

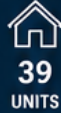


# PINE CREST — APARTMENTS —

404, 408, 412, 416 & 420 W Adams Street  
Macomb, Illinois 61455

## 39-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

Offered Below Appraised Value | 10.01% In-Place Cap Rate



**39**  
UNITS



**WALKING DISTANCE  
TO WIU & DOWNTOWN**



**10.01%**  
IN-PLACE CAP RATE  
(APRIL 2026 T-12)



**VALUE-ADD  
RENOVATION  
UPSIDE**



**94% OF  
APPRAISED VALUE**

### INVESTMENT SUMMARY

**Pine Crest Apartments** is a 39-unit multifamily community located just blocks from Western Illinois University and downtown Macomb. The property consists of five buildings with a diverse unit mix including a 4 bedroom house, a 3 bedroom apartment, and a combination of 1 and 2 bedroom townhouse-style units.

Current ownership has stabilized operations and completed targeted improvements while maintaining strong affordability in the local market. A two bedroom townhouse unit has been extensively remodeled and finished as a model unit, highlighting the value-add potential available to a new owner.

The property generated a **2025 Net Operating Income of \$126,746.11** and an **April 2026 trailing twelve-month NOI of \$135,084.50**. Offered at **\$1,350,000**, the asset is available at approximately **94%** of a recent third-party appraisal of \$1,435,000.

Actual income statements for 2025 and April 2026 T-12 are available for download or can be sent upon request.

### OFFERING OVERVIEW

Offering Price	\$1,350,000
Recent Appraised Value	\$1,435,000
Price as % of Appraised Value	94%
Number of Units	39
Price Per Unit	\$34,615
Rentable Square Feet	±33,023
Land Area	±1.25 Acres
Number of Buildings	5
Year Built	1920s – 1960s
2025 NOI (Actual)	\$126,746.11
April 2026 T-12 NOI (Actual)	\$135,084.50
In-Place Cap Rate (April 2026 T-12)	10.01%



### WHY PINE CREST?

- ✓ Below recent appraised value
- ✓ Immediate 10% cash-on-cash return
- ✓ Walking distance to WIU campus
- ✓ Opportunity to increase occupancy
- ✓ Value-add through unit modernization
- ✓ Attractive basis vs. replacement cost



### PROPERTY HIGHLIGHTS

- 39 total units across 5 buildings
- Diverse unit mix: 4 bedroom house, 3 bedroom apartment, 1 & 2 bedroom townhouses and apartments
- On-site parking
- Professionally managed and well maintained
- Affordable priced units with upside potential through renovations
- Strong rental history and consistent performance

### UNIT MIX SUMMARY

UNIT TYPE	# OF UNITS	AVG SF	AVG RENT
1 Bedroom / 1 Bath	4	540	\$560 – \$600
2 Bedroom / 1 Bath	9	825	\$660 – \$690
2 Bedroom / 1.5 Bath	24	825 – 890	\$660 – \$950
3 Bedroom / 1 Bath	1	990	\$825
4 Bedroom House	1	1,393	\$900
<b>TOTAL / AVERAGE</b>	<b>39</b>	<b>847</b>	<b>\$660</b>

Current occupancy was approximately 85% in May 2026. Seasonal fluctuations are common for university-adjacent properties, with additional upside through continued leasing and unit improvements.

### LOCATION OVERVIEW

- Western Illinois University**  
Fall 2025 enrollment: 5,337 students  
Less than 1 mile from the property
- Macomb Population**  
Approximately 14,530 residents (2025 estimate)
- McDonough County Seat**  
Economic and service hub for the surrounding region
- Walkable Location**  
Close to local restaurants, retailers, and campus amenities

EXCLUSIVELY OFFERED BY:

**A&B HOLDINGS GROUP, LLC**

**Adam Aschinger**  
Manager

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### FINANCIAL INFORMATION AVAILABLE

Full 2025 Income Statement and April 2026 T-12 Income Statement available for download or can be sent upon request.