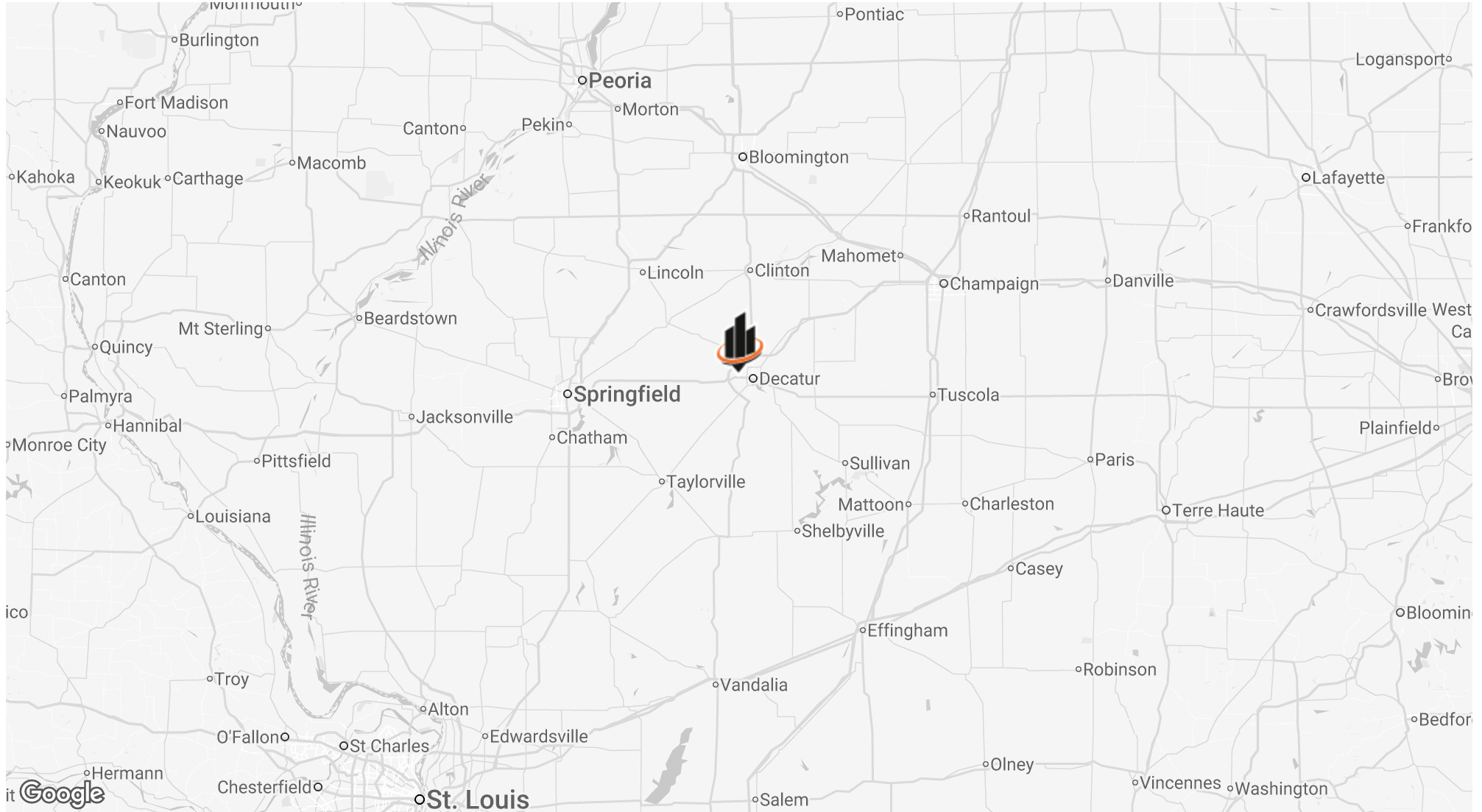
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INCOME & EXPENSES

INCOME SUMMARY	2025 FINANCIALS	2026 PROJECTED	PROFORMA
VACANCY COST	\$0	\$0	\$0
GROSS INCOME	\$114,610	\$103,000	\$151,800
EXPENSES SUMMARY	2025 FINANCIALS	2026 PROJECTED	PROFORMA
CLEANING, MAINTENANCE, REPAIRS	\$21,816	\$19,296	\$20,000
INSURANCE	\$10,060	\$11,000	\$11,000
LEGAL & PROFESSIONAL	\$2,644	\$810	\$1,200
REAL ESTATE TAXES	\$16,268	\$16,268	\$16,268
UTILITIES	\$16,968	\$24,011	\$18,968
MISCELLANEOUS	\$408	\$600	\$600
MANAGEMENT - APPROX 11.5%	\$13,146	\$10,358	-
MANAGEMENT - 9%	-	-	\$13,662
OPERATING EXPENSES	\$81,310	\$82,343	\$81,698
NET OPERATING INCOME	\$33,300	\$20,657	\$70,102

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LOCATION MAP



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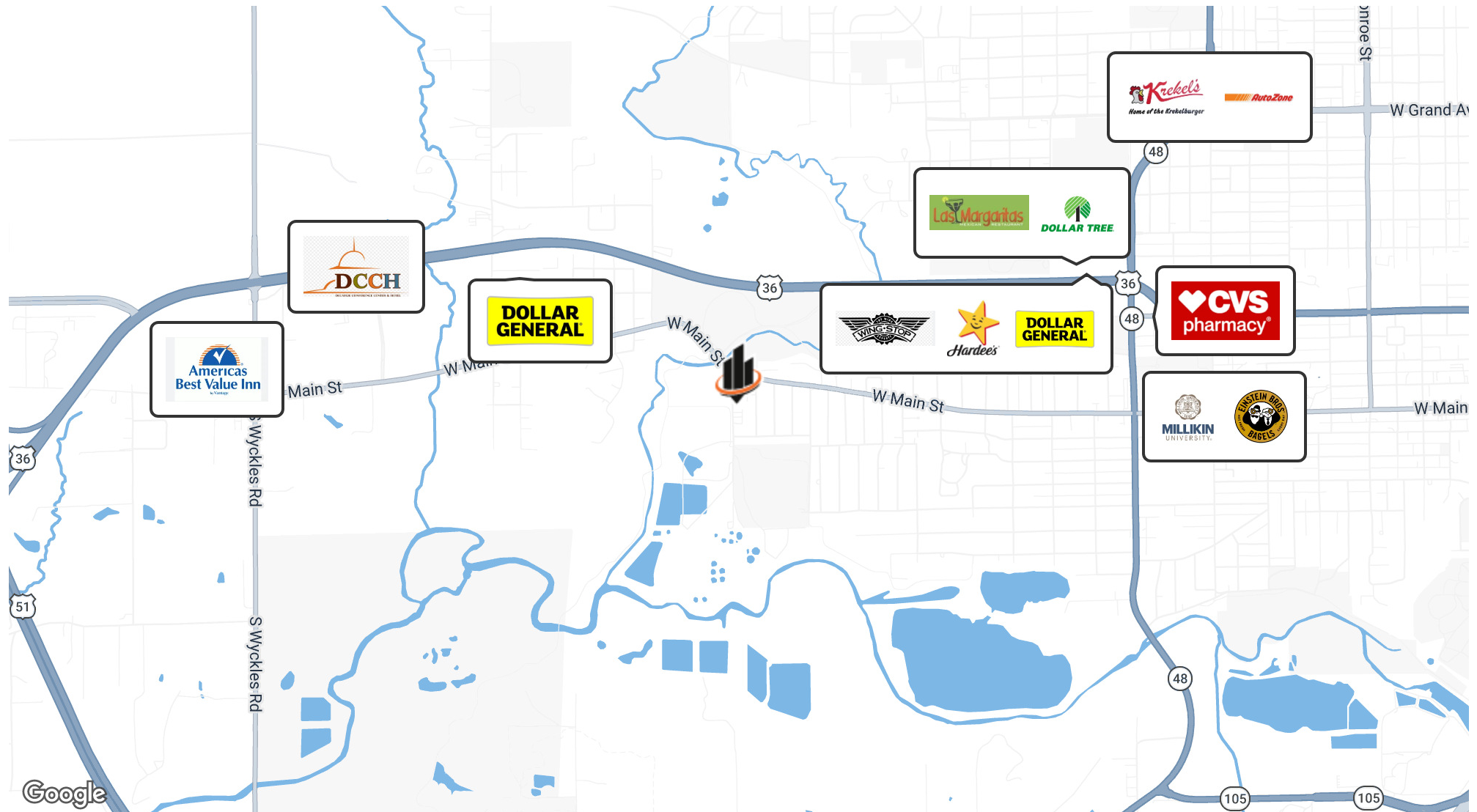
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

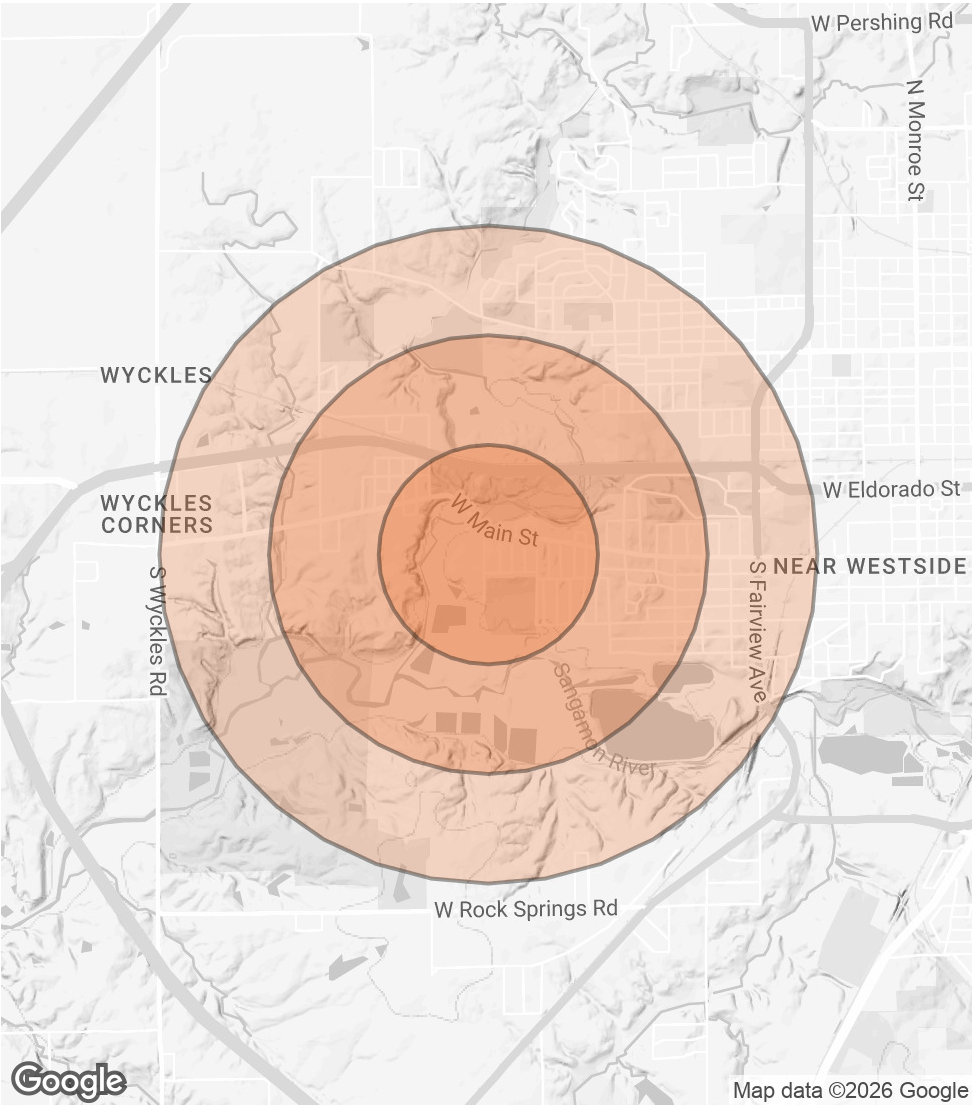
TOTAL POPULATION	1,066	4,194	8,797
AVERAGE AGE	40.8	39.2	38.1
AVERAGE AGE (MALE)	40.5	38.0	37.1
AVERAGE AGE (FEMALE)	45.5	45.4	41.4

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	443	1,725	3,380
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$82,053	\$86,265	\$81,079
AVERAGE HOUSE VALUE	\$126,773	\$117,066	\$107,278

2023 American Community Survey (ACS)



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ADVISOR BIO



CARRIE TINUCCI-TROLL, CCIM

Advisor

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PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office and multifamily sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

MEMBERSHIPS

Mid Illinois Realtors Association
National Association of Realtors
Kiwanis International
Certified Commercial Investment Member (CCIM) Institute

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DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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